

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA***  
**met on Monday, September 16, at 5:00 p.m. in the McCloskey Conference Room, 401 North Morton**  
**Street, Room 135, and via Zoom, with President Deborah Myerson presiding:**  
**<https://catstv.net/m.php?q=13807>**

**I. ROLL CALL**

Commissioners Present: Deborah Myerson, John West, Randy Cassady, Laurie McRobbie, Sue Sgambelluri, and Sam Fleener (MCCSC Representative - via Zoom)

Commissioners Absent: None

City Staff Present: Anna Killion-Hanson, Director, HAND; Christina Finley, Assistant Director, HAND; Larry Allen, City Attorney, Legal Department; Jane Kupersmith, Director, Economic & Sustainable Development (ESD); Jessica McClellan, City Controller

Others Present: John Fernandez, Senior Vice-President, The Mill; Mary Krupinski, J.S. Held; Dave Askins, B-Square Bulletin; Todd Stern, U3 Advisors; Ryan Alperstein, U3 Advisors; Phil Stafford; Sam Dove

**II. READING OF THE MINUTES** – Sue Sgambelluri moved to approve the September 3, 2024 minutes. Randy Cassady seconded the motion. The motion passed unanimously.

**III. EXAMINATION OF CLAIM REGISTERS** – John West moved to approve the claim register for September 13, 2024, for \$468,700. Sue Sgambelluri seconded the motion. The motion passed unanimously.

**IV. EXAMINATION OF PAYROLL REGISTERS** – Randy Cassady moved to approve the payroll register for September 6, 2024, for \$41,088.86. John West seconded the motion. The motion passed unanimously.

**V. REPORT OF OFFICERS AND COMMITTEES**

**A. Director's Report.** Anna Killion-Hanson suggested amending the agenda to include the election of officers now that the commission is fully staffed. The commissioners agreed to add the election of officers to the end of the agenda.

**B. Legal Report:** Larry Allen was available to answer questions.

**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:** Mary Krupinski was available to answer questions.

**VI. NEW BUSINESS**

**A. Resolution 24-65: Approval of Notice of Offering for Hopewell South (Blocks 9 and 10).** The public offering was included in the commission packet. Todd Stern, Ryan Alperston, and City staff answered questions from the commissioners.

Deborah Myerson asked for public comment. Phil Stafford commented that he wondered if there will be an RFP for block 8. He also asked about the LEED status on the south parcel.

Laurie McRobbie moved to approve Resolution 24-65. Sue Sgambelluri seconded the motion. The motion passed unanimously.

- B. Resolution 24-66: Approval to Vacate Covenants, Conditions, and Restrictions for the Trades District.** Larry Allen stated that staff developed these covenants, conditions and restrictions with the Tasus Corporation, which were approved by the RDC in Resolution 18-71. Tasus withdrew from the project, and staff have continued to market development within the Trades District. After the declaration was approved, the City updated the Unified Development Ordinance to be more in line with the vision of the Trades District and a comprehensive downtown. Additionally, staff have come to an agreement with City of Bloomington Utilities for how the stormwater infrastructure will be maintained in the Trades District. Staff believe it is in the best interest of future development of the Trades District, to vacate the existing declaration.

City staff answered questions from the commissioners.

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

Randy Cassady moved to approve Resolution 24-66. Laurie McRobbie seconded the motion. The motion passed unanimously.

- C. Resolution 24-67: Approval of Agreement for Public Art in Hopewell East.**  
Resolution 24-67 was withdrawn from the agenda by staff and will be added to the next RDC meeting agenda.

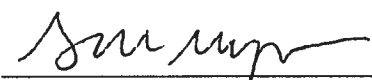
- D. Election of Officers:** John West nominated Deborah Myerson to serve as president. Randy Cassady seconded. The nomination was unanimously approved.

Randy Cassady nominated Sue Sgambelluri to serve as vice president. John West seconded. The nomination was unanimously approved.

Deborah Myerson nominated John West to serve as secretary. Randy Cassady seconded. The nomination was unanimously approved.

**E. BUSINESS/GENERAL DISCUSSION**

- XI. ADJOURNMENT** – John West moved to adjourn. Randy Cassady seconded. The meeting adjourned at 6:25 p.m.

  
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Deborah Myerson, President

  
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John West, Secretary

Date: 10/7/2024