

Redevelopment Commission Meeting

Agenda for Monday, October 19, 2026, at 5:00 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 829 8326 3570 881788 Passcode .

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. Reports

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

3. Claims

- A. [October 9, 2026](#)

4. Minutes

- A. [October 5, 2026](#)

5. New Business

- A. [Resolution 26-80](#): Authorization for Expenditure of Funds Necessary to Effectuate the Purposes of Resolution 26-38 Regarding Completion of the Secondary Plat of Hopewell South and Related Matters
- B. [Resolution 26-81](#): Approval of Reimbursement for Partial Cost of Installation of Fire Suppression System at Visit Bloomington Unit at Fourth Street Garage

6. General Discussion

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

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			

committee:

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or e-mail human.rights@bloomington.in.gov. The City is committed to providing equal access to information. If you encounter difficulties accessing material in this packet, please get in touch with Anna Killion-Hanson at anna.killionhanson@bloomington.in.gov and provide your name, contact information, and a link to or description of the document or web page you are having problems with.



KERRY THOMSON
MAYOR

CITY OF BLOOMINGTON

401 N Morton St 240
Post Office Box 100
Bloomington IN 47402

GEOFFREY MCKIM
CONTROLLER

CONTROLLER'S OFFICE

p 812.349.3412
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Claims Register Cover Letter

To: Redevelopment Commission
From: Geoffrey McKim, Treasurer
Date: 10-09-2026 (\$170,813.86)
Re: Claims Register

City staff, Department Heads, and I have reviewed the Claims listed in the Claims Register covering the time-period from 09-26-2026 to 10-09-2026. 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-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 09-26-2026 to 10-09-2026, 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, Corporation Counsel



Board of Redevelopment Commission Claim Register

Invoice Date Range 09/26/26 - 10/09/26

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 53960 - Grants										
137 - Good Earth, LLC	29047	15-Spicewood Neighborhood Improv. grant Native plants Pollinato	Paid by EFT # 74912		09/29/2026	09/29/2026	10/09/2026		10/09/2026	109.00
9946 - Andrew Marrs (Andrew Marrs Garden Design LLC)	260019	15-Neighborhood Imp Grant to Bentley Court HOA	Paid by EFT # 74962		09/29/2026	09/29/2026	10/09/2026		10/09/2026	500.00
7878 - Monroe County Identify & Reduce Invas. Species INC	NIG-9.14.26	15-Neighborhood Imp Grant to Spicewood NA - plants	Paid by EFT # 74978		09/29/2026	09/29/2026	10/09/2026		10/09/2026	45.00
							Account 53960 - Grants Totals	Invoice Transactions 3		\$654.00
							Program 151000 - Neighborhood Totals	Invoice Transactions 3		\$654.00
Program 151600 - Title 16										
Account 52110 - Office Supplies										
6530 - Office Depot, INC	478201251001	15-Mini Calendar refill, 9V batteries, 3x3, 2x2 sticky notes	Paid by EFT # 74984		09/29/2026	09/29/2026	10/09/2026		10/09/2026	37.44
							Account 52110 - Office Supplies Totals	Invoice Transactions 1		\$37.44
Account 53990 - Other Services and Charges										
1235 - Monroe County Apartment Association	4145	15-MCAA Monthly Luncheon (J Bettis & A, VanRooy) 09-26	Paid by Check # 82139		09/29/2026	09/29/2026	10/09/2026		10/09/2026	64.00
							Account 53990 - Other Services and Charges Totals	Invoice Transactions 1		\$64.00
							Program 151600 - Title 16 Totals	Invoice Transactions 2		\$101.44
							Department 15 - HAND Totals	Invoice Transactions 5		\$755.44
							Fund 1101 - General Totals	Invoice Transactions 5		\$755.44
Fund 2209 - LIT - Economic Development										
Department 15 - HAND										
Program 150000 - Main										
Account 53160 - Instruction										
1481 - Ivy Tech Community College of Indiana	H11026201402 01	15-Lead Inspector & Lead Risk Assessor Test -Tamewitz, Bettis	Paid by EFT # 74942		09/29/2026	09/29/2026	10/09/2026		10/09/2026	2,100.00
							Account 53160 - Instruction Totals	Invoice Transactions 1		\$2,100.00
Account 53960 - Grants										
8397 - College Square Apartments LLC	R101-Hardy	15-R101-Hardy Security Rent dep. assistance,3100 S Walnut St Pk	Paid by Check # 82131		09/29/2026	09/29/2026	10/09/2026		10/09/2026	500.00



Board of Redevelopment Commission Claim Register

Invoice Date Range 09/26/26 - 10/09/26

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 2209 - LIT - Economic Development										
Department 15 - HAND										
Program 150000 - Main										
Account 53960 - Grants										
2540 - Pavilion Management Company, LLC	R101-Spears	15-R101-Spears Security Rent dep. assistance, 1724 E Hillside Dr	Paid by Check # 82141		09/29/2026	09/29/2026	10/09/2026		10/09/2026	499.00
Account 53960 - Grants Totals							Invoice Transactions	2		\$999.00
Program 150000 - Main Totals							Invoice Transactions	3		\$3,099.00
Department 15 - HAND Totals							Invoice Transactions	3		\$3,099.00
Fund 2209 - LIT - Economic Development Totals							Invoice Transactions	3		\$3,099.00
Fund 2234 - Unsafe Building										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
205 - City Of Bloomington	000467972	15-Petty Cash reimburse for recording fees- 2225 S High	Paid by Check # 82128		09/29/2026	09/29/2026	10/09/2026		10/09/2026	50.00
Account 53990 - Other Services and Charges Totals							Invoice Transactions	1		\$50.00
Program 150000 - Main Totals							Invoice Transactions	1		\$50.00
Department 15 - HAND Totals							Invoice Transactions	1		\$50.00
Fund 2234 - Unsafe Building Totals							Invoice Transactions	1		\$50.00
Fund 2403 - CDBG										
Department 15 - HAND										
Program 150000 - Main										
Account 53960 - Grants										
208 - City Of Bloomington Utilities	CDBG-9.14.26	15-CDBG-Reimb CBU-Troy Risk inv's - Bioretention Pond May-Aug 26	Paid by Check # 10505		09/29/2026	09/29/2026	10/09/2026		10/09/2026	4,585.95
208 - City Of Bloomington Utilities	CDBG-9.21.26	15-CDBG-Reimb CBU-Gonzalez inv - Bioretention Pond - 1/10-2/13/26	Paid by Check # 10505		09/29/2026	09/29/2026	10/09/2026		10/09/2026	1,600.00



Board of Redevelopment Commission Claim Register

Invoice Date Range 09/26/26 - 10/09/26

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 2403 - CDBG										
Department 15 - HAND										
Program 150000 - Main										
Account 53960 - Grants										
7699 - Summit Hill Community Development Corporation	CDBG-9.23.26	15-CDBG - Walnut Woods Playground/Recreation insites	Paid by EFT # 628		09/29/2026	09/29/2026	10/09/2026		10/09/2026	98,677.64
Account 53960 - Grants Totals							Invoice Transactions	3		\$104,863.59
Program 150000 - Main Totals							Invoice Transactions	3		\$104,863.59
Department 15 - HAND Totals							Invoice Transactions	3		\$104,863.59
Fund 2403 - CDBG Totals							Invoice Transactions	3		\$104,863.59
Fund 2404 - HOME										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
9281 - Jack Henry Bryant (H and K Maintenance LLC)	INV-0001108	15-Lawn mowing- Evergreen Village for August, 2026	Paid by EFT # 333		09/29/2026	09/29/2026	10/09/2026		10/09/2026	195.00
6900 - Northeast & Bucks Co (Mullin & Loneragan Assoc)	1291-07A/02	15-Consultant Services- FY'25 AA Plans, 25-26 CAPERS Aug 31, 26	Paid by EFT # 334		09/29/2026	09/29/2026	10/09/2026		10/09/2026	4,750.00
Account 53990 - Other Services and Charges Totals							Invoice Transactions	2		\$4,945.00
Program 150000 - Main Totals							Invoice Transactions	2		\$4,945.00
Department 15 - HAND Totals							Invoice Transactions	2		\$4,945.00
Fund 2404 - HOME Totals							Invoice Transactions	2		\$4,945.00
Fund 2505 - CC Jack Hopkins NR17-42 (S0011)										
Department 05 - Common Council										
Program 050000 - Main										
Account 53960 - Grants										
242 - Amethyst House, INC	JH26-9.11.26	15-JH26 -new flooring - Women's House	Paid by EFT # 74842		09/29/2026	09/29/2026	10/09/2026		10/09/2026	8,366.60
15 - Big Brothers Big Sisters of South Central IN	JH26-9.24.26	15-JH25-payroll for 08/30-09/12/26	Paid by EFT # 74853		09/29/2026	09/29/2026	10/09/2026		10/09/2026	1,157.62
8081 - Hotels for Hope INC (Hotels For Homeless)	JH26-9.24.26	15-2026 JH Grant-emer. hotel stays/case salaries 9/11/26	Paid by EFT # 74926		09/29/2026	09/29/2026	10/09/2026		10/09/2026	309.93
18718 - Monroe County CASA, INC	JH26-9.23.26	15-JH26-table, chairs, tv, wall mount, white board	Paid by EFT # 74977		09/29/2026	09/29/2026	10/09/2026		10/09/2026	5,189.82



Board of Redevelopment Commission Claim Register

Invoice Date Range 09/26/26 - 10/09/26

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 2505 - CC Jack Hopkins NR17-42 (S0011)										
Department 05 - Common Council										
Program 050000 - Main										
Account 53960 - Grants										
7531 - Pantry 279, Inc.	JH26-9.18.26	15-JH26 -food, salary, gas June, July, August 2026	Paid by EFT # 74993		09/29/2026	09/29/2026	10/09/2026		10/09/2026	11,038.83
7932 - Tandem Community Birth Center and PostPartum House	JH26-9.17.26	15-JH26-rent, utilities & payroll-Inv 1131876 - July/Aug 2026	Paid by EFT # 75029		09/29/2026	09/29/2026	10/09/2026		10/09/2026	14,015.28
7932 - Tandem Community Birth Center and PostPartum House	JH26-9.21.26	15-JH26-rent, utilities, payroll-Inv 1131979- June, July, Aug 26	Paid by EFT # 75029		09/29/2026	09/29/2026	10/09/2026		10/09/2026	9,336.18
Account 53960 - Grants Totals							Invoice Transactions	7		\$49,414.26
Program 050000 - Main Totals							Invoice Transactions	7		\$49,414.26
Department 05 - Common Council Totals							Invoice Transactions	7		\$49,414.26
Fund 2505 - CC Jack Hopkins NR17-42 (S0011) Totals							Invoice Transactions	7		\$49,414.26
Fund 2519 - RDC										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
9281 - Jack Henry Bryant (H and K Maintenance LLC)	INV-0001105	15-Lawn Care 1st, S Rogers, W Dodds, Hopewell, Madison-8/17-27	Paid by EFT # 74868		09/29/2026	09/29/2026	10/09/2026		10/09/2026	2,970.00
9281 - Jack Henry Bryant (H and K Maintenance LLC)	INV-0001104	15-Lawn Care 1st, S Rogers, W Dodds, Hopewell, Madison 8/4-10	Paid by EFT # 74868		09/29/2026	09/29/2026	10/09/2026		10/09/2026	2,685.00
392 - Koorsen Fire & Security, INC	IN01325558	15-Showers West Semi-Annual Sprinkler Inspection	Paid by EFT # 74953		09/29/2026	09/29/2026	10/09/2026		10/09/2026	276.00
6688 - SSW Enterprises, LLC (Office Pride)	Inv-330624	15-Cleaning Services-Space leased to ESNET - August 2026	Paid by EFT # 75021		09/29/2026	09/29/2026	10/09/2026		10/09/2026	1,225.00
10265 - The Murphy Elevator Company INC	INV-61079-Z2N2	15-Showers West Elevator maintenance September 2026	Paid by EFT # 75032		09/29/2026	09/29/2026	10/09/2026		10/09/2026	300.00
9415 - BP Energy Holding Company LLC(BP Energy Retail CO)	21871360	06-City Fac.-Natural Gas Commodity-Feb 2026 mang fee Add Billing	Paid by EFT # 74829		09/30/2026	09/30/2026	09/30/2026		09/30/2026	1.80



Board of Redevelopment Commission Claim Register

Invoice Date Range 09/26/26 - 10/09/26

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										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
9415 - BP Energy Holding Company LLC(BP Energy Retail CO)	21871361	06-City Fac.-Natural Gas Commodity-Mar 2026 mang fee Add Billing	Paid by EFT # 74829		09/30/2026	09/30/2026	09/30/2026		09/30/2026	4.67
9415 - BP Energy Holding Company LLC(BP Energy Retail CO)	21871363	06-City Fac.-Natural Gas Commodity-May 2026 mang fee Add Billing	Paid by EFT # 74829		09/30/2026	09/30/2026	09/30/2026		09/30/2026	(3.81)
Account 53990 - Other Services and Charges Totals							Invoice Transactions	8		\$7,458.66
Program 150000 - Main Totals							Invoice Transactions	8		\$7,458.66
Department 15 - HAND Totals							Invoice Transactions	8		\$7,458.66
Fund 2519 - RDC Totals							Invoice Transactions	8		\$7,458.66
Fund 4445 - Consolidated TIF										
Department 15 - HAND										
Program 159001 - Adams Crossing Area										
Account 53990 - Other Services and Charges										
5900 - VET Environmental Engineering, LLC	9759	15-Hopewell West Contamination Communication 7/9/26 -8/20/26	Paid by EFT # 75048		09/29/2026	09/29/2026	10/09/2026		10/09/2026	227.91
Account 53990 - Other Services and Charges Totals							Invoice Transactions	1		\$227.91
Program 159001 - Adams Crossing Area Totals							Invoice Transactions	1		\$227.91
Department 15 - HAND Totals							Invoice Transactions	1		\$227.91
Fund 4445 - Consolidated TIF Totals							Invoice Transactions	1		\$227.91
Grand Totals							Invoice Transactions	30		\$170,813.86

REGISTER OF CLAIMS

Board: Redevelopment Commission Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
10/09/26	Claims				\$170,813.86
					\$170,813.86

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$170,813.86

Dated this ____ day of _____ year of 20____.

I herby 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 Office  _____

The Redevelopment Commission met on Monday, October 5, 2026, at 5:00 p.m. in the McCloskey Conference Room, 401 North Morton Street, Room 135, and via Zoom, with President Deborah Myerson presiding:

1. Roll Call

Commission members present in person:

Deborah Myerson, President
Sue Sgambelluri, Vice President
[John West](#), Secretary
Laurie McRobbie
[Randy Cassady](#)

Commission members present via Zoom:

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 Robert Kerr, Assistant City Attorney, Legal Department
Geoff McKim, City Controller
Jane Kupersmith, Director, Economic & Sustainable Development (ESD)
Matt Swinney, Program Manager, HAND
[Cody Toothman](#), Program Manager, HAND
Justin Chang, Manager, Reedy Financial Group

There were members of the public present.

2. Reports

- A. Director's Report
[Anna Killion-Hanson](#) was available for questions.
- B. Legal Report
Dana Kerr was available for questions.
- C. Treasurer's Report

[Geoff McKim](#) was available for questions.

D. Business Development Update

[Jane Kupersmith](#)

2026 AMP Bloomington, a tech entrepreneurship startup event hosted in the Trades District (known as Startup Week), will begin across the community on October 28. The keynote speaker will be Mike Clem, CEO of Sweetwater Music from Fort Wayne. The event is free, with recommended registration via [Amplify Bloomington](#).

Anna Killion-Hanson shared that, due to Jane Kupersmith's hard work and application, the City was approved for three Opportunity Zones. She noted that this was a significant achievement because other municipalities did not receive any.

3. Claims

A. [September 25, 2026](#)

Sue Sgambelluri moved to approve the claims register for September 25, 2026. Laurie McRobbie seconded the motion. The motion passed unanimously.

4. Payroll

A. [September 18, 2026](#)

B. [October 2, 2026](#)

Sue Sgambelluri moved to approve the payroll registers for September 18, 2026 and October 2, 2026. [John West](#) seconded the motion. The motion passed unanimously.

5. Minutes

A. [September 14, 2026](#)

Laurie McRobbie moved for approval of the minutes for September 14, 2026. [John West](#) seconded the motion. The motion passed unanimously.

6. New Business

Open Public Hearing

- A. [Resolution 26-62](#): Confirming a Declaratory Resolution of the Bloomington Redevelopment Commission Designating and Declaring a Certain Area as an Economic Development Area, (Hopewell South EDA) Approving an Economic Development Plan for Said Area, Establishing a Residential Housing Program in Said Area and Regarding Related Matters

Dana Kerr, Assistant City Attorney, along with Justin Chang of Reedy Financial Group, presented Resolution 26-62.

[Deborah Myerson](#) asked for public comments. There were no comments from the public.

Laurie McRobbie moved to approve Resolution 26-62. John West seconded the motion. Randy Cassady abstained from the vote. The motion passed by a vote of 4-0, with 1 abstention.

Close Public Hearing

Open Public Hearing

- B. [Resolution 26-63](#): Confirming the Amending of the Declaratory Resolution of the Consolidated Economic Development Area and the Consolidated Economic Development Plan Removing Certain Residential Parcels and Regarding Related Matters

Dana Kerr, Assistant City Attorney, along with Justin Chang of Reedy Financial Group, presented Resolution 26-63.

[Deborah Myerson](#) asked for public comments. There were no comments from the public.

[Randy Cassady](#) moved to approve Resolution 26-63, Sue Sgambelluri seconded the motion. The motion passed unanimously.

Close Public Hearing

- C. [Resolution 26-64](#): Approval of Amendment No. 2 to the Agreement with Flintlock Ltd. Co. for Additional Services Related to the Creation of a Planned Unit Development (PUD) for Hopewell South
Anna Killion-Hanson presented Resolution 26-64.

[Deborah Myerson](#) asked for public comments. There were no comments from the public.

Laurie McRobbie moved to approve Resolution 26-64. [John West](#) seconded the motion. The motion passed unanimously.

- D. [Resolution 26-65](#): Approval of the Second Addendum to the Agreement with CrossRoad Engineers, P.C. for Additional Services for Hopewell South

Dana Kerr presented Resolution 26-65.

[Deborah Myerson](#) asked for public comments. There were no comments from the public.

[Randy Cassady](#) moved to approve Resolution 26-65, as amended. [John West](#) seconded the motion. The motion passed unanimously.

- E. [Resolution 26-66](#): Approval of Scope of Work for VET Environmental Engineering LLC at Showers West

Anna Killion-Hanson presented Resolution 26-66.

[Deborah Myerson](#) asked for public comments. There were no comments from the public.

Sue Sgambelluri moved to approve Resolution 26-66. Laurie McRobbie seconded the motion. The motion passed unanimously.

- F. [Resolution 26-67](#): Approval of the Second Amendment to the Agreement with Mother Nature Landscaping, Inc. for Landscaping Services at the Trades District and Trades District Garage

Dana Kerr presented Resolution 26-67.

[Deborah Myerson](#) asked for public comments. There were no comments from the public.

Laurie McRobbie moved to approve Resolution 26-67. Sue Sgambelluri seconded the motion. The motion passed unanimously.

- G. [Resolution 26-68](#): Approval of Issuance of Request for Proposals for Architectural and Engineering Services for the Reuse of the 714 South Rogers Street Property and Building as the New Bloomington Police Department Headquarters and Associated Public Safety Facilities and Uses

Dana Kerr presented Resolution 26-68.

[Deborah Myerson](#) asked for public comments. There were no comments from the public.

[John West](#) moved to approve Resolution 26-68, as amended. [Randy Cassady](#) seconded the motion. The motion passed unanimously.

- H. [Resolution 26-69](#): Approval of Professional Services Agreement with Reedy Financial Group, PC

[Dana Kerr](#) presented Resolution 26-69.

[Deborah Myerson](#) asked for public comments. There were no comments from the public.

[Randy Cassady](#) moved to approve Resolution 26-69. Laurie McRobbie seconded the motion. The motion passed unanimously.

- I. Approval of 2026 CDBG Physical Improvement Grant Funding Agreements

- [Resolution 26-70](#): Approval of 2026 CDBG Physical Improvement Grant Funding Agreement with LifeDesign Inc.
- [Resolution 26-71](#): Approval of 2026 CDBG Physical Improvement Grant Funding Agreement with Middle Way House
- [Resolution 26-72](#): Approval of 2026 CDBG Physical Improvement Grant Funding Agreement with New Hope for Families
- [Resolution 26-73](#): Approval of 2026 CDBG Physical Improvement Grant Funding Agreement with Summit Hill Community Development Corp (SHCDC)
- [Resolution 26-74](#): Approval of 2026 CDBG Physical Improvement Grant Funding Agreement with Boys & Girls Club

Matt Swinney presented Resolutions 26-70, 26-71, 26-72, 26-73, and Resolution 26-74.

[Deborah Myerson](#) asked for public comments. There were no comments from the public.

[John West](#) moved to approve Resolutions 26-70, 26-71, 26-72, 26-73, and Resolution 26-74. Sue Sgambelluri seconded the motion. The motion passed unanimously.

- J. Approval of 2026 CDBG Social Services Grant Funding Agreements

- [Resolution 26-75](#): Approval of 2026 CDBG Social Service Grant Funding Agreement with Boys & Girls Club
- [Resolution 26-76](#): Approval of 2026 CDBG Social Service Grant Funding Agreement with Community Kitchen

- [Resolution 26-77](#): Approval of 2026 CDBG Social Service Grant Funding Agreement with Hoosier Hills Food Bank
- [Resolution 26-78](#): Approval of 2026 CDBG Social Service Grant Funding Agreement with Middle Way House
- [Resolution 26-79](#): Approval of 2026 CDBG Social Service Grant Funding Agreement with New Hope for Families

[Cody Toothman](#) presented Resolutions 26-75, 26-76, 26-77, 26-78, and Resolution 26-79.

[Deborah Myerson](#) asked for public comments. There were no comments from the public.

Laurie McRobbie moved to approve Resolutions 26-75, 26-76, 26-77, 26-78, and Resolution 26-79. [Randy Cassady](#) seconded the motion. The motion passed unanimously.

7. General Discussion

There was no general discussion

8. Adjournment

Randy Cassady moved to adjourn the meeting. The meeting adjourned at approximately 6:35 p.m.

Deborah Myerson, President

Sue Sgambelluri, Vice President

Date _____

26-80
RESOLUTION OF THE
BLOOMINGTON REDEVELOPMENT COMMISSION

AUTHORIZATION FOR EXPENDITURE OF FUNDS NECESSARY TO
EFFECTUATE THE PURPOSES OF RESOLUTION 26-38 REGARDING
COMPLETION OF THE SECONDARY PLAT OF
HOPEWELL SOUTH AND RELATED MATTERS

WHEREAS, in Resolution 18-10, the Bloomington Redevelopment Commission (“RDC”) approved a project to envision reuse of the Legacy IU Health Bloomington Hospital Site (“Hopewell Project”), and authorized the City to negotiate terms of purchase for the Old Hospital Site;

WHEREAS, the RDC approved the purchase of the Hopewell Project in Resolution 18-31;

WHEREAS, in Resolution 23-73, the RDC authorized the public offering of Hopewell South, Blocks 9 and 10;

WHEREAS, in Resolution 24-65, a second, revised, updated offer was authorized by the RDC for public offering of Hopewell South Blocks 9 and 10;

WHEREAS, by Resolution 25-84, any and all bids for Hopewell South Blocks 9 and 10 as they did not appropriately serve the goals and vision for Blocks 9 and 10 of Hopewell South;

WHEREAS, the RDC has determined that a different course of action for Blocks 9 and 10 of Hopewell South is necessary as the existing plan is not achievable;

WHEREAS, by Resolution 25-85 the RDC approved a new comprehensive and coordinated design of Blocks 8, 9, and 10 of Hopewell South with Flintlock Ltd. Co;

WHEREAS, Flintlock Ltd. Co has prepared a draft Planned Unit Development (“PUD”) with detailed exhibits on how the PUD could be structured;

WHEREAS, by Resolution 25-130 the RDC approved an amendment to Flintlock Ltd. Co.’s scope of work to include the zoning process of creating a Planned Unit Development (PUD) in order to maximize the number of affordable housing units;

WHEREAS, by Resolution 25-152 the RDC determined that the rezoning of Hopewell South Blocks 8, 9, and 10 to a PUD will further the public’s best interests and redevelopment of Hopewell South;

WHEREAS, the Common Council passed Ordinance 2026-06 which created the Hopewell South PUD;

WHEREAS, by Resolutions 26-05 and 26-27 the RDC approved contracts for the platting design of Hopewell South with CrossRoad Engineers, PC;

WHEREAS, the approval process for the platting requires multiple filings of applications and submittals and conferencing with the City of Bloomington Department of Planning and Transportation;

WHEREAS, in order to facilitate and expedite the approval process, the RDC determined it necessary to authorize City Staff to make applications and submittals on behalf of the RDC and authorized the same in Resolution 26-38;

WHEREAS, there are some fees associated with finalizing the Secondary Plat and possible other incidentals, including, but not limited to, costs associated with applying to utilities for the vacation of easements;

WHEREAS, the RDC determines that authorizing an expenditure of funds not-to-exceed Five Thousand Dollars (\$5,000.00) for incidental fees and costs associated with effectuating the purposes of Resolution 26-38 would facilitate the completion of such purposes; and,

WHEREAS, the RDC has determined that this authorization will allow for an expedited initiation of construction of affordable housing at Hopewell South and is in the best interests of the Consolidated TIF and the greater Bloomington area.

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

1. The Bloomington Redevelopment Commission reaffirms its support for the Hopewell South Planned Unit Development (“PUD”) Project.
2. The Bloomington Redevelopment Commission hereby authorizes the expenditure of funds not-to-exceed Five Thousand Dollars (\$5,000.00) paid from Fund 4445-15-159001-53990 for incidental fees and costs associated with effectuating the purposes of Resolution 26-38.
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

**RESOLUTION OF THE
BLOOMINGTON REDEVELOPMENT COMMISSION**

**APPROVAL OF REIMBURSEMENT FOR PARTIAL COST OF
INSTALLATION OF FIRE SUPPRESSION SYSTEM AT
VISIT BLOOMINGTON UNIT AT FOURTH STREET GARAGE**

- WHEREAS, on October 15, 2018, the City of Bloomington Redevelopment Commission (“RDC”) approved in Resolution 18-67 a Project Review and Approval Form, which sought the support of the RDC regarding the construction of a new Fourth Street Garage and the Trades District Garage within the Trades District;
- WHEREAS, the RDC approved the issuance of a tax increment revenue bond for the financing of the Project in Resolution 18-68;
- WHEREAS, the Project included commercial/office space as part of the Fourth Street Garage;
- WHEREAS, the RDC caused two separate appraisals of the Properties to be conducted and authorized notice of offering to lease the space pursuant to those appraisals in Resolution 20-92;
- WHEREAS, the Convention and Visitors Bureau of Monroe County, Inc., dba Visit Bloomington (“Visit Bloomington”) responded to the initial agreement on August 18, 2025, with certain requested terms;
- WHEREAS, the RDC approved preliminary lease terms on June 2, 2025 via Resolution 25-59;
- WHEREAS, the RDC thereafter by Resolution 25-108 approved a five-year lease with Visit Bloomington;
- WHEREAS, during Visit Bloomington’s planning and design for their tenant improvements, it was revealed that a fire suppression system was not present in the unit as is commonly provided by a landlord;
- WHEREAS, Visit Bloomington obtained a quote for the installation of a fire suppression system from Boldin Construction Group, included herewith as Attachment 1;
- WHEREAS, Visit Bloomington acknowledges that a portion of the quote would be related to adapting the system to their renovations, and therefore request only a partial reimbursement of Eleven Thousand Dollars (\$11,000.00);
- WHEREAS, the RDC finds that it is appropriate to contribute to the costs of the fire suppression system in the amount requested; and,

WHEREAS, the RDC finds that this expense is consistent with common construction expenses for commercial properties and that they should be paid from the balance on the original bonds for the Fourth Street Garage, specifically Fund 4657 2019 4th St Bnd Proceeds Taxable.

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

1. The Bloomington Redevelopment Commission hereby determines that it is appropriate to contribute to the costs of the fire suppression system in the commercial space at the Fourth Street Garage leased to Convention and Visitors Bureau of Monroe County, Inc., dba Visit Bloomington ("Visit Bloomington") in the amount of Eleven Thousand Dollars (\$11,000.00).
2. The Bloomington Redevelopment Commission hereby determines that this expense should be paid from the balance on the original bonds for the Fourth Street Garage, specifically Fund 4657 2019 4th St Bnd Proceeds Taxable.
3. The Bloomington Redevelopment Commission requires that Visit Bloomington provide documentation acceptable to City Staff that the fire suppression was installed appropriately prior to releasing said funds.
4. The Bloomington Redevelopment Commission delegates authority to City Staff to perform any and all necessary actions to effectuate the purposes of this Resolution.

BLOOMINGTON REDEVELOPMENT COMMISSION

Deborah Myerson, President

ATTEST:

John West, Secretary

Date

Monday, September 21, 2026

Mike McAfee
Executive Director
Visit Bloomington
Bloomington, IN

RE: Visit Bloomington's New Visitors Center – COR 01 – Add Sprinkler Scope of Work

Mr. McAfee,

BOLDIN Construction Group is pleased to provide a Change Order Request for the Visit Bloomington's New Visitors Center project. This COR is associated with installing a new fire suppression in the shell space, new arm-over pipe, flexible heads secured in the new grid layout, and extended coverage sprinkler heads. Raising, lowering, moving or altering of existing mains or lines is not in this scope. All pipe, fitting, and sprinkler heads assumed to be in good working condition. Should deficiencies be found a change order will be provided to make the system whole. Design and as-builts have NOT been included in this proposal. All work is proposed in normal working hours.

COR 01 Total Amount:

\$14,034.00

Exclusions: Any underground piping. Line or main piping additions, relocation, raising, lowering and altering. Fire pumps. Fire extinguishers. Alarm panel and devices. Hose racks or reels. Labeling of piping. Design and as-builts. Large orifice or special sprinklers unless specified above. Additional protection from high pile storage, pallet storage, paint booths, explosion proof areas. Anti-freeze loops. Electrical wiring. Maxed out overhead system will cause additional cost to be added to this proposal to achieve proper zoned coverages.

BOLDIN Construction Group thanks you for the opportunity.

Please contact me should you have any questions at (812) 322- 5841 or cbex@boldinconstruction.com

Thank you,
Chance Bex
Senior Project Engineer
BOLDIN Construction Group