

**The Redevelopment Commission met on Monday, February 2, 2026, at 5:00 p.m. in the McCloskey Conference Room, 401 North Morton Street, Room 135, and via Zoom with President Deborah Myerson presiding:**

**CATS - Bloomington Redevelopment Commission 2/2**

**1. Roll Call**

**Commissioners Present:**

Deborah Myerson, President  
Sue Sgambelluri, Vice President  
John West, Secretary  
Randy Cassady  
Laurie McRobbie  
Sam Fleener, MCCSC Representative (Zoom)

**City Staff Present:**

Anna Killion-Hanson, Director, Housing and Neighborhood Development Department (HAND)  
Tammy Caswell, Financial Specialist, HAND  
Jane Kupersmith, Director, Economic & Sustainability Department (ESD)  
Anna Dragovich, Capital Projects Manager, ESD  
Kendall Knoke, Project Engineer, Engineering Department  
Zac Rogers, Project Manager, Engineering Department  
Dana Kerr, Assistant City Attorney, Legal Department  
Geoff McKim, City Controller

**Others Present:**

Dave Askins, B-Square Bulletin

**2. Approval of the Minutes**

John West moved for approval of the minutes for January 5, 2026 and the Executive Session Summary for January 27, 2026. Sue Sgambelluri seconded the motion. The motion passed unanimously.

**3. Examination of Claim Registers**

Sue Sgambelluri moved to approve the claim register for January 16, 2026, in the amount of \$86,700.78. Laurie McRobbie seconded the motion. The motion passed unanimously.

**4. Examination of Payroll Registers**

Sue Sgambelluri moved to approve the January 9, 2026, payroll registers for \$62,706.67 and January 23, 2026 for \$64,030.90. Randy Cassady seconded the motion. The motion passed unanimously.

**5. Director's Report**

Anna Killion-Hanson reported that staff will host a public meeting on February 5, 2026, at 5:30 p.m. in the City Council Chambers to discuss the creation of Bloomington's first residential Tax Increment Financing (TIF) districts for the future Sudbury Neighborhood and Hopewell South.

Hopewell South will return to the Plan Commission for its second hearing on Monday, February 9, 2026, at 5:30 p.m. In addition, staff will host a lecture on incremental development on Thursday, February 12, 2026, at 6:00 p.m. The lecture will feature Eric Kronberg, Founder of Kronberg Urbanists + Architects and faculty member with the Incremental Development Alliance. Registration is required

through the link provided in the email invitation.

The Redevelopment Commission (RDC) does not appear to have a quorum for its February 16, 2026, meeting, and staff are working to reschedule it for Monday, February 23, 2026. Appraisals are currently underway for four RDC-owned lots on Dodds Street. Once the appraisals are complete, the proposed public offerings will be presented to the RDC for consideration.

Finally, the City Council approved the 2026 Community Development Block Grant (CDBG) allocation recommendations.

### **Legal Report**

Dana Kerr was available for questions.

### **Treasurer's Report**

Geoff McKim shared that staff would be meeting with Reedy Financial Group to discuss end-of-year reporting.

### **Business Development Update**

Jane Kupersmith provided an update on Resolution 25-108, previously approved by the Redevelopment Commission (RDC), concerning a lease agreement for the 4th Street Garage with Visit Bloomington.

Visit Bloomington was required to secure several additional approvals before staff could execute the lease. The final approval was granted last week by the Monroe County Convention and Visitors Bureau, which authorized funding to support the lease agreement.

With all necessary approvals now in place, staff will proceed with obtaining signatures. A mid-February start date is currently anticipated.

## **6. Resolution 26-05 - Approval of Preliminary Design Contract for Hopewell South.**

Kendall Knoke presented Resolution 26-05, which authorizes subdivision work and the preparation of detailed construction documents. Flintlock will serve as the project consultant, supporting the rezoning process, developing conceptual drawings and home floor plans, and conducting outreach to builders.

The scope of work also includes engineering and technical services, such as improvements to adjacent roadways, reconstruction of Fairview and Jackson Streets, construction of internal streets reflected in the current concept plan, and utility planning. In addition, a lot line adjustment will be completed for the parcel west of Fairview to position the property for future residential development. The subdivision will incorporate the former convalescent building at 714 South Rogers, which is part of the same parcel.

The agreement authorizes an amount not to exceed \$424,000. Knoke responded to questions from the commission.

Deborah Myerson called for public comment; none was received. John West moved to approve Resolution 26-05, and Laurie McRobbie seconded the motion. Randy Cassady voted in opposition. The motion passed by a vote of 2–1.

## **7. Resolution 26-06 - Approval of Final Balancing Change Order for 1st Street Reconstruction**

**Project.** Zac Rogers presented Resolution 26-06 for consideration. The project is partially funded with federal dollars, with the required local match provided through the Consolidated TIF. Indiana Department of Transportation (INDOT) selected Milestone Contractors to perform the construction services, and the contract has previously been amended through approved change orders.

Staff negotiated Change Order No. 8 in the amount of \$4,745.52 for sidewalk trench drains, as well as a final balancing change order totaling \$307,732.60 to reconcile project overruns and underruns. An additional \$89,484.36 is required to cover the remaining outstanding balance, bringing the total project cost to \$6,773,596.63. Rogers responded to questions from the commission.

Deborah Myerson called for public comment; none was received. Randy Cassady moved to approve Resolution 26-06, as amended, and Laurie McRobbie seconded the motion. The motion passed unanimously.

- 8. Resolution 26-07: Approval of Conveyance of Convention Center Lots to RDC.** Dana Kerr presented Resolution 26-07, which concerns the transfer of several parcels: South College Avenue (Parcel No. 53-08-04-208-002.000-009), Lot 2 at Convention Center Square, 350 S. College Avenue (Parcel No. 53-08-04-200-171.000-009), and a portion of Lot 27 in the Seminary Plat.

Kerr explained that the Bloomington Municipal Facilities Corporation (BMFC) adopted a resolution in 2023 and executed quitclaim deeds transferring the properties to the Redevelopment Commission (RDC). However, pursuant to Indiana Code 36-1-11-8, when property is exchanged between governmental entities, both parties must adopt substantially similar resolutions. Adoption of Resolution 26-07 is therefore required to satisfy this statutory requirement and to update the transfer with the County Auditor. Kerr responded to questions from the commission.

Deborah Myerson called for public comment; none was received. Laurie McRobbie moved to approve Resolution 26-07, and John West seconded the motion. The motion passed unanimously.

- 9. Resolution 26-08: Approval of Payment of Property Insurance to Hylant.** Dana Kerr presented Resolution 26-08, authorizing payment of the annual property insurance premium for RDC-owned structures in the amount of \$66,603. The premium will be paid from the Operating Fund (Fund 2519) for Hylant Invoice #618764.

Anna Killion-Hanson noted that 615 West First Street was inadvertently included on the policy, as the structure has been demolished as part of the Hopewell South project. A credit will be requested to correct the error.

Commissioners asked staff to prepare a follow-up addendum formally listing the specific properties covered under the policy so it may be appended to the resolution for the public record.

Deborah Myerson called for public comment; none was received. John West moved to approve Resolution 26-08, as amended, and Sue Sgambelluri seconded the motion. The motion passed unanimously, with the understanding that the addendum will be attached once finalized.

- 10. Resolution 26-09: Approval of Intellectual Property Agreement with Incremental Development Alliance for Services Related to Incremental Development Alliance Training Sessions.** Anna Killion-Hanson presented Resolution 26-09, requesting approval to acknowledge that certain intellectual property language in the existing contract with Flintlock also extends to the Incremental Development Alliance for training sessions related to the redevelopment of Hopewell South Blocks 9 and 10.

This resolution does not create a new contract or change the terms with Flintlock, but formally recognizes that paragraphs A, B, and C of Section 13 regarding intellectual property may be relied upon by the Alliance. Killion-Hanson was available for questions.

Deborah Myerson called for public comments; none was received. Laurie McRobbie moved to approve resolution 26-09. Sue Sgambelluri seconded the motion. The motion passed unanimously.

**11. Resolution 26-10: Agreement with VET for Environmental Services at College Square.** Anna Killion-Hanson presented Resolution 26-10. Killion-Hanson explained that, following discussions with the Indiana Department of Environmental Management (IDEM), further investigation is necessary to obtain a Site Status Letter. The additional scope of work includes groundwater sampling to delineate petroleum impacts and to determine whether identified groundwater metal impacts are dissolved.

She noted that this request is being brought forward because previously approved due diligence funding under Resolution 25-46 was short by \$73, and supplemental funding is required to complete the remaining sampling work. The agreement authorizes an amount not to exceed \$14,159.79, with funding to be drawn from the TIF 2519 account. Killion-Hanson responded to questions from the commission.

Deborah Myerson called for public comment; none was received. Randy Cassady moved to approve Resolution 26-10, and Laurie McRobbie seconded the motion. The motion passed unanimously.

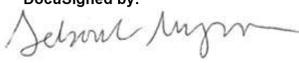
**12. Resolution 26-11: Approval of General Municipal Engagement Agreement with Reedy Financial Group, PC.** Dana Kerr and Geoff McKim presented Resolution 26-11. McKim explained that Indiana Code requires redevelopment commissions to complete annual reports and spending plans, and that the Controller, as Treasurer of the RDC, is responsible for preparing these reports. He noted that Reedy Financial Group has worked with the City in 2024 and 2025 and has contributed to the quality and accuracy of RDC reporting. The agreement includes services related to ongoing reporting requirements as well as financial advisory support for potential future bonding. The contract is for an amount not to exceed \$85,000, with funding to come from the TIF account 2519. Staff noted the RDC would be billed only for services utilized. Kerr and McKim were available for questions.

Commissioners noted two amendments, including correction of a typographical error and revision of the authorization expiration date to January 31, 2028.

Deborah Myerson called for public comment; none was received. Laurie McRobbie moved to approve Resolution 26-11, as amended. John West seconded the motion. The motion passed unanimously.

### 13. OLD BUSINESS

**14. ADJOURNMENT** John West moved to adjourn. Randy Cassady seconded the motion. The meeting adjourned at 6:35 p.m.

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Deborah Myerson, President

Signed by:  
  
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John West, Secretary

Date: 3/2/2026