

**The Redevelopment Commission met on Monday, March 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:**  
<https://catstv.net/m.php?q=15577>

## **1. Roll Call**

### **Commissioners Present:**

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

### **City Staff Present:**

Anna Killion-Hanson, Director, Housing and Neighborhood Development Department (HAND)  
[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  
Dana Robert Kerr, Assistant City Attorney, Legal Department (Zoom)  
Julius Mitchell, Legislative Affairs Specialist, Office of the Mayor (Zoom)

### **Others Present:**

John Fernandez, CEO, Amplify Bloomington  
Dave Askins, The B-Square Bulletin  
Tia Arthur, Executive Director, Monroe County CASA  
Isabel Piedmont-Smith  
Sam Dove

## **2. Report of Officers and Committees**

### **a. Director's Report**

Anna Killion-Hanson shared that Reedy Financial Group will present the TIF allocation report on March 16, 2026. Killion-Hanson was available for questions.

### **b. Legal Report**

Dana Kerr was available for questions.

### **c. Treasurer's Report**

[Geoff McKim](#) was available for questions.

### **d. Business Development Update**

Jane Kupersmith was available for questions.

John Fernandez provided an update on activities under the management agreement.

Fernandez reported that Amplify Bloomington recently launched as a DBA of Dimension Mill, Inc. He clarified that all existing agreements between the Redevelopment Commission and Dimension Mill, Inc., remain unchanged. Amplify Bloomington serves as the umbrella brand unifying economic development efforts and functions as a civic platform bringing together university research and talent, entrepreneurship support, business attraction, and Trades District development. The Mill remains the startup hub; The Forge supports growing and recruited companies; and the Trades District continues as the broader innovation district.

Fernandez identified key partners in this effort, including the City of Bloomington, the Redevelopment Commission, Indiana University, Cook Medical, the Bloomington Chamber of Commerce, and BEDC. Fernandez was available for questions.

**e. Hopewell Engineering Report**

No report.

**3. New Business**

**a. Resolution 26-17- Designating & Declaring a certain area as an Economic Development Area (Summit District EDA) and Approving an Economic Development Plan for said area, Establishing a Residential Housing Program in said area, and Regarding Related Matters.**

Dana Kerr presented Resolution 26-17. Dana Kerr provided an overview of Tax Increment Financing (TIF) and explained the difference between commercial and residential TIF districts. He explained that TIF proceeds are generated from incremental assessed value above the base and may be used for eligible project costs, including infrastructure supporting the development. Kerr presented a declaratory resolution establishing the Summit District as an Economic Development Area (EDA), with Shasta Meadows designated as the first allocation area. He emphasized that establishing the allocation area sets the base assessed value so that future incremental development can be captured and applied to support the EDA, including infrastructure improvements such as road connections that enhance connectivity within the southwest quadrant of Bloomington.

He clarified that the properties within the proposed allocation area are undeveloped, no displacement will occur, and no land or infrastructure is being purchased at this time. Kerr stated that approval of the declaratory resolution would begin the statutory process, including review by the Plan Commission and Common Council, before returning to the Redevelopment Commission for final confirmation following a public hearing. He noted that a prior public meeting was held with no negative feedback. Kerr was available for questions.

Deborah Myerson asked for public comment. There were no comments from the public.

Sue Sgambelluri moved to approve Resolution 26-17. John West seconded the motion. Randy Cassidy abstained from the vote. The motion passed unanimously by roll-call vote.

**b. Resolution 26-19 - Approval to terminate Monroe County CASA lease at Showers West.**

Margie Rice presented an agreement with CASA regarding the termination of their current lease. Under the agreement, CASA will vacate the premises and relocate to a new location. In exchange, the Redevelopment Commission will pay CASA a total of \$45,751.00, which includes two annual parking passes for the tenant. CASA is expected to vacate by March 31, 2026. Rice was available for questions.

Deborah Myerson asked for public comments. There were no comments from the public.

John West moved to approve Resolution 26-19. Randy Cassady seconded the motion. The motion passed unanimously by roll-call vote.

**c. Resolution 26-20: Approval of Agreement between Sudbury Development Partners, LLC and City of Bloomington Redevelopment Commission Regarding Summit District Planning Unit Development and Fabric Infrastructure Improvements.**

Dana Kerr presented an agreement with Sudbury Development Partners for the design of Sudbury and Adams roadways within the Summit District boundary. He noted that these roads are critical to both the district and the city's southwest quadrant. Approximately \$1 million of previously earmarked funds from the Consolidated TIF will be used for the design. The City of Bloomington Engineering Department will lead the project; however, due to limited departmental capacity, Sudbury Development Partners will oversee its execution. Funding for the project will come from Consolidated TIF funds.

Deborah Myerson asked for public comments. There were no comments from the public.

Laurie McRobbie moved to approve Resolution 26-20. John West seconded the motion. The motion passed unanimously by roll-call vote.

**4. Business / General Discussion**

**5. ADJOURNMENT** Randy Cassady moved to adjourn. Laurie McRobbie seconded the motion. The meeting adjourned at 6:23 p.m.

Signed by:  
  
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**Sue Sgambelluri, Vice President**

Signed by:  
  
61E73EEB36264DA...  
**John West, Secretary**

**Date:** 3/17/2026