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

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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.

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Deborah Myerson, President

Signed by:
John West
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John West, Secretary

Date: 6/17/2026