

Redevelopment Commission Meeting

Agenda for Monday, June 15, 2026, at 5 p.m.

This meeting will be held in the McCloskey Conference Room Suite 135, City Hall, 401 N. Morton St) and may also be accessed via [Zoom](#). Meeting ID 874 5926 5291. Passcode 139315.

Redevelopment Commission meetings can be watched on the following websites:

- Link to CATS TV can be found here: [CATS TV](#)
- Link to YouTube can be found here: [YouTube](#)

Materials for this meeting can be found on the Redevelopment Commission's website, which is located [here](#).

1. Roll Call

2. Approval of Minutes

- A. [Minutes for June 1, 2026](#)

3. Claims

- A. [Claim Register for June 18, 2026](#)

4. Payroll

- A. [Payroll Register for May 29, 2026](#)

5. Reports

- A. Director's Report
- B. Legal Report
- C. Treasurer's Report
- D. Business Development Update

6. New Business

- A. [Resolution 26-37](#): Approval of Agreement with Calumet Civil Contractors, Inc. for Temporary Storage at Hopewell East Development
- B. [Resolution 26-40](#): Approval of First Amendment to 2025 CDBG Social Services Grant Agreement with Middle Way House
- C. [Resolution 26-41](#): Approval of Purchase of Project Management Software
- D. [Resolution 26-42](#): Authorization for Designee to Settle Litigation Through Mediation on Behalf of the Bloomington Redevelopment Commission

- E. [Resolution 26-43](#): Approval of the 2026 Annual Action Plan
- F. [Resolution 26-44](#): Approval of Agreement with Marshall Security LLC for Hopewell
- G. [Resolution 26-45](#): Amendment of Approval of Maintenance Funds

7. Adjournment

Board Membership

Pursuant to applicable law and policy, and in compliance with Indiana Code 5-14-9-6, the following details are provided regarding the officers serving on this committee:

Board Member	Appointed By	Appointment Date	Term
Deborah Myerson, President	Common Council	02/06/2026	1/1/2026 to 12/31/2026
Sue Sgambelluri, Vice- President	Mayor	1/30/2026	1/1/2026 to 12/31/2026
John West, Secretary	Mayor	1/30/2026	1/1/2026 to 12/31/2026
Randy Cassady	Common Council	2/06/2026	1/1/2026 to 12/31/2026
Laurie McRobbie	Mayor	1/30/2026	1/1/2026 to 12/31/2026
Sam Fleener, MCCSC Representative, non-voting	MCCSC	-	
Anna Killion-Hanson, Redevelopment Commission Executive Director		-	
Geoff McKim, Redevelopment Commission Treasurer			

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The Redevelopment Commission Meeting met on Monday, June 1, 2026, at 5 p.m. in the McCloskey Conference Room Suite 135, City Hall, 401 N. Morton St) and was available via [ZOOM](#), with President Deborah Myerson presiding

<https://catstv.net/m.php?q=15941>

1. Roll Call

Commission members present in person:

Deborah Myerson, President

Sue Sgambelluri, Vice President

John West, Secretary

Commission members present over Zoom:

Randy Cassady, Commission Member

Sam Fleener, MCCSC Representative (non-voting)

Laurie McRobbie, Commission Member

City staff and elected officials present:

Christina Finley, Assistant Director, HAND

Tammy Caswell, Financial Specialist, HAND

Dana Robert Kerr, Assistant City Attorney, City Legal Department

Kendall Knoke, Project Engineer, City Engineering Department

Geoff McKim, City Controller

Jane Kupersmith, Director, Economic & Sustainable Development (ESD)

Jess Goodman, Parking Garage Manager, Parking Services

Isabel Piedmont-Smith, City Council Member

City staff and elected officials over Zoom:

Anna Killion-Hanson, Director, Housing & Neighborhood Development Department (HAND)

Margie Rice, Corporation Counsel, Legal Department

There were members of the public present.

2. Approval of Minutes

A. May 4, 2026

John West moved to approve the [May 4, 2026](#) meeting minutes. Sue Sgambelluri seconded the motion. The motion passed unanimously via roll call vote.

3. Claims

A. Claims Register for [May 22, 2026](#)

John West moved to approve the [Claim Register for May 22, 2026](#). Laurie McRobbie

seconded the motion. The motion passed unanimously via roll call vote.

4. Payroll

A. Payroll Register for **May 15, 2026**

Sue Sgambelluri moved to approve the [Payroll Register for May 15, 2026](#). John West seconded the motion. The motion passed unanimously via roll call vote.

5. Reports

Director's Report: Anna Killion-Hanson was available for questions.

Hopewell Update: Kendall Knoke provided a Hopewell South Engineering report.

Legal Report: Dana Kerr was available for questions.

Treasurer's Report: Geoff McKim presented the [TIF Project Status](#) report.

Business Development Update: Jane Kupersmith was available for questions.

6. New Business

A. [Resolution 26-33](#): Determination of No Excess Assessed Value in the Allocation Areas and Notice Thereof.

Dana Kerr and Justin Chang, Reedy Financial, presented Resolution 26-33. Kerr and Chang were available for questions.

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

Laurie McRobbie moved to approve Resolution 26-33. John West seconded the motion. The motion passed unanimously by roll-call vote.

B. [Resolution 26-34](#): Approval of Technology Upgrades at The Mill. John Fernandez presented Resolution 26-34. Fernandez was available to answer questions.

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

Laurie McRobbie moved to approve Resolution 26-34. Randy Cassady seconded the motion. The motion passed unanimously via roll call vote.

C. [Resolution 26-35](#): Approval of Final Conditions Passed by the Common Council for the Hopewell South PUD Ordinance. Dana Kerr and Anna Killion-Hanson presented Resolution 26-35. Two amendments were made in the Resolution.

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

John West moved to approve Resolution 26-35, as amended. Sue Sgambelluri seconded the motion. Resolution 26-35 passed unanimously via roll call vote.

D. [Resolution 26-36](#): Approval of Hopewell South Lot Line Adjustment. Kendall Knoke presented Resolution 26-36.

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

Sue Sgambelluri moved to approve Resolution 26-36. Laurie McRobbie seconded the motion. Resolution 26-36 passed unanimously via roll call vote.

E. [Resolution 26-37](#): Approval of Agreement with Calumet Construction for Temporary Storage at Hopewell East Development. This Resolution was postponed until the next RDC meeting in order to incorporate the commissioner's comments and edits. During the discussion, commissioners suggested incorporating language such as:

"Access is only permitted from Second Street to the staging area."

"The RDC fully intends to comply with the Common Council's conditions to the extent they can feasibly be accomplished without significantly undermining the goals of the Hopewell PUD."

Kerr and Killion-Hanson were available to answer questions.

F. [Resolution 26-38](#): Authorization for City Staff to apply for the Submission of a Primary Plat, Secondary Plat, Plat Vacation, PUD Final Plan, and all associated permits/approvals for Hopewell South on behalf of the RDC.

Kendall Knoke presented Resolution 26-38 and was available to answer questions.

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

John West moved to approve Resolution 26-38. Sue Sgambelluri seconded the motion. Resolution 26-38 was unanimously approved via roll call vote.

G. [Resolution 26-39](#): Approval of Professional Services Agreement with Applied Engineering for Plumbing Engineering Services at the Fourth Street Garage.

Geoff McKim and Jess Goodman presented Resolution 26-39. McKim and Goodman were available to answer questions.

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

Randy Cassady moved to approve Resolution 26-39. Sue Sgambelluri seconded the motion. The motion passed unanimously by roll-call vote.

General Discussion:

Deborah Myerson introduced a proposal to establish a formal policy limiting public comment to items appearing on the meeting agenda. Sue Sgambelluri proposed establishing a three-minute time limit for each speaker during public comment. Deborah Myerson moved to approve the proposed public comment policies, and John West seconded the motion. The motion passed unanimously by roll-call vote, and the Commissioners adopted the policies.

7. Adjournment

The meeting adjourned at approximately 6:47 p.m.

Deborah Myerson, President

John West, Secretary

Date: _____



**KERRY THOMSON
MAYOR**

CITY OF BLOOMINGTON

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Post Office Box 100
Bloomington IN 47402

**GEOFFREY MCKIM
CONTROLLER**

CONTROLLER'S OFFICE

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Claims Register Cover Letter

To: Redevelopment Commission
From: Geoffrey McKim, Treasurer
Date: 06-18-2026 (\$634,603.65)
Re: Claims Register

City staff, Department Heads, and I have reviewed the Claims listed in the Claims Register covering the time-period from **06-06-2026** to **06-18-2026**. In signing below, I am expressing my opinion that based on that review, these claims have complied with the City's internal claims approval process, including the submission of the documentation and the necessary signatures and internal approvals.

Signed by:

Cheryl Gilliland

09E7205C9532400

Cheryl Gilliland-Deputy Controller
Controller's Office

In consultation with Anna Killion-Hanson, Director of Housing and Neighborhood Development, I have reviewed the Claims Register covering the time period from **06-06-2026** to **06-18-2026**, with respect to claims to be paid from Tax Increment funds. In signing below, I am expressing my opinion that based on that review; these claims are a permissible use of Tax Increment funds.

DocuSigned by:

Margie Rice

E9A0FAE19B82413...

Margie Rice, Corporation Counsel



Board of Redevelopment Commission Claim Register

Invoice Date Range 06/06/26 - 06/18/26

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 1101 - General										
Department 15 - HAND										
Program 151000 - Neighborhood										
Account 52420 - Other Supplies										
8658 - Kleindorfer's Hardware LLC	05122	15-Three receptacle testers	Paid by EFT # 72797		06/09/2026	06/09/2026	06/18/2026		06/18/2026	33.87
							Account 52420 - Other Supplies Totals		Invoice Transactions 1	\$33.87
							Program 151000 - Neighborhood Totals		Invoice Transactions 1	\$33.87
Program 151600 - Title 16										
Account 53910 - Dues and Subscriptions										
4677 - International Code Council, INC	Q15.00043431	15-Title 16 Inspector training Annual ICC Subscription	Paid by EFT # 72783		06/09/2026	06/09/2026	06/18/2026		06/18/2026	310.00
							Account 53910 - Dues and Subscriptions Totals		Invoice Transactions 1	\$310.00
							Program 151600 - Title 16 Totals		Invoice Transactions 1	\$310.00
Program 152000 - Historic Preservation										
Account 53310 - Printing										
7815 - A&M Graphics (Baugh Fine Print and Mailing)	46157	15-100 Brochures for Rose Hill Cemetery	Paid by EFT # 72682		06/09/2026	06/09/2026	06/18/2026		06/18/2026	149.00
3560 - First Financial Bank / Credit Cards	147460682	15-Indiana Archives State Archive Document Scan fee	Paid by Check # 81672		06/09/2026	06/09/2026	06/18/2026		06/18/2026	5.51
							Account 53310 - Printing Totals		Invoice Transactions 2	\$154.51
							Program 152000 - Historic Preservation Totals		Invoice Transactions 2	\$154.51
							Department 15 - HAND Totals		Invoice Transactions 4	\$498.38
							Fund 1101 - General Totals		Invoice Transactions 4	\$498.38
Fund 2209 - LIT - Economic Development										
Department 15 - HAND										
Program 150000 - Main										
Account 53160 - Instruction										
3560 - First Financial Bank / Credit Cards	102239371	15-Title 16 Inspector re-certificate Inspector Skills M. Arnold	Paid by Check # 81672		06/09/2026	06/09/2026	06/18/2026		06/18/2026	115.00
1481 - Ivy Tech Community College of Indiana	C04650057-Stong	15-Inspector Training J. Stong Lead Re-Certification	Paid by EFT # 72789		06/09/2026	06/09/2026	06/18/2026		06/18/2026	275.00
							Account 53160 - Instruction Totals		Invoice Transactions 2	\$390.00
Account 53230 - Travel										
3560 - First Financial Bank / Credit Cards	61074	15-Marriott-Hanson-AK Conf w/Mayor-5/18-5/20/26	Paid by Check # 81672		06/09/2026	06/09/2026	06/18/2026		06/18/2026	350.36



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Fund 2209 - LIT - Economic Development											
Department 15 - HAND											
Program 150000 - Main											
Account 53230 - Travel											
3560 - First Financial Bank / Credit Cards	00129394	15-Parking-Indy Airport-Hanson-Conf Mayor-AK 5/18-5/21	Paid by Check # 81672		06/09/2026	06/09/2026	06/18/2026		06/18/2026	27.00	
								Account 53230 - Travel Totals		Invoice Transactions 2	\$377.36
Account 53960 - Grants											
6845 - Union at Crescent, LP	R101-Thomas	15-R101-Security Rent dep. assistance-Thomas-1100 N Crescent Rd	Paid by EFT # 72902		06/09/2026	06/09/2026	06/18/2026		06/18/2026	500.00	
								Account 53960 - Grants Totals		Invoice Transactions 1	\$500.00
Account 53990 - Other Services and Charges											
5900 - VET Environmental Engineering, LLC	9463	15-Conduct Radon Testing - 3520 S. Heatherwood Lane	Paid by EFT # 72907		06/09/2026	06/09/2026	06/18/2026		06/18/2026	250.00	
9216 - Williams Creek Management Corporation	26298	15-Evergreen Village-Ecological Maint Lots 2&14-Event 1of4-5/27	Paid by EFT # 72922		06/09/2026	06/09/2026	06/18/2026		06/18/2026	860.00	
								Account 53990 - Other Services and Charges Totals		Invoice Transactions 2	\$1,110.00
								Program 150000 - Main Totals		Invoice Transactions 7	\$2,377.36
								Department 15 - HAND Totals		Invoice Transactions 7	\$2,377.36
								Fund 2209 - LIT - Economic Development Totals		Invoice Transactions 7	\$2,377.36
Fund 2402 - ARP COVID Local Fiscal Recovery											
Department 15 - HAND											
Program G21005 - ARPA COVID Local Fiscal Recovery											
Account 53960 - Grants											
7528 - HealthNet INC	ARPA-5.29.26	15-ARPA-salaries 3/22-4/18/26, Verizon/mileage +Indirect	Paid by EFT # 72764		06/09/2026	06/09/2026	06/18/2026		06/18/2026	24,011.89	
3164 - New Hope Family Shelter, INC	ARPA-6.1.26	15-ARPA MOU Case Management April 2026	Paid by EFT # 72837		06/09/2026	06/09/2026	06/18/2026		06/18/2026	18,144.45	
3164 - New Hope Family Shelter, INC	ARPA-5.27.26	15-ARPA MOU Case Management Feb-March 2026	Paid by EFT # 72837		06/09/2026	06/09/2026	06/18/2026		06/18/2026	8,937.09	
230 - South Central Community Action Program INC	ARPA-5.19.26	15-ARPA MOU-Aug-Dec 2025 Expenses-incl Admin fees Oct 25 claim	Paid by EFT # 72879		06/09/2026	06/09/2026	06/18/2026		06/18/2026	75,283.60	



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 2402 - ARP COVID Local Fiscal Recovery										
Department 15 - HAND										
Program G21005 - ARPA COVID Local Fiscal Recovery										
Account 53960 - Grants										
9900 - Trademark Title, INC	CLSNG-6.18.2026	15-ARPA-Blgtn Cooperative Living-purchase-823 N Maple St	Paid by EFT # 72679		06/17/2026	06/17/2026	06/17/2026		06/17/2026	250,348.00
							Account 53960 - Grants Totals		Invoice Transactions 5	\$376,725.03
							Program G21005 - ARPA COVID Local Fiscal Recovery Totals		Invoice Transactions 5	\$376,725.03
							Department 15 - HAND Totals		Invoice Transactions 5	\$376,725.03
							Fund 2402 - ARP COVID Local Fiscal Recovery Totals		Invoice Transactions 5	\$376,725.03
Fund 2404 - HOME										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
748 - National Community Development Association	FY27-143Dues	15-HOME-FY27 Membership Due July 1, 2026-June 30, 2027	Paid by EFT # 319		06/09/2026	06/09/2026	06/18/2026		06/18/2026	940.00
6900 - Northeast & Bucks Co (Mullin & Lonergan Assoc)	1291-06A/03	15-HOME-Prepare 26-27 Annual Action Plans, 25-26 CAPERS	Paid by EFT # 320		06/09/2026	06/09/2026	06/18/2026		06/18/2026	1,800.00
9241 - USA TODAY FKA Gannett Media Corp (Legal Ads)	0007726298A	15-HOME-Notice of Finding for Release of Funds-1204 W 2nd St	Paid by EFT # 321		06/09/2026	06/09/2026	06/18/2026		06/18/2026	84.27
9241 - USA TODAY FKA Gannett Media Corp (Legal Ads)	0007726298B	15-HOME-5.7.2026 public Hearing	Paid by EFT # 321		06/09/2026	06/09/2026	06/18/2026		06/18/2026	29.68
9900 - Trademark Title, INC	CLSNG-6.15.2026	15-HOME-Downpayment Closing Cost-Reed-2463 S Woolery Mill Dr.	Paid by EFT # 318		06/12/2026	06/12/2026	06/12/2026		06/12/2026	9,003.89
							Account 53990 - Other Services and Charges Totals		Invoice Transactions 5	\$11,857.84
							Program 150000 - Main Totals		Invoice Transactions 5	\$11,857.84
							Department 15 - HAND Totals		Invoice Transactions 5	\$11,857.84
							Fund 2404 - HOME Totals		Invoice Transactions 5	\$11,857.84
Fund 2519 - RDC										



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Fund 2519 - RDC										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
656 - B&L Sheet Metal and Roofing, INC	2476666	15-Repair Roof Leaks Showers West-Fire Suite & Hallway-5/6	Paid by EFT # 72695		06/09/2026	06/09/2026	06/18/2026		06/18/2026	1,498.52
321 - Harrell Fish, INC (HFI)	ZW34179	15-A/C work-Commercial Space-Trades Garage-9/25/25	Paid by EFT # 72762		06/09/2026	06/09/2026	06/18/2026		06/18/2026	2,462.95
321 - Harrell Fish, INC (HFI)	ZW34147	15-Trades Garage-Condensation-Vents-Replace actuators-7/11/25	Paid by EFT # 72762		06/09/2026	06/09/2026	06/18/2026		06/18/2026	3,044.94
321 - Harrell Fish, INC (HFI)	ZW10727	15-4th St Garage Comm-Hoosier Fiber-AC not working-1/26/24	Paid by EFT # 72762		06/09/2026	06/09/2026	06/18/2026		06/18/2026	522.50
321 - Harrell Fish, INC (HFI)	ZW34148	15-Install Dehumidifier-Trades Garage Commercial Space-7/18/25	Paid by EFT # 72762		06/09/2026	06/09/2026	06/18/2026		06/18/2026	788.25
392 - Koorsen Fire & Security, INC	IN01245460	15-Quarterly Fire Alarm System -College Sq 06/01/26-08/31/26	Paid by EFT # 72799		06/09/2026	06/09/2026	06/18/2026		06/18/2026	150.00
7402 - Nature's Way, INC	5183	15-Monthly Interior Maint-Showers West-June 2026	Paid by EFT # 72835		06/09/2026	06/09/2026	06/18/2026		06/18/2026	293.68
5648 - Reedy Financial Group, PC	14333	15-Admin/TIF Financial Consulting/TIF Econ Dev -thru 5/31/2026	Paid by EFT # 72860		06/09/2026	06/09/2026	06/18/2026		06/18/2026	6,757.35
6688 - SSW Enterprises, LLC (Office Pride)	Inv-317613	15-Janitorial services-College Sq-222 S College Ave - May 2026	Paid by EFT # 72883		06/09/2026	06/09/2026	06/18/2026		06/18/2026	397.50
9241 - USA TODAY FKA Gannett Media Corp (Legal Ads)	0007726298	15-Public Offering for 200-226 S College Ave	Paid by EFT # 72903		06/09/2026	06/09/2026	06/18/2026		06/18/2026	291.50
9241 - USA TODAY FKA Gannett Media Corp (Legal Ads)	0007681209B	15-Declaratory Resolution Adoption Public Ad-2519 Sudbury	Paid by EFT # 72903		06/09/2026	06/09/2026	06/18/2026		06/18/2026	87.10
9415 - BP Energy Holding Company LLC(BP Energy Retail CO)	21749305	06-City Fac.-Natural Gas Commodity-April 2026 management fee	Paid by EFT # 72676		06/10/2026	06/10/2026	06/10/2026		06/10/2026	(35.77)
208 - City Of Bloomington Utilities	35277-002 0526	15-Showers West -320 W. 8th St water/sewer - May 2026	Paid by Check # 81652		06/10/2026	06/10/2026	06/10/2026		06/10/2026	710.25



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Fund 2519 - RDC										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
223 - Duke Energy	9101205758430 526	15-College Sq-200 S. College Ave-elec. chgs 04/28/26-05/26/26	Paid by Check # 81656		06/10/2026	06/10/2026	06/10/2026		06/10/2026	44.29
223 - Duke Energy	9101205752310 526	15-College Sq-216 S. College-elec chgs 04/28/26-05/26/26	Paid by Check # 81656		06/10/2026	06/10/2026	06/10/2026		06/10/2026	109.75
223 - Duke Energy	9101205761750 526	15-College Sq-202 S. College-elec. bill 04/28/26-05/26/26	Paid by Check # 81656		06/10/2026	06/10/2026	06/10/2026		06/10/2026	117.16
223 - Duke Energy	9101205760180 526	15-College Sq-222 S. College Ave-Office-elec chg 4/28/26-5/26/26	Paid by Check # 81656		06/10/2026	06/10/2026	06/10/2026		06/10/2026	142.16
223 - Duke Energy	9101205756790 626	15-College Sq-222 S. College Ave-Atrium-elec chg 4/28/26-5/26/26	Paid by Check # 81656		06/10/2026	06/10/2026	06/10/2026		06/10/2026	263.97
223 - Duke Energy	9101205750330 526	15-College Sq-226 S. College Ave-elec chgs 04/28/26-05/26/26	Paid by Check # 81656		06/10/2026	06/10/2026	06/10/2026		06/10/2026	278.15
223 - Duke Energy	9101205762900 526	15-College Sq-208 S. College-elec. bill 04/28/26-05/26/26	Paid by Check # 81656		06/10/2026	06/10/2026	06/10/2026		06/10/2026	305.76
223 - Duke Energy	9101205763990 526	15-College Sq-210 S. College Ave-elec. chgs 04/28/26-05/26/26	Paid by Check # 81656		06/10/2026	06/10/2026	06/10/2026		06/10/2026	391.59
223 - Duke Energy	9101205753640 526	15-College Sq-204 S. College Ave-electric bill 04/28/26-05/26/26	Paid by Check # 81656		06/10/2026	06/10/2026	06/10/2026		06/10/2026	392.58
223 - Duke Energy	9101773802190 526	15-714 S Rogers St.-Hopewell-elec bill-04/25/26-05/22/26	Paid by Check # 81656		06/10/2026	06/10/2026	06/10/2026		06/10/2026	961.62
223 - Duke Energy	9101212104030 526	15-212 S. Walnut St-elec chgs 04/28/26-05/26/26	Paid by Check # 81656		06/10/2026	06/10/2026	06/10/2026		06/10/2026	32.11
208 - City Of Bloomington Utilities	4995-004 0526	15-627 N Morton Street-water/sewer bill - May 2026	Edit		06/17/2026	06/17/2026	06/17/2026			63.02
223 - Duke Energy	9101205748680 526	15-216 S. Walnut St-elec chgs 04/28/26-05/26/26	Edit		06/17/2026	06/17/2026	06/17/2026			32.29
Account 53990 - Other Services and Charges Totals							Invoice Transactions 26		<u>\$20,103.22</u>	
Program 150000 - Main Totals							Invoice Transactions 26		<u>\$20,103.22</u>	



Board of Redevelopment Commission Claim Register

Invoice Date Range 06/06/26 - 06/18/26

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 2519 - RDC										
							Department 15 - HAND Totals			\$20,103.22
							Fund 2519 - RDC Totals		26	\$20,103.22
Fund 4445 - Consolidated TIF										
Department 15 - HAND										
Program 159000 - Admin										
Account 53810 - Principal										
7255 - BOKF, NA	BTONGENREV2 10726	06-BTONGENREV21 (Solar Panels-City)- 07/2026	Paid by EFT # 72707		06/09/2026	06/09/2026	06/18/2026		06/18/2026	45,180.00
							Account 53810 - Principal Totals		1	\$45,180.00
Account 53820 - Interest										
7255 - BOKF, NA	BTONGENREV2 10726	06-BTONGENREV21 (Solar Panels-City)- 07/2026	Paid by EFT # 72707		06/09/2026	06/09/2026	06/18/2026		06/18/2026	19,303.15
							Account 53820 - Interest Totals		1	\$19,303.15
							Program 159000 - Admin Totals		2	\$64,483.15
Program 159001 - Adams Crossing Area										
Account 53990 - Other Services and Charges										
249 - Crider And Crider, INC	CRIDHOPEJACK SO-5	07-Hopewell West- Jackson St. (CN)- 12/17/25-04/24/26- App 5	Paid by EFT # 72727		06/09/2026	06/09/2026	06/18/2026		06/18/2026	147,558.68
6330 - Marshall Security LLC	4391	15-Security Patrols at Hopewell Properties 05/01/26-05/31/26	Paid by EFT # 72813		06/09/2026	06/09/2026	06/18/2026		06/18/2026	10,758.81
							Account 53990 - Other Services and Charges Totals		2	\$158,317.49
							Program 159001 - Adams Crossing Area Totals		2	\$158,317.49
Program 159006 - West 17th Street Area										
Account 53990 - Other Services and Charges										
5409 - VS Engineering, INC	462831	15-17th St-W Construction Engineering services thru 5/31/26	Paid by EFT # 72911		06/09/2026	06/09/2026	06/18/2026		06/18/2026	241.18
							Account 53990 - Other Services and Charges Totals		1	\$241.18
							Program 159006 - West 17th Street Area Totals		1	\$241.18
							Department 15 - HAND Totals		5	\$223,041.82
							Fund 4445 - Consolidated TIF Totals		5	\$223,041.82
							Grand Totals		52	\$634,603.65



Office of the Controller

To: Redevelopment Commission
From: Geoff McKim, Controller
Date: 05/29/2026
Subject: Payroll Register

City staff, Department Heads and I have reviewed the Payroll Register covering the time period from 05/11/2026 to 05/24/2026. In signing below, I am expressing my opinion that based on that review; the payroll has complied with the City's internal approval process, including the submission of documentation and the necessary signatures and internal approvals.

Signed by:

A handwritten signature in black ink that reads "Geoff McKim". The signature is written in a cursive style and is enclosed within a blue bracket-like shape that also encompasses the "Signed by:" text above it.

_____ D97582B21FB94BA...

Geoff McKim
Controller



Payroll Register - Bloomington Redevelopment Commission

Check Date Range 05/29/26 - 05/29/26
Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
Department HAND - Housing & Neighborhood Dev											
10000 Arnold, Michael L 0051	05/29/2026	2,865.43		.00	297.15	175.40	41.02	79.37	57.58	186.96	2,027.95
			.00	.00	2,729.02	2,829.02	2,829.02	2,729.02	2,729.02		
		\$2,865.43	\$0.00	\$0.00	\$297.15	\$175.40	\$41.02	\$79.37	\$57.58	\$186.96	\$2,027.95
3954 Bettis, Jeremy	05/29/2026	3,694.19		.00	473.11	229.04	53.57	108.98	79.06	.00	2,750.43
			.00	.00	3,694.19	3,694.19	3,694.19	3,694.19	3,694.19		
		\$3,694.19	\$0.00	\$0.00	\$473.11	\$229.04	\$53.57	\$108.98	\$79.06	\$0.00	\$2,750.43
10000 Bixler, Daniel R 2594	05/29/2026	2,162.12		.00	184.05	128.16	29.97	59.84	43.41	133.21	1,583.48
			.00	.00	2,067.05	2,067.05	2,067.05	2,067.05	2,067.05		
		\$2,162.12	\$0.00	\$0.00	\$184.05	\$128.16	\$29.97	\$59.84	\$43.41	\$133.21	\$1,583.48
2972 Caswell, Tammy M	05/29/2026	3,031.46		.00	395.54	185.10	43.29	87.48	69.69	126.71	2,123.65
			.00	.00	2,965.38	2,985.38	2,985.38	2,965.38	2,965.38		
		\$3,031.46	\$0.00	\$0.00	\$395.54	\$185.10	\$43.29	\$87.48	\$69.69	\$126.71	\$2,123.65
10000 Collins, Barry 0111	05/29/2026	1,450.00		.00	200.77	89.90	21.04	42.78	25.38	.00	1,070.13
			.00	.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00		
		\$1,450.00	\$0.00	\$0.00	\$200.77	\$89.90	\$21.04	\$42.78	\$25.38	\$0.00	\$1,070.13
2771 Council, David R	05/29/2026	2,534.81		.00	159.74	142.75	33.39	64.72	46.95	326.98	1,760.28
			.00	.00	2,232.48	2,302.48	2,302.48	2,232.48	2,232.48		
		\$2,534.81	\$0.00	\$0.00	\$159.74	\$142.75	\$33.39	\$64.72	\$46.95	\$326.98	\$1,760.28
10000 Finley, Christina L 0187	05/29/2026	4,356.96		.00	618.17	250.03	58.48	117.54	86.09	403.09	2,823.56
			.00	.00	4,022.79	4,032.79	4,032.79	4,022.79	4,022.79		
		\$4,356.96	\$0.00	\$0.00	\$618.17	\$250.03	\$58.48	\$117.54	\$86.09	\$403.09	\$2,823.56
3955 Hampton, Sean R	05/29/2026	2,204.19		.00	96.81	136.66	31.97	65.02	47.17	.00	1,826.56
			.00	.00	2,204.19	2,204.19	2,204.19	2,204.19	2,204.19		
		\$2,204.19	\$0.00	\$0.00	\$96.81	\$136.66	\$31.97	\$65.02	\$47.17	\$0.00	\$1,826.56
2393 Hayes, Chastina J	05/29/2026	2,865.42		.00	230.32	166.21	38.87	77.61	46.04	318.76	1,987.61
			.00	.00	2,630.87	2,680.87	2,680.87	2,630.87	2,630.87		
		\$2,865.42	\$0.00	\$0.00	\$230.32	\$166.21	\$38.87	\$77.61	\$46.04	\$318.76	\$1,987.61
			\$0.00	\$0.00	\$2,630.87	\$2,680.87	\$2,680.87	\$2,630.87	\$2,630.87		



Payroll Register - Bloomington Redevelopment Commission

Check Date Range 05/29/26 - 05/29/26
Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
Department HAND - Housing & Neighborhood Dev											
3496 Hershman, Felicia J	05/29/2026	2,078.70		.00	155.28	124.34	29.08	59.16	42.92	116.92	1,551.00
			.00	.00	2,005.52	2,005.52	2,005.52	2,005.52	2,005.52		
		\$2,078.70	\$0.00	\$0.00	\$155.28	\$124.34	\$29.08	\$59.16	\$42.92	\$116.92	\$1,551.00
3183 Hyten LaFontaine, Stephanie L	05/29/2026	3,920.42		.00	455.45	240.13	56.16	95.72	69.44	637.27	2,366.25
			.00	.00	3,283.15	3,873.15	3,873.15	3,283.15	3,283.15		
		\$3,920.42	\$0.00	\$0.00	\$455.45	\$240.13	\$56.16	\$95.72	\$69.44	\$637.27	\$2,366.25
3306 Killion-Hanson, Anna	05/29/2026	4,792.00		.00	302.06	282.45	66.06	134.39	97.49	236.36	3,673.19
			.00	.00	4,555.64	4,555.64	4,555.64	4,555.64	4,555.64		
		\$4,792.00	\$0.00	\$0.00	\$302.06	\$282.45	\$66.06	\$134.39	\$97.49	\$236.36	\$3,673.19
1516 Liford, Kenneth T	05/29/2026	2,865.43		.00	232.10	177.65	41.55	83.65	60.68	57.30	2,212.50
			.00	.00	2,835.43	2,865.43	2,865.43	2,835.43	2,835.43		
		\$2,865.43	\$0.00	\$0.00	\$232.10	\$177.65	\$41.55	\$83.65	\$60.68	\$57.30	\$2,212.50
2557 Radewan, Tonda L	05/29/2026	2,162.11		.00	157.05	126.18	29.51	58.46	42.41	141.85	1,606.65
			.00	.00	2,020.26	2,035.26	2,035.26	2,020.26	2,020.26		
		\$2,162.11	\$0.00	\$0.00	\$157.05	\$126.18	\$29.51	\$58.46	\$42.41	\$141.85	\$1,606.65
1378 Sandweiss, Noah S	05/29/2026	3,241.85		.00	432.88	197.20	46.11	92.69	67.24	381.23	2,024.50
			.00	.00	3,180.58	3,180.58	3,180.58	3,180.58	3,180.58		
		\$3,241.85	\$0.00	\$0.00	\$432.88	\$197.20	\$46.11	\$92.69	\$67.24	\$381.23	\$2,024.50
10000 Stong, Mary J 0471	05/29/2026	2,865.42		.00	300.70	161.49	37.77	76.10	55.21	436.20	1,797.95
			.00	.00	2,579.77	2,604.77	2,604.77	2,579.77	2,579.77		
		\$2,865.42	\$0.00	\$0.00	\$300.70	\$161.49	\$37.77	\$76.10	\$55.21	\$436.20	\$1,797.95
504 Swinney, Matthew P	05/29/2026	3,920.43		.00	669.76	243.74	57.01	115.53	83.81	47.32	2,703.26
			.00	.00	3,916.41	3,931.41	3,931.41	3,916.41	3,916.41		
		\$3,920.43	\$0.00	\$0.00	\$669.76	\$243.74	\$57.01	\$115.53	\$83.81	\$47.32	\$2,703.26
3781 Tamewitz, Steven W	05/29/2026	2,865.42		.00	283.06	170.81	39.94	73.74	53.49	365.85	1,878.53
			.00	.00	2,499.57	2,754.96	2,754.96	2,499.57	2,499.57		
		\$2,865.42	\$0.00	\$0.00	\$283.06	\$170.81	\$39.94	\$73.74	\$53.49	\$365.85	\$1,878.53
			\$0.00	\$0.00	\$2,499.57	\$2,754.96	\$2,754.96	\$2,499.57	\$2,499.57		



Payroll Register - Bloomington Redevelopment Commission

Check Date Range 05/29/26 - 05/29/26

Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
Department HAND - Housing & Neighborhood Dev											
2477 Toothman, Cody B	05/29/2026	3,920.43		.00	269.28	232.11	54.28	109.30	77.64	186.13	2,991.69
			.00	.00	3,743.58	3,743.58	3,743.58	3,743.58	3,743.58		
		\$3,920.43	\$0.00	\$0.00	\$269.28	\$232.11	\$54.28	\$109.30	\$77.64	\$186.13	\$2,991.69
2305 Van Rooy, Angela L	05/29/2026	4,272.04		.00	496.18	245.35	57.38	109.37	79.34	640.65	2,643.77
			.00	.00	3,707.29	3,957.29	3,957.29	3,707.29	3,707.29		
		\$4,272.04	\$0.00	\$0.00	\$496.18	\$245.35	\$57.38	\$109.37	\$79.34	\$640.65	\$2,643.77
728 Wright, Edward E	05/29/2026	2,162.11		.00	190.71	121.34	28.38	77.74	54.25	243.07	1,446.62
			.00	.00	1,957.18	1,957.18	1,957.18	1,957.18	1,957.18		
		\$2,162.11	\$0.00	\$0.00	\$190.71	\$121.34	\$28.38	\$77.74	\$54.25	\$243.07	\$1,446.62
			\$0.00	\$0.00	\$1,957.18	\$1,957.18	\$1,957.18	\$1,957.18	\$1,957.18		
HAND - Housing & Neighborhood Dev		\$64,230.94	\$0.00	\$0.00	\$6,600.17	\$3,826.04	\$894.83	\$1,789.19	\$1,285.29	\$4,985.86	\$44,849.56
			\$0.00	\$0.00	\$60,280.35	\$61,710.74	\$61,710.74	\$60,280.35	\$60,280.35		
	Grand Totals	\$64,230.94	\$0.00	\$0.00	\$6,600.17	\$3,826.04	\$894.83	\$1,789.19	\$1,285.29	\$4,985.86	\$44,849.56
			\$0.00	\$0.00	\$60,280.35	\$61,710.74	\$61,710.74	\$60,280.35	\$60,280.35		

***** Multiple Taxes or Deductions Exist.

REGISTER OF PAYROLL CLAIMS
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
5/29/2026	Payroll				64,230.94
					<u>64,230.94</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of 1 claim, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 64,230.94

Dated this _____ day of _____ year of 20_____.

I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Officer _____

**RESOLUTION OF THE
BLOOMINGTON REDEVELOPMENT COMMISSION**

**APPROVAL OF AGREEMENT WITH
CALUMET CIVIL CONTRACTORS, INC. FOR TEMPORARY STORAGE
AT HOPEWELL EAST DEVELOPMENT**

WHEREAS, the City of Bloomington has undertaken the West Second Street Modernization and Safety Improvement project that directly supports the Hopewell Development;

WHEREAS, Calumet is a contractor on this major project and requires materials and equipment storage staging space to support the construction;

WHEREAS, the Bloomington Redevelopment Commission (“RDC”) wishes to provide space, at no cost, for this between South Rogers Street and South Madison Street and south of West Second Street to be available to Calumet for temporary storage of construction materials equipment through the end of said project or December 31, 2026, whichever is earlier, unless extended in writing;

WHEREAS, City Staff has negotiated a temporary use agreement for temporary storage which is located in Attachment 1; and,

WHEREAS, the RDC has determined that such temporary use of said lot is a benefit to the redevelopment of the Hopewell Development.

NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:

1. The Bloomington Redevelopment Commission finds the above-described temporary storage of building materials to be an appropriate use of the identified lot, and finds that such use serves the public’s best interest.
2. The temporary storage agreement shall terminate no later than December 31, 2026, unless extended in writing.
3. The Bloomington Redevelopment Commission authorizes City Staff to execute any and all documentation and conduct any and all actions necessary to effectuate the purposes of this Resolution, including an extension of the termination date for up to sixty (60) days.

BLOOMINGTON REDEVELOPMENT COMMISSION

Deborah Myerson, President

ATTEST:

John West, Secretary

Date

**AGREEMENT FOR TEMPORARY STORAGE
AT HOPEWELL DEVELOPMENT**

This Agreement is entered into by and between the City of Bloomington and the Bloomington Redevelopment Commission (collectively the “City”) and Calumet Civil Contractors, Inc. (“Calumet”).

WITNESSETH:

WHEREAS, the City has undertaken the West Second Street Modernization and Safety Improvement project that directly supports the Hopewell Development;

WHEREAS, Calumet is a contractor on this major project and requires materials and equipment storage staging space to support the construction; and,

WHEREAS, the City wishes to provide space, at no cost, for this between South Rogers Street and South Madison Street and south of West Second Street to be available to Calumet for temporary storage of construction materials equipment through the end of said project or December 31, 2026, whichever is earlier, unless extended in writing.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS, TERMS AND CONDITIONS IN THIS AGREEMENT, THE CITY AND CALUMET AGREE TO THE FOLLOWING:

1. Calumet may store/stage building materials in areas designated by the City on the attached Calumet Construction Laydown Area map.
2. Calumet shall pay the City no fees for the cost of storage and staging.
3. During the term of this Agreement, Calumet shall name the City and the Bloomington Redevelopment Commission as additional insureds on its insurance policies, so that the City, collectively, is provided with additional layers of insurance protection. Calumet may not enter the property until RDC staff receives proof of insurance with said additional insured designation. During the term of this Agreement, the following limits shall be maintained by Calumet:

- General Liability Insurance shall have a minimum combined single limit of \$1,000,000 for each occurrence and \$2,000,000 in the aggregate.
 - Automobile Liability Insurance shall have a combined single limit of \$1,000,000 for each person and \$1,000,000 for each accident.
 - Professional Liability Insurance shall have a minimum limit of \$1,000,000 annual aggregate.
 - Worker's Compensation Insurance in accordance with the statutory requirements of Title 22 of the Indiana Code.
4. Calumet shall obtain a site restoration bond in the amount of One Hundred Thousand Dollars (\$100,000.00) for the benefit of the Bloomington Redevelopment Commission. Failure by Calumet to restore the site in a timely or satisfactory fashion may result in forfeiture of Calumet's site restoration bond.
 5. Calumet and its employees and subcontractors shall exercise due care and shall, at all times, act in a professional manner and with safe and civil standards in mind in order to protect the Parties and their employees and subcontractors. Calumet shall report to the City any concerning behaviors or concerns about the areas used for storage immediately. Calumet must contain themselves within the area shown on the attached Calumet Construction Laydown Area map (the "Property").
 6. Any damage to RDC property or adjacent right of way attributable to Calumet shall be repaired and restored to the satisfaction of RDC staff and City staff. Photographs shall be taken of existing conditions before Calumet access the Property
 7. Calumet shall indemnify and hold harmless the City of Bloomington, the Bloomington Redevelopment Commission, and the officers, agents and employees of the City and the Bloomington Redevelopment Commission from any and all claims, demands, damages, costs, expenses or other liability arising out of the Agreement or occasioned by the reckless or negligent performance of any provision thereof, including, but not limited to, any reckless or negligent act or failure to act or any misconduct on the part of the Calumet, its employees, subcontractors, or its agents or employees, or any independent contractors directly responsible to Calumet (collectively "Claims").
 8. Calumet shall store any and all materials at their own risk. The City assumes absolutely no liability for any damage or theft or other impairment of the materials and will provide no security of the stored materials.
 9. Calumet must provide construction fencing per the attached Calumet Construction Laydown Area map, with gating as identified.

10. The Property contains groundwater monitoring wells. Calumet must meet with City staff to locate and determine what protective measures shall be put in place. Any damage to the groundwater monitoring wells during Calumet's use of the Property must be repaired at Calumet's expense and to the satisfaction of an environmental consultant chosen by the City, which may include abandoning and replacing the well.
11. Calumet must provide appropriate soil erosion control measures and protect stormwater management facilities.
12. This Agreement may be terminated by either party and for any reason by providing written notice of termination fifteen (15) days in advance. In the event Calumet breaches any term of this agreement and does not cure the same within five (5) days, Calumet must vacate the premises within three (3) days therefrom. Such early termination does not relieve Calumet of any other obligations under this agreement.
13. Notices to the City shall be delivered in writing to the City of Bloomington Legal Department at 401 North Morton Street, Suite 220, Bloomington, Indiana 47404.
14. Notices to Calumet shall be delivered in writing to 4898 Fieldstone Drive, Whitestown, Indiana 46075.
15. The parties signing below, hereby, certify that they have full authority to sign this Agreement and to bind their agency.
16. Calumet shall return possession of the Property in the same or improved condition as when Calumet took possession. Any improvements must be approved by City Staff.
17. Calumet is responsible for site control and any and all injury to the public.

CALUMET CIVIL CONTRACTORS, INC.

Shelbi Miller, President

Date

CITY OF BLOOMINGTON

Margie Rice, Corporation Counsel

Date

BLOOMINGTON REDEVELOPMENT COMMISSION

Deborah Myerson
President of the Bloomington Redevelopment Commission

Date

ATTEST:

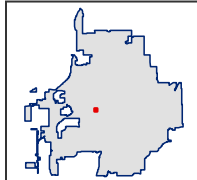
John West
Secretary of the Bloomington Redevelopment Commission

Date



Map Legend

- Bloomington Alleys
- Bloomington Municipal Boundary



**RESOLUTION OF THE REDEVELOPMENT COMMISSION OF
THE CITY OF BLOOMINGTON, INDIANA**

**APPROVAL OF FIRST AMENDMENT TO 2025
CDBG SOCIAL SERVICES GRANT AGREEMENT WITH
MIDDLE WAY HOUSE**

- WHEREAS,** on October 20, 2025, in Resolution 25-125, the Bloomington Redevelopment Commission ("RDC") approved a Community Development Block Grant ("CDBG") Social Services Grant Agreement with Middle Way House for the New Wings Shelter;
- WHEREAS,** new federal guidelines with limited guidance significantly delayed the project;
- WHEREAS,** all parties agree to set a new expiration date of May 31, 2027; and
- WHEREAS,** funds are available for this project through the 2025 Community Development Block Grant (CFDA # 14.218) under Grant No. B-25-MC-18-0013 for social service activities; and
- WHEREAS,** the RDC is required, in accordance with the federal guidelines, to authorize the award of each contract and/or agreement, including any such amendment; and
- WHEREAS,** a First Amendment to the Community Development Block Grant Social Services Funding Agreement is included herein as **Attachment A**; and,
- WHEREAS,** said Amendment has been duly considered.

**NOW THEREFORE BE IT RESOLVED BY THE BLOOMINGTON
REDEVELOPMENT COMMISSION THAT:**

1. The RDC hereby approves this First Amendment to the 2025 CDBG Social Services Grant Agreement, included herein as **Attachment A**, to extend the expiration date to May 31, 2027.
2. The RDC authorizes City Staff to execute any and all documentation and conduct any and all actions necessary to effectuate the purposes of this Resolution.
3. All additional provisions of the Agreement not modified herein remain in full force and effect.

BLOOMINGTON REDEVELOPMENT COMMISSION

By: _____
Deborah Myerson, President

ATTEST:

By: _____
John West, Secretary

Date

**FIRST AMENDMENT TO 2025 SOCIAL SERVICES
COMMUNITY DEVELOPMENT BLOCK GRANT AGREEMENT
WITH MIDDLE WAY HOUSE, INC**

This *First Amendment to 2025 Social Services Community Development Block Grant Agreement* (“First Amendment”) is hereby entered by and between the City of Bloomington Housing and Neighborhood Development Department (“Grantee”), and Middle Way House, Inc., a non-profit domestic corporation duly incorporated by the State of Indiana with its principal place of business located at 338 S. Washington Street, Bloomington, Indiana 47401 (“Subrecipient”) on this ____ day of _____, 2026.

WHEREAS, the Grantee and Subrecipient entered into that certain *Social Services Community Development Block Grant Agreement Between Middle Way House, Inc. and Housing and Neighborhood Development Department City of Bloomington* (“Agreement”) on or about November 5, 2025;

WHEREAS, Subrecipient was awarded \$11,766.00 under the Agreement for the New Wings Emergency Shelter on or before May 30, 2026;

WHEREAS, Complications have arisen as a result of changing federal verification standards, which have necessitated an extension of the May 30, 2026, deadline in the Agreement;

WHEREAS, Grantee and Subrecipient mutually agree to extend the deadline in the Agreement to May 31, 2027; and

WHEREAS, an extension of the deadline in funding in the Agreement is necessary and in the public interest.

NOW, THEREFORE, Grantee and Subrecipient agree to amend the Agreement, as follows:

1. Article II. Time of Performance shall be amended as follows:
Delete “May 31, 2026” in its entirety and replace with “May 31, 2027” and the last claim for services rendered must be filed before May 9, 2027 ~~May 9, 2026~~.
2. Article VII. Administrative Requirements, B(1)(h). Shall be amended as follows:
Delete “May 31, 2026” in its entirety and replace it with “May 31, 2027.”
3. Article VII. Administrative Requirements, C(1). Shall be amended as follows:
 - June, July, August, September, October and November claims must be submitted no later than December 13, 2026~~2025~~.
 - December, January and February claims must be submitted no later than March 15, 2027~~2026~~.
 - March, April and May claims must be submitted no later than May 9, 2027~~2026~~.

In all other respects, the rest and remainder of the Agreement shall remain unchanged and in full force and effect as originally executed.

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to the Agreement to be executed the day and year first written above.

Deborah Myserson, President
Redevelopment Commission

Date

John West, Secretary
Redevelopment Commission

Date

Anna Killion-Hanson, Director
Housing and Neighborhood Development

Date

Carrie Stillions, Executive Director
Middle Way House

Date

President Board of Directors
Middle Way House

Date

26-41
RESOLUTION OF THE
BLOOMINGTON REDEVELOPMENT COMMISSION

APPROVAL OF PURCHASE OF
PROJECT MANAGEMENT SOFTWARE

WHEREAS, the Bloomington Redevelopment Commission (“RDC”) has undertaken several large, complex projects, including, but not limited to, Hopewell South, Hopewell East, Hopewell West, Hopewell Garage, Trades District, College Square, and southwest Bloomington infrastructure;

WHEREAS, City Staff require a platform capable of managing complex multi-phase work with interdependent tasks;

WHEREAS, managing these complex projects involves many City departments and staff, working with many outside contractors and consultants;

WHEREAS, existing tools available to City Staff do not provide adequate visibility, accountability, or tracking capabilities;

WHEREAS, the absence of a centralized project management system increases the likelihood of missed tasks, unclear ownership, and delayed project delivery;

WHEREAS, a sufficient project management tool is necessary to provide the project team with accurate, timely information and ensure staff can track progress to completion;

WHEREAS, City Staff have evaluated several project management software systems, see Attachment 1, and has determined that Monday.com Pro is the best fit for the types of projects that the RDC has initiated and could also be used for other City projects;

WHEREAS, City Staff have determined that ten (10) subscriptions to the online software for an annual fee totalling Two Thousand Two Hundred Eighty Dollars (\$2,280.00); and,

WHEREAS, the RDC has determined that the acquisition of the project management software will benefit the various RDC projects and furthers the RDC’s redevelopment activities.

NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:

1. The Bloomington Redevelopment Commission finds the Monday.com Pro is a valuable tool in the project management of the various RDC projects and finds that such use serves the public's best interest.
2. The Bloomington Redevelopment Commission authorizes the purchase of ten (10) subscriptions to the online software for an annual fee totalling Two Thousand Two Hundred Eighty Dollars (\$2,280.00).
3. The Bloomington Redevelopment Commission authorizes City Staff to execute any and all documentation and conduct any and all actions necessary to effectuate the purposes of this Resolution.

BLOOMINGTON REDEVELOPMENT COMMISSION

Deborah Myerson, President

ATTEST:

John West, Secretary

Date

Overview

This report recommends Monday.com Pro level as the project management platform for use by various City project teams, including Hopewell. After evaluating a couple leading platforms, Monday.com offers strong usability and meets the key requirements identified as needs for project management.

Key Requirements

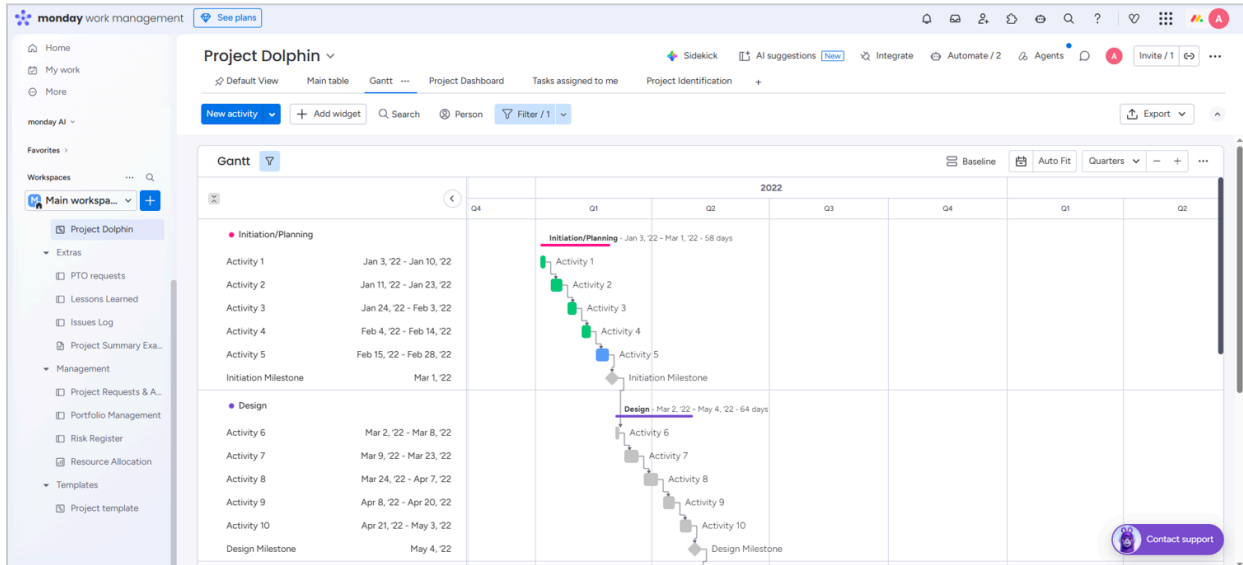
- Gantt and timeline views with dependency tracking for scheduling
- Customizable dashboards for leadership reporting and visibility
- Workflow automations to reduce manual status tracking
- Document and file storage linked directly to project tasks
- Integration with existing tools, including Gmail, Google Calendar, and Google Drive

Platform Comparison

Feature	Monday.com Pro (\$19/seat/mo)	Smartsheet Business (\$19/member/mo)	Asana Advanced (\$24.99/user/mo)
Annual cost per seat	\$228*	\$228	\$300
Gantt/Timeline views	Yes	Yes	Timeline only
Custom dashboards	Yes (20-board combo)	Yes	Yes (portfolios)
Automations	25K actions/mo	Unlimited	Unlimited
File storage	Included	1 TB	Unlimited (100 MB/file)
Guest/external access	Yes	Yes (paid guests)	Paid add-on
Ease of adoption	High, intuitive	Moderate, spreadsheet based	Moderate
*If we purchase on a monthly basis, the rate is \$24/mo/seat. If we purchase on an annual basis, the rate is \$19/mo/seat.			

The Hopewell team currently manages schedules in Google Sheets, which requires manual updates to every downstream task when a single date shifts. Monday.com eliminates that friction with built-in dependency tracking: adjust one task's timeline and all subsequent tasks update automatically.

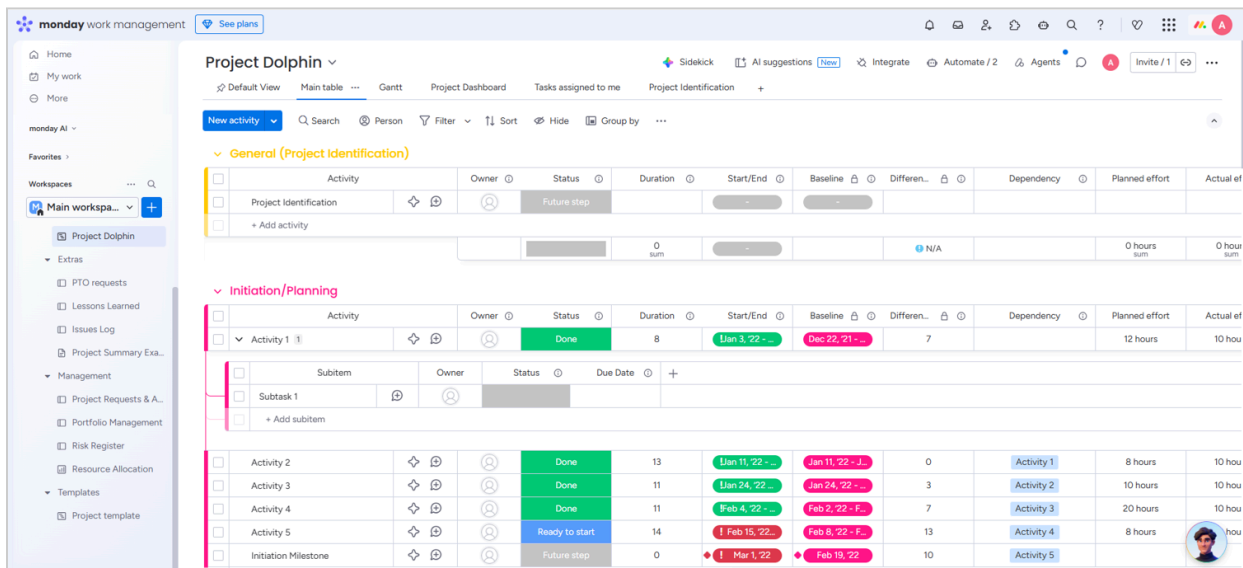
Gantt Charts with Dependency Tracking



The Gantt view provides a visual timeline of the entire project, with colored bars representing task durations and connectors showing dependencies between activities. When one task's schedule shifts, dependent tasks adjust automatically. This is a significant improvement over the current process, where each date change in Google Sheets requires manually updating every affected task.

These capabilities create much needed organization around complex projects, reduce scheduling errors, save time on routine updates, and give leadership a clear, real-time picture of project status.

Structured Task Organization



Monday.com organizes work into groups, tasks, and subtasks, giving teams a clear hierarchy at a glance. In the example above, activities are grouped under project phases like "Initiation/Planning," with each

task showing its owner, status, duration, dates, and dependencies in a single view. Color-coded status indicators make it easy to see what is done, what is ready to start, and what is coming next.

Other commonly used tools such as Slack, Basecamp, and Airtable were also reviewed at a high level. Slack is strong for communication but is not a project management platform and does not provide dependencies, schedules, or dashboards. Basecamp offers simple task organization but lacks Gantt charts, workload monitoring, and the governance features needed for multi-department capital projects. Airtable is flexible and visually appealing but requires significant customization and system know-how to function well and to support dependencies, financial tracking, and structured workflows. These tools are valuable in specific contexts, but they do not meet Hopewell’s requirements for visibility, scheduling, cross-department coordination, and ease of use.

Recommendation

Monday.com Pro delivers the best combination of price and functionality for this team’s needs. At \$19/seat/month, it matches the lowest-cost competitor while offering alignment best with the team’s needs. Although the Hopewell project is the immediate driver, the platform positions the team to standardize workflows and improve project management across all projects. Monday also supports multiple view options that allow people to see project status even if they don’t have an account—useful for internal staff who need visibility but are not active task owners.

View Option	Requires Account?	What They Can Do	Best For	Number of Accounts Requested
Full User Seat	Yes	Full access	Internal staff with assigned tasks	10
Guest Access	Yes (guest role)	View, comment, update items	External consultants or internal staff who want to check status	Unlimited with 3+ accounts at Pro level
Public View	No, only access to a shared link	View-only	Anyone needing read-only access	N/A

View Option	Number of Accounts Requested	Cost per Seat Monday.com Pro	Cost per Seat per Month	Cost per Seat per Year
Full User Seat	10	\$19	\$190	\$2280
Guest Access	Unlimited	Included	Included	-
Public View	N/A	N/A	N/A	N/A

Total	10	\$19	\$190	\$2280*
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***If we purchase on a monthly basis, the rate is \$24/mo/seat. If we purchase on an annual basis, the rate is \$19/mo/seat.**

**RESOLUTION OF THE
BLOOMINGTON REDEVELOPMENT COMMISSION**

**AUTHORIZATION FOR DESIGNEE TO
SETTLE LITIGATION THROUGH MEDIATION ON BEHALF OF THE
BLOOMINGTON REDEVELOPMENT COMMISSION**

WHEREAS, pursuant to Indiana Code Chapter 36-7-14, the Bloomington Redevelopment Commission ("RDC") is vested with the power to acquire real property;

WHEREAS, by Resolution 22-49, the RDC approved a purchase agreement for the acquisition of property located at 320 West Eighth Street, formerly known as the CFC Showers West property ("Property");

WHEREAS, by Resolution 25-58, the RDC approved terminating the lease agreements of tenants of the Property;

WHEREAS, Warrant Technologies, LLC ("Warrant") filed a complaint against the RDC in Monroe Circuit Court Cause Number 53C06-2508-PL-002257, RDC filed a counterclaim, and after a hearing on cross motions for summary judgment, the trial court found in favor of Warrant;

WHEREAS, the Bloomington Board of Realtors, Inc. ("BBOR") filed a complaint against the RDC in Monroe Circuit Court Cause Number 53C06-2508-PL-002258, RDC filed a counterclaim, and after a hearing on cross motions for summary judgment, the trial court found in favor of BBOR;

WHEREAS, the RDC filed appeals of both orders, Indiana Court of Appeals Cause Number 26A-PL-01128 for Warrant and 26A-PL-01129 for BBOR;

WHEREAS, the RDC has determined that mediation with Warrant and BBOR could be beneficial;

WHEREAS, mediation is currently scheduled for June 29, 2026, but said date may change;

WHEREAS, the RDC held an executive session on June 15, 2026, to discuss litigation strategy for the aforementioned appellate cases; and,

WHEREAS, the RDC finds that it is necessary to authorize a member of the RDC to attend mediation either in person or virtually, as their schedule and the mediation rules allow, and to make settlement decisions at the mediation.

[and/or]

WHEREAS, the RDC finds that it is appropriate, pursuant to Indiana Code 36-4-9 et seq., to authorize the City of Bloomington Corporation Counsel, Margie Rice, or her designee, to make settlement decisions at the mediation.

NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:

1. The Bloomington Redevelopment Commission determines that Commissioner ____ is authorized to settle litigation in mediation related to trial court and court of appeals cases with Bloomington Board of Realtors, Inc. and Warrant Technologies, LLC as identified above.

[and/or]

2. The Bloomington Redevelopment Commission determines that City of Bloomington Corporation Counsel, Margie Rice, or her designee, is authorized, pursuant to the statutory authority given in Indiana Code 36-4-9-12, to settle litigation in mediation related to trial court and court of appeals cases with Bloomington Board of Realtors, Inc. and Warrant Technologies, LLC as identified above.
3. Said Authorization includes the execution of any and all documentation related to the settlement of the aforementioned causes of action.
4. The Bloomington Redevelopment Commission authorizes City Staff to execute any and all documentation and conduct any and all actions necessary to effectuate the purposes of this Resolution.

BLOOMINGTON REDEVELOPMENT COMMISSION

Deborah Myerson, President

ATTEST:

John West, Secretary

Date

**RESOLUTION OF THE
BLOOMINGTON REDEVELOPMENT COMMISSION**

APPROVAL OF THE 2026 ANNUAL ACTION PLAN

- WHEREAS, the City of Bloomington, Indiana, is an entitlement community selected by the U.S. Department of Housing and Urban Development to receive an annual allocation of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds; and
- WHEREAS, the Housing and Neighborhood Development Department (HAND) is the administering agency of these funds; and
- WHEREAS, as a recipient of federal funds, the City of Bloomington is required by HUD to produce an Annual Action Plan (AAP) in accordance with the goals and priorities identified in the 2025-2029 Consolidated Plan (CP); and
- WHEREAS, the AAP will serve as a planning document and comprehensive strategy to address housing, community development, and economic development needs; and
- WHEREAS, the City of Bloomington's Program Year runs June 1, 2026 through May 31, 2027; and
- WHEREAS, the City anticipates receiving \$773,394 in Community Development Block Grant (CDBG) and \$508,084.92 in HOME Investment Partnership (HOME) funding; and
- WHEREAS, the primary focus of HAND's implementation of this Plan will be to sustain neighborhood stability, prevent homelessness, increase and improve housing supply and ensure accessible, affordable housing for people throughout the City; and
- WHEREAS, the City developed this plan through a collaborative public engagement process that included stakeholder workshops, public meetings, and the efforts of the Citizens' Advisory Committee, through which community advice and input regarding the allocation of Community Development Block Grant funds were solicited and received; and
- WHEREAS, the Annual Action Plan was created and on public display from April 22, 2026 through May 22, 2026; and
- WHEREAS, the Redevelopment Commission has reviewed the Annual Action Plan, and approves of the plan's submission to the U.S. Housing and Urban Development (HUD).

NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:

1. The Redevelopment Commission finds that the Annual Action Plan (attached hereto as Exhibit A) has been developed in accordance with the goals and priorities identified in the 2025-2029 Consolidated Plan (CP).

2. The Redevelopment Commission also finds that the Annual Action Plan serves the mission of the national objectives of the HUD programs.

3. The Redevelopment Commission hereby approves the 2026 Annual Action Plan.

BLOOMINGTON REDEVELOPMENT COMMISSION

Deborah Myerson, President

Attest:

John West, Secretary

Date



2026 Annual Action Plan

For Public Display and Comment
April 22, 2026 – May 22, 2026

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Bloomington, Indiana is an entitlement community selected by the U.S. Department of Housing and Urban Development to receive an annual allocation of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds. As the administering agency of these funds, the Housing and Neighborhood Development Department (HAND) enhances the quality of life for Bloomington residents by developing programs, services, and partnerships to preserve community character, promote affordable housing and encourage neighborhood vitality. The programs that are administered through this office are focused on low-moderate income persons and neighborhoods. As a recipient of federal funds, the City of Bloomington is required by HUD to produce an Annual Action Plan (AAP) in accordance with the goals and priorities identified in the 2025-2029 Consolidated Plan (CP). HAND is responsible for drafting and administering these plans.

HAND has, through the AAP, developed a single, consolidated planning and application document in consultation with public and private agencies. The AAP for the City will serve the following functions:

- a. A planning document that enables the City to view its HUD funding, not in isolation, but as one tool in a comprehensive strategy to address housing, community development, and economic development needs;
- b. An application for CDBG and HOME under HUD's formula grant;
- c. A strategy document to be followed in carrying out HUD programs; and
- d. An action plan that provides a basis for assessing performance in the investment of CDBG and HOME dollars.

The City of Bloomington anticipates receiving the following federal resources in FY 2026, which runs from June 1, 2026, through May 31, 2027:

- CDBG: \$773,394
- HOME: \$508,084.92

2. Summarize the objectives and outcomes identified in the Plan

The primary focus of HAND's implementation of this Plan will be to sustain neighborhood stability, prevent homelessness, increase and improve housing supply and ensure

accessible, affordable housing for people throughout the City. The City developed this plan using citizen and stakeholder input generated by several stakeholder workshops and public meetings.

The Priority Needs and Goals established by the City include:

- Increase Access To and Quality of Affordable Housing
- Provide Public Services
- Provide Public Facilities and Infrastructure
- Provide Homeless Housing and Services

To address the identified needs, the City has established the following goals and outcomes to be achieved through investment of its CDBG and HOME resources in FY 2026:

Goal Name	Goal Outcome Indicator
Increase Access To and Quality of Affordable Housing	Homeowner Housing Added: 1 housing unit Tenant-Based Rental Assistance/Rapid Rehousing: 40 households Homeowner Housing Added: 4 housing units Homeowner Housing Rehabilitated: 4 housing units
Provide Public Facilities and Infrastructure	Public Facility or Infrastructure other than Low/Moderate Income Housing Benefit: 600 persons Public Facility or Infrastructure for Low/Moderate Income Housing Benefit: 240 households
Provide Public Services	Public Service activities other than Low/Moderate Income Housing Benefit: 6,880 persons
Provide Homeless and Housing Services	Homeless Person Overnight Shelter: 130 persons

3. Evaluation of past performance

The City of Bloomington Housing & Neighborhood Development Department is committed to continuously evaluating and improving the performance of the department and outcomes from investments made in the community. The evaluation of the City’s most recently completed fiscal year (2024) can be found in the Consolidated Annual Performance Evaluation Report (CAPER). Previous years’ CAPERs are available for review at <https://bloomington.in.gov/departments/hand>

HAND was able to assist thousands of low- and moderate-income households in Bloomington during FY 2024. All CDBG social service funding that was allocated during the program helped households with food, shelter, and youth and daycare needs. Several physical improvements within low-income areas of the city were completed which included: rehab activities at two low-income housing facilities, rehabilitation of the exterior accessibility at Tandem, and sprinkler system upgrades at Centerstone's main facility. Housing assistance provided through HOME and CDBG included one single family new construction home, and two owner-occupied rehabilitations.

Also in FY 2024, the department continued to fulfill its responsibilities under the CDBG CV-3 program to assist the nine organizations who received funding during Program Year 2021. This includes, and is continuing in PY 2025, working with each of the organizations to be sure 100% of funds are expended by September 2026.

4. Summary of Citizen Participation Process and consultation process

The Housing and Neighborhood Development (HAND) Department initiates various mechanisms to engage the community through its Citizen Advisory Committee (CAC) and consultation processes. During the development of this Annual Action Plan, HAND actively consulted with a variety of non-profits, social service providers, community residents, and governmental agencies to determine the needs of the City.

To gather community input on public needs, HAND hosted the following public meetings:

1. A hybrid meeting with the Citizens Advisory Committee was held on November 6, 2025. Participates could participate online via Zoom or in-person at the Allison Conference Room at City Hall, 401 N. Morton St, Room 225, Bloomington, IN.
2. A hybrid meeting with the Redevelopment Commission was held on December 15, 2025. Participates could participate online via Zoom or in-person in Council Chambers, City Hall, 401 N. Morton St, Bloomington, IN.
3. A hybrid meeting with City Council was held on January 14, 2026. Participates could participate online via Zoom or in-person in Council Chambers, City Hall, 401 N. Morton St, Bloomington, IN.

A draft of the FY 2026 AAP was placed on public display for 30 days beginning April 22 through May 22, 2026. To gather final comments on the proposed use of funds, HAND hosted a public hearing on [date TBD].

5. Summary of public comments

A summary of public comments is included in the Citizen Participation Appendix.

6. Summary of comments or views not accepted and the reasons for not accepting the

There were no comments that were not accepted.

7. Summary

In summary, the Annual Action Plan have been developed with community input and reflect the needs of the City.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	BLOOMINGTON	Housing and Neighborhood Development Department
HOME Administrator	BLOOMINGTON	Housing and Neighborhood Development Department

Table 1 – Responsible Agencies

Narrative (optional)

While the Participating Jurisdiction/Entitlement Community, the City of Bloomington, works with a number of other departments within the City and several partners in the community, the lead department is the Housing and Neighborhood Development (HAND) Department. The department has a full-time staff of 18, with five (5) of those staff fully or partially dedicated to HUD programming.

Consolidated Plan Public Contact Information

City of Bloomington
 Housing and Neighborhood Development Department
 401 N. Morton St., Suite 130
 Bloomington, IN 47404

812.349.3401

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

HAND staff coordinate with numerous boards, non-profit agencies, health and housing service providers, and community members to provide a comprehensive suite of services to the community. HAND coordinates with a variety of stakeholders to provide input on the Annual Action Plan, to coordinate various housing services to the homeless, those seeking housing, and providing housing assistance services. This coordination takes on many forms from the sharing of information, to attending each other's respective board meetings, to providing statistical information on housing needs within the Bloomington community. The department engaged elected officials, non-profit organizations, community volunteers and others to gain input on how qualifying populations at risk of homelessness can be served in the community.

For CDBG projects, the Citizen Advisory Committee (CAC), who makes funding recommendations, is comprised of members selected through an application process facilitated by the Mayor's office with the goal of broad representation from the community. HAND also receives citizen input through a variety of boards and commissions including the Redevelopment Commission, Historic Preservation Commission, and Board of Housing Quality Appeals.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City of Bloomington's Housing & Neighborhood Development Department coordinates with several boards, committees and organizations to better meet the needs of the community including:

- **South Central Housing Network:** SCHN is a consortium of housing providers that oversee Region 10's Balance of State McKinney-Vento Continuum of Care funding. Approximately 25 organizations are part of the South Central Housing Network including the City of Bloomington HAND staff who meet every other month.
- **Bloomington Housing Authority Board:** At least one HAND staff member attends each monthly BHA board meeting to better coordinate programs and efforts designed to address affordable housing. This coordination allows both our agencies to address housing and supportive services comprehensively across the city. HAND also partnered with the BHA's Community Development Corporation on the formation of a Community Land Trust (CLT) to create an additional vehicle for affordable housing, and the creation

of a Landlord Risk Mitigation Fund (LLRMF) to help open opportunities for high-risk renters to obtain housing in our community.

- **Monroe County Apartment Association:** HAND regularly presents at the Monroe County Apartment Association (MCAA) and has held Landlord Expos and Tenant Fairs to inform landlords about affordable housing and Section 8 programs. Our goal is to put a face to affordable housing and help landlords understand the importance of providing affordable housing in our community.
- **Builders Association of South Central Indiana:** HAND regularly attends and presents at monthly BASCI meetings to better collaborate on barriers to affordable housing including construction and development obstacles such as ordinances.
- **Indiana University:** HAND participates in several Indiana University events to engage the student population to bring awareness to tenant and landlord rights and responsibilities and other resources available to ensure positive community participation. In addition, the City of Bloomington regularly engages with Indiana University on several community projects and studies.
- **Homebuyers Club:** HAND provides a homebuyer's class three or four times per year. During these classes we coordinate with banks, title companies, realtors, and other housing professionals to provide educational materials for new homebuyers. These classes provide opportunities for people to learn more about becoming a homeowner and qualifies each participant for down payment assistance (income qualifications apply).

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The South Central Housing Network (SCHN) is the Indiana Continuum of Care Region 10 Balance of State lead entity that coordinates the homeless continuum of care for Bloomington, Monroe County and surrounding counties. HAND is a member of SCHN, attends member meetings as well as participates in subcommittee work such as the Coordinated Entry Policy & Procedures work group.

A partnership was formed between the Community Foundation, Monroe County, United Way, South Central Housing Network and the Housing Insecurity Working Group, to create the Heading Home initiative. The City of Bloomington and Monroe County government pledged to support this initiative in order to make homelessness rare, brief and non-repeating. This is being done through the implementation of the Heading Home Plan. In 2024, HAND supported an initiative implemented by Heading Home that created a Data Dashboard to track and provide housing and homeless data as a significant measure of need and progress. HAND consults on

an ongoing basis with the director of Heading Home, participates in coordination events to encourage and support property owners that accept Housing Choice Vouchers, and best-practice trainings.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Bloomington is part of the Indiana Balance of State Continuum of Care (BOS CoC). The BOS CoC is divided into 16 regions, with Bloomington being a part of Region 10. Each region has a planning council and chairperson and meets regularly with other councils to develop and implement strategies to alleviate homelessness.

The City does not receive ESG funds directly.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	City of Bloomington
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Housing and Neighborhood Development Mayor’s Office Human Rights Commission Council for Accessibility All City organizations attended the public hearings.
2	Agency/Group/Organization	Bloomington Police Department
	Agency/Group/Organization Type	Services-homeless Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Bloomington Police Department's Downtown Resource Officers (DROs) play a critical role in assessing the needs of our unhoused population in Bloomington. The Department is consulted with on a weekly basis as a participant in a group discussion on issues facing this community in our city.
3	Agency/Group/Organization	Bloomington Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HAND coordinated with BHA to gather input from residents of public housing and Section 8 regarding the Consolidated Plan. Their input was incorporated in the goals of the Plan. Additionally, HAND has funded the renovation of several public housing units with CDBG funds and is partnering with the BHA on a Landlord Risk Mitigation fund, as well as the development of a Community Land Trust (CLT). At least one HAND staff member attends each monthly BHA board meeting in an effort to better coordinate programs and efforts designed to address affordable housing. This coordination allows both our agencies to address housing and supportive services comprehensively across the city.
4	Agency/Group/Organization	South Central Housing Network

<p>Agency/Group/Organization Type</p>	<p>Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Service-Fair Housing</p>
<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>SCHN is a consortium of housing providers that oversee Region 10's Balance of State McKinney-Vento Continuum of Care funding. Approximately 25 organizations are part of the South Central Housing Network including the City of Bloomington HAND staff. The South Central Housing Network (SCHN) is the Indiana Continuum of Care Region 10 Balance of State lead entity that coordinates the homeless continuum of care for Bloomington, Monroe County and surrounding counties: Greene, Lawrence, Martin, Morgan and Owen. HAND is a member of SCHN, attends the every other month member meetings as well as participates in subcommittee work such as the Coordinated Entry Policy & Procedures work group. SCHN continues its work to assist in the implementation of the Heading Home of South Central Indiana plan, a ten year plan to end homelessness initiated in 2021.</p>

5	Agency/Group/Organization	Beacon, Inc.
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization is part of the South Central Housing Network and as such, provide input on the homelessness strategy implemented via the Consolidated Plan and the Region 10's Continuum of Care plan. Beacon, Inc. provides services ranging from counseling for jobs, housing and health needs, as well as case management at the Crawford permanent supportive housing units in Bloomington.
6	Agency/Group/Organization	Centerstone of Indiana
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-Health Health Agency Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Centerstone is part of the South Central Housing Network and as such, provides input on strategies to combat homelessness and housing insecurity. Centerstone also owns and operates the Kinser Flats permanent supportive housing development.

7	Agency/Group/Organization	MIDDLE WAY HOUSE
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization is part of the South Central Housing Network and as such, provide input on the homelessness strategy implemented via the Consolidated Plan and the Region 10's Continuum of Care plan.
8	Agency/Group/Organization	NEW HOPE FAMILY SHELTER
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	As part of the South Central Housing Network, New Hope provides input regarding the Region 10's Continuum of Care and the Consolidated Plan. New Hope offers housing opportunities and supportive services to chronically homeless families and individuals. The agency operates the city's only family shelter, on which the City of Bloomington is a major partner and a funder.
9	Agency/Group/Organization	HABITAT FOR HUMANITY OF MONROE COUNTY

	Agency/Group/Organization Type	Housing Services - Housing Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization provides input regarding affordable housing issues across the city. Habitat for Humanity provides homebuyer opportunities for income eligible households and is a major partner for HOME funds with the City of Bloomington, particularly on the development of Habitat's Osage Place neighborhood.
1 0	Agency/Group/Organization	Meridiam Fiber
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meridiam Fiber has an agreement with the City of Bloomington (primarily negotiated by our Legal and Information Technology Services Department) to provide fiber services resulting in high-speed Internet for 85% of residents in the City of Bloomington. This infrastructure is in the process of being deployed now across the City of Bloomington.
1 1	Agency/Group/Organization	Monroe County Health Department

	Agency/Group/Organization Type	Services - Housing Services-Children Services-Health Services-Education Health Agency Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Monroe County Health Department -- HAND is in regular contact with the local health department on matters ranging from rats to lead to mold to radon. HAND pays particularly close attention to potential lead poisoning as part of this collaboration, and recently trained additional staff on lead practices. Though HAND also conducts its own lead assessments at times, it obtains data from the health department in identifying addresses where children have been lead-poisoned.
1	Agency/Group/Organization	Heading Home of South Central Indiana
2	Agency/Group/Organization Type	Services-homeless Services-Education Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HAND works with Heading Home through funding and as a community partner in efforts to make the issue of homelessness rare, brief and non-repeating. This involves coordination with Coordinated Entry (CE), CoC agencies and others to implement the community-based Heading Home Plan. Heading Home facilitates a weekly shelter meeting and a variety of educational opportunities. HAND meets with HH several times per month to collaborate.

1 3	Agency/Group/Organization	Mother Hubbard's Cupboard
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Mother Hubbard's Cupboard works to increase access to healthy food in ways that cultivate dignity, agency, and community. HAND collaborates on a number of projects to address food insecurity.
1 4	Agency/Group/Organization	Monroe County Apartment Association
	Agency/Group/Organization Type	Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	HAND works with the MCAA throughout the year to identify partnerships to educate tenants and landlords on housing policy in Bloomington primarily as it relates to our ongoing working relationship on the City's Rental Inspection Program. The MCAA is also a helpful resource to disseminate information to tenants in need of housing.
1 5	Agency/Group/Organization	COMMUNITY KITCHEN
	Agency/Group/Organization Type	Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	HAND collaborates with the Community Kitchen to address food insecurity.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

There were no agencies intentionally not consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Heading Home	Continuum of Care	The Heading Home plan informed the Needs Assessment and Homeless Strategy.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

To gather community input on public needs, HAND hosted the following public meetings:

1. A hybrid meeting with the Citizens Advisory Committee was held on November 6, 2025. Participates could participate online via Zoom or in-person at the Allison Conference Room at City Hall, 401 N. Morton St, Room 225, Bloomington, IN.
2. A hybrid meeting with the Redevelopment Commission was held on December 15, 2025. Participates could participate online via Zoom or in-person in Council Chambers, City Hall, 401 N. Morton St, Bloomington, IN.
3. A hybrid meeting with City Council was held on January 14, 2026. Participates could participate online via Zoom or in-person in Council Chambers, City Hall, 401 N. Morton St, Bloomington, IN.

A draft of the FY 2026 AAP was placed on public display for 30 days beginning April 22 through May 22, 2026. To gather final comments on the proposed use of funds, HAND hosted a public hearing on [date TBD]. A complete summary of the citizen participation effort is included in the Citizen Participation Appendix.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Needs Hearings	Non-targeted/ broad community	48 attendees	Please see the Citizen Participation Appendix	None	
2	Public Display & Comment Period	Non-targeted/ broad community	April 22 – May 22, 2026	TBD	TBD	
3	Public Hearing	Non-targeted/ broad community	TBD	TBD	TBD	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The following table shows the expected resources the City of Bloomington will receive in FY 2026.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources : \$	Total: \$		
CDBG	Federal	Acquisition Admin & Planning Econ Development Housing Public Improve. Public Services	\$773,394	0	0	\$773,394	\$2,320,182	Funds for housing and non-housing community development needs. The expected amount for the remainder of the 2025-2029 ConPlan is three times the annual allocation.
HOME	Federal	Admin & Planning	\$508,084.92	0	0	\$508,084.92	\$1,524,254.76	Funds for affordable housing. The expected amount for the remainder of the 2025-2029 ConPlan is three times the annual allocation.

Table 1 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Many of the City's service providers receive funds from other sources, including Continuum of Care, local foundations, Indiana state, etc. Developers of HOME-assisted units will be required to provide the minimum 25% matching funds for projects.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The redevelopment of the former IU Health Bloomington Hospital location is a 24-acre site in downtown Bloomington. Ownership transferred at the beginning of 2024 and is now owned by the City of Bloomington Redevelopment Commission. A master plan released in 2021 created a vision for the site, which proposes approximately 850 units of housing of varying types. The City of Bloomington has released public offerings for proposals for one-third of the project and continues to evaluate how we can meet the community housing needs with proposals. The ultimate goal of Hopewell is to maximize affordable housing at this site.

The City of Bloomington also partnered with Summit Hill Community Development Corporation, the development arm of the Bloomington Housing Authority, to create a Community Land Trust (CLT). It is anticipated that CLT properties will be utilized to advance the City's affordable housing goals.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Access to and Quality of Affordable Housing	2025	2029	Affordable Housing	City-wide	Increase Access to and Quality of Affordable Housing	HOME: \$457,276.44	Homeowner Housing Added: 1 housing unit Tenant-Based Rental Assistance/Rapid Rehousing: 40 households Homeowner Housing Added: 4 housing units Homeowner Housing Rehabilitated: 4 housing units
2	Provide Public Facilities and Infrastructure	2025	2029	Non-Housing Community Development	City-wide	Public Facilities and Infrastructure Improvement	CDBG: \$502,706.10	Public Facility or Infrastructure other than Low/Moderate Income Housing Benefit: 600 persons Public Facility or Infrastructure for Low/Moderate Income Housing Benefit: 240 households
3	Provide Public Services	2025	2029	Non-Housing Community Development	City-wide	Provide Public Services	CDBG: \$80,796.47	Public Service activities other than Low/Moderate Income Housing Benefit: 6,880 persons
4	Provide Homeless Housing and Services	2025	2029	Homeless	City-wide	Provide Homeless Housing and Services	CDBG: \$35,212.63	Homeless Person Overnight Shelter: 130 persons
5	Planning and Administration	2025	2029	Admin	City-wide	Planning and Administration	CDBG: \$154,678.80 HOME: \$50,808.49	Other: 2 Other

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Access to and Quality of Affordable Housing
	Goal Description	The County will provide resources to increase the supply of decent, safe, sanitary and accessible rental housing that is affordable to low- moderate-income households. This could be construction of new units or rehabilitation of existing vacant units/buildings into affordable rental units.
2	Goal Name	Provide Public Facilities and Infrastructure
	Goal Description	The City will provide resources for the installation of public infrastructure (water, sewer, streets, sidewalks, utilities).
3	Goal Name	Provide Public Services
	Goal Description	Fund organizations providing services lifting individuals out of poverty, including financial assistance, food assistance, shelter, education, and more.
4	Goal Name	Provide Homeless Housing and Services
	Goal Description	Provide funds to support shelter operations and transitional housing. Acquisition, construction, or rehabilitation of temporary shelters and transitional housing for the homeless, including victims of domestic violence, veterans, disaster victims, families with children, unaccompanied youth, drug offenders, and formerly incarcerated persons. Provide funding to increase permanent supportive housing opportunities and work to create a stronger network of providers of supportive and mainstream services to homeless clients.
5	Goal Name	Planning and Administration
	Goal Description	City will provide effective and efficient program management and oversight.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following is a list of CDBG and HOME activities that the City of Bloomington will undertake in FY 2026. These projects have been reviewed by the CDBG Advisory Commission for that programs' activities, and the PJ allocates HOME funds on an ongoing, rolling process as projects are presented and evaluated.

Projects

#	Project Name
1	Physical Improvement 2026 – Summit Hill CDC
2	Physical Improvement 2026 – My Sister’s Closet
3	Physical Improvement 2026 – Boys & Girls Club
4	Physical Improvement 2026 – New Hope for Families
5	Physical Improvement 2026 – LifeDesigns
6	Physical Improvement 2026 – Middle Way House
7	Social Services 2026 – Community Kitchen, Inc.
8	Social Services 2026 – Beacon, Inc.
9	Social Services 2026 – Hoosier Hills Food Bank
10	Social Services 2026 – Boys & Girls Club
11	Social Services 2026 – New Hope for Families
12	Social Services 2026 – Middle Way House
13	2026 CDBG Admin
14	2026 HOME Admin
15	2026 CHDO
16	2026 HOME Rental Activities
17	2026 HOME Homeowner Activities

Table 3 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Bloomington has a greater need than is able to be served. The City will receive a 2026 CDBG award in the amount of \$773,394.00. The majority of funds (65%) will be used for

physical improvements projects, while the remaining allocation will be used for social services and administration. The City will receive a 2026 HOME award in the amount of \$508,084.92.

AP-38 Project Summary

Project Summary Information

1	Project Name	Physical Improvement 2026 – Summit Hill CDC
	Target Area	City-wide
	Goals Supported	Provide Public Facilities and Infrastructure Improvements
	Needs Addressed	Public Facilities and Infrastructure Improvements
	Funding	CDBG: \$146,815.65
	Description	Fund will be to replace and repair playground equipment and associated park amenities in the Bloomington Housing Authority Reverend E.D. Butler community.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 56 households
	Location Description	1202 W 11 th St, Bloomington, IN
	Planned Activities	Park Improvements Matrix Code 03F
2	Project Name	Physical Improvement 2026 – My Sister’s Closet
	Target Area	City-wide
	Goals Supported	Provide Public Facilities and Infrastructure
	Needs Addressed	Public Facilities and Infrastructure Improvements
	Funding	CDBG: \$144,556.45

	Description	Funds will be used to renovate newly acquired building located at 1204 W. 2nd Street to house a retail boutique, volunteer workspace, donation intake, and basic client services. Renovations will include accessibility improvements, structural modifications, interior finishes, and upgrades to mechanical, electrical, and plumbing systems.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 persons
	Location Description	1204 W. 2 nd Street, Bloomington, IN 47403
	Planned Activities	Neighborhood facility improvements. Matrix code 03E
3	Project Name	Physical Improvement 2026 – Boys & Girls Club
	Target Area	City-wide
	Goals Supported	Provide Public Facilities and Infrastructure
	Needs Addressed	Public Facilities and Infrastructure Improvements
	Funding	CDBG: \$127,580
	Description	Funds will be used for interior and exterior improvements including security, gym floor resurfacing, padding gym walls, parking lot resurfacing, and retaining wall construction.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 400 persons
	Location Description	1111 W 12 th St, Bloomington, IN 47404

	Planned Activities	Youth center public facility improvements. Matrix code 03D.
4	Project Name	Physical Improvement 2026 – New Hope for Families
	Target Area	City-wide
	Goals Supported	Provide Public Facilities and Infrastructure
	Needs Addressed	Provide Public Facilities and Infrastructure
	Funding	CDBG: \$53,000
	Description	Funds will be used for renovations to the New Hope Family Shelter building and the New Hope Early Learning Center Building.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Public facility or infrastructure activities for low/moderate income housing benefit: 150 households assisted
	Location Description	1136 S. Morton Street, Bloomington, IN 47403 1140 S. Morton Street, Bloomington, IN 47430
	Planned Activities	Homeless facility improvements. Matrix Code 03C.
5	Project Name	Physical Improvement 2026 – LifeDesigns
	Target Area	CDBG-eligible areas
	Goals Supported	Provide Public Facilities and Infrastructure
	Needs Addressed	Provide Public Facilities and Infrastructure
	Funding	CDBG: \$19,420
	Description	Funds will be used for floor improvements at a group home.
	Target Date	12/31/2027

	Estimate the number and type of families that will benefit from the proposed activities	Public facility or infrastructure activities for low/moderate income housing benefit: 4 households assisted
	Location Description	200 E Winslow Road, Bloomington, IN 47403
	Planned Activities	Rehabilitation of centers for persons with disabilities. Matrix Code 03B
6	Project Name	Physical Improvement 2026 – Middle Way House
	Target Area	City-wide
	Goals Supported	Provide Public Facilities and Infrastructure
	Needs Addressed	Public Facilities and Infrastructure Improvements
	Funding	CDBG: \$11,334
	Description	The project involves fire alarm system improvements at the Cindy Huston New Wings Emergency Shelter operated by Middle Way House.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Public facility or infrastructure activities for low/moderate income housing benefit: 30 households assisted
	Location Description	Middle Way House (Address suppressed for privacy)
	Planned Activities	Homeless facility improvements. Matrix Code 03C.
7	Project Name	Social Services 2026 – Community Kitchen, Inc.
	Target Area	City-wide
	Goals Supported	Provide Public Services

	Needs Addressed	Provide Public Services
	Funding	CDBG: \$24,938.09
	Description	Funds will be used to support the Community Kitchen's Free Meals Service.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than low/moderate income housing benefit: 3,750 persons.
	Location Description	City-Wide
	Planned Activities	Food Banks Matrix Code 05W
8	Project Name	Social Services 2026 – Beacon, Inc.
	Target Area	City-wide
	Goals Supported	Provide Homeless Housing and Services
	Needs Addressed	Provide Homeless Housing and Services
	Funding	CDBG: \$19,949.70
	Description	Funds will be used to support the Friend's Place emergency shelter and programming including case management.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Homeless person overnight shelter: 100 persons
	Location Description	City-wide

	Planned Activities	Emergency shelter operating costs. Matrix Code 03T
9	Project Name	Social Services 2026 – Hoosier Hills Food Bank
	Target Area	City-wide
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$19,949.70
	Description	Funds will be used to support the operations of the Hoosier Hills Food Bank.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than low/moderate income housing benefit: 2,700 persons.
	Location Description	City-Wide
	Planned Activities	Food Banks Matrix Code 05W
10	Project Name	Social Services 2026 – Boys & Girls Club
	Target Area	City-wide
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$17,954.34
	Description	Funds will be used to support after-school childcare programming at the Boys & Girls Club. Multiple programs are run to provide kids with additional opportunities to develop academically and socially.
	Target Date	12/31/2027

	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than low/moderate income housing benefit: 400 persons.
	Location Description	City-Wide
	Planned Activities	Childcare services
1 1	Project Name	Social Services 2026 – New Hope for Families
	Target Area	City-wide
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$17,954.34
	Description	New Hope for Families will offer early learning scholarships to families impacted by homelessness to allow them access to high care and education despite funding cuts to the in CCDF voucher.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than low/moderate income housing benefit: 30 persons.
	Location Description	City-Wide
	Planned Activities	Childcare services. Matrix code 05L
1 2	Project Name	Social Services 2026 – Middle Way House
	Target Area	City-wide
	Goals Supported	Provide Homeless Housing and Services

	Needs Addressed	Provide Homeless Housing and Services
	Funding	CDBG: \$15,262.93
	Description	Funds will be used to support the operation of the New Wings Emergency Shelter. The shelter provides immediate housing to survivors of domestic violence, sexual assault, and human trafficking, as well as their dependent children who are actively fleeing an unsafe situation.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Homeless person overnight shelter: 30 persons.
	Location Description	City-Wide
	Planned Activities	Emergency shelter Matrix Code 03T
1 3	Project Name	2026 CDBG Admin
	Target Area	City-wide
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$154,678.80
	Description	Funds used for the administration of CDBG activities.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Other: 1
	Location Description	City-Wide

	Planned Activities	Overall program management, coordination, monitoring, and evaluation. Matrix Code 21A.
1 4	Project Name	2026 HOME Admin
	Target Area	City-wide
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	HOME: \$50,808.49
	Description	The administration of HOME funds to support the building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance necessary for safe, sanitary, decent, affordable housing & opportunities to low-income people
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Other: 1
	Location Description	City-Wide
	Planned Activities	The administration of HOME funds to support the building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance necessary for safe, sanitary, decent, affordable housing & opportunities to low-income people
1 5	Project Name	2026 CHDO
	Target Area	City-wide
	Goals Supported	Increase Access to and Quality of Affordable Housing
	Needs Addressed	Increase Access to and Quality of Affordable Housing
	Funding	HOME: \$76,212.74

	Description	New construction, acquisition, and rehabilitation of homebuyer and rental properties in collaboration with CHDOs.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner housing added: 1 housing unit.
	Location Description	The CHDO activity will take place within the city limits.
	Planned Activities	New construction, acquisition, and rehabilitation of homebuyer and rental properties in collaboration with CHDOs.
	1 6	Project Name
	Target Area	City-wide
	Goals Supported	Increase Access to and Quality of Affordable Housing
	Needs Addressed	Increase Access to and Quality of Affordable Housing
	Funding	HOME: \$190,531.85
	Description	Tenant-based rental assistance and rental unit construction.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Tenant-based rental assistance/rapid rehousing: 40 households assisted.
	Location Description	City-wide
	Planned Activities	Tenant-based rental assistance and rental unit construction.

1 7	Project Name	2026 HOME Homeowner Activities
	Target Area	City-wide
	Goals Supported	Increase Access to and Quality of Affordable Housing
	Needs Addressed	Increase Access to and Quality of Affordable Housing
	Funding	HOME: \$190,531.85
	Description	Funding will be used towards the New Construction, Acquisition, rehabilitation, and down payment assistance of homebuyer properties.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner housing added: 4 household housing units. Homeowner housing rehabilitated: 4 household housing units.
	Location Description	Households receiving funding for rehab programming are scattered through Bloomington.
	Planned Activities	New construction, acquisition, rehabilitation and down payment assistance of homebuyer properties.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

To the degree possible, the City of Bloomington will fund projects community-wide in an effort to continue to de-concentrate poverty.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	100%

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Federal funds are intended to provide LMI households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. The system for establishing the priority selection of these projects in Bloomington is based on the following criteria:

- Meeting the needs of LMI residents and responding to expressed needs
- Sustainability and/or long-term impact
- Coordinating and leveraging resources
- The ability to demonstrate measurable progress and success
- Meeting the statutory requirements of the CDBG and HOME programs

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	49
Special-Needs	0
Total	49

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	40
The Production of New Units	5
Rehab of Existing Units	4
Acquisition of Existing Units	0
Total	49

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

The City anticipates using HOME funds to add 5 new homeowner housing units, rehabilitate 4 homeowner housing units, and provide rental assistance to 40 households.

Applicants for HOME funding are accepted on a rolling basis across programs. Website and word-of-mouth marketing on the developer end has tended to bring in adequate applicant numbers. The City pays particular attention to potential CHDO-eligible applicants and urges them to seek CHDO project status and apply. On the individual end of applicants for items such as rehabilitation, social service agencies are regularly communicated with by City staff and often are the driving force in bringing in applicants via referral. These agencies include Centerstone, for instance, but most direct HAND programming for low-income clients is done through CDBG. The low-income clients must be at 80% or less of the area median income for eligibility.

AP-60 Public Housing – 91.220(h)

Introduction

The Bloomington Housing Authority (BHA) provides public housing services within the City of Bloomington.

Actions planned during the next year to address the needs to public housing

BHA is firmly committed to improving the quality of life for its residents and providing deeply affordable housing to the extremely low and moderately low-income individuals and families. BHA is in the process of converting to Project Based Voucher assistance through the RAD program. For BHA, the RAD conversion allows the authority to secure the financing needed for critical renovations, improving living conditions for residents without raising their rents beyond 30% of their income. The program also preserves the long-term affordability of these units, as residents retain their rental assistance under the Section 8 model, ensuring that vulnerable low-income families continue to have access to safe, affordable housing in Bloomington.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The BHA has an established resident council. The council has sponsored activities for the residents such as: Food pantry, Christmas party, Green Welcome Buckets, City Neighborhood Fair at City Hall, Family Night Out, and Back to School Bash, Non-food Pantry and Wonder Women Health Fair. In addition, the BHA has a Family Self-Sufficiency program to allow residents to save funds for future needs (including housing), and while not focused on home ownership – the BHA/City of Bloomington Landlord Risk Mitigation Fund is an effort to reduce risk to secure housing in Bloomington for those who need it. This effort will also include tenant education classes that will, to the extent allowable under Indiana law, discuss the landlord-tenant relationship (outside of BHA management).

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The PHA is not troubled.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Bloomington participates in the Indiana Balance of State Continuum of Care (BOS CoC). The BOS CoC is divided into 16 regions, with Bloomington being a part of Region 10. Each region has a planning council and chairperson and meets regularly with other councils to develop and implement strategies to alleviate homelessness.

Shalom Community Center has a Street Outreach Program with caseworkers walking the streets of Bloomington to engage and provide support for people experiencing street homelessness. Services include shelter, counseling, and employment programs. New Hope Family Shelter provides similar services, specifically targeting families, and provides additional resources for children experiencing homelessness at The Nest, including academic, social, and emotional support. Bloomington Housing Authority also conducts community-based outreach clinics to provide service and HCVs for homeless veterans in partnership with the Department of Veterans Affairs.

Addressing the emergency shelter and transitional housing needs of homeless persons

The CoC captures Point in Time data, Systems Performance Measures and Coordinated Entry data to evaluate and understand the emergency needs of persons in the City experiencing homelessness. Emergency shelters and transitional housing programs play a major role in homeless housing services provided in Bloomington. In addition to adults without children, homelessness service providers also specifically target families with children and victims of domestic violence. Supportive services are provided to help guide clients into more permanent housing options, including childcare, job and life skill trainings, education services, and more. In FY 2026, the City will provide funding to support Beacon's shelter.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Indiana BOS CoC takes a Housing First approach, offering housing to individuals and families experiencing homelessness without preconditions and barriers to entry. Prioritizing rapidly rehousing unsheltered homeless individuals and families intends to make homelessness brief. Creating low-barrier shelter and housing options, including flexible resources to be used to assist in rapidly placing households into housing, is a component of the Housing Action Plan developed by Heading Home of South Central Indiana. Once housed, particularly in permanent

housing, case management and other supportive services are crucial to the success of preventing at-risk residents from returning to homeless. Supportive services include financial assistance to obtain housing, individual case management, childcare, employment, healthcare, and education. The Housing Action Plan proposes adding case managers to support this work. In FY 2026, the City will provide funding to support homeless prevention services through Middle Way House.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Successful implementation of any strategy addressing homelessness includes stemming inflow of people experiencing homelessness. Diversion programs are a successful way to prevent episodes of homelessness, particularly for households that are generally stable but experience an unexpected crisis (job loss, health emergency, etc.) that places housing in jeopardy. The Housing Action Plan proposes creating flexible funding sources to support people in this endeavor. Such a pot of funding currently does not exist, but helping to provide resources to keep households stable in the face of crisis can be effective in diverting homelessness.

The City is working diligently to redevelop the former hospital site, which could add up to 1,000 units of housing (with a goal of at least 20% affordable). In addition, the City continues to work with the Bloomington Housing Authority on the Landlord Risk Mitigation Fund, which seeks to provide insurance and risk reduction to property managers and owners to help house those who may have eviction or other risk factors in rental housing. We believe these efforts and more assist those who are housing insecure obtain housing.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Based on the analysis conducted in the AI, the following impediments to fair housing choice were identified:

- A lack of affordable housing has a greater negative impact on lower income families with children, minorities, people with disabilities and potentially other members of the protected classes.
- Since the previous AI, the City of Bloomington adopted a Unified Development Ordinance (UDO) in 2020.
 - Based on a Zoning Risk Assessment conducted Bloomington’s UDO, the city is low risk relative to discriminatory provisions for housing and members of the protected classes.
 - However, developers have mentioned potential barriers to creating affordable housing because of provisions required under the UDO.
- Minorities are underrepresented among homeowners.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Strategy 1.1: Utilize program funds for the development of new housing in areas that have not previously seen heavy investment, such as in communities north and east of US 45.

Strategy 3.1: Develop partnerships with HUD-certified housing counselors and local lenders to offer homebuyer education and financial literacy programs

Strategy 3.2: Continue funding of projects to foster and maintain affordable housing such as down payment and closing costs assistance, rental deposit programming, home repairs, Residential Rental occupancy Program, and more.

Strategy 2.1: Continue and expand fair housing education efforts conducted through Bloomington/Monroe County Human Rights Commission.

Strategy 2.2: Continue maintaining a record of fair housing complaints filed to BMCHRC and publishing reports to ensure transparency and awareness of local fair housing issues.

Strategy 2.3: As part of the City’s local application process for HUD funds, provide a fair housing training component that all subrecipients are required to attend before signing their grant agreement.

Strategy 2.4: Conduct a new four factor analysis to identify additional resources that may be needed for its LEP Chinese-speaking population who may be eligible for programs and services. The city will then take steps to provide those resources.

AP-85 Other Actions – 91.220(k)

Introduction:

The following are additional actions the City of Bloomington will take in the FY 2026.

Actions planned to address obstacles to meeting underserved needs

The City prioritizes funding for services for underserved populations, including households experiencing and at-risk of homelessness and funds for food insecure households. To the extent feasible, HOME dollars will be allocated to projects that couple affordable housing development with self-sufficiency and employment programming.

Actions planned to foster and maintain affordable housing

HAND will continue to foster and maintain affordable housing through a variety of platforms and programs. To influence market conditions HAND will be supporting new unit production and the preservation of existing units. In addition, HAND will continue to offer a myriad of assistance programming for residents and will continue to provide subsidy and direct assistance to create and/or maintain affordable units for income eligible households. In addition, the City of Bloomington requires rental units within the City to be registered and inspected for safety and permitted on a 3, 4 or 5 year basis. With more than 29,000 rental units within city limits the rental inspection program helps maintain and provide safe, sanitary and affordable units.

Actions planned to reduce lead-based paint hazards

The City of Bloomington will continue to support the efforts of the Indiana State Department of Health (ISDH) and Monroe County Health Department to address lead-based paint exposure through activities such as lead abatement programs and education. Abatement activities include, but not limited to, the replacement of building components, the complete removal of lead paint, encapsulation of lead-based paint hazards, enclosure of lead-based paint hazards, and other permanent measures to eliminate lead-based paint hazards.

The City of Bloomington Housing and Neighborhood Development Department (HAND) has four (4) Lead Risk Assessors that provide risk assessments and visual assessments, as appropriate, in all HAND funded housing projects or programs under the CDBG and HOME programs, as needed. All homeowners who receive assistance under the department's housing programs are provided a brochure titled, "Protect Your Family From Lead In Your Home". The homeowner is required to sign an acknowledgement form that they received the brochure and a staff member has explained to them the dangers of lead-based paint.

Actions planned to reduce the number of poverty-level families

The City of Bloomington's Anti-Poverty Strategy is modeled after the United Way of Monroe County's goals and strategies for improving people's lives and mobilizing the community. Education programming serves to help children, youth, and adults through early childhood education and preparation, youth development, and job and life skills buildings. Strategies include providing affordable childcare, after-school programs, and healthy habits and mentoring; promoting the development of children under the age of five; and supporting youth efforts to graduate high school with a viable plan for the future.

In addition, providing services designed to obtain and maintain employment, increase and retain income, and build savings and assets aim to encourage self-sufficiency.

In 2026, Bloomington will support programs that help individuals and families meet basic needs with access to food, shelter, healthcare, and emergency crises, as well as continuing to support sustainable economic development through affordable housing and other community development initiatives.

Actions planned to develop institutional structure

The largest gap in the delivery of services to low- moderate-income households is the lack of adequate funding to address the housing and community development needs of County residents. The City will utilize its CDBG and HOME resources to support the delivery of services to special needs populations, including those experiencing or at-risk of homelessness, families, and the elderly.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to collaborate with human and social service agencies, the Continuum of Care and the Heading Home Initiative to identify potential resources for meeting the service needs of City residents. The City will continue to support and encourage the development of new affordable housing units.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income	100%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The city does not anticipate providing other forms of investment.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Homebuyer Assistance

For both recapture & resale provisions, the document to be used by all entities will be supplied by the city.

Recapture Option

Used in HAND's programs where a homebuyer is receiving direct financial assistance to buy a home.

- **Down payment & Closing Cost Programs;** For HAND's Down Payment and Closing Cost program the recapture option is used to recapture HOME funds if the property is transferred during a 5 year period. The maximum HOME funds allowed for this program is \$10,000. Each year, 20% of the funds are forgiven during the five year period.
- **Purchase Rehabilitation Program:** For HAND's purchase-rehabilitation program, the following will be instituted based on the HOME investment. HOME Investment less than \$15,000, 100% of HOME funds are recaptured if the property is transferred before year 5 and then 20% of the funds are forgiven yearly for years 6-10. HOME Investment equal to or in excess of \$15,000, 100% of HOME funds are recaptured if the property is transferred before year 5 and then 10% of the funds are forgiven yearly for years 6-15.

In all recapture events, the maximum amount of HOME funds will be limited to the greater of the calculation above or the net sale proceeds. Additionally, in the case of foreclosure or where the sales price does not support the existing debt of a HOME assisted property; the recapture amount is based on the net proceeds of the sale of the property.

Net Proceed Calculations: In the event of foreclosure or where the sales price does not support the existing debt, the following calculation will be used to determine net proceeds and HOME recapture:

Step 1: Sales Price - (1st mortgage + closing costs) = Net Proceeds

Step 2: Home Subsidy / (home subsidy + homeowner investment) x Net Proceeds = Home Recapture

RESALE option

Used in HAND's rehabilitation programs where there is no direct subsidy (only a development subsidy) and all new construction homebuyer program requiring the subsequent buyer to make the unit affordable to a low moderate income household.

Buyers: The home must be sold to a household to a low income household (household income is less than or equal to 80% area median income. The homebuyer fixed cost of purchasing the home (loan payment) is not more than 30% of their income, and total debt is not more than 41%. The recapture or resale provision is outlined in an agreement produced and provided by HAND.

Sales Price: The home must be sold at a price that is affordable to a reasonable range of low-income buyers as determined by the percentage change in the Consumer Price index over the period of ownership.

Fair Return—HAND defines a fair return as the homeowner's initial investment (down payment) plus the cost of capital improvements. Capital improvements are defined as a remodel that adds additional square feet to the structure, additional bathroom space and/or a complete kitchen remodel. Questions about what constitutes a capital improvement should be directed to HAND prior to the commencement of said project

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City of Bloomington utilizes mortgages and covenants to protect its affordability interest in HOME subsidized properties.

The affordability period is terminated should any of the following events occur: foreclosure, transfer in lieu of foreclosure or assignment of an FHA insured mortgage to HUD.

During the period of affordability, the property must be sold to another income qualified person/household.

The purchaser must occupy the property as their primary residence. They will need to sign an annual affidavit that must be notarized to this effect.

The original homeowner is guaranteed a fair return on their investment. If the homeowner wants to sell the property during the period of affordability, he/she must contact HAND with information for HAND to calculate the fair return on investment.

Title 20 of the Bloomington Municipal Code provides that rental housing in the City of Bloomington have an occupancy limit of no more than three unrelated adults. This applies to market rate and affordable housing.

The City of Bloomington complies with all non-discrimination housing policies and includes such provisions in City-sponsored (non-HUD) programming, such as our workforce housing program.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required

that will be used under 24 CFR 92.206(b), are as follows:

The City does not anticipate refinancing existing debt.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

**RESOLUTION OF THE
BLOOMINGTON REDEVELOPMENT COMMISSION**

**APPROVAL OF AGREEMENT WITH
MARSHALL SECURITY, LLC FOR
SECURITY PATROLS AT HOPEWELL PROPERTIES**

WHEREAS, pursuant to Indiana Code 36-7-14 *et seq.*, the Bloomington Redevelopment Commission ("RDC") and the Common Council of the City of Bloomington created an economic development area known as the Consolidated Economic Development Area ("Consolidated TIF");

WHEREAS, the Consolidated TIF is an allocation area for purposes of tax increment financing;

WHEREAS, tax increment from the Consolidated TIF may be used, among other things, to pay expenses incurred by the RDC for local public improvements that are in the Consolidated TIF or that serve the Consolidated TIF;

WHEREAS, in Resolution 18-10, the RDC approved a Project Review and Approval Form ("Form") which sought the support of the RDC for the purchase and redevelopment the Old Bloomington Hospital Site ("Hopewell");

WHEREAS, the RDC approved an agreement with Marshall Security LLC ("Marshall") in Resolution 25-91 to provide security patrols for Hopewell ("Services");

WHEREAS, City staff believed it was in the best interests of the project to continue Services with Marshall;

WHEREAS, City Staff has negotiated the terms of a new agreement with Marshall and said agreement is located in Attachment 1;

WHEREAS, said agreement commences on July 1, 2026, and terminates on June 30, 2027, for a not to exceed fee of One Hundred Twenty-Two Thousand Seven Hundred Eighty-Four Dollars and Forty-Eight Cents (\$122,784.48); and,

WHEREAS, the RDC has available funds to pay for the Services from Fund Account Number 4445-15-159002-53990 (Consolidated TIF- Downtown).

NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:

1. The Bloomington Redevelopment Commission reaffirms its support of the Project, and reiterates that it serves the public's best interests.
2. The Bloomington Redevelopment Commission finds the Project is an appropriate use of TIF funds, and that the Project serves the public's best interests.
3. The Bloomington Redevelopment Commission hereby approves the Agreement appended to this Resolution as Attachment 1 and authorizes funding for the agreement from Fund Account Number 4445-15-159002-53990 in an amount not to exceed One Hundred Twenty-Two Thousand Seven Hundred Eighty-Four Dollars and Forty-Eight Cents (\$122,784.48).
4. Nothing in this Resolution shall remove the requirement to comply with the City or the Bloomington Redevelopment Commission's claims process.
5. The funding authorization contained in this Resolution shall terminate on July 31, 2027, for services performed on or before June 30, 2027, unless extended by the Bloomington Redevelopment Commission in advance.
6. The Bloomington Redevelopment Commission authorizes City Staff to execute any and all documentation and conduct any and all actions necessary to effectuate the purposes of this Resolution.

BLOOMINGTON REDEVELOPMENT COMMISSION

Deborah Myerson, President

ATTEST:

John West, Secretary

Date

**AGREEMENT BETWEEN
BLOOMINGTON REDEVELOPMENT COMMISSION AND
MARSHALL SECURITY, LLC FOR
SECURITY PATROLS AT HOPEWELL PROPERTIES**

THIS AGREEMENT (the “Agreement”) is entered into by and between the City of Bloomington Redevelopment Commission (“RDC”) and Marshall Security LLC (“Contractor”) (collectively the “Parties”).

1. **Scope of Services.** Contractor shall provide the services for the RDC as outlined in **Exhibit “A”** (the “Services” or “Scope of Services”). Time is of the essence and Contractor shall diligently complete all Services in a timely manner consistent with the Standard of Care identified below.
2. **Effective Date, Term and Termination.**
 - a. **Effective Date.** The effective date for this contract shall be July 1, 2026.
 - b. **Term.** This Agreement shall commence on the effective date and expire on the 30th day of June, 2027.
 - c. **Termination.** In the event of a party’s failure to perform in accordance with the terms of this Agreement, the other party shall have the right to terminate the Agreement upon written notice. The nonperforming party shall have fourteen (14) calendar days from the receipt of the termination notice to cure or to submit a plan for cure acceptable to the other party. Additionally, the RDC may terminate or suspend performance of this Agreement at the RDC’s prerogative at any time upon written notice to Contractor. Contractor shall terminate or suspend performance of the Services on a schedule acceptable to the RDC and the RDC shall pay the Contractor for all the Services performed up to the date that written notice is received, plus reasonable termination or suspension expenses. Upon restart, an equitable adjustment shall be made to Contractor’s compensation and the schedule of services. Upon termination or suspension of this Agreement, all finished or unfinished reports, drawings, collections of data and other documents generated by Contractor in connection with this Agreement shall become the property of the RDC, as set forth below.
3. **Compensation.** Upon completion of all Services, the RDC shall pay Contractor for all fees and expenses for all Services herein provided in an amount not to exceed One Hundred Twenty-Two Thousand Seven Hundred Eighty Four Dollars and Forty Eight Cents (\$122,784.48). Contractor shall submit an invoice to the RDC upon the completion of all Services. The invoice shall be sent to: Bloomington Redevelopment Commission % the Director of the Department of Housing and Neighborhood Development, City of Bloomington, 401 North Morton Street, Suite 130, Bloomington, Indiana 47404. Invoices may be sent via first class mail postage prepaid or via email. Payment

will be remitted to Contractor within forty-five (45) days of receipt of invoice. Additional services and/or any changes in the Services not set forth in **Exhibit "A"**, shall be authorized in writing by the RDC or its designated project coordinator prior to such work being performed or expenses incurred. The RDC shall not make payment for any unauthorized work or expenses. No additional work shall be performed until and unless additional funding is approved and a fully executed written amendment to this Agreement reached by both parties herein.

4. **Retainage.** [This Section Intentionally Left Blank]
5. **Standard of Care.** Contractor shall be responsible for completion of the Services in a manner sufficient to meet the professional standards consistent with that of the industry. The RDC shall be the sole judge of the adequacy of Contractor's work in meeting such standards. However, the RDC shall not unreasonably withhold its approval as to the adequacy of such performance. Upon notice to Contractor and by mutual agreement between the parties, Contractor will, without additional compensation, correct or replace any and all Services not meeting the Standard of Care.
6. **Responsibilities of the RDC.** The RDC shall provide all necessary information regarding requirements for the Services. The RDC shall furnish such information as expeditiously as is necessary for the orderly progress of the work, and Contractor shall be entitled to rely upon the accuracy and completeness of such information. The Director of the Department of Housing and Neighborhood Development shall act on the RDC's behalf with respect to this Agreement.
7. **Appropriation of Funds.** If funds for the continued fulfillment of this Agreement by the RDC are at any time not forthcoming or are insufficient, through failure of any entity, including the RDC itself, to appropriate funds or otherwise, then the RDC shall have the right to terminate this Agreement without penalty.
8. **Schedule.** Contractor shall perform the Services according to the schedule set forth in **Exhibit "A"**. The time limits established by this schedule shall not be exceeded, except for reasonable cause as mutually agreed by the parties.
9. **Identity of Contractor.** Contractor acknowledges that one of the primary reasons for its selection by the RDC to perform the Services is the qualifications and experience of Contractor. Contractor thus agrees that the Services to be performed pursuant to this Agreement shall be performed by Contractor. Contractor shall not subcontract any part of the Services without the prior written permission of the RDC. The RDC reserves the right to reject any proposed sub-Contractors, and the RDC reserves the right to request that acceptable replacement sub-contractors be assigned to the project.
10. **Ownership of Documents and Intellectual Property.** All documents, drawings and specifications, including digital format files, prepared by Contractor and furnished to the RDC as part of the Services shall become the property of the RDC. Contractor shall retain its ownership rights in its design, drawing details, specifications, databases, computer software

and other proprietary property. Intellectual property developed, utilized or modified in the performance of the Services shall remain the property of Contractor.

11. Independent Contractor Status. Contractor is an independent contractor and shall not be construed to be, nor represent itself to be, an employee of the RDC. Contractor is solely responsible for the payment and reporting of its employee and employer taxes, including social security, unemployment, and any other federal, state, or local taxes required to be withheld from employees or payable on behalf of employees.

12. Indemnification. Contractor shall indemnify and hold harmless the RDC, its officers, members, employees and agents from any and all claims, actions, causes of action, demands, damages, losses, liabilities, judgments and liens arising out any intentional, reckless or negligent act or omission of the Contractor and/or any of its officers, agents, officials, employees, or subcontractors, or any defect in materials or workmanship of any supply, materials, mechanism or other product or service which it or any of its officers, agents, officials, employees, or subcontractors has supplied to RDC or has used in connection with this Agreement, or arising out of or related to any cybercrime, including, but not limited to, unauthorized access, data breaches, malware, ransomware, phishing attacks, fraudulent payment requests, or other malicious activities perpetrated by or attributable to Contractor, its officers, agents, officials, employees or subcontractors, regardless of whether the cybercrime was committed with or without Contractor's knowledge or consent. Such indemnity shall include attorney's fees and all costs and other expenses arising therefrom or incurred in connection therewith and shall not be limited by reason of the enumeration of any insurance coverage required herein.

If Contractor is a design professional, architect, landscape architect, surveyor, engineer, geologist, or geotechnical / environmental consultant contracting to provide professional services, then Contractor shall not have the duty to defend against a professional liability claim or indemnify against liability other than liability for damages and losses arising out of third-party claims to the extent the damages and losses are caused by Contractor's willful misconduct or negligence.

13. Insurance. During the performance of any and all Services under this Agreement, Contractor shall maintain the following insurance in full force and effect:

- a. Comprehensive General Liability Insurance.
 - i. \$1,000,000 for each occurrence;
 - ii. \$1,000,000 personal injury and advertising injury;
 - iii. \$2,000,000 products and completed operations aggregate; and
 - iv. \$2,000,000 general aggregate.
- b. Automobile Liability providing coverage for all owned, hired and non-owned autos. The limit of liability required is \$1,000,000 each accident.
- c. Workers Compensation and Employers Liability (only if statutorily required for Service Provider). The limits required are: Workers Compensation – Statutory; and Employers Liability--\$1,000,000 for each accident, for each employee.
- d. Umbrella/Excess Liability with a required limit of \$1,000,000.
- e. Cyber Attack and Cyber Extortion.

- i. Computer Attack Limit (Annual Aggregate) of \$1,000,000;
 - ii. Sublimit (Per Occurrence) for Cyber Extortion of \$100,000; and
 - iii. Computer attack and Cyber Extortion deductible (per occurrence) of \$10,000.
- f. Network Security Liability.
 - i. Limit (Annual Aggregate) of \$1,000,000; and
 - ii. Deductible (per occurrence) of \$10,000.
- g. Electronic Media Liability.
 - i. Limit (Annual Aggregate) of \$1,000,000; and
 - ii. Deductible (Per Occurrence) of \$10,000.
- h. Fraudulent Impersonator Coverage.
 - i. Limit (Annual Aggregate) of \$250,000; and
 - ii. Deductible (Per Occurrence) of \$5,000.

All insurance policies shall be issued by an insurance company authorized to issue such insurance in the State of Indiana. These policies shall name the RDC and the City of Bloomington, which includes its officers, employees and agents, as additional insured under General Liability, Automobile, and Umbrella/Excess Liability policies. Such policies shall stipulate that the insurance will operate as primary insurance and that no other insurance of the RDC's will be called upon to contribute to a loss hereunder.

Contractor shall provide a Certificate of Insurance showing each insurance policy to the RDC prior to the commencement of work under this Agreement, and shall provide documentation of any changes to or cancellation of required insurance to the RDC within ten (10) days. Approval of the insurance by the RDC shall not relieve or decrease the extent to which Contractor may be held responsible for payment of damages resulting from Contractor's provision of the Services or its operations under this Agreement. If Contractor fails or refuses to procure or maintain the insurance required by these provisions, or fails or refuses to furnish the RDC's required proof that the insurance has been procured and is in force and paid for, the RDC shall have the right at its election to terminate the Agreement.

- 14. Conflict of Interest.** Contractor declares that it has no present interest, nor shall it acquire any interest, direct or indirect, which would conflict with the performance of Services under this Agreement. Contractor agrees that no person having any such interest shall be employed in the performance of this Agreement.
- 15. Waiver.** No failure of either party to enforce a term of this Agreement against the other shall be construed as a waiver of that term, nor shall it in any way affect the party's right to enforce that term. No waiver by any party of any term of this Agreement shall be considered to be a waiver of any other term or breach thereof.
- 16. Severability.** The invalidity, illegality or unenforceability of any provision of this Agreement or the occurrence of any event rendering any portion or provision of this Agreement void shall in no way affect the validity or enforceability of any other portion or provision of this Agreement. Any void provision shall be deemed severed from this Agreement, and the balance of the Agreement shall be construed and enforced as if it did not contain the particular provision to be held void. The parties further agree to amend this Agreement to replace any stricken

provision with a valid provision that comes as close as possible to the intent of the stricken provision. The provisions of this Article shall not prevent this entire Agreement from being void should a provision which is of the essence of this Agreement be determined void.

17. **Assignment.** Neither the RDC nor the Contractor may assign any rights or duties under this Agreement without the prior written consent of the other party. Unless otherwise stated in the written consent to an assignment, no assignment will release or discharge the assignor from any obligation under this Agreement.
18. **Third Party Rights.** Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the Parties.
19. **Governing Law and Venue.** This Agreement shall be governed by the laws of the State of Indiana. Venue of any disputes arising under this Agreement shall be in the Monroe Circuit Court, Monroe County, Indiana.
20. **Non-Discrimination.** Contractor shall comply with City of Bloomington Ordinance 2.23.100 and all other federal, state and local laws and regulations governing non-discrimination, including but not limited to employment. Contractor understands that the RDC prohibits its employees from engaging in harassment or discrimination of any kind, including harassing or discriminating against independent contractors doing work for the RDC. If Contractor believes that a RDC employee engaged in such conduct towards Contractor and/or any of its employees, Contractor or its employees may file a complaint with the RDC Department head in charge of the Contractor's work, and/or with the human resources department. The RDC takes all complaints of harassment and discrimination seriously and will take appropriate disciplinary action if it finds that any RDC employee engaged in such prohibited conduct. Any breach of this section is a material breach and will be cause for termination of this Agreement.
21. **Compliance with Laws.** In performing the Services under this Agreement, Contractor shall comply with any and all applicable federal, state and local statutes, ordinances, plans and regulations, including any and all regulations for protection of the environment. Where such statutes, ordinances, plans or regulations of any public authority having any jurisdiction over the project are in conflict, Contractor shall proceed using its best judgment only after attempting to resolve any such conflict between such governmental agencies, and shall notify the RDC in a timely manner of the conflict, attempts of resolution, and planned course of action. Contractor shall sign the contract compliance certificate attached as **Exhibit "B"**.
22. **E-Verify.** Contractor is enrolled in and verifies the work eligibility status of all newly-hired employees through the E-Verify program. Contractor signed the e-verify affidavit which is attached as **Exhibit "C"**. Contractor shall maintain on file all subcontractors' e-verify certifications throughout the term of this Agreement.
23. **Non-Collusion.** Contractor affirms under penalties for perjury that it has not, nor has any other member, representative, or agent of Contractor, entered into any combination, collusion, or agreement with any person relative to the price to be offered by any person nor prevented any

person from making an offer nor induced anyone to refrain from making an offer and that this offer is made without reference to any other offer.

24. Notices. Any notice required by this Agreement shall be made in writing to the individuals/addresses specified below:

TO RDC:	TO CONTRACTOR:
Bloomington Redevelopment Commission	Marshall Security LLC
Attn: Director of the Department of Housing and Neighborhood Development	Attn: Megan Bentley
401 North Morton Street, Suite 130	2520 West Third Street
Bloomington, Indiana 47404	Bloomington, Indiana 47404

Nothing contained in this Article shall be construed to restrict the transmission of routine communications between representatives of the RDC and Contractor.

25. Integration and Modification. This Agreement consists of the following parts, each of which is as fully a part of this Agreement as if set out herein:

- a. This Agreement
- b. All Exhibits.
- c. All Written Amendments and other documents amending, modifying, or supplementing the Contract Documents which may be delivered or issued after the Effective Date of the Agreement and are not attached hereto.

In resolving conflicts, errors, discrepancies and disputes concerning the Scope of Work to be performed by Contractor, and other rights and obligations of RDC and Contractor, the document expressing the greater quantity, quality or imposing the greater obligation upon Contractor and affording the greater right or remedy to RDC shall govern; otherwise the documents shall be given precedence in the order enumerated above. This Agreement may be modified only by a written amendment signed by both parties hereto.

26. Living Wage Ordinance. Contractor is considered a “covered employer” and is obligated to pay at least a living wage to its covered employees in accordance with the City of Bloomington Ordinance 2.28, as that ordinance is written and amended from time to time. Contractor executed the Living Wage Ordinance Affidavit which is attached as **Exhibit “D”**. Contractor shall post the Living Wage Poster provided to Contractor by the City of Bloomington Legal Department in prominent areas of Contractor’s facilities frequented by their covered employees.

27. Intent and Authority to Bind. This Agreement has been duly authorized, executed and delivered by the Parties and is the legal, valid and binding obligation of the Parties, their successors and assigns, enforceable in accordance with its terms and conditions. The undersigned signatories for each Party represent that the undersigned signatories have been and are duly authorized to execute this Agreement for and on behalf of their respective Party.

IN WITNESS WHEREOF, the parties to this Agreement have hereunto set their hands.

Bloomington Redevelopment Commission
BY:

Marshall Security LLC
BY:

Deborah Myerson, President

Signature

ATTEST:

Printed

John West, Secretary

Date

Date

EXHIBIT “A”

SCOPE OF WORK AND PROJECT SCHEDULE

The Services and schedule shall be as shown on the following page.



06/11/2026 SERVICE QUOTE

Marshall Security (MSI)
 2520 W 3rd Street
 Bloomington, Indiana 47404

 Megan Bentley
 CEO
 (812) 345-8179
megan@marshallmsi.com

Housing & Neighborhood Development
 401 N Morton Street Suite 250
 Bloomington, Indiana 47402

 Anna Killion-Hanson
 Director
 (812) 349-3577
Anna.killionhanson@bloomington.in.gov

Location(s)	Start Date	End Date	Type	Description
Hopewell Site	07/01/2026	06/30/2027	On-Site Security	Unarmed Security Services w/ marked vehicle

Coverage Schedule	# Officers	Bill Rate	Est. Weekly Total
Monday – Sunday (12 hours/day)	1	\$28.11 /Hour	\$2,361.24

1. (7) Holidays are billed at \$42.17 / Hour – *New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day, and Christmas Day*
2. A change to the city's livable wage ordinance will result in a modified bill rate.

Thank you for your business!

Marshall Security & Investigations (MSI) is a veteran and minority owned and operated small business specializing since 2016 in armed / unarmed security coverage, marked vehicle patrols, private investigations, and consulting / training services. MSI provides uncompromising protection and reporting, remaining **ever vigilant** to better protect your organization and assets.

EXHIBIT "B"

CONTRACT COMPLIANCE REQUIREMENTS

The following contract compliance requirements will be used to satisfy the requirements in BMC §2.23.180, until such a time that the Common Council of the City of Bloomington considers new code regulations concerning the contractual process.

I, _____ [Contractor], certify that _____ [name of company] is in compliance with the contract requirements listed below:

- Follows all federal laws and regulations relating to equal employment opportunity.
- Follows all applicable federal anti-discrimination laws.
- Has a written harassment policy that includes: (1) a definition of harassment, (2) a designated person to receive and investigate harassment complaints through a grievance procedure, and (3) a provision prohibiting retaliation against someone for filing a harassment complaint.
- Does not operate any programs promoting DEI that violate any applicable federal anti-discrimination laws.

I understand that no portion of this contract should be construed to conflict with any portion of federal or state laws or regulations. To the extent any portion of the contract is held to be invalid, the remainder of the contract and the application of its provisions to any other persons or circumstances shall not be affected thereby.

I understand that if the City finds that this company/business/organization has misrepresented any certification of the above provisions, notwithstanding any other enforcement provisions, the City reserves the right to immediately and without equivocation terminate the contract and any obligations contained therein.

Signed/Title

Date

EXHIBIT "C"
AFFIDAVIT REGARDING E-VERIFY

The undersigned, being duly sworn, hereby affirms and says that:

1. The undersigned is the _____ of the Contractor.
(job title)
2. The Contractor has contracted with or is seeking to contract with the RDC of Bloomington to provide services.
3. The undersigned hereby states that, to the best of his/her knowledge and belief, the Contractor does not knowingly employ an "unauthorized alien," as defined at 8 United States Code 1324a(h)(3).
4. The undersigned hereby states that, to the best of his/her knowledge and belief, the Contractor is enrolled in and participates in the E-verify program.
5. The undersigned is duly authorized to execute this affidavit for and on behalf of, and to bind, the Contractor.

I affirm under the penalties of perjury that the foregoing facts and information are true and correct to the best of my knowledge and belief.

Signature

Printed name

AFFIDAVIT REGARDING E-VERIFY
IF CONTRACTOR DOES NOT HAVE EMPLOYEES

The undersigned, being duly sworn, hereby affirms and says that:

1. The undersigned has contracted with or is seeking to contract with the RDC of Bloomington to provide services.
2. The undersigned hereby states that they do not have any employees and, as such, they do not knowingly employ an "unauthorized alien," as defined at 8 United States Code 1324a(h)(3).
3. The undersigned hereby states that if they intend to employ anyone, they will immediately enroll in E-Verify and will use such program.

I affirm under the penalties of perjury that the foregoing facts and information are true and correct to the best of my knowledge and belief.

Signature

Printed name

EXHIBIT "D"

AFFIDAVIT REGARDING THE LIVING WAGE ORDINANCE

The undersigned, being duly sworn, hereby affirms and says that:

1. The undersigned is the _____ of the Contractor.
(job title)
2. The company named herein that employs the undersigned has contracted with or is seeking to contract with the RDC of Bloomington to provide services.
3. The undersigned hereby states that, to the best of their knowledge and belief, the company named herein is subject to Bloomington RDC Ordinance 2.28, otherwise known as the "Living Wage Ordinance."
4. The projected employment needs under the award include the following: _____

5. The projected net increase or decrease in jobs for covered employees by job title that will result from awarding the assistance:

6. The undersigned hereby affirms that the smallest hourly wage to be earned by each of their covered employees shall be at least the living wage, which is set forth at <https://bloomington.in.gov/business/living-wage>.

I affirm under the penalties of perjury that the foregoing facts and information are true and correct to the best of my knowledge and belief.

Signature

Printed name

26-45
RESOLUTION OF THE REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

APPROVAL OF AMENDMENT OF MAINTENANCE OF PROPERTY OWNED
BY THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON

- WHEREAS, the Redevelopment Commission of the City of Bloomington (“RDC”) has purchased real property throughout the allocation area known as the Consolidated TIF and within the Trades District (“RDC Property”);
- WHEREAS, the RDC recognizes that there are ongoing maintenance requirements associated with these properties;
- WHEREAS, in Resolution 25-02, the RDC provided funding for the maintenance of property it owns, including properties within the Certified Technology Park through December 31, 2025;
- WHEREAS, the RDC wishes to approve the funding for the maintenance of RDC-owned property through December 31, 2026;
- WHEREAS, the funding for the maintenance shall come from Account Number 2519-15-150000-53990, which is a non-TIF fund where collected rent is deposited; and,
- WHEREAS, by Resolution 26-02 the RDC authorized expenditures on utility bills and maintenance costs associated with the RDC Property on invoices up to Three Hundred Thousand Dollars (\$300,000) but costs associated with the RDC Property that are more than Five Thousand Dollars (\$5,000) must be specifically approved by the RDC in advance of their expenditure; and
- WHEREAS, In the event that a utility bill exceeds Two Thousand Five Hundred Dollars (\$2,500), Housing and Neighborhood Development staff will inform the RDC at its next scheduled meeting;
- WHEREAS, As of June 11, 2026 \$149,562.58 has been expended on maintenance and utilities of RDC property; and
- WHEREAS, Utility projections, alone, for the remainder of the year may surpass Three Hundred Thousand Dollars (\$300,000); and
- WHEREAS, there is sufficient revenue in Account Number 2519-15-150000-53990 to pay for these expenditures.

NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:

1. The RDC authorizes the Housing and Neighborhood Development staff to receive, process, and approve invoices to expend funds on utility bills and maintenance costs associated with the RDC Property. Invoices for maintenance costs associated with the RDC Property that are more than Five Thousand Dollars (\$5,000) must be specifically approved by the RDC in advance of their expenditure. In the event that a utility bill exceeds Two Thousand Five Hundred Dollars (\$2,500), Housing and Neighborhood Development staff will inform the RDC at its next scheduled meeting.
2. For the avoidance of doubt, the RDC authorizes the City of Bloomington Controller to directly pay for or reimburse the requests to expend funds on utility bills and maintenance costs associated with the RDC Property that have been approved by the RDC out of the Account Number 2519-15-150000-53990. The City of Bloomington Controller shall not directly pay for or reimburse expenditures totaling more than Three Hundred and Fifty Thousand Dollars (\$350,000), a fifty thousand dollar increase from Resolution 26-02, unless otherwise approved by the RDC.
3. The authorizations provided by this Resolution shall expire on December 31, 2026.
4. The Bloomington Redevelopment Commission hereby authorizes City Staff to perform all actions necessary to effectuate the purposes of this resolution.

BLOOMINGTON REDEVELOPMENT COMMISSION

Deborah Myerson, President

ATTEST:

John West, Secretary

Date

Exhibit A, Resolution 26-02 as of June 11, 2026

Utilities	\$86,390.08
Showers West Maintenance	\$36,334.24
College Square Maintenance	\$5,390.50
Trades District Maintenance	\$10,773.76
627 N. Morton	\$2,100.00
4th Street Garage	\$454.00
Mowing	\$8,520.00
Total: \$149,962.58	