

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA
met on Monday, March 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=14268>

I. ROLL CALL

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

Commissioners Absent: None

City Staff Present: Anna Killion-Hanson, Director, Housing & Neighborhood Development (HAND); Christina Finley, Assistant Director, HAND; Margie Rice, Corporation Counsel, Legal Department; Anna Holmes, Assistant City Attorney, Legal Department; Audrey Brittingham, Assistant City Attorney, Legal Department; Dana Kerr, Assistant City Attorney, Legal Department; Jane Kupersmith, Director, Economic & Sustainable Development (ESD); Anna Dragovich, Capital Projects Manager, ESD; Jessica McClellan, Controller; Office of the Controller; Christopher Eberle, Purchasing Utilities Service Center

Others Present: John Fernandez, Senior Vice-President, The Mill; Mary Krupinski, J.S. Held

II. READING OF THE MINUTES –Sue Sgambelluri pointed out a typo under New Business. The word “quick” should be changed to “quit”. Randy Cassady moved to approve the March 3, 2025, minutes with the correction. John West seconded the motion, which passed unanimously.

III. EXAMINATION OF CLAIM REGISTERS: Sue Sgambelluri moved to approve the February 28, 2025, claim register for \$777,917.11. Laurie McRobbie seconded the motion, which passed unanimously.

IV. EXAMINATION OF PAYROLL REGISTERS: Randy Cassady moved to approve the February 21, 2025, payroll register for \$51,694.83. John West seconded the motion, which 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 distributed the TIF project status report and was available to answer questions.

C. Legal Report: Margie Rice introduced Dana Kerr, a new Assistant City Attorney.

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

E. Hopewell Update: Mary Kurpinski stated that Hopewell West would be going out to bid around the middle of the month. If all goes well, the work is scheduled to start in late summer or early fall and will be completed by the end of the year.

VI. NEW BUSINESS

A. Resolution 25-34: Approval of the First Amendment to the Partnership Agreement with the Dimension Mill, Inc. Jane Kupersmith presented the resolution, with John Fernandez available for questions. This resolution was previewed at the previous RDC meeting but needed some corrections. Kupersmith highlighted key points regarding the income and

expenses of the Certified Tech Park (CTP) Fund and the structure for receiving back payments. She explained the City could allocate \$250,000 from the CTP fund through the end of 2028 without overextending its resources, assuming the annual contributions from the fund continue as expected. She emphasized that the CTP fund remains the primary source for this agreement.

John West raised a concern regarding CTP funds, noting that if there is a shortfall, there is an option—but not an obligation—to use another fund. There was a discussion regarding amending the language under THEREFORE, number 3, in the resolution to clarify the use of RDC funds is not an obligation. Deborah Myerson recommended deferring to Legal for clarification. Margie Rice revised the language to “*From the CTP Fund, or after further conversation and approval, other RDC Funds, as needed.*”

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

Sue Sgambelluri moved to approve Resolution 25-34, as amended. John West seconded the motion, which passed unanimously with the amended language proposed by Margie Rice.

- B. Resolution 25-35:** Approval of Right of Entry Agreement for Trades District Garage. Jane Kupersmith presented this resolution, which allows Hoosier Network the right of entry to install fiber internet service at the Trades District Garage.

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

Sue Sgambelluri moved to approve Resolution 25-35. Laurie McRobbie seconded the motion, which passed unanimously.

- C. Resolution 25-36:** Approval of Temporary Parking Agreement at Hopewell Development. Margie Rice stated that this agreement grants temporary parking without fees for BCM, Brinshore's development arm. BCM will be responsible for insurance, exercising due care, and indemnifying and holding the City harmless.

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

Laurie McRobbie moved to approve Resolution 25-36. John West seconded the motion, which passed unanimously.

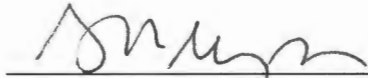
Resolution 25-37: Approval of Lease at The Forge with Bloom. John Fernandez stated that this lease agreement is for five years, with three renewal options. Bloom will occupy approximately 4,709 square feet on the second-floor south suite, representing 66% occupancy. The primary funding for this initiative comes from the CTP Grant secured by IU for the benefit of The Mill.

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

John West moved to approve Resolution 25-37. Randy Cassady seconded the motion, which passed unanimously.

- VII. BUSINESS/GENERAL DISCUSSION**—Meridian Hoosier Network (Spider TIF) status report. Deborah Myerson requested that we include the Spider TIF in the TIF project status report. Jessica McClellan agreed to incorporate it into the report.

VIII. ADJOURNMENT – Sue Sgambelluri moved to adjourn. Laurie McRobbie seconded. The meeting adjourned at 5:45 p.m.



Deborah Myerson, President



John West, Secretary

Date: 3/17/2025