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The Redevelopment Commission Met on Monday, November 2, 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
Randy Cassady

Commission members present via Zoom

Sam Fleener, MCCSC Representative

Commission members absent:
Laurie McRobbie

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
Margie Rice, Corporation Counsel, Legal Department (Zoom)
Geoff McKim, City Controller
Jane Kupersmith, Director, Economic & Sustainable Development (ESD)
Anna Dragovich, Capital Projects Manager (ESD)
Kendall Knoke, Project Engineer, Engineering Department
Michael Labitzke, Project Engineer, Engineering Department
Isabel Pedmont-Smith, Council member

There were members of the public present

2. Reports

A. Director's Report

a. CDFI Friendly Annual Report

John Zody presented the CDFI Friendly Annual Report, which was also available in the RDC packet.

B. Legal Report

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No Report. Dana Kerr was available for questions.

C. Treasurer's Report

Geoff McKim, City Controller, introduced Justin Chang of Reedy Financial, who presented the End of Year TIF Impact Presentation.

a. End of Year TIF Impact Presentation

D. Business Development Update

Jane Kupersmith reported that the O.T. 987 sculpture lights in the Trades District were back on.

Kupersmith also shared that the AMP Bloomington event, held October 28–30, 2026, had a successful outcome.

Anna Killion-Hanson provided an update on Hopewell South, explaining that the team continues to work with civil engineering and Planning staff toward the secondary filing. A submission has been made to CBU and Planning for review, and the team is working through several outstanding details to keep the process moving forward. The goal is to submit the application before the end of the year. The team is completing preliminary reviews to help avoid delays during the formal application process. She also noted that covenants and restrictions are being prepared before the secondary plat is recorded, along with other legal details that need to be finalized.

3. Claims

A. October 23, 2026
B. November 6, 2026

John West moved to approve the claims register for October 23, 2026, and November 6, 2026. Sue Sgambelluri seconded the motion. The motion passed unanimously.

4. Payroll

A. October 16, 2026
B. October 30, 2026

Randy Cassady moved to approve the payroll register for October 16, 2026, and October 30, 2026. John Westseconded the motion. The motion passed unanimously.

5. Minutes

A. October 5, 2026, Executive Session Summary
B. October 19, 2026, Executive Session Summary
C. October 19, 2026, Regular Meeting Minutes

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John West moved to approve the October 5 and October 19, 2026, Executive Session Summaries, as well as the October 19, 2026, Regular Meeting Minutes. Sue Sgambelluri seconded the motion. The motion passed unanimously.

6. Presentation on Proposed Project Delivery System for 714 South Rogers Street

Dana Kerr provided background on the proposed adaptive reuse of the 714 Building for the Bloomington Police Department headquarters. He explained the differences between a Construction Manager as Constructor (CMc) and a Construction Manager as Agent (CMa), noting that the CMa approach combines the responsibilities of an owner's representative and construction manager. Following a review of several proposals, the City team recommended Garmong based on its pricing and experience. Garmong proposed a fee of 2% of construction costs, with preconstruction services not to exceed $20,000.

7. New Business

A. Construction Delivery Methods for Discussion

Dan Zuerner, Vice President of Garmong, discussed the company's experience with complex construction projects and explained how the CMa would oversee the project from design through construction, help manage costs, coordinate project details, and provide opportunities for local contractors to compete for the work. He also noted that the proposed agreement would allow the City to terminate the contract at any time without penalty. The discussion highlighted the potential benefits of the CMa approach, including cost savings, transparency, flexibility, and greater City control over contracts and contingency funds. No decision or contract approval was expected during the meeting.

B. Resolution 26-82: Determination of Annual Spending Plan for Calendar Year 2027

Geoff McKim introduced Justin Chang, Reedy Financial, who presented Resolution 26-82.

Deborah Myerson asked for public comments. There were no comments from the public. John West moved to approve Resolution 26-82. Randy Cassady seconded the motion. The motion passed unanimously.

C. Resolution 26-83: Approval of Professional Services Agreement Between the City of Bloomington and CrossRoad Engineers, PC for Engineering Assessment for Tapp and Vanguard Improvements

Michael Labitzke presented Resolution 26-83.

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

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Sue Sgambelluri moved to approve Resolution 26-83. John West seconded the motion. The motion passed unanimously.

D. Resolution 26-84: Approval of Professional Services Agreement Between the City of Bloomington and CrossRoad Engineers, PC for Engineering Assessment for South Weimer Road Relocation and Weimer/Bloomfield Intersection

Michael Labitzke presented Resolution 26-84.

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

Randy Cassady moved to approve Resolution 26-84. Sue Sgambelluri seconded the motion. The motion passed unanimously.

E. Resolution 26-85: Approval of First Amendment to the Professional Services Agreement with Applied Engineering Services, Inc. for Plumbing Engineering Services at the Fourth Street Garage

Dana Kerr presented Resolution 26-85.

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

Sue Sgambelluri moved to approve Resolution 26-85. John West seconded the motion. The motion passed unanimously.

F. Resolution 26-86: Approval of Agreement with VET Environmental Engineering, LLC for Lead-Based Paint and Asbestos Inspections at College Square

Anna Killion-Hanson presented Resolution 26-86. Commission members discussed the need to establish a specific completion deadline for the inspections. The agreement referenced June 1, 2027, as the expiration date but did not specify a deadline for completing the work. Members requested an earlier deadline to allow time to address any necessary remediation. It was agreed that the completion deadline would be changed to March 1, 2027, with the amendment reflected in both the resolution and service agreement.

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

John West moved to approve Resolution 26-86, as amended to require completion by March 1, 2027. Sue Sgambelluri seconded the motion. The motion passed unanimously.

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G. Resolution 26-87: Approval of Amendment No. 3 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 26-87.

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

Sue Sgambelluri moved to approve Resolution 26-87. John West seconded the motion. Randy Cassady opposed. The motion passed 3-1.

H. Resolution 26-88: Approval of the Third Amendment to the Agreement with Mother Nature Landscaping, Inc. for Erosion Control Services at Hopewell East

Michael Labitzke presented Resolution 26-88.

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

John West moved to approve Resolution 26-88, as amended, to add the completion date to December 31, 2026. Sue Sgambelluri seconded the motion. The motion passed unanimously.

I. Resolution 26-89: Approval of Second Amendment to the Agreement for Public Art in Hopewell East

Anna Dragovich presented Resolution 26-89.

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

J. Resolution 26-90: Approval of the Undulate Artwork Electrical Conduit Installation Agreement with Snedegar Construction, Inc.

Anna Dragovich presented Resolution 26-90.

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

Sue Sgambelluri moved to approve Resolution 26-90. Randy Cassady seconded the motion. The motion passed unanimously.

8. General Discussion

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9. Adjournment

John West moved to adjourn the meeting. Randy Cassady seconded the motion. The meeting adjourned at 8:06 p.m.

Signed by:
Sue Sgambelluri
62197AFB1C74435...
Sue Sgambelluri, Vice President

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

Date: 11/17/2026 | 11:33 AM EST