

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA
met on Monday, January 27, 2025, 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=14154>

I. ROLL CALL

Commissioners Present: Deborah Myerson, Sue Sgambelluri, Laurie McRobbie, (Zoom), Randy Cassady, Sam Fleener, MCCSC Representative (Zoom)

Commissioners Absent: John West

City Staff Present: Anna Killion-Hanson, Director, Housing & Neighborhood Development (HAND); Christina Finley, Assistant Director, HAND; Cody Toothman, Program Manager, HAND; Matt Swinney, Program Manager, HAND; Margie Rice, Corporation Counsel, Legal Department; Anna Holmes, Assistant City Attorney, Legal Department (Zoom); 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

II. READING OF THE MINUTES –Sue Sgambelluri moved to approve the December 16, 2024 minutes. Randy Cassady seconded the motion, which passed unanimously via roll-call vote.

III. EXAMINATION OF CLAIM REGISTERS: Randy Cassady moved to approve the claim registers for December 6, 2024, for \$279,583.64; December 20, 2024, for \$5,551,570.77; December 26, 2024, for \$1,375,285.83; January 17, 2025, for \$3,773.10. Laurie McRobbie seconded the motion, which passed unanimously via roll-call vote.

IV. EXAMINATION OF PAYROLL REGISTERS: Sue Sgambelluri moved to approve the payroll registers for December 13, 2024, for \$46,000.39; December 27, 2024, for \$40,911.63; January 10, 2025, for \$44,011.74. Laurie McRobbie seconded the motion, which passed unanimously via roll-call vote.

V. REPORT OF OFFICERS AND COMMITTEES

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

B. Treasurer's Report: Jessica McClellan was available to answer questions.

C. Legal Report: Margie Rice was available to answer questions

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

E. Hopewell Update: Mary Krupinski stated that the Hopewell East public offering is due February 7, 2024.

VI. NEW BUSINESS

A. Resolution 25-01: Approval of the 2025 RDC Commission Schedule.

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

Randy Cassady moved to approve 25-01. Sue Sgambelluri seconded the motion, which passed unanimously via roll-call vote.

B. Resolution 25-02: Approval of Maintenance of RDC Owned Property in the Allocation Area. Anna Killion-Hanson stated that this is the annual resolution that approves funding for the maintenance of RDC-owned properties.

Randy Cassady requested a list of all RDC-owned properties. Margie Rice said staff will work together to provide an updated list. Deborah Myerson proposed an addendum to the resolution to include the list of RDC-owned properties.

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

Sue Sgambelluri moved to approve Resolution 25-02, with the proposed addendum to include all RDC-owned properties. Sue Sgambelluri seconded the motion, which passed unanimously via roll-call vote.

C. Resolution 25-03: Approval of Funding for Appraisals for Property in the Allocation Areas. Margie Rice stated that this resolution authorizes an amount not exceeding \$50,000 for various appraisals needed throughout the year. This resolution also authorizes Anna Killion-Hanson, Director of Housing and Neighborhood Development, the authority to sign any necessary agreements with independent appraisal agencies. City staff will present the findings of any appraisal to the RDC.

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

Randy Cassady moved to approve Resolution 25-03. Laurie McRobbie seconded the motion, which passed unanimously via roll-call vote.

D. Resolution 25-04: Approval of Lease with Vivum AI. As part of the EDA grant, the RDC agreed to lease space with the Forge to businesses that would support the mission of the Trades District and the Forge, and the RDC authorized the Dimension Mill, (The Mill) to act as its representative in managing and leasing the Forge. The RDC approved a model lease for the Forge in Resolution 24-31, and the model lease was subsequently approved by the EDA.

John Fernandez stated that Vivum AI supports the mission of the Trades District. He also stated this is a five-year lease that would enable Vivum AI to stay in the Trades District as they scale up. Fernandez explained the details of the lease and answered questions from the commissioners.

Deborah Myerson pointed out that the full resolution number is missing in the third whereas in Resolution 25-04. City staff will correct the missing resolution number.

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

Sue Sgambelluri moved to approve Resolution 25-04 with the amendment to correct the missing resolution number. Laurie McRobbie seconded the motion, which passed unanimously.

- E. Resolution 25-05: Approval of Amendment 3 for Architectural and Engineering Services with Axis Architecture Interiors LLC, for the Forge.** Jane Kupersmith stated that this amendment is for an additional \$700 for design services, including layout, furniture selection, and finishes. This brings the total contract amount to \$418,440.76.

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

Randy Cassady moved to approve Resolution 25-05. Sue Sgambelluri seconded the motion, which passed unanimously.

- F. Resolution 25-06: Approval of 2nd Amendment to CDBG Centerstone Agreement for Repair/Replacement of Fire Sprinkler System.**
- G. Resolution 25-07: Approval of CDBG Funding Agreement for the Replacement of Siding at LifeDesigns.**
- H. Resolution 25-08: Approval of CDBG Funding Agreement for the Repair/Replacement of Flooring in Monroe County United Ministries Compass Early Learning Center.**
- I. Resolution 25-09: Approval of CDBG Funding Agreement for the Installation of Rooftop Solar Panels and Generators at the New Hope Family Shelter.**
- J. Resolution 25-10: Approval of CDBG Funding Agreement for the Construction of the Summit Hill Early Learning Center & Installation of Outdoor Classroom/Payroll.**

Deborah Myerson asked for public comment on Resolutions 25-06 through 25-10. There were no comments from the public.

Randy Cassady moved to approve Resolution 25-06 through 25-10. Sue Sgambelluri seconded the motion, which passed unanimously.

- K. Resolution 25-11: Approval of Amendment to CDBG Funding Agreement for the Installation of Safety Equipment, Security Cameras, and Monitoring Equipment at the Boys & Girls Club.** Matt Swinney stated that this project is from 2022. The Boys and Girls Club had a staffing turnover and didn't have the capacity to run this project. They now have additional staff dedicated to completing this project. This amendment will extend the date of their agreement.

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

Randy Cassady moved to approve Resolution 25-11. Sue Sgambelluri seconded the motion, which passed unanimously.

- L. Resolution 25-12: Approval of the CDBG Funding Agreement for Friend's Place Shelter Operated by Beacon, Inc.**
- M. Resolution 25-13: Approval of the CDBG Funding Agreement for New Leaf New Life.**

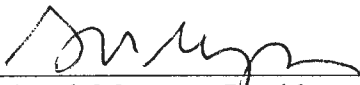
- N. Resolution 25-14: Approval of CDBG Funding Agreement for Mother Hubbard's Cupboard.**
- O. Resolution 25-15: Approval of CDBG Funding Agreement for Monroe County United Ministries.**
- P. Resolution 25-16: Approval of CDBG Funding Agreement for New Wings Emergency Shelter Operated by Middle Way House.**
- Q. Resolution 25-17: Approval of CDBG Funding Agreement for Hoosier Hills Food Bank.**
- R. Resolution 25-18: Approval of CDBG Funding Agreement for Community Kitchen.**

Deborah Myerson Asked for public comment for Resolutions 25-12 through 25-18. There were no comments from the public.


Sue Sgambelluri moved to approve Resolutions 25-12 through 25-18. Laurie McRobbie seconded the motion, which passed unanimously.

VII. BUSINESS/GENERAL DISCUSSION –

- VII. ADJOURNMENT** –Sue Sgambelluri moved to adjourn. Randy Cassady seconded. The meeting adjourned at 5:45 p.m.



Deborah Myerson, President



John West, Secretary

Date: 2/3/2025