

The Redevelopment Commission met on Monday, May 4, 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=15809>

1. Roll Call

Commissioners Present:

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

City Staff Present:

Anna Killion-Hanson, Director, Housing and Neighborhood Development Department (HAND)
Christina Finley, Assistant Director, HAND
Tammy Caswell, Financial Specialist, HAND
[Angela Van Rooy](#), Program Manager, HAND
Jane Kupersmith, Director, Economic & Sustainability Department (ESD)
Dana Robert Kerr, Assistant City Attorney, Legal Department
Geoff McKim, City Controller, Controller's Office
Kendall Knoke, Project Engineer, Engineering Department

Others Present:

Amber Core, Gwen Zimmer, Bryce Green, Barry Herbers, Dave Askins, B-Square, Sarah Woolford, Housing Solutions Director, Habitat for Humanity, Justin Chang, Reedy Financial

2. Approval of Minutes

- A. April 20, 2026, Executive Session Summary
- B. April 20, 2026

Sue Sgambelluri moved to approve the regular meeting minutes, as well as the Executive Session Summary for April 20, 2026. Laurie McRobbie seconded the motion. The motion passed unanimously.

3. Claims

Claims Register for April 24, 2026

Laurie McRobbie moved to approve the April 24, 2026 Claims register. Sue Sgambelluri seconded the motion. The motion passed unanimously.

4. Payroll

Payroll Register for May 1, 2026

Laurie McRobbie moved to approve the May 1, 2026 Payroll Register. Sue Sgambelluri seconded the motion. The motion passed unanimously.

5. Reports

A. Director's Report

Anna Killion-Hanson reported that the Hopewell PUD will return to Council on Wednesday. She added that Kendall Knoke from the Engineering Department is expected to provide an update at this evening's meeting.

Killion-Hanson also shared that she was recently invited by HUD to give a presentation highlighting several of the City's programs. HUD presented Killion-Hanson with two awards. Killion-Hanson was available to answer questions.

B. Legal Report

Dana Kerr shared that after the business report, there will be a proposed Resolution and discussion about the Hopewell PUD and where council and RDC are currently positioned. Kerr was available to answer questions.

C. Treasurer's Report

Geoff McKim reported that he and Christina Finley have been working to update and revitalize a report previously prepared by the former City Controller, which outlines each TIF area along with its outstanding commitments and expenses. He noted that the latest version will be included in the next meeting packet. McKim was available to answer questions.

D. Business Development Update

Jane Kupersmith shared that she had sent an email to Commissioners earlier in the week regarding the Trades District Annual Block Party. The date has been set for September 25 from 5:00 p.m. to 8:00 p.m. The public has been invited. Kupersmith was available to answer questions.

E. Hopewell Engineering Update

Kendall Knoke provided an update on the lot line adjustment project, which includes the creation of three lots and four units as part of Phase Zero. Knoke stated that the lot line adjustment is expected to be completed and recorded by Wednesday, May 6, 2026. The next step will be for the consultant, Flintlock, to submit applications for building permits, after which the permits will be available for a builder to obtain and begin construction. Construction is expected to begin this

year. The plat is expected to go before the Plan Commission in June. He explained that the remaining item under consideration is the affordable housing component, which does not directly affect the plat itself. Staff is continuing to evaluate several aspects of the project design and is seeking feedback from the RDC. One area under consideration is First Street, the newly reconstructed roadway adjacent to the development. Staff is considering the possibility of adding parking along First Street to help meet the needs of the future neighborhood. As part of the subdivision buildout, utility connections will need to be installed within the roadway. Knoke also noted that a sanitary sewer line was crushed during construction and will need to be rebuilt. Consultants completed a preliminary review of the feasibility of adding approximately twenty-one public parking spaces along First Street. Knoke stated that the estimated cost to relocate trees, create the parking spaces, and move the sidewalk is approximately \$218,000. Costs associated with repairing the crushed sewer line would be separate. The Legal Department is currently determining responsibility for those costs. Knoke also discussed ongoing meetings with homebuilders to streamline the construction process in Hopewell South. One topic involved right-of-way permits, which currently require coordination with the Engineering Department and approval from the Board. To simplify the process, staff proposed having the RDC's project manager work directly with homebuilders to determine what street closures or permits would be needed and then bring those requests forward for approval, relieving builders of that responsibility. He also noted that staff is considering that the RDC cover right-of-way permit fees, estimated at approximately \$100 per permit, or roughly \$5,000. City staff would complete the upfront work, after which the contractor would assume responsibility once addresses are established and building permits are ready to be obtained. Impact fees would also help cover planning costs. He noted that accessible and visitable units would be located on the first floor.

Kendall Knoke also discussed water and sewer connection fees associated with the Hopewell South project. The proposed fee is \$4,308 per unit for 98 units, totaling \$422,184. The fees would cover plant costs and the infrastructure needed to connect the homes to the City's water filtration and sewage treatment systems. A formal resolution regarding the fees is expected to come before the RDC within the next two weeks. Knoke was available for questions.

6. New Business

A. Resolution 26-30: Approval of Neighborhood Improvement Grants.

Angela Van Rooy presented Resolution 26-30. Seven applicants were selected for Neighborhood Improvement Grants. Van Rooy thanked Commission members who assisted in the selection process, along with representatives from neighborhood associations and City departments who provided recommendations on project funding. Laurie McRobbie; Tom Payne, President of the Near Westside Neighborhood Association; Caleb Throckmorton, President of the Matlock Heights Neighborhood Association; Maria McCormick, City Engineering Department; and Dana Workman, Public Works Street and Traffic Division, made recommendations regarding project funding, with a total award amount of \$30,000. Funding will be allocated from line 1101-15-151000-53960.

- Bentley Court Community Association. This is the second year of a three-year project. For their Wildlife Corridor — \$8,000
- Bloomington Housing Authority Residents Council: Walnut Woods Community Pantry Makeover — \$6,550
- Gentry Estates Homeowners Association: Cluster Mailbox Replacements — \$3,000
- Gentry Honors Homeowners Association: Refurbish main entrance signs — \$2,600
- Prospect Hill Neighborhood Association: Improvements in Rose Hill Cemetery to restore ailing headstones — \$4,000
- Sherwood Green Homeowners Association: Replacement of Private Street Signs — \$3,500
- Spicewood Neighborhood Association: Native Pollinator Garden — \$2,350

Van Rooy was available for questions.

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

John West moved to approve Resolution 26-30. Randy Cassady seconded the motion. Deborah Myerson abstained from the vote. The motion passed 4-0-1.

Begin Public Hearing

B. Resolution 26-31: Modifying and Confirming a Declaratory Resolution for Summit District Economic Development Area.

Dana Kerr presented Resolution 26-31, the process had “finally come full circle.” Resolution 26-17, previously approved by the RDC on March 2, 2026, established the Summit District Economic Development Area pursuant to Indiana Code and designated a portion of the area as an allocation area. The allocation area included Shasta Meadows, the first of five planned neighborhoods near Weimer Road, which would operate as a residential TIF allocation area with a residential housing development program. The proposal was later approved by the City of Bloomington Plan Commission on April 13, 2026, and subsequently adopted by the Bloomington Common Council on April 22, 2026. The Summit District Planned Unit Development, which was adopted in 2024, had identified tax increment financing as a necessary component to support infrastructure improvements and utility expansion for the development.

Following passage of House Enrolled Act 1001, which amended expiration requirements for residential TIF districts effective July 1, 2026, the confirmatory resolution was updated to provide that the residential housing development program would expire on the earlier of either 25 years after the first bond or lease obligation is incurred or when those obligations are fully satisfied. The resolution also removes a portion of the new district from the Consolidated TIF so it may function as a standalone TIF district. Kerr was available for questions.

John West asked whether an estimate had been determined for the total amount of tax increment financing revenue the district would generate over the life of the TIF area, noting that if bonds are issued, the term could extend for approximately 25 years.

Dana Kerr responded that Reedy Financial Group has been preparing a report regarding projected revenues.

Justin Chang shared projections related to Shasta Meadows. This is for anticipated three-year buildout for development, with TIF revenues beginning in 2029 at approximately \$200,000. Revenues are projected to increase as construction progresses, with full buildout anticipated in 2032. Chang explained that 2032 would be the first full year in which the district would generate its projected annual TIF revenue of approximately \$700,000. Chang further clarified that the district would not necessarily receive the full 25 years of TIF revenue at the projected \$700,000 annual level, because the allocation period is tied to the date bonds are issued for infrastructure improvements rather than the date the district is established. Kerr and Chang were available to answer questions.

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

Laurie McRobbie moved to approve Resolution 26-31. [John West](#) seconded the motion. Randy Cassady abstained from the vote. The motion passed 4-0-1.

End of Public Hearing

Dana Kerr shared that he and staff had drafted a potential Resolution for Hopewell South and the PUD.

Resolution 26-32: Approval of Certain Conditions passed by the Common Council for the Hopewell South PUD Plan and Position on Uncertain Conditions.

Dana Kerr and Anna Killion-Hanson presented the proposed Resolution 26-32.

Kerr explained that the resolution was drafted in response to conditions adopted by the Bloomington Common Council and to address legal questions regarding whether those provisions constituted “reasonable conditions” or formal amendments to the PUD. Kerr stated that existing case law requires petitioner agreement for amendments and that adoption of the resolution would formally acknowledge and accept certain Council provisions.

Deborah Myerson asked whether staff had completed a cost analysis to determine the financial impact of the proposed infrastructure upgrades for transparency purposes. Killion-Hanson responded that widening sidewalks alone could increase costs by approximately 20% and emphasized that added requirements could affect the long-term affordability of the project. Commissioners also discussed proposed language revisions related to construction costs and affordability impacts.

John West raised concerns about the language related to all-electric units.

Killion-Hanson added that staff intentionally used flexible language in the PUD to preserve design flexibility while maintaining compliance with standards. Killion-Hanson also noted that rising material costs, interest rates, and broader economic conditions could further affect

affordability. She shared that staff could present recommendations for periodic affordability updates to the Council rather than committing to fixed affordability targets before final costs are known.

Kerr added that increased PUD detail limits Engineering staff flexibility and stated that requiring all-electric units as a government-imposed condition would violate state law.

Deborah Myerson asked for public comments. There were no comments from the public. John West moved to approve Resolution 26-32, as amended. Sue Sgambelluri seconded the motion. The motion passed unanimously.

Business Update

Deborah Myerson stated that there was a proposed memorandum regarding a potential land swap for the RDC to consider. Myerson explained that the memorandum was intended as part of the broader discussion surrounding the proposed property exchange involving College Square and parcels south of the convention center.

Myerson read aloud the proposed memorandum which was addressed to John Whikehart, Chair of the Capital Improvement Board. The memorandum was contributed by John West and would be issued on behalf of the RDC President. The memorandum was titled "RDC Response to the Proposed Property Swap Between College Square and the Parcels South of the Convention Center."

Deborah Myerson opened the floor for questions from Commissioners regarding the memorandum. The memorandum will be included as part of the minutes at an upcoming meeting.

John West encouraged Commissioners to continue moving forward with the land swap proposal and discussed the issue in relation to the RDC's broader purpose and redevelopment goals.

Anna Killion-Hanson added that, in order to continue advancing critical affordable housing development in the Hopewell South neighborhood, the RDC would accept the conditions placed on the Hopewell South PUD by the Bloomington Common Council provided those conditions did not significantly undermine the project's affordability goals.

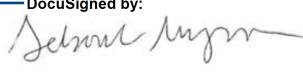
Public comment was received from several individuals who spoke in support of the proposed land swap, including Amber Core, Bryce Green, Barry Herbers, Gwen Zimmer, and Sarah Woolford.

Myerson requested a motion to approve sending the memorandum to the CIB, including the referenced annotation and legal citation. Randy Cassady stated that he hoped the CIB would extend leases for existing tenants affected by the proposal.

John West moved to approve the distribution of the memorandum to the CIB, with Commissioners copied on the original email transmission. Sue Sgambelluri seconded the motion. The motion passed unanimously.

End Public Hearing

7. ADJOURNMENT John West moved to adjourn. The meeting adjourned at 8:08 p.m.

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Deborah Myerson, President

Signed by:

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John West, Secretary

Date: 6/8/2026