

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA
met on Wednesday, January 31, 2024, at 4:00 p.m. in the McCloskey Conference Room, 401 North
Morton Street, Room 135, and via Zoom, with Deb Hutton presiding:
<https://catstv.net/m.php?q=13223>

I. ROLL CALL

Commissioners Present: Sue Sgambelluri, Randy Cassady, Deb Hutton, John West, and Deborah Myerson attended the meeting in person.

Commissioners Absent: None

City Staff Present: Margie Rice, Corporation Counsel, City Legal; Larry Allen, City Attorney; Anna Killion-Hanson, Interim Director, HAND; Christina Finley, Financial Specialist, HAND; Heather Lacy, Assistant City Attorney, City Legal

Others Present: Dave Askins, B Square Beacon; Sam Dove; Lucas Gonzalez, Richard Stein, Aaron West, Senior Director, GP Strategies; Alexis Witt, Board President, Bloomington Symphony Orchestra (BSO); Donna Lafferty, Executive Director, BSO

II. EXAMINATION OF CLAIMS – February 2, 2024 for \$3,998,758.45

The examination of claims was not included on the agenda. Approval of the claim register was needed before the next RDC meeting.

Sue Sgambelluri moved to add the claim register for February 2, 2024, to the agenda. John West seconded the motion. The motion passes unanimously.

John West moved to approve the claim register from February 2, 2024 for \$ \$3.998.758.45. Sue Sgambelluri seconded the motion. The motion passed unanimously.

III. NEW BUSINESS

A. Resolution 24-13: Lease Modification for Early Termination – GP Strategies Corporation.

Larry Allen stated that this lease modification was postponed at the last meeting. GP Strategies has found a new location and wants to terminate their current lease with the City. At the previous meeting there were questions regarding the buildout amount of the lease. Allen explained that GP Strategies received a tenant allowance at the beginning of their lease which was paid as part of closing from the bond proceeds. At the time of closing, January 31, 2023, that amount was \$92,400. The termination agreement will terminate this lease and essentially forego any future rent obligation and the extra repayment for tenant improvement.

GP Strategies has approximately 11,000 square feet in the building. They pay \$10.98 per square foot which comes out to be just under \$120,000 a year which does not include that tenant allowance. The tenant allowance amount is approximately \$27,000 annually.

John West recused himself from these conversations and the voting on this particular matter because he represents F.C. Tucker and staff have been working on the lease terminations with Chris Cockerham, who is contracted through F.C. Tucker

Deborah Myerson asked if the details of the foregone rent and terms of the lease could be added as an addendum or another way to insure transparency. Allen outlined a few options for the commissioners to consider, including attaching an Exhibit B to all of the lease terminations.

Deb Hutton asked for public comment. Aaron West, the director of the GP Strategies office thanked the commission for approving the lease termination.

Deborah Myerson moved to include an amendment to Resolution 24-13, to include an Exhibit B outlining the details of the lease terms. Sue Sgambelluri seconded the motion. John West recused himself. The motion passes 4-0.

Deborah Myerson moved to approve Resolution 24-13 as amended. Sue Sgambelluri seconded the motion. John West recused himself. The motion passes 4-0.


B. Resolution 24-15: Lease Modification for Early Termination – Bloomington Symphony Orchestra. Larry Allen stated that this lease termination will be subject to the same Exhibit B that was just approved. Bloomington Symphony Orchestra rents 637 square feet in Showers West. Their annual rent is \$7,580 and their lease goes through January 31, 2025. As part of their termination they have requested assistance to move and find a different location. The City is offering a settlement agreement to give them \$10,000 that would cover the cost of hiring a moving company.

Deb Hutton asked for public comment. Donna Lafferty, Executive Director and Alexis Swift, Board President, with BSO asked that the commission approve the lease termination and thanked them for their consideration.

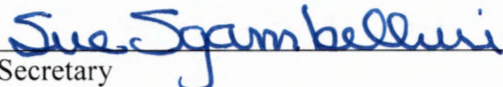
Randy Cassady moved to approve Resolution 24-15. Deb Hutton seconded the motion. John West recused himself. The motion passed 4-0.

IV. BUSINESS/GENERAL DISCUSSION

XI. **ADJOURNMENT** – Sue Sgambelluri moved to adjourn. John West seconded the motion. The meeting adjourned at 4:30 p.m.



President



Secretary

Date: 1-31-24