

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA**  
**met on Monday, February 5, 2024, at 5:00 p.m. in the McCloskey Conference Room, 401 North Morton**  
**Street, Room 135, and via Zoom, with President Deb Hutton presiding:**  
**<https://catstv.net/m.php?q=13234>**

**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: Mayor Kerry Thomson; Margie Rice, Corporation Counsel, Legal Dept.; Larry Allen, City Attorney, Legal Dept.; Anna Hanson, Interim Director, HAND; Christina Finley, Financial Specialist, HAND; Heather Lacy, Assistant City Attorney, Legal Dept.; Roy Aten, Senior Project Manager, Engineering; Jessica McClellan, City Controller; Cheryl Gilliland, Deputy Controller; Jane Kupersmith, Director, ESD

Others Present: Deb Kunce, J.S. Held; Dave Askins, B Square Bulletin; Chris Ciolli, Weddle Bros. Construction; Daniel Olsson; Jim Koch; Lucan Gonzalez; Jenny Olmes-Stevens; Jean Simonian; Boris Ladwig, Herald-Times; Paul Post, President, Don Owens Memorial Lodge 88; Jennifer Pearl, BEDC; Sam Dove

**II. READING OF THE MINUTES** – Sue Sgambelluri pointed out a correction to the January 22, 2024 minutes. Under New Business, letter J, the title for Resolution 24-08 should read “1600 Willis Drive, Lot 255”, not Lot 6. Staff will amend the minutes as noted above.

Sue Sgambelluri moved to approve the January 22, 2024 minutes as corrected and the January 31, 2024, special meeting minutes. Randy Cassady seconded the motion. The motion passed unanimously.

**III. EXAMINATION OF PAYROLL REGISTERS** – Randy Cassady moved to approve the payroll register for January 26, 2024, for \$33,522.09. Deborah Myerson seconded the motion. The motion passed unanimously.

**IV. REPORT OF OFFICERS AND COMMITTEES**

**A. Director’s Report.** Anna Hanson reported that the Historic Preservation extended the demo-delay for the property at 615 West 1<sup>st</sup> Street until March 9, 2024.

**B. Legal Report:** Larry Allen stated that Resolution 24-16, Approval of the Final Plat for Hopewell East, has been pulled from this meeting’s agenda, and that Resolution 24-22, Rejection of Showers West Bids should be added to the agenda.

**C. Treasurer’s Report:** Jessica McClellan was available to answer questions.

**D. Business Development Updates:** Jane Kupersmith was available to answer questions.

**E. Hopewell Update:** Deb Kunce reported that a public notification for the demolition at Hopewell went out to many neighbors in the area including social media and email. Demolition could begin as early as Friday of this week.

**V. NEW BUSINESS**

- A. Election of Officers:** Sue Sgambelluri nominated Deb Hutton as President. Randy Cassady seconded the nomination. The nomination passed unanimously.

John West nominated Deborah Myerson as Vice-President. Sue Sgambelluri seconded the nomination. The nomination passed unanimously.

Randy Cassady nominated Sue Sgambelluri as Secretary. Deb Hutton seconded the nomination. The nomination passed unanimously.

- B. Resolution 24-17: Approval of Notice of Intent Filing with IDEM.** The RDC has applied for the transfer of the Indiana Department of Environmental Management (IDEM) construction stormwater permit for Hopewell upon closing of Hopewell West from IU Health Bloomington. IU Health agreed as part of a post-closing agreement that it would still be responsible to complete all outstanding items necessary to comply with the IDEM permit. Deb Kunce said now that the property has transferred to the City, technically we as the land owner are required to send a notice of intent to IDEM confirming that the City will comply and hold IU Health accountable for the stormwater on our property.

Deb Hutton asked for public comment. There were no comments from the public.

John West moved to approve Resolution 24-17. Sue Sgambelluri seconded the motion. The motion passed unanimously.

- C. Resolution 24-18: Approval of Change Order #1 with Renascent for Demolition of Hopewell Blocks 8, 9, and 10.** The RDC approved an agreement with Renascent, Inc. to complete demolition of blocks 8, 9, and 10. A need has arisen for additional work not negotiated at the time the agreement was awarded, this additional work is needed to remediate asbestos containing material at blocks 8, 9, and 10. The proposed change order is for \$12,100, which would modify the existing agreement with Renascent from \$353,052 to \$365,152.

Staff answered questions from the commissioners.

Deb Hutton asked for public comment. There were no comments from the public.

Sue Sgambelluri moved to approve Resolution 24-18. Deborah Myerson seconded the motion. The motion passed unanimously.

- D. Resolution 24-22: Rejection of Showers West Renovation Bids.** Mayor Thomson and representatives from the police union are here to speak to this resolution. Allen asked that Resolution 24-22 be moved up on the agenda, after Resolution 24-18, in order to be respectful of the Mayor's time.

Randy Cassady made a motion to move Resolution 24-22 up on the agenda, after Resolution 24-18. Sue Sgambelluri seconded the motion. The motion passed unanimously.

Randy Cassady recused himself from any conversation or voting.

Larry Allen stated that on December 11, 2023, the RDC received open bids for the Showers West Renovation. The intended use was to house the Bloomington Police Department Headquarters and the Bloomington Fire Department administration. The bids are valid for 60

days from the date they are opened. At the expiration of 60 days the contractor can extend the pricing or the RDC has the choice of rejecting the bids.

Mayor Thomson put together a task force that has been evaluating the project. It was agreed upon in those meetings that the project as it is currently conceived and designed should not move forward. Therefore, staff recommends that the RDC reject all of the bids received.

Sue Sgambelluri asked Mayor Thomson to discuss the task force she put together. Mayor Thomson said the goal was to put together a team that had expertise on the project and to make sure we could meet the goals with the current finances. After evaluating the finances it became clear there is not sufficient funding to continue the project as it was originally outlined.

Mayor Thomson said the task force team included Isabell Piedmont-Smith, Council Member; Isak Asare, Council Member; three City residents; Susan Yoon, former Board of Public Safety Member; John Fernandez, former Mayor; and Liz Grenat, Director, Community Justice and Mediation Center.

John West asked what will happen with the existing tenants and vacant spaces. Mayor Thomson said Fire administration will most likely move into one of the vacant spaces and there is a hold on any further lease termination negotiations. The remaining tenants want to remain in their current space.

Debora Myerson asked if any of the recently terminated tenants might have wanted to stay at Showers West in light of the new information. Mayor Thomson said all tenants had already secured new spaces and she doesn't anticipate anyone requesting to return, however if they did we would be open to conversations.

Deb Hutton asked for public comment. Paul Post, President, Don Owens Memorial Lodge 88 expressed his appreciation for the ongoing communication with Mayor Thomson and her administration.

John West moved to approve Resolution 24-22. Sue Sgambelluri seconded the motion. Randy Cassady recused himself. The motion passed 4-0.

- E. Resolution 24-19: Approval of Funding for Monitoring Services for Security Cameras at Hopewell.** Roy Aten stated that the RDC previously approved funding for security cameras at Hopewell East and the purchase of a single solar trailer to power the security cameras. The resolution tonight is for approval of a ten month service agreement with OxBlue for monitoring services, for an amount not to exceed \$3,830.

Staff answered questions from the commissioners. Deb Hutton asked for public comment. There were no comments from the public.

Deborah Myerson moved to approve Resolution 24-19. John West seconded the motion. The motion passed unanimously.

- F. Resolution 24-20: Approval of Payment of Property Insurance.** Larry Allen stated that it is time to renew the annual property insurance for the entire City. Property owned by the RDC will be paid from the "444" account.

Staff answered questions from the commissioners. Deb Hutton asked for public comment. There were no comments from the public.

John West moved to approve Resolution 24-20. Deborah Myerson seconded the motion. The motion passed unanimously.

- G. Resolution 24-21: Approval of Amendment of Agreement for Security Patrols at Hopewell Properties.** Larry Allen stated there has been a significant increase in incidents around the Hopewell Site, including break-ins and damage to the properties, during the winter. Staff believes there is need for additional security at this time and would like to increase security patrols from 12 hours per day to 24 hours per day through May 1, 2024. The additional payment for services is for an amount not to exceed \$68,796.

Staff answered questions from the commissioners. Deb Hutton asked for public comment. There were no comments from the public.

Randy Cassady moved to approve Resolution 24-21. Sue Sgambelluri seconded the motion. The motion passed unanimously.

**H. BUSINESS/GENERAL DISCUSSION**

Exhibit B (included in the commission packet) has a blank space for annual gross rent and the rent per square foot. Deborah Myerson asked why that information was not provided. Margie Rice explained that the spreadsheet was designed by Chris Cockerham and staff can reach out to him and retrieve any requested information. The commission would like to know the amount of lost revenue as a result of the terminated leases.

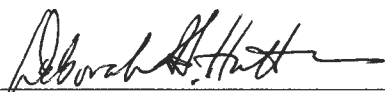
Randy Cassady mentioned that RDC has odd pieces of property throughout the community and wanted to know how to get those properties back into a tax benefiting role. Allen said he can get a comprehensive list of RDC owned properties and is happy to talk about the strategy moving forward.

John West said that the RDC used to receive a TIF project status report (years ago) in the commission packet. The report was a snapshot of every TIF, amount committed, amount expended, and the balance. He would also like the balance of the "444" account to be included. He asked to receive the report once a month.

The Consolidated Plan is due to HUD in 2025 and takes approximately a year to complete. Anna Hanson stated that two bids were received from consultants to prepare the plan. Deborah Myerson is affiliated with one of those companies. Hanson asked for volunteers from the commission to form a sub-committee to assist in choosing the consultant.

Deb Hutton and Sue Sgambelluri volunteered to serve on the subcommittee.

- XI. ADJOURNMENT** – Randy Cassady moved to adjourn. John West seconded the motion. The meeting adjourned at 6:15 p.m.



Deborah Hutton, President



Sue Sgambelluri, Secretary

Date: 2/19/2024