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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.

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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

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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.

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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

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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.

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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.

DocuSigned by:
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Deborah Myerson, President

Signed by:
61E73EEB35264DA...
John West, Secretary

Date 10/21/2026 | 11:07 AM EDT