

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA
met on Monday, November 18, 2024 at 5:00 p.m. in the McCloskey Conference Room, 401 North Morton
Street, Room 135, and via Zoom, with Vice-President Sgambelluri presiding:
<https://catstv.net/m.php?q=14018>

I. ROLL CALL

Commissioners Present: Sue Sgambelluri, John West, Laurie McRobbie (via Zoom), and Randy Cassady.

Commissioners Absent: Deborah Myerson and Sam Fleener

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

Others Present: Anne Bono, Indiana University; John Fernandez, Senior Vice-President, The Mill; Mary Krupinski, J.S. Held; Matt Frische, Reedy Financial Group; Stephany Lin, U3 Advisors; Chris Ciolli, Weddle Brothers Construction; Dave Askins, B-Square Bulletin; Joe Davis, Resident

II. READING OF THE MINUTES – John West moved to approve the November 4, 2024 minutes, via roll-call vote. Randy Cassady seconded the motion. The motion passed unanimously.

III. EXAMINATION OF CLAIM REGISTERS – Randy Cassady moved to approve the claim register for November 22, 2024, for \$1,425,593.27, via roll-call vote. John West seconded the motion. The motion passed unanimously.

IV. EXAMINATION OF PAYROLL REGISTERS – Laurie McRobbie moved to approve the payroll register for November 15, 2024, for \$43,098.46, via roll-call vote. Randy Cassady 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. Legal Report. Larry Allen reported that Reedy Financial will present the 2025 RDC spending plan at tonight's meeting and will give the annual informative presentation at the December 2 RDC meeting. 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 reported that the Hopewell South public offering is due on December 6, 2023. Krupinski was available to answer questions.

VI. NEW BUSINESS

A. Resolution 24-80: Approval of Trades District Conveyance Agreement with Dimension Mill, Inc. In August of 2024, Indiana University, in partnership with the City and Dimension Mill, was awarded a College and Community Collaboration grant from the Lilly Endowment (CCC Grant). As part of the terms of the CCC grant, the RDC would sell the remaining vacant parcels of real estate within the Trades District (Tracts 1 and 2) to The Mill at the offering price listed. City staff have negotiated a conveyance agreement of the remaining vacant real estate within the Trades District to sell the real estate to the Mill for \$4,600,000 with a conveyance

agreement requiring the earnest money to be deposited within 30 days of execution. This would also be subject to a partnership agreement that the Mill and the City have with the RDC for the marketing and development of the Trades District. City staff anticipate bringing an amendment to that partnership agreement to extend it through the life of the grant, which is five years.

City staff answered questions from the commissioners.

Sue Sgambelluri asked for public comment. There were no comments from the public.

John West moved to approve Resolution 24-80, via roll-call vote. Laurie McRobbie seconded the motion. The motion passed unanimously.

- B. Resolution 24-81: Authorization to Issue Hopewell East Offering Packet.** Jane Kupersmith said the next phase of Hopewell development is Hopewell East. Last fall the City issued an Request for Information (RFI) to gauge interest and receive feedback on Hopewell East and the City's strategy for development. The City has not yet issued a formal public offering for the lots in Hopewell East. This offering packet would fulfill the legal requirements for the RDC to offer real estate for sale. Offers to the RDC are due February 7, 2025.

City staff answered questions from the commissioners. Commissioners and a member of the public noted typos within the offering packet, and staff stated that they will correct those errors.

Sue Sgambelluri asked for public comment. The RDC heard comments from the public.

Randy Cassady moved to approve Resolution 24-81 as corrected and amended, via roll-call vote. Laurie McRobbie seconded the motion. The motion passed unanimously.

- C. Resolution 24-82: Approval of Amendment to Consulting Agreement with J.S. Held for Hopewell.** Larry Allen stated that the RDC hired JS Held to act as the project manager for the Hopewell Project and approved the agreement with JS Held in Resolution 20-96. The agreement has been amended and extended since. Resolution 24-82 would extend the Agreement with JS Held through July 1, 2025. Because there is unspent money from the prior amendments, there is no new funding with this extension. Jane Kupersmith explained that the City anticipates hiring a capital projects manager in the coming months, and that JS Held's services will be vital to handing off project details to that new staff member.

City staff answered questions from the commissioners.

Sue Sgambelluri asked for public comment. The RDC heard comments from the public.

John West moved to approve Resolution 24-82, via roll-call vote. Laurie McRobbie seconded the motion. The motion passed unanimously.

- D. Resolution 24-83: Adoption of 2025 Spending Plan.** Matt Frische from Reedy Financial Group presented the RDC's 2025 Spending Plan. The General Assembly passed a new law, codified as Indiana Code Section 36-7-14-12.7, which requires redevelopment commissions to file an annual spending plan by December 1. The spending plan should outline the planned expenditures for the upcoming year. The RDC is required to upload its plan to the Indiana Department of Local Government Finance and send a copy to the Mayor and the Common Council. The RDC met in a public meeting to work on the plan on October 30, 2024. Staff also indicated that it would upload the more detailed spending report that was used to create the plan to the RDC's website.

City staff answered questions from the commissioners.

Sue Sgambelluri asked for public comment. The RDC heard comments from the public.

John West moved to approve Resolution 24-83, via roll-call vote. Laurie McRobbie seconded the motion. The motion passed unanimously.

E. Resolution 24-84: Approval of Agreement with Tech Electronics of Indiana for The Forge.

Chris Ciolli from Weddle Brothers presented to the RDC. The RDC received a federal grant to construct the Forge under the Economic Development Agency's CARES Act. As part of the construction, the City agreed to contract for its own access control hardware within the Forge. Staff brought the RDC an agreement with Tech Electronics of Indiana, LLC to install and activate the control access hardware for an amount not to exceed \$15,687.00. Ciolli noted that given the current budget balances, the effect to the overall project budget of this contract will still yield net savings to the RDC compared to what was approved for the entire project.

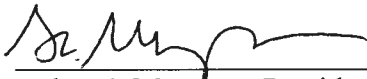
City staff answered questions from the commissioners. Sue Sgambelluri noted that the second "Whereas" clause of the resolution was in error and should be removed.

Sue Sgambelluri asked for public comment. There were no comments from the public.


Laurie McRobbie moved to approve Resolution 24-84, as corrected, via roll-call vote. Randy Cassady seconded the motion. The motion passed unanimously.

F. BUSINESS/GENERAL DISCUSSION

XI. ADJOURNMENT – The meeting adjourned at 6:06 p.m.



Deborah Myerson, President



John West, Secretary

Date: 12/2/2024