

The Redevelopment Commission met on Monday, March 16, 2026, at 5:00 p.m. in the McCloskey Conference Room, 401 North Morton Street, Room 135, and via Zoom, with Vice President Sue Sgambelluri presiding:

<https://catstv.net/m.php?q=15643>

1. Roll Call

Commissioners Present:

Sue Sgambelluri, Vice President
Randy Cassady
Laurie McRobbie
John West, Secretary (Zoom)

Commissioners Absent:

Deborah Myerson, President

City Staff Present:

Christina Finley, Assistant Director, HAND
Tammy Caswell, Financial Specialist, HAND
Jane Kupersmith, Director, Economic & Sustainability Department (ESD)
Margie Rice, Corporate Counsel, Legal Department
Geoff McKim, City Controller, Controller's Office
Kendall Knoke, Project Engineering, Engineering Department

Others Present:

Justin Chang, Manager TIF & Municipal Finance, Reedy Financial Group
Dave Askins, The B-Square Bulletin

2. Approval of Minutes

- a. Executive Session Summary for February 23, 2026
- b. February 23, 2026
- c. March 2, 2026

Randy Cassady moved to approve the Executive Session Summary for February 23, 2026 as well as the regular meeting minutes for February 23, 2026 and March 2, 2026. Laurie McRobbie seconded the vote. The motion passed unanimously by roll call vote.

3. Claims

Claims Register for February 27, 2026

Laurie McRobbie moved to approve the Feb 27, 2026 Claims Register. Randy Cassady seconded the motion. The motion passed unanimously by roll call vote.

4. Payroll

Payroll Register for Mar 6, 2026

Randy Cassady moved to approve the Mar 6, 2026 Payroll Register. Laurie McRobbie seconded the motion. The motion passed unanimously by roll call vote.

5. Reports

A. Director's Report

No Report

B. Legal Report

No Report

C. Treasurer's Report

Geoff McKim introduced Justin Chang, Manager TIF & Municipal Finance, with Reedy Financial Group, who presented the overview of the TIF Report.

Justin Chang and Geoff McKim were available for questions.

Sue Sgambelluri asked for a motion to approve.

Laurie McRobbie moved to approve the Reedy TIF Financial report, as presented. [John West](#) seconded the motion. The motion passed unanimously by roll call vote.

D. Business Development Update

Jane Kupersmith was available for questions.

Hopewell Engineering Report

Kendall Knoke presented an update on Hopewell South. Staff is moving forward with design. The second hearing will go before the next Council meeting scheduled for March 25, 2026, and then the Plan Commission. Construction is scheduled for mid-August 2026.

The DRC (Development Review Committee) has requested amendments that will need to be incorporated into the design and construction.

CBU (City of Bloomington Utilities) requested:

- Replacement of the existing water main along the south side of Wiley Street.
- Detention and water quality treatment for the east portion of the site, which drains to the 714 building, along the Wiley Street right-of-way due to flooding concerns.

There is sufficient space along Wiley Street within the right-of-way, and staff will evaluate the area, including conducting additional surveys needed for the design. Requests for these additional surveys will be presented at an upcoming meeting.

The next item to be brought before the RDC is approval to file and submit the primary plat to the Plan Commission, scheduled for May 11, 2026. If approved, staff will submit permits for the secondary plat. Finally, staff will request construction funding for the build-out of all infrastructure.

Staff will also coordinate with Duke Energy to determine how to provide electrical service to

the site and integrate utilities into the overall infrastructure design. Knoke was available for questions.

6. New Business

Resolution 26-21: Designation of Signatory Authority for the Conveyance of Real Property on Behalf of the Redevelopment Commission of the City of Bloomington.

Margie Rice presented Resolution 26-21, which designates signing authority for the closing on property in the Trades District where a hotel is proposed. If approved, the authorization would expire on March 31, 2026. The resolution grants legal authority for the board president, vice president, secretary, or executive director Anna Killian Hanson to sign closing documents. Rice was available to answer questions.

Sue Sgambelluri asked for public comment. There were no comments from the public.

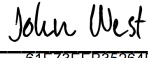
Randy Cassady moved to amend the resolution, changing the expiration date from March 31, 2026, to April 10, 2026. John West seconded the motion, and it passed unanimously by roll-call vote.

Laurie McRobbie moved to approve Resolution 26-21, as amended. John West seconded the motion. The motion passed unanimously by roll-call vote.

7. ADJOURNMENT Laurie McRobbie moved to adjourn. The meeting adjourned at 5:50 p.m.

Signed by:

62197AFB1C74435...
Sue Sgambelluri, Vice President

Signed by:

61E73EEB35264DA...
John West, Secretary

Date: 4/10/2026