

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA
**met on Monday, March 18, 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=13348>

I. ROLL CALL

Commissioners Present: Deb Hutton, Deborah Myerson, and John West attended in person. Sue Sgambelluri attended via Zoom

Commissioners Absent: Randy Cassady

City Staff Present: Kerry Thomson, Mayor; Larry Allen, City Attorney, Legal Dept.; Anna Killion-Hanson, Director, HAND; Christina Finley, Financial Specialist, HAND; Jane Kupersmith, Director, ESD; Jessica McClellan, City Controller; Cheryl Gilliland, Deputy Controller

Others Present: John Fernandez, Senior Vice President, The Mill; Dave Askins, B Square Bulletin; Jen Pearl, Bloomington Economic Development Corporation; Deb Kunce, J.S. Held; Lucas Gonzalez; Chris Ciolli, Weddle Bros. Construction; Chuylin Li; Sam Dove

- II. READING OF THE MINUTES** – John West moved to approve the March 4, 2024 minutes and the March 4, 2024, Executive Summary, via roll call vote. Deborah Myerson seconded the motion. The motion passed unanimously.
- III. EXAMINATION OF CLAIM REGISTERS** – Deborah Myerson moved to approve the claim register for March 15, 2024, for \$588,728.32, via roll call vote. John West seconded the motion. The motion passed unanimously.
- IV. EXAMINATION OF PAYROLL REGISTERS** – John West moved to approve the payroll register for March 8, 2024, for \$35,359.13, via roll call vote. Deborah Myerson seconded the motion. The motion passed unanimously.
- V. REPORT OF OFFICERS AND COMMITTEES**
- A. Director's Report.** Anna Hanson was available to answer questions.
 - B. Legal Report:** Larry Allen stated that Resolution 24-28, approval of the letter of intent for RDC property located within the Trades District, needs to be removed from tonight's agenda. John Fernandez will give an update at tonight's meeting and request to postpone the agenda item.
 - C. Treasurer's Report:** Jessica McClellan gave an update on TIF fund balances. McClellan is working with HAND staff on a TIF fund status report to include in the commission packets monthly.
 - D. Business Development Updates:** Jane Kupersmith was available to answer questions.
 - E. Hopewell Update:** Deb Kunce gave a brief update on Hopewell's activities.

Kunce and staff answered questions from the commissioners.

VI. NEW BUSINESS

- A. Resolution 24-28: Approval of Letter of Intent for Redevelopment Commission Property Located within the Trades District.** John Fernandez stated there was a late-breaking development this afternoon. He explained the latest development and asked to postpone Resolution 24-28 until a final best proposal can come back to the RDC for approval.

Staff answered questions from the commissioners.

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

John West moved to postpone Resolution 24-28 until staff brings it back to a future meeting, via roll call vote. Sue Sgambelluri seconded the motion. The motion passed unanimously.

- B. Resolution 24-29: Addendum to Contract for Landscape Maintenance with Nature's Way.** As part of the upkeep of the newly renovated infrastructure in the Trades District and the Trades District Garage, the RDC approved an agreement with Nature's Way in Resolution 23-08 to perform landscaping and maintenance in the Trades District. In Resolutions 23-18 and 23-24, the RDC approved addendums to the agreement to add tree trimming and interior plant maintenance services to the agreement. City Staff have brought an addendum to the agreement to provide and extend the services under the agreement through 2024 for an amount not to exceed \$44,000.

Deborah Myerson pointed out that the previous amendments to the contract were not included in the packet. Larry Allen stated he fully intended to include those in the packet and he will attach them to Resolution 24-29.

Staff answered questions from the commissioners.

Deborah Myerson moved to approve Resolution 24-29 with the amendments added to the contract, via roll call vote. John West seconded the motion. The motion passed unanimously.

- C. Resolution 24-30: Approval of Duke Energy Easement in the Trades District.** Construction has begun on the Trades District Technology Center (a.k.a. the Forge). As a result of the construction, it was necessary to relocate certain utilities, including Duke Energy's transmission line and a new transformer. Duke Energy must obtain an easement to the new location of its transformer to access the equipment and lines in the event of failure, maintenance, or needed upgrades.


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


Sue Sgambelluri moved to approve Resolution 24-30, via roll call vote. Deborah Myerson seconded the motion. The motion passed unanimously.

D. BUSINESS/GENERAL DISCUSSION

Mayor Thompson announced that she appointed Ann Killion-Hanson as the permanent HAND Director.

- XI. ADJOURNMENT** – Deborah Myerson moved to adjourn. John West seconded the motion. The meeting adjourned at 5:30 PM.


Deborah Hutton, President


Sue Sgambelluri, Secretary

4-1-24.