

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA***  
**met on Monday, December 16, 2024, 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=14083>**

**I. ROLL CALL**

Commissioners Present: Deborah Myerson, John West, Sue Sgambelluri, Laurie McRobbie, Randy Cassady

Commissioners Absent: Sam Fleener (MCCSC Representative)

City Staff Present: Anna Killion-Hanson, Director, Housing & Neighborhood Development (HAND); Larry Allen, City Attorney, Legal Department; Jane Kupersmith, Director, Economic & Sustainable Development (ESD); Jessica McClellan, City Controller; Cheryl Gilliland, Deputy Controller

Others Present: John Fernandez, Senior Vice-President, The Mill; Mary Krupinski, J.S. Held; Dave Askins, B-Square Bulletin; Jen Pearl, Bloomington Economic Development Corporation

**II. READING OF THE MINUTES:** John West moved to approve the December 2, 2024 minutes. Sue Sgambelluri seconded the motion. Randy Cassady abstained. The motion passed 4-0-1.

**III. EXAMINATION OF CLAIM REGISTERS:** Laurie McRobbie moved to approve the claims registers for November 8, 2024, for \$1,234,058.53 and November 22, 2024, for \$1,425,593.27. Randy Cassady seconded the motion. The motion passed unanimously.

**IV. EXAMINATION OF PAYROLL REGISTERS:** Sue Sgambelluri moved to approve the payroll register for November 27, 2024, for \$42,348.47. Laurie McRobbie seconded the motion. The motion passed unanimously.

**V. REPORT OF OFFICERS AND COMMITTEES**

**A. Director's Report:** Anna Killion-Hanson was available to answer questions.

**B. Treasurer's Report:** Jessica McClellan briefly reviewed the TIF status report.

**C. Legal Report:** Larry Allen reported that tonight is his last RDC meeting. His last day at the City of Bloomington is December 31, 2024. Commissioners and staff thanked Allen for all of his hard work and dedication to the City.

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

**E. Trade District Updates:** John Fernandez was available to answer questions.

**F. Hopewell Update:** Mary Krupinski reported receiving three responses for the Hopewell South public offering. U3 Advisors are reviewing the responses.

## **VI. NEW BUSINESS**

### **A. Resolution 24-88: Approval of Forge Lease Agreement with Branchfire, Inc. d.b.a. Folia.**

John Fernandez stated that the lease agreement between the Forge and Folia was discussed at the previous RDC meeting and was postponed until tonight's meeting. Fernandez reviewed the changes made to the agreement since the last meeting.

At the previous meeting, commissioners noted that parking details should probably be added to the lease. Fernandez stated that Section 30 was added to the end of the lease which states that tenants shall have the right but not the obligation to lease parking spaces monthly at the Trades District parking garage at the prevailing rate set by the City of Bloomington Parking Services.

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

Randy Cassady moved to approve Resolution 24-88. Sue Sgambelluri seconded the motion. The motion passed unanimously

### **B. Resolution 24-89: Conveyance Agreement for Kohr Building Parcel in Hopewell.**

Larry Allen explained that the RDC received a proposal from Brinshore to redevelop the Kohr Building into affordable housing in partnership with the Bloomington Housing Authority and Centerstone. Under the submitted proposal, the RDC would convey the real estate lot to the Bloomington Housing Authority, and the property's limited partnership would own and operate the improvements and completed affordable housing complex. The RDC approved Resolution 23-53, approving the submission of a site control letter that stated its support for the project and the RDC's intent to convey the parcel. This Resolution is to approve the conveyance agreement with Bloomington Housing Authority for the sale of the Kohr property.

Allen answered questions from the commissioners.

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

John West moved to approve Resolution 24-89. Sue Sgambelluri seconded the motion. The motion passed unanimously.

### **C. Resolution 24-90: Amendment to Agreement with Studio Axis for the Forge Design.** Jane Kupersmith stated that the RDC approved an agreement with Axis to provide design services for the Forge project, which was first amended in Resolution 22-96. The total amount for the agreement as amended was \$411,532.50. Staff have negotiated a second amendment to the agreement to add reimbursable expenses not initially contemplated when the agreement was approved. The reimbursable costs include travel reimbursement, blueprints, and other detailed printing. Staff requests an additional \$6,208.26, bringing the total contract amount to \$417,740.76.

Allen and Kupersmith answered questions from the commissioners. Deborah Myerson asked for public comment. There were no comments from the public.

Randy Cassady moved to approve Resolution 24-90. Sue Sgambelluri seconded the motion. The motion passed unanimously.

### **D. Resolution 24-91: Approval of MOU with the City of Bloomington for Encroachment in Trades District.** Maria McCormick explained that the construction of The Forge, which is substantially complete, has a concrete walkway that was constructed along the building as part of the project. The walkway was partially built in an existing platted alley and requires an

encroachment agreement with the City of Bloomington Board of Public Works. The Board of Public Works approved the encroachment agreement on December 3, 2024.

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

Sue Sgambelluri moved to approve Resolution 24-91. John West seconded the motion. The motion passed unanimously.

- E. Resolution 24-92: Approval of Construction Agreement with Duke Energy.** Larry Allen stated that as part of the construction of The Forge, a solar array has been installed. Connection of The Forge's solar array to the electrical grid requires an interconnection agreement with Duke Energy.

Deborah Myerson pointed out that the Resolution is missing the resolution number. Allen added the number (24-92) to the top of the resolution.

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

Laurie McRobbie moved to approve Resolution 24-92, with the amendment to add the resolution number. John West seconded the motion. The motion passed unanimously.

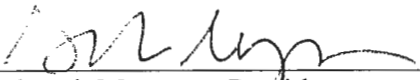
- F. Resolution 24-93: Approval of Payment for 4<sup>th</sup> Street Garage Repairs.** Larry Allen stated that although the 4<sup>th</sup> Street Garage has reached completion, the City needed to correct certain design defects along the storefront and commercial spaces. City staff negotiated an agreement with CSO Architects to retain \$63,526.66 from the original design fees to make necessary defect repairs. In resolution 24-03, the RDC approved an amended project review and approval form that supported the reallocation of the funds to repair the design defects. City staff contracted with Harrell-Fish Inc. to perform the repairs to the 4<sup>th</sup> Street Garage in an amount not to exceed \$55,000. The Board of Public Works approved the agreement with HFI on March 26, 2024.

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

John West moved to approve Resolution 24-93. Laurie McRobbie seconded the motion. The motion passed unanimously.

## **VII. BUSINESS/GENERAL DISCUSSION**

- VIII. ADJOURNMENT** – Sue Sgambelluri moved to adjourn. Laurie McRobbie seconded. The meeting adjourned at 6:15 p.m.

  
Deborah Myerson, President

  
John West, Secretary

Date: 1/27/2025