

**The Redevelopment Commission met on Monday, April 20, 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=15756>

**1. Roll Call**

**Commissioners Present:**

Deborah Myerson, President  
Sue Sgambelluri, Vice President  
John West, Secretary  
Laurie McRobbie

**Commissioners Absent:**

Randy Cassady

**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, Capital Projects Manager, (ESD)  
Nick Blandford, CCC Grant Project Manager, (ESD)  
Dana Robert Kerr, Assistant City Attorney, Legal Department  
Geoff McKim, City Controller, Controller's Office  
Kendall Knoke, Project Engineer, Engineering Department  
Margie Rice, Corporation Counsel (Zoom)  
Courtney Daily, Common Council Member  
George Hegeman, Tree Commission Member

**Others Present:**

Jim Whitlatch, attorney for the, Monroe County Capital Improvement Board (CIB), Dave Askins, The B-Square Bulletin, Barry Herbers, Matthew Joseph, Sarah Mosier, Bryce Green; Deb Kunce, Jennifer Miers, Suzette Weakley, Matthew Toso (Zoom),

**2. Approval of Minutes**

April 6, 2026

Laurie McRobbie moved to approve the meeting minutes for April 6, 2026. John West seconded the motion. Deborah Myerson abstained from the vote. The motion passed 3-0-1.

**3. Claims**

Claims Register for March 27, 2026 and for Apr 10, 2026

Laurie McRobbie moved to approve the Claims Register for March 27, 2026, and for April 10,

2026. Sue Sgambelluri seconded the motion. The motion passed unanimously.

#### **4. Payroll**

Payroll Register for April 2, 2026

Payroll Register for April 17, 2026

John West moved to approve the April 2, 2026, and for April 17, 2026. Sue Sgambelluri seconded the motion. The motion passed unanimously.

#### **5. Reports**

##### **A. Director's Report**

[Anna Killion-Hanson](#) shared that there was a successful RDC Executive Session. Hopewell South is on the Council agenda on Wednesday, April 22, 2026. Killion-Hanson was available for questions.

##### **B. Legal Report**

Dana Kerr reported that the Summit Residential TIF is advancing through the required approval process. Staff has filed a resolution for the Council meeting scheduled for April 22, 2026. The Resolution will then return to the RDC for a public hearing on May 4, 2026, at which time a confirmatory resolution will be considered. Notice of the public hearing was published in the Herald-Times. The proposal was presented to the Plan Commission on April 13, 2026, and received approval. Reedy Financial Group mailed the impact analysis statements to the affected taxing authorities on April 20, 2026. These steps represent the final stages of completing the Summit Residential TIF. Kerr was available for questions.

##### **C. Treasurer's Report**

Geoff McKim was available for questions.

##### **D. Business Development Update**

Jane Kupersmith reported that the CIB is collecting public feedback on the four finalists for the Convention Center public art project. A press release was circulated that included a link to the survey. Kupersmith will share the link on the Arts Commission's social media platforms and with the Commissioners. Kupersmith encouraged the public to complete the survey and provide feedback. Kupersmith was available for questions.

##### **Engineering Update**

Kendall Knoke provided an update on Hopewell South. Staff is currently working on a lot line adjustment; while GIS reflects two lots, there are actually three. This has been submitted to the Planning Department for final review. By the end of the week, staff anticipates establishing two lots initially, followed by the third lot. This will allow for the construction of three buildings, totaling four units under the current zoning. Once the lots are approved, Flintlock Lab will process the building permits through the Class II structure process. Permits are expected to be ready within two weeks, or when the RDC is prepared to proceed. The Building Department will hold the permits until the RDC selects a builder or a developer has been identified, at which point they can be obtained. Staff has also submitted an overview of the development to the Plan Commission. Work is currently paused pending final zoning approval from the City

Council. Once approval is granted, staff will move forward with necessary adjustments and submit for the next Plan Commission meeting. Knoke noted that staff continues to advance site-related work, including detention and the design of the new water main, regardless of the final development plan, he stated this needs to be done. Knoke was available for questions.

## **New Business**

Resolution 26-26: Approval of College Square Offering located at 200-226 S College Avenue.

Anna Killion-Hanson presented Resolution 26-26. Staff has been working on this site for a number of years. The property is currently vacant, with the exception of Weddle Brothers, which is using the site as a construction office for the Convention Center expansion project. Staff received letters from eight of the nine Council members expressing a preference that the City recover the full value of its original land purchase, totaling \$7 million. Staff is preparing a public offering. At the most recent CIB meeting, staff received a request to hold the offering for 30 days to allow consideration of a potential land swap; the RDC was copied on this request. Killion-Hanson explained that the RDC may choose to table the item for 30 days or proceed with the public offering. She noted that proceeding with the offering would not prevent interested parties, including those proposing a land swap, from responding.

Staff obtained two appraisals—one below \$7 million and one above. The property has environmental conditions requiring additional work. The average of the two appraisals is \$7.59 million. Killion-Hanson noted that the higher appraisal accounted for the environmental conditions. If the RDC proceeds with the offering, the Commission would not be permitted to accept offers below \$7.59 million during the initial 30-day period. Killion-Hanson was available for questions.

Deborah Myerson asked for public comments.

John West stated that the proposed land swap is not a good idea, or even a good opportunity for the City. He reminded Commissioners that the RDC's mission includes completing existing projects, such as Hopewell, and reducing land inventory so properties return to the tax roll. He expressed concern that the RDC has been holding land for several years and stated that continued land banking does not align with its role. West also questioned whether the City would receive equal value through a land swap, noting that existing buildings on the proposed site have not been maintained and may require significant investment to meet standards, including potential HAND inspections. He emphasized that the RDC is not intended to act as a developer and stated his support for moving forward with the public offering rather than pursuing a land swap.

Sue Sgambelluri asked whether the CIB could respond to the public offering in the same manner as other respondents, regardless of whether the RDC delays the item or proceeds. She further asked whether a proposed land swap would create any different obligations for the CIB.

Laurie McRobbie shared that she is in favor of moving forward to allow additional opportunities to be explored.

Deborah Myerson stated that, as outlined in the RFP, the RDC is seeking transformative mixed-use redevelopment projects, and the offering is intended to catalyze long-term private investment, enhance downtown vitality, and advance the RDC's economic development

objectives. Myerson clarified that responses to the RFP will be evaluated based on the RDC's economic development objectives and overall mission, rather than solely on highest and best use.

Jim Whitlatch spoke on behalf of John Whikehart and read a statement prepared by Mr. Whikehart. In the statement, Mr. Whikehart indicated that he was not in favor of moving forward with the public offering.

Courtney Daily stated she was not in favor of moving forward with the public offering

Barry Herbers stated he was not in favor of moving forward with the public offering

Bryce Green stated he was not in favor of moving forward with the public offering

Matthew Joseph stated he was not in favor of moving forward with the public offering

Audrey Smith stated she was not in favor of moving forward with the public offering

Sarah Mosier stated she was in favor of the land swap

Sue Sgambelluri moved to approve Resolution 26-26. John West seconded the motion. The motion passed unanimously.

Resolution 26-27: Approval of First Addendum to the Preliminary Design Contract for Hopewell South. Kendall Knoke presented Resolution 26-27. The addendum includes additional design services identified as necessary for the project. An off-site utilities survey is required by CBU, regardless of future development decisions for the property. This includes a proposed new water main to replace the existing main from Rogers Street to Wylie Street, as well as stormwater detention improvements to ensure compliance with City standards and to reduce flooding in the western portion of Hopewell South. The addendum also includes geotechnical exploration to support pavement design and overall site development. Staff will conduct geotechnical work across the Hopewell South area, including exploratory borings at 714 S Rogers Street. American Structurepoint previously completed a study, and Engineering staff coordinated with a contractor to determine what additional testing would be needed to evaluate potential use of the property. The contractor provided recommended geotechnical tests, which are included in the proposed scope of work. Knoke shared a breakdown of the additional costs.

\$20,000 for additional topographic survey

\$19,000 for additional geotechnical work

For a total of \$39,000.

Knoke was available to answer questions.

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

Laurie McRobbie moved to approve Resolution 26-27. [John West](#) seconded the motion. The motion passed unanimously.

Resolution 26-28: Approval of the First Amendment to the Agreement with Mother Nature

Landscaping, Inc. for Landscaping Services at the Trades District and Trades District Garage.

Nick Blandford presented Resolution 26-28. Staff recently identified trees growing within tree grates throughout the Trades District, which have caused damage to electrical boxes located within those grates. Staff consulted with Haskell Smith, the City of Bloomington Urban Forester, regarding the issue. Mother Nature Landscaping has the capacity to complete the necessary work and submitted a proposal in the amount of \$20,850.70. To proceed, staff is requesting an amendment to the existing service agreement to include this work, with a not-to-exceed amount consistent with the proposal. Blandford was available to answer questions.

Deborah Myerson asked for public comment.

George Hegeman, a member of the Tree Commission stated that Haskell Smith has a two-year cycle of reinspecting tree grates.

John West moved to approve Resolution 26-28. Laurie McRobbie seconded the motion. The motion passed unanimously.

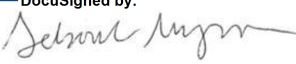
Resolution 26-29: Approval of First Amendment to Agreement with Jonathan Racek for Public Art in Hopewell Commons.

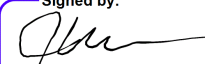
Anna Dragovich presented Resolution 26-29, requesting approval of an extension to the agreement between the RDC and Boonyama LLC, the artist Jonathan Racek, who is fabricating and installing the Hopewell public art piece, Andulet. Both the original contract and the Resolution have expired, and this action would extend those dates. The Resolution would be extended through December 31, 2026, and the contract would be extended through September 1, 2026. Dragovich was available for questions.

Deborah Myerson asked for public comment. There was no public comment.

Laurie McRobbie moved to approve Resolution 26-29. John West seconded the motion. The motion passed unanimously.

**6. ADJOURNMENT** Sue Sgambelluri moved to adjourn. The meeting adjourned at 6:16 p.m.

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Deborah Myerson, President

Signed by:  
  
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John West, Secretary

Date: 5/6/2026