

The Redevelopment Commission met on Monday, April 6, 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=15714>

1. Roll Call

Commissioners Present:

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

Commissioners Absent:

Deborah Myerson, President

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)
Anna Dragovich, Project Manager, (ESD)
Dana Robert Kerr, City Attorney, Legal Department
Geoff McKim, City Controller, Controller's Office
Roy Aten, Sr Project Manager, Engineering Department
Margie Rice, Corporation Counsel (Zoom)
Isabel Piedmont-Smith, Council Member (Zoom)

Others Present:

John Whikehart, Dave Askins, The B-Square Bulletin, Joe Davis; AJ Corbett (Zoom)

2. Approval of Minutes

March 16, 2026

Randy Cassady moved to approve the meeting minutes for March 16, 2026. Laurie McRobbie seconded the motion. The motion passed unanimously.

3. Claims

Claims Register for March 13, 2026

Laurie McRobbie moved to approve the March 13, 2026 Claims Register. John West seconded the motion. The motion passed unanimously.

4. Payroll

Payroll Register for March 20, 2026.

John West moved to approve the March 20, 2026 Payroll Register. Laurie McRobbie seconded the motion. The motion passed unanimously.

5. Reports

A. Director's Report

Anna Killion-Hanson shared that staff have been working through the Hopewell PUD process, noting that several proposed conditions could impact the project. A deliberation session is scheduled for next week to review these conditions in detail. She explained that the civil work completed to date has primarily been focused on reaching the stage of primary plat filing. The deadline to submit for consideration at the May Plan Commission meeting was April 6, 2026. Killion-Hanson also emphasized potential risks moving forward. If the Council makes changes to the site map or alters how the plat is handled, there is a risk of duplicating work and incurring additional costs. She noted that staff are quickly running out of time. While staff do have the option to hold the item from the May agenda, she is seeking guidance from RDC Commissioners. The concern is that if the plat is not submitted to the Plan Commission by June, there will be little to no opportunity to begin construction on homes this year. Killion-Hanson was available for questions.

There was a consensus between staff and Commissioners to pull the plat from the May Plan Commission meeting.

Killion-Hanson stated that Resolution 26-23 will be tabled for this meeting.

B. Legal Report

Dana Kerr discussed ongoing efforts to distinguish between proposed amendments and reasonable conditions related to the PUD. He noted that the Council's temporary attorney has taken a broad view of what may constitute a reasonable condition, which in some cases could overlap with amendments that are not permitted under statute. He also shared that certain proposed conditions may present conflicts with state law. Kerr encouraged a collaborative approach to reviewing proposals and assessing their impact. He clarified that amendments may be agreed to by the RDC without returning to the Plan Commission, while reasonable conditions may be imposed by the Council without RDC input. Kerr was available for questions.

C. Treasurer's Report

Geoff McKim provided an update on the Fourth Street parking garage, which has reached its five-year mark and requires preventative maintenance. An assessment by Parking Services and CE Solutions recommends low-level maintenance and targeted drainage repairs.

Waterproofing is recommended for levels one through three and the roof deck to prevent water infiltration and deterioration. The drainage system is underperforming due to insufficient pipe slope, causing clogged drains and water pooling; repairs will address slope issues and clear blockages. Minor cracking and spalling were also identified and will be repaired using epoxy injection. Funding for the repairs will come from the remaining balance of the 2019 TIF revenue taxable bond proceeds fund (Fund 4657), which currently has approximately \$441,894. Estimated costs include \$35,000 for engineering, \$200,000 for waterproofing, and the remainder for minor repairs. Legal has confirmed this is an appropriate use of bond proceeds, and the bond has already been paid off. No RDC approval is required. The update was provided for informational purposes, and an after-action report can be requested upon

completion. McKim was available for questions.

D. Business Development Update

Jane Kupersmith was available for questions.

6. New Business

Resolution 26-22: Approval of Bill of Sale and Assignment with Merrill Lynch, Pierce, Fenner & Smith Incorporated % Bank of America, National Association.

Anna Killion-Hanson presented Resolution 26-22 regarding the sale and assignment of furniture and equipment left behind by the former tenant, Merrill Lynch. She noted that the tenant vacated the space in good condition and left a substantial amount of high-quality items, such as desks, cabinets, appliances, and electronics. It was clarified that ownership of these items now rests with the RDC. Discussion followed regarding potential next steps, including retaining the items for future use within the suite, reallocating them to other City departments, or declaring them surplus for sale or transfer to another governmental or nonprofit entity. Killion-Hanson also noted that a space utilization study is currently underway, which may help inform future use of both the space and the furnishings. Killion-Hanson was available for questions.

Sue Sgambelluri asked for public comment.

Joe Davis shared that if the city were to take possession of these items that they should be offered to the general public.

Laurie McRobbie moved to approve Resolution 26-22. John West seconded the motion. The motion passed unanimously.

Resolution 26-23: Approval of Parking Agreement with Alluinn IU Trades District Hotel, LLC. This resolution was tabled.

Resolution 26-24: Approval of the Conveyance of Convention Center Parking Lots to the Monroe County Capital Improvement Board of Managers.

Jane Kupersmith presented Resolution 26-24 regarding the transfer of certain real property from the Bloomington Redevelopment Commission (RDC) to the Monroe County Capital Improvement Board (CIB) for Convention Center use. She clarified that the properties included in the transfer consist only of parking lots currently in use and do not include any parcels with buildings. These parcels represent the majority of RDC-owned properties in the immediate vicinity of the convention center, excluding the Bunger & Robertson property. Kupersmith provided background on the parcels, noting that one parcel, located west of the B-Line Trail, was originally transferred to the Bloomington Municipal Facilities Corporation in 1991 and later to the RDC in 2023 for \$1. The remaining two parcels, located south of the convention center, were transferred to the RDC in 1995 from the Bloomington Advancement Corporation, also for \$1 each. All three parcels have consistently been used as parking lots supporting the convention center. Given their long-standing use and proximity, staff recommends transferring the properties to the Monroe County CIB, which is best positioned to manage them in support of the convention center and its future expansion. Kupersmith also noted that an existing agreement with a hotel operator to lease 20 parking spaces will transfer with the deed and may be terminated with 180 days' notice. Kupersmith was available for questions.

Sue Sgambelluri asked for public comment.

Joe Davis shared that the parcels under consideration are publicly owned and represent a finite downtown resource. He argued that, although the properties are currently used as parking lots and were acquired at minimal cost, they could be put to higher and better use. He suggested potential alternatives, including housing or a co-located jail and justice center. Davis expressed concern that transferring the properties to support Convention Center expansion would not provide broad community benefit, but instead primarily serve specific private interests.

John West moved to approve Resolution 26-24. Randy Cassady seconded the motion. The motion passed unanimously.

Resolution 26-25: Approval of Supplement #3 to Construction Engineering Contract for the B-Line Trail and Multiuse Path.

Roy Aten presented Resolution 26-25, noting that the B-Line project is nearing completion, with only minor work, final inspections, and administrative closeout remaining. Due to federal funding requirements, final documentation must be submitted through the state. He stated that Crossroad Engineers' contract has been exhausted. Previous supplements included a non-monetary wage rate adjustment and a \$40,000 increase due to environmental remediation delays. The resolution requests a final \$15,000 supplement to complete the project closeout. Aten was available for questions.

Sue Sgambelluri asked for public comment.


Joe Davis commented on the condition of the B-Line Trail, stating that gravel shoulders alongside the paved path are insufficient or missing in some areas. He noted these areas are important for joggers and pedestrians and provide added safety from bicycle and scooter traffic. He also raised concerns about gravel washout during heavy rains, which can create unsafe conditions. He encouraged improvements and ongoing maintenance to address these issues.

John West moved to approve Resolution 26-25. Laurie McRobbie seconded the motion. The motion passed unanimously.

7. ADJOURNMENT John West moved to adjourn. Randy Cassady seconded the motion. The meeting adjourned at 5:48 p.m.

Signed by:

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Sue Sgambelluri, Vice President

Signed by:

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John West, Secretary

Date: 4/21/2026