Redevelopment Commission Meeting

Memorandum for Monday, July 20, 2026, at 5 p.m.

This meeting was held in the McCloskey Conference Room Suite 135, City Hall, 401 N. Morton St., and was available via Zoom. Meeting ID Meeting ID: 898 8230 6104 Passcode: 310721

The meeting was called to order at approximately 5 p.m.

Roll Call

Commission members present in person:
Deborah Myerson, President
Sue Sgambelluri, Vice President
John West, Secretary
Randy Cassady
Laurie McRobbie
Sam Fleener, MCCSC

City staff and elected officials present:

Anna Killion-Hanson, Director, Housing & Neighborhood Development Department (HAND)
Christina Finley, Assistant Director, HAND
Tammy Caswell, Financial Specialist, HAND
Dana Kerr, Assistant City Attorney, City Legal Department
Geoff McKim, City Controller
Jane Kupersmith, Director, Economic & Sustainable Development (ESD)
Anna Dragovich, Capital Projects Manager, ESD

There were members of the public present.

Approval of Minutes

Minutes for Jun 15, 2026

Executive Session for Jun 15, 2026

Executive Session for Jul 14, 2026

Sue Sgambelluri moved to approve the regular meeting minutes, the executive session minutes for June 15, 2026, and the executive session minutes for July 14, 2026. John West seconded the motion. The motion passed unanimously.

Approval of Claims
Claims Register for June 5, and Jul 2, 2026

Randy Cassady moved to approve the claim registers for June 5, 2026, and July 2, 2026. Laurie McRobbie seconded the motion. The motion passed unanimously.

Approval of Payroll
Payroll Register for June 12, June 26, and Jul 10, 2026

John West moved to approve the payroll registers for June 12, 2026, June 26, 2026, and July 10, 2026. Sue Sgambelluri seconded the motion. The motion passed unanimously.

Reports
Director's Report: Anna Killion-Hanson highlighted a letter from five council members regarding the South Parcels and discussed the $3 million Readi Arts and Culture grant. She also noted that bids for the College Square redevelopment had been opened and would require further analysis.

Legal Report: Dana Kerr was available for questions.

Treasurer's Report: Geoff McKim shared the following fund balances:

- RDC 2519 Fund - $1,475.935
- Consolidated TIF fund - $39,800,000 (increase of approximately $27,000,000)
- Kinser-Prow TIF - $833,000
- Spider TIF $0

Business Development Update: Jane Kupersmith reported on the City's application for **Opportunity Zones 2.0 designation**, including Hopewell East, Hopewell West, and Hopewell South. Kupersmith also discussed a $3 million Readi Arts and Culture grant application for an arts campus in the Trades District.

New Business
Bid Openings for College Square:
Anna Killion-Hanson presented the bid proposals for the College Square redevelopment. Proposals were submitted by 1st: Concord Hospitality, TWG Development, Shiel Sexton, and RATIO Design. And the 2nd: Dora Hospitality LLC and the Louderback Group. She summarized each proposal and noted that staff would conduct a more detailed evaluation before making a recommendation.

Resolution 26-46: Approval of the Undulate Artwork Concrete Foundation Construction Agreement with E&B Paving, LLC.
Anna Dragovich presented Resolution 26-46.

Deborah Myerson asked for public comment. There were no comments from the public.

John West moved to approve Resolution 26-46. Laurie McRobbie seconded the motion. The motion passed unanimously.

Resolution 26-47: Acknowledgement of Estimated Costs of Public Infrastructure Improvement Design for Sudbury Drive and South Adams Street within the Summit District Planned Unit Development.

Dana Kerr presented Resolution 26-47. Deborah Myerson asked for public comment. There were no comments from the public.

Laurie McRobbie moved to approve Resolution 26-47. John West seconded the motion. Randy Cassady abstained. The motion passed 5-0, with one abstention.

Adjournment
John West moved to adjourn the meeting. The meeting adjourned at approximately 5:40 p.m.