

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA
met on Monday, February 3, 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=14173>

I. ROLL CALL

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

Commissioners Absent: None

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; Jane Kupersmith, Director, Economic & Sustainable Development (ESD); Anna Dragovich, Capital Projects Manager, ESD; Jessica McClellan, City Controller; Neil Kopper, Senior Project Engineer, Engineering Department;

Others Present: John Fernandez, Senior Vice-President, The Mill; Mary Krupinski, J.S. Held; John Zody, Executive Director, CFDI Friendly; Sam Dove.

II. READING OF THE MINUTES –Randy Cassady pointed out that Sue Sgambelluri moved and seconded the motion for Resolution 25-02. Staff will correct the typo. Randy Cassady moved to approve the January 27, 2025 minutes with the correction via roll-call vote. Sue Sgambelluri seconded the motion. John West abstained. The motion passed via roll-call vote.

III. EXAMINATION OF CLAIM REGISTERS: Sue Sgambelluri moved to approve the claim registers for January 31, 2025, for \$1,968,859.94 and February 5, 2025, for \$123,747.72. Randy Cassady seconded the motion, which passed unanimously via roll-call vote.

IV. EXAMINATION OF PAYROLL REGISTERS: Randy Cassady moved to approve the January 24, 2025 payroll register for \$51,292.65. John West seconded the motion, which passed unanimously via roll-call vote.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. Anna Killion-Hanson stated that Kohr's closing documents were shared with the RDC commissioners via Google Drive. Killion-Hanson said that the documents are available to members of the public upon request.

Killion-Hanson asked for an RDC representative to serve on the sub-committee that awards the funds for the Neighborhood Improvement Grants. Deborah Myerson volunteered.

B. Treasurer's Report: Jessica McClellan reported exploring the creation of a new allocation area, which would be called the Hopewell TIF. McClellan explained that because the land is vacant, it is at the lowest assessed value. McClellan explained the process of creating a new allocation area and answered questions from the commissioners.

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

D. Business Development Updates: Jane Kupersmith introduced Anna Dragovich, the Capital Projects Manager.

- E. **Hopewell Update:** Mary Krupinski stated that the Hopewell East public offering is due February 7, 2024. Krupinski said we preliminarily received six letters of intent.

VI. NEW BUSINESS

- A. **Resolution 25-19: Approval of Right of Way Dedication at 2nd and Rogers Street.** The West 2nd Street Modernization and Safety Improvements Project consists of various improvements to West 2nd Street between the B-Line Trail and South Walker Street. Neil Kopper explained that Hopewell East and West areas have been formally subdivided into lots and additional right-of-way was dedicated along West 2nd Street and South Rogers Street as part of those plats. However, additional right-of-way acquisition along the north side of West 2nd Street was impossible due to certain constraints on private property. The City requests additional right-of-way to be dedicated along the Hopewell East and Hopewell West areas.

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

Sue Sgambelluri moved to approve 25-19. Laurie McRobbie seconded the motion, which passed unanimously via roll-call vote.

- B. **Resolution 25-20: First Amendment to Real Estate Conveyance and Project Agreement.** Margie Rice stated that the RDC previously approved the transfer or the sale of parcels to the Mill. In the previous RDC meeting authority was delegated to Deborah Myerson to sign the closing documents. Angela Parker who represents the Mill drafted an amendment to that agreement allowing additional time to complete a required survey, extending the initial feasibility period to February 1, 2025, and making other necessary changes including naming the proper title company to manage the closing and noting the assignment of the Mill's interest to Trades District Community Development LLC. This resolution authorizes HAND staff, the City's Corporation Counsel, and the RDC's fiscal officer, the City's Controller, to take all administrative actions necessary to effectuate the closing of this transaction. Margie Rice answered questions from the commissioners.

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

John West moved to approve Resolution 25-20. Sue Sgambelluri seconded the motion, which passed unanimously via roll-call vote.

- C. **Resolution 25-21: Approval of Resolution Clarifying Vacation of Covenants, Conditions, and Restrictions for the Trades District.** Margie Rice stated that on September 16, 2024, the RDC passed Resolution 24-66 to vacate covenants, conditions, and restrictions for the Trades District and directed RDC staff to submit a petition to the Plan Commission. Staff realized during title work that the covenants and restrictions were never lifted and did not go before the Plan Commission. Rice said that the plat was created the year before the covenants were created. The plat never mentioned the covenants and restrictions so there was no need to go to the Plan Commission.

Resolution 25-21 will create a clear record for future reference as to its actions regarding the vacation of the above-mentioned declaration. Resolution 25-21 formally rescinds its direction to RDC staff to submit a Petition to the Plan Commission, as it is not legally necessary. Rice answered questions from the commissioners.

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

Randy Cassady moved to approve Resolution 25-21. John West seconded the motion, which passed unanimously via roll-call vote.

D. Resolution 25-22: Designation of Signatory Authority for the Conveyance of Real Property on Behalf of the Redevelopment Commission of the City of Bloomington.

Anna Killion-Hanson stated that this is a resolution to designate signatory rights on behalf of the Redevelopment Commission for the conveyance of real property. This resolution will authorize its President, Deborah Myerson, or her successor to sign any necessary closing documents on the RDC's behalf. If the RDC President is unavailable, the RDC authorizes its Secretary, John West, or his successor to sign any necessary closing documents on the RDC's behalf.

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

Sue Sgambelluri moved to approve Resolution 25-22. John West seconded the motion, which passed unanimously.

E. Resolution 25-24: Approval of 2024 CDBG Physical Improvement Funding Agreement with Centerstone. Matt Swinney stated that this is phase 2 of a project to repair/replace a 20+ year-old emergency fire suppression sprinkler system located at 645 S Rogers. Funding for this project has already been approved.

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

Randy Cassady moved to approve Resolution 25-24. John West seconded the motion, which passed unanimously.

F. Resolution 25-25: Approval of First Amendment to 2020 CDBG Covid Agreement with Beacon

G. Resolution 25-26: Approval of First Amendment to 2021 CDBG Covid Agreement with the Bloomington Housing Authority.

H. Resolution 25-27: Approval of First Amendment to 2021 CDBG Covid Agreement with Boys & Girls Club.

I. Resolution 25-28: Approval of First Amendment to 2021 CDBG Covid Agreement with the Citizens for Community Justice.

J. Resolution 25-29: Approval of First Amendment to 2021 CDBG Covid Agreement with Middle Way House.

K. Resolution 25-30: Approval of First Amendment to 2021 CDBG Covid Agreement with Pantry 279.

Cody Toothman stated that additional language was added to Resolutions 25-25 through 25-30 regarding the reversion of assets and proper reporting of program income to meet the Department of Housing and Urban Development (HUD) standards and clear findings from a HUD audit conducted in 2024.

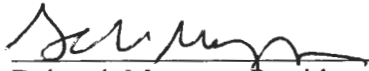
Deborah Myerson asked for public comment on Resolutions 25-25 through 25-30. There were no comments from the public.

John West moved to approve Resolutions 25-25 through 25-30. Sue Sgambelluri seconded the motion, which passed unanimously.

VII. BUSINESS/GENERAL DISCUSSION –

John Zody, Executive Director of CFDI Friendly, reported receiving funds from the Urban Enterprise Association and Redevelopment Commission. The funds must be used within the consolidated TIF. Zody said he will come back to the RDC in the near future for input on the best use of those funds. He expressed his interest in advancing affordable housing and small businesses.

VII. ADJOURNMENT –John West moved to adjourn. Sue Sgambelluri seconded. The meeting adjourned at 5:50 p.m.


Deborah Myerson, President


John West, Secretary

Date: 2/18/2025