

**AGENDA**  
**REDEVELOPMENT COMMISSION**  
**April 7, 2025 at 5:00 p.m.**  
**Bloomington City Hall, 401 North Morton Street**  
**McCloskey Conference Room, Suite 135**

**<https://bloomington.zoom.us/j/84585431740?pwd=b3uDkSaX6tqosiTQ8kqajJ9ceHdmJq.1>**

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible to some individuals. If you encounter difficulties accessing material in this packet, please get in touch with Anna Killion-Hanson at [anna.killionhanson@bloomington.in.gov](mailto:anna.killionhanson@bloomington.in.gov) and provide your name, contact information, and a link to or description of the document or web page you are having problems with.

**I. ROLL CALL**

**II. MINUTES** - Executive Session Summary for April 7, 2025, and minutes for the April 7, 2025, regular scheduled meeting

**III. EXAMINATION OF CLAIM REGISTERS** –April 11, 2025, for \$364,779.80 and April 25, 2025, for \$156,495.22

**IV. EXAMINATION OF PAYROLL REGISTERS** –April 4, 2025, for \$52,534.13

**V. REPORT OF OFFICERS AND COMMITTEES**

- A. Director's Report
- B. Legal Report
- C. Treasurer's Report
- D. Business Development Update
- E. Hopewell Update

**VI. NEW BUSINESS**

- A. Resolution 25-46: Resolution for Approval of Investigations and Due Diligence for Use of 216 South College Avenue as a Host Hotel for the Bloomington Convention Center
- B. Resolution 25-47: Resolution to Approve Relocation of Generator to the Forge
- C. Resolution 25-48: Resolution to Approve/Ratify Temporary Shoring of the South Wall of The Mill
- D. Resolution 25-49: Resolution to Approve Supplement #1 to Construction Inspection Agreement for 1st Street Reconstruction Project
- E. Resolution 24-50: Resolution to Approve Supplement #2 to Construction Engineering Contract for the B-Line Trail and Multiuse Path
- F. Resolution 25-51 Resolution to Approve Permanent Repairs of the South Wall of The Mill

**VII. BUSINESS/GENERAL DISCUSSION**

**VIII. ADJOURNMENT**

*Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call [812-349-3429](tel:812-349-3429) or e-mail [human.rights@bloomington.in.gov](mailto:human.rights@bloomington.in.gov).*

## EXECUTIVE SESSION SUMMARY

The Redevelopment Commission of the City of Bloomington, Indiana met on Monday, April 7, 2025, at 3:00 p.m. in the Showers City Hall, Allison Conference Room, 401 North Morton Street, Suite 225, Bloomington, Indiana and via Zoom

Redevelopment Commission Members Present: Sue Sgambelluri, Laurie McRobbie, Deborah Myerson, John West, and Randy Cassady

Redevelopment Commission Members Absent: None

City Staff Present: Kerry Thomson, Mayor, Margie Rice, Corporation Counsel, City Legal Department, Anna Killion-Hanson, Director, Housing and Neighborhood Development (HAND); Christina Finley, Assistant Director, HAND; Dana Kerr, Assistant City Attorney, City Legal Department, Jane Kupersmith, Director, Economic and Sustainable Development (ESD), Anna Dragovich, Capital Improvement Project Manager, ESD

Others Present: Mary Kurpinski, J.S. Held

The Commission discussed information in accordance with **Ind. Code § 5-14-1.5-6.1(b)(2)(D)**: strategy regarding real property transactions by the governing body.

No other matters were discussed.

The meeting adjourned at 5:00 p.m.

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Deborah Myerson, President

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John West, Secretary

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Date

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA***

**met on Monday, April 7, 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=14433>**

**I. ROLL CALL**

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

City Staff Present: Anna Killion-Hanson, Director, Housing & Neighborhood Development Department (HAND); Christina Finley, Assistant Director, (HAND); Tammy Caswell, Financial Specialist, (HAND); Matt Swinney, Program Manager, (HAND); Cody Toothman, Program Manager, HAND; Margie Rice, Corporation Counsel, Legal Department; Anna Holmes, Senior Assistant Attorney, Legal Department; Dana Kerr, Assistant City Attorney, Legal Department, Audrey Brittingham, City Attorney; Jane Kupersmith, Director, Economic & Sustainable Development (ESD); Anna Dragovich, Capital Projects Manager, ESD; Holly Warren, Assistant Director for the Arts, ESD; Jessica McClellan, Controller, Office of the Controller

Others Present: Mary Krupinski, J.S. Held, Dave Askins, Ellie Ciolli, Boris Ladwig, Herald Times, and BEDC

**II. READING OF THE MINUTES** – John West moved to approve the March 17, 2025, minutes. Randy Cassady seconded the motion, which passed unanimously.

**III. EXAMINATION OF CLAIM REGISTERS:** Sue Sgambelluri moved to approve the March 28, 2025, claim register for \$464,987.22. Laurie McRobbie seconded the motion, which passed unanimously.

**IV. EXAMINATION OF PAYROLL REGISTERS:** John West moved to approve the March 21, 2025, payroll register for \$51,694.83. Sue Sgambelluri seconded the motion, which passed unanimously.

**V. REPORT OF OFFICERS AND COMMITTEES**

**A. Director's Report.** Anna Killion-Hanson reported structural issues with the Mill's South wall. Areas of the brick wall adjacent to the event space are as much as 4 ½ inches out of plumb, with no evidence of remaining bond in the mortar joint between brick units. Emergency and temporary measures are being taken. Killion-Hanson also reported that the Trades District was vandalized, and emergency measures have been taken to stabilize the damage.

**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:** Holly Warren reported that the sculpture installation at the Trades District is complete. A celebration will take place on Thursday, April 10, 2025, from 6:00 to 9:00 p.m., either at the sculpture site or on the patio of The Mill (formerly known as "The Forge"), Remarks from the Mayor and the artist, who traveled from Germany for the installation, will begin at 6:15 p.m. The community is invited to join the celebration.

**E. Hopewell Update:** Mary Krupinski reported that the Jackson and Rogers Street construction project will go out to bid at the end of the month. Hopewell East bids will be opened during

tonight's commission meeting. The Hopewell Commons grand opening is April 23, 2025, at Hopewell Commons Park at 3:30 p.m.

## **VI. NEW BUSINESS:**

**A. Bid Opening for Hopewell East:** Jane Kupersmith formally received the bids via email and presented the list of respondents. The submitted bid proposals for various blocks are as follows:

- ❖ **Rubicon Investment Group, LLC:** Blocks One, Two, and Three
- ❖ **Real America, LLC:** Block Two
- ❖ **The Annex Group:** Blocks One and Three
- ❖ **Holiday Properties:** Blocks One, Two, and Three
- ❖ **Flaherty and Collins:** Blocks One, Two, and Three

The Commission took no action on the bids, other than to formally receive them.

Sue Sgambelluri moved to approve authorizing staff to proceed with the evaluation process, with the understanding that final decisions will be made after the RDC reviews the analysis. Laurie McRobbie seconded the motion, which passed unanimously.

**B. Resolution 25-39: Approval of Community Development Block Grant Funding Agreement to install Bicycle Storage Pods in the Crestmont Affordable Housing Community.** Matt Swinney presented the agreement. This resolution authorizes an agreement with Summit Hill Community Development Corporation and the Bloomington Housing Authority (BHA) to install bicycle storage pods in the Crestmont affordable housing community. The project includes the installation of concrete pads and ADA-compliant sidewalks. Upon completion, the Bloomington Housing Authority will be responsible for ongoing maintenance.

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

Laura McRobbie moved to approve Resolution 25-39. John West seconded the motion, which passed unanimously.

### **Begin Public Hearing**

**C. Resolution 25:40: Approval of Citizens Advisory Committee CDBG Allocation Recommendations.** Matt Swinney stated that this resolution is for the annual Community Development Block Grant (CDBG) fund allocations. The City of Bloomington is eligible to receive approximately \$795,743 for program year 2025. 15% of the grant can be used for social services, 20% for administration, and 65% for physical improvements. The advice and input of the community for the allocation of the CDBG funds have been solicited and received through the efforts of the Citizens Advisory Committee (CAC). The CAC also made recommendations on how to distribute funds received that are more or less than the estimated amount if the final allocation amount varies.

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

John West moved to approve Resolution 25-40. Sue Sgambelluri seconded the motion, which passed unanimously.

### **End Public Hearing**



**D. Resolution 25-41 was removed from the agenda.**

- E. Resolution 25-42: Revocable Right of Entry for Weber Group for ESD and Artists to use 4<sup>th</sup> St. Garage.** Holly Warren presented a request to extend the existing right-of-entry agreement for the vacant storefront at the 4th Street Garage located at 105 West 4<sup>th</sup> Street. The agreement would be extended through the end of 2026, with the condition that a 30 to 60-day notice may be issued should another use for the space arise. This provision ensures that the City retains flexibility while minimizing disruption to any artist's installation. Artists utilizing the space are responsible for maintaining liability insurance.

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

Randy Cassady moved to approve Resolution 25-42. Laurie McRobbie seconded the motion, which passed unanimously.

- F. Resolution 25-43: Undertake Investigation of the Utilization of RDC Real Estate for the BPD Headquarters located at 714 S Rogers.** Margie Rice presented the resolution, which would authorize staff to explore the possibility of using the 714 S. Rogers building as the Bloomington Police Department headquarters. The resolution authorizes the use of funds for the investigations and due diligence necessary to evaluate the best public use of the 714 S Rogers Street property, for an amount not to exceed \$50,000.00.

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

Laurie McRobbie moved to approve Resolution 25-43. Sue Sgambelluri seconded the motion, which passed unanimously.

- G. Resolution 25-44: Agreement with VET for Environmental Services at Hopewell.** Anna Killion-Hanson presented this resolution. City staff have negotiated an agreement with VET Environmental for an amount not to exceed \$10,630.45 for environmental services at the Hopewell site. VET previously conducted a Part 58 environmental review on blocks 4 through 7. Unfortunately, contamination was discovered. Additional gas and soil sampling is required as part of the City's ongoing negotiations with IDEM. The proposed cost will cover this additional sampling.

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

John West moved to approve Resolution 25-44. Randy Cassady seconded the motion, which passed unanimously.

- H. Resolution 25-45: Second Addendum with Ann-Kriss to secure 714 South Rogers Street.** Anna Killion-Hanson presented the resolution. In Resolution 24-32, the RDC approved an agreement with Ann-Kriss LLC to secure potential points of entry on the building at 714 South Rogers Street. In Resolution 24-42, the RDC approved an addendum to the agreement with Ann-Kriss LLC to secure the second-floor windows and doors and remove two exterior exhaust pipes. Due to continued vandalism, additional services to secure the property were needed, and staff errantly authorized the additional work in the belief that RDC-approved funds were still available on Resolution 24-42. The cost of services beyond that approved by the RDC is \$1,667.

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

Laurie McRobbie moved to approve Resolution 25-45. Sue Sgambelluri seconded the motion, which passed unanimously.

**VII. BUSINESS/GENERAL DISCUSSION -**

**VIII. ADJOURNMENT** - John West moved to adjourn. Laurie McRobbie seconded. The meeting adjourned at 5:40 p.m.

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Deborah Myerson, President

\_\_\_\_\_  
John West, Secretary

Date: \_\_\_\_\_



**KERRY THOMSON**  
**MAYOR**

**CITY OF BLOOMINGTON**

401 N Morton St 240  
Post Office Box 100  
Bloomington IN 47402

**JESSICA MCCLELLAN**  
**CONTROLLER**

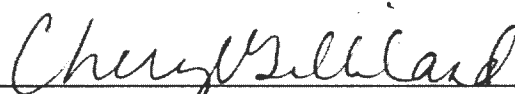
**CONTROLLER'S OFFICE**

p 812.349.3412  
f 812.349.3456  
controller@bloomington.in.gov

## Claims Register Cover Letter

To: Redevelopment Commission  
From: Jessica McClellan, Treasurer  
Date: 04-11-2025 (\$364,779.80)  
Re: Claims Register

City staff, Department Heads, and I have reviewed the Claims listed in the Claims Register covering the time-period from 03-29-2025 to 04-11-2025. In signing below, I am expressing my opinion that based on that review, these claims have complied with the City's internal claims approval process, including the submission of the documentation and the necessary signatures and internal approvals.

  
Cheryl Gilliland-Deputy Controller  
Controller's Office

In consultation with Anna Killion-Hanson, Director of Housing and Neighborhood Development, I have reviewed the Claims Register covering the time period from 03-29-2025 to 04-11-2025, with respect to claims to be paid from Tax Increment funds. In signing below, I am expressing my opinion that based on that review; these claims are a permissible use of Tax Increment funds.

Signed by:  
  
70B1F031F43E4C6...

Margie Rice, Corporation Counsel

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5/2/11  
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# Board of Redevelopment Commission Claim Register

Invoice Date Range 03/29/25 - 04/11/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
<b>Fund 1101 - General</b>										
Department <b>15 - HAND</b>										
Program <b>150500 - Housing</b>										
Account <b>52420 - Other Supplies</b>										
6530 - Office Depot, INC	414356889001	15-HP Ink Cartridge BLACK (2)	Paid by EFT # 64966		04/01/2025	04/01/2025	04/11/2025		04/11/2025	68.24
5103 - Staples Contract & Commercial, INC	6026708754	15-Black Printer Cartridge	Paid by EFT # 64994		04/01/2025	04/01/2025	04/11/2025		04/11/2025	66.82
Account <b>52420 - Other Supplies</b> Totals								Invoice Transactions	2	\$135.06
Account <b>53960 - Grants</b>										
8397 - College Square Apartments LLC	R101-Inman	15-Rental Dep-3100 S Walnut Street Pk, Unit 083-Inman & Porter	Paid by Check # 79946		04/01/2025	04/01/2025	04/11/2025		04/11/2025	500.00
Account <b>53960 - Grants</b> Totals								Invoice Transactions	1	\$500.00
Program <b>150500 - Housing</b> Totals								Invoice Transactions	3	\$635.06
Program <b>151600 - Title 16</b>										
Account <b>52420 - Other Supplies</b>										
293 - J&S Locksmith Shop, INC	0096	15-Unlock Vehicle #229 Ford Ranger-3/17/25	Paid by EFT # 64928		04/01/2025	04/01/2025	04/11/2025		04/11/2025	60.00
8658 - Kleindorfer's Hardware LLC	785026	15-Circuit tester	Paid by EFT # 64937		04/01/2025	04/01/2025	04/11/2025		04/11/2025	11.29
Account <b>52420 - Other Supplies</b> Totals								Invoice Transactions	2	\$71.29
Account <b>53310 - Printing</b>										
3892 - Midwest Color Printing, INC	INV-22656A	15-250 Business Cards C. Toothman	Paid by EFT # 64953		04/01/2025	04/01/2025	04/11/2025		04/11/2025	76.25
Account <b>53310 - Printing</b> Totals								Invoice Transactions	1	\$76.25
Account <b>53320 - Advertising</b>										
9241 - Gannett Media Corp (Gannett Indiana/Kentucky)	0006975511D	15-BHQA Reg MTG 2-21-Order #11021662	Paid by EFT # 64905		04/01/2025	04/01/2025	04/11/2025		04/11/2025	21.00
Account <b>53320 - Advertising</b> Totals								Invoice Transactions	1	\$21.00
Account <b>53910 - Dues and Subscriptions</b>										
3560 - First Financial Bank / Credit Cards	CH-W7-X2PDO4	15-International Certified Home Inspectors Monthly Dues	Edit		04/09/2025	04/09/2025	04/09/2025			49.00
Account <b>53910 - Dues and Subscriptions</b> Totals								Invoice Transactions	1	\$49.00
Account <b>53990 - Other Services and Charges</b>										
2128 - Van Ausdall & Farrar, INC	639621	15-Digitization for Rental Files - November 2024	Paid by EFT # 65013		04/01/2025	04/01/2025	04/11/2025		04/11/2025	5,159.29
Account <b>53990 - Other Services and Charges</b> Totals								Invoice Transactions	1	\$5,159.29
Program <b>151600 - Title 16</b> Totals								Invoice Transactions	6	\$5,376.83



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund <b>1101 - General</b>										
Department <b>15 - HAND</b>										
Program <b>156000 - Title 6</b>										
Account <b>53320 - Advertising</b>										
203 - INDIANA UNIVERSITY	95552451	15-C3 Housing Fair In Person Event	Paid by Check # 79955		04/01/2025	04/01/2025	04/11/2025		04/11/2025	510.00
Account <b>53320 - Advertising</b> Totals							Invoice Transactions	1		\$510.00
Program <b>156000 - Title 6</b> Totals							Invoice Transactions	1		\$510.00
Department <b>15 - HAND</b> Totals							Invoice Transactions	10		\$6,521.89
Fund <b>1101 - General</b> Totals							Invoice Transactions	10		\$6,521.89
Fund <b>2209 - LIT – Economic Development</b>										
Department <b>15 - HAND</b>										
Program <b>150000 - Main</b>										
Account <b>53230 - Travel</b>										
3560 - First Financial Bank / Credit Cards	73042412851673	15-Delta Flight IND-BOS (Anna Killion-Hanson)	Edit		04/09/2025	04/09/2025	04/09/2025			400.67
3560 - First Financial Bank / Credit Cards	73042410078635	15-Hyatt Regency hotel stay (Anna Hanson) 4/15--4/18	Edit		04/09/2025	04/09/2025	04/09/2025			1,009.17
Account <b>53230 - Travel</b> Totals							Invoice Transactions	2		\$1,409.84
Account <b>53960 - Grants</b>										
6378 - ANN-KRISS, LLC	721-31925	15-EHR-Chambers, 313 E Hillside Dr/roof repair	Paid by EFT # 64842		04/01/2025	04/01/2025	04/11/2025		04/11/2025	9,435.00
6378 - ANN-KRISS, LLC	72160-31925	15-EHR-Abbitt, 1600 N Willis Dr, Lt 201/deck	Paid by EFT # 64842		04/01/2025	04/01/2025	04/11/2025		04/11/2025	2,600.00
Account <b>53960 - Grants</b> Totals							Invoice Transactions	2		\$12,035.00
Program <b>150000 - Main</b> Totals							Invoice Transactions	4		\$13,444.84
Department <b>15 - HAND</b> Totals							Invoice Transactions	4		\$13,444.84
Fund <b>2209 - LIT – Economic Development</b> Totals							Invoice Transactions	4		\$13,444.84
Fund <b>2401 - CDBG -COVID(B20-MW-180013)</b>										
Department <b>15 - HAND</b>										
Program <b>150000 - Main</b>										
Account <b>53960 - Grants</b>										
1618 - Beacon,INC (Shalom)	COVIDCDBG3.27.25	15-Jan - March 2025 rent assistance due to Covid	Paid by EFT # 574		04/01/2025	04/01/2025	04/11/2025		04/11/2025	1,248.36
Account <b>53960 - Grants</b> Totals							Invoice Transactions	1		\$1,248.36
Program <b>150000 - Main</b> Totals							Invoice Transactions	1		\$1,248.36
Department <b>15 - HAND</b> Totals							Invoice Transactions	1		\$1,248.36
Fund <b>2401 - CDBG -COVID(B20-MW-180013)</b> Totals							Invoice Transactions	1		\$1,248.36



# Board of Redevelopment Commission Claim Register

Invoice Date Range 03/29/25 - 04/11/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund <b>2402 - ARP COVID Local Fiscal Recovery</b>										
Department <b>15 - HAND</b>										
Program <b>G21005 - ARPA COVID Local Fiscal Recovery</b>										
Account <b>53960 - Grants</b>										
56 - Middle Way House, INC	ARPA-3.24.25	15-ARPA Funding-The Rise-window repair/rehabilitation	Paid by EFT # 64952		04/01/2025	04/01/2025	04/11/2025		04/11/2025	77,650.03
Account <b>53960 - Grants</b> Totals							Invoice Transactions 1			\$77,650.03
Program <b>G21005 - ARPA COVID Local Fiscal Recovery</b> Totals							Invoice Transactions 1			\$77,650.03
Department <b>15 - HAND</b> Totals							Invoice Transactions 1			\$77,650.03
Fund <b>2402 - ARP COVID Local Fiscal Recovery</b> Totals							Invoice Transactions 1			\$77,650.03
Fund <b>2403 - CDBG</b>										
Department <b>15 - HAND</b>										
Program <b>150000 - Main</b>										
Account <b>53320 - Advertising</b>										
9241 - Gannett Media Corp (Gannett Indiana/Kentucky)	0006975511C	15-Notice-Consolidated Annual Performance & Evaluation	Paid by EFT # 575		04/01/2025	04/01/2025	04/11/2025		04/11/2025	34.00
Account <b>53320 - Advertising</b> Totals							Invoice Transactions 1			\$34.00
Program <b>150000 - Main</b> Totals							Invoice Transactions 1			\$34.00
Department <b>15 - HAND</b> Totals							Invoice Transactions 1			\$34.00
Fund <b>2403 - CDBG</b> Totals							Invoice Transactions 1			\$34.00
Fund <b>2404 - HOME</b>										
Department <b>15 - HAND</b>										
Program <b>150000 - Main</b>										
Account <b>53990 - Other Services and Charges</b>										
205 - City Of Bloomington	000441256	15-PC-Mo Co Rec-Rec Fees-HOME funded documents-S Bernard Prop	Paid by Check # 5529		04/01/2025	04/01/2025	04/11/2025		04/11/2025	420.00
686 - Habitat For Humanity of Monroe County INC	H4H-3.13.25 1991	15-HOME-Habitat New Const-1991 S Bernard Dr-10% w/held payment	Paid by EFT # 293		04/01/2025	04/01/2025	04/11/2025		04/11/2025	54,000.00
686 - Habitat For Humanity of Monroe County INC	H4H-3.13.25 1987	15-HOME-Habitat New Const-1987 S Bernard Dr-10% w/held payment	Paid by EFT # 293		04/01/2025	04/01/2025	04/11/2025		04/11/2025	54,000.00
Account <b>53990 - Other Services and Charges</b> Totals							Invoice Transactions 3			\$108,420.00
Program <b>150000 - Main</b> Totals							Invoice Transactions 3			\$108,420.00
Department <b>15 - HAND</b> Totals							Invoice Transactions 3			\$108,420.00
Fund <b>2404 - HOME</b> Totals							Invoice Transactions 3			\$108,420.00



# Board of Redevelopment Commission Claim Register

Invoice Date Range 03/29/25 - 04/11/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund <b>2505 - CC Jack Hopkins NR17-42 (S0011)</b>										
Department <b>05 - Common Council</b>										
Program <b>050000 - Main</b>										
Account <b>53960 - Grants</b>										
6276 - Bloomington Meals on Wheels, INC	JH24-3.14.25	15-food for diabetic & low sodium meal boxes - Jan/Feb 25	Paid by EFT # 64860		04/01/2025	04/01/2025	04/11/2025		04/11/2025	4,761.96
9006 - Cancer Support Community Indiana	JH24-3.14.25	15-JH Grant 2024-support supplies-comfort/chemo completion/clean	Paid by EFT # 64871		04/01/2025	04/01/2025	04/11/2025		04/11/2025	270.14
1663 - Citizens for Community Justice	JH24-3.14.25	15-JH24-Staffing, Mobile phone, Facilicase Database, training	Paid by EFT # 64876		04/01/2025	04/01/2025	04/11/2025		04/11/2025	3,397.90
230 - South Central Community Action Program INC	JH24-3.14.25	15-JH Funding 2024 - youth supplies, education for youth workers	Paid by EFT # 64990		04/01/2025	04/01/2025	04/11/2025		04/11/2025	3,997.90
Account <b>53960 - Grants</b> Totals							Invoice Transactions	4		\$12,427.90
Program <b>050000 - Main</b> Totals							Invoice Transactions	4		\$12,427.90
Department <b>05 - Common Council</b> Totals							Invoice Transactions	4		\$12,427.90
Fund <b>2505 - CC Jack Hopkins NR17-42 (S0011)</b> Totals							Invoice Transactions	4		\$12,427.90
Fund <b>2519 - RDC</b>										
Department <b>15 - HAND</b>										
Program <b>150000 - Main</b>										
Account <b>53990 - Other Services and Charges</b>										
6688 - SSW Enterprises, LLC (Office Pride)	Inv-255114	06-Janitorial Service at College Square - 4/1/25	Paid by EFT # 64993		04/01/2025	04/01/2025	04/11/2025		04/11/2025	397.50
8353 - Umphress Masonry, INC	32725-1	04-Masonry Repairs-The Mill -Pay App 3-Complete	Paid by EFT # 65010		04/01/2025	04/01/2025	04/11/2025		04/11/2025	47,481.00
8541 - Amazon.com Sales, INC (Amazon.com Services LLC)	1J96-D169-VPFX	15-Light Bulb replacements at Showers West	Paid by EFT # 64837		04/01/2025	04/01/2025	04/11/2025		04/11/2025	50.79
8541 - Amazon.com Sales, INC (Amazon.com Services LLC)	19JY-JFVT-VP6L	15-Light Bulb replacements at Showers West	Paid by EFT # 64837		04/01/2025	04/01/2025	04/11/2025		04/11/2025	50.79
393 - Kone INC	1158897147	15-Repairs-elevator repairs- Shower West Bldg-2/17-2/18	Paid by EFT # 64939		04/01/2025	04/01/2025	04/11/2025		04/11/2025	3,178.28
7402 - Nature's Way, INC	32	15-Monthly Interior Maint-Showers West - March 2025	Paid by EFT # 64963		04/01/2025	04/01/2025	04/11/2025		04/11/2025	276.85





# Board of Redevelopment Commission Claim Register

Invoice Date Range 03/29/25 - 04/11/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
<b>Fund 2519 - RDC</b>										
Department <b>15 - HAND</b>										
Program <b>150000 - Main</b>										
Account <b>53990 - Other Services and Charges</b>										
2260 - Republic Services, INC	0694-003681191	06-Trash service-College Sq-222 S. College-April 2025	Paid by EFT # 64827		04/02/2025	04/02/2025	04/02/2025		04/02/2025	240.05
223 - Duke Energy	9101205760680325	15-Trades District-Outdoor Lighting-elec chgs 02/18/25-03/17/25	Paid by Check # 79936		04/02/2025	04/02/2025	04/02/2025		04/02/2025	29.03
223 - Duke Energy	9101702177240325	15-617 N Madison St-Tech Ctr-elec chgs 2/22-3/16/25 FINAL BILL	Paid by Check # 79936		04/02/2025	04/02/2025	04/02/2025		04/02/2025	2,029.09
223 - Duke Energy	9101205751660325	15-627 N Morton-elec chgs 02/04/25-03/03/25	Paid by Check # 79936		04/02/2025	04/02/2025	04/02/2025		04/02/2025	120.73
2260 - Republic Services, INC	0694-003680444	04-627 N Morton St-trash service- April 2025-incl overage 3/13	Paid by EFT # 64827		04/02/2025	04/02/2025	04/02/2025		04/02/2025	206.61
223 - Duke Energy	9101229908840325	15-Hopewell-W 2nd St-elec chgs-02/05/25-03/04/25	Paid by Check # 79936		04/02/2025	04/02/2025	04/02/2025		04/02/2025	25.94
223 - Duke Energy	9101315253890325	15-Hopewell-615 W. 1st St-elec chgs 02/26/25-03/25/25	Paid by Check # 79936		04/02/2025	04/02/2025	04/02/2025		04/02/2025	33.31
223 - Duke Energy	9101205749170325	15-489 10th St W. Misc: Cmrcd Spce-elec. chgs 02/21/25-03/20/24	Edit		04/09/2025	04/09/2025	04/09/2025			501.21
3560 - First Financial Bank / Credit Cards	128502643	15-Homeland Sec-Showers West-elevator permit renewal	Edit		04/09/2025	04/09/2025	04/09/2025			262.24
Account <b>53990 - Other Services and Charges</b> Totals							Invoice Transactions	15		\$54,883.42
Program <b>150000 - Main</b> Totals							Invoice Transactions	15		\$54,883.42
Department <b>15 - HAND</b> Totals							Invoice Transactions	15		\$54,883.42
Fund <b>2519 - RDC</b> Totals							Invoice Transactions	15		\$54,883.42



# Board of Redevelopment Commission Claim Register

Invoice Date Range 03/29/25 - 04/11/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
<b>Fund 2529 - Housing Develop (Ord16-41)(S9506)</b>										
Department <b>15 - HAND</b>										
Program <b>150500 - Housing</b>										
Account <b>53960 - Grants</b>										
8121 - Caritas-Indiana LLC	HDF-3.24.25	15-HDF-1420 W Kirkwood Ave-8 unit apartment omplex	Paid by Check # 79975		04/01/2025	04/01/2025	04/11/2025		04/11/2025	80,000.00
Account <b>53960 - Grants</b> Totals							Invoice Transactions	1		\$80,000.00
Program <b>150500 - Housing</b> Totals							Invoice Transactions	1		\$80,000.00
Department <b>15 - HAND</b> Totals							Invoice Transactions	1		\$80,000.00
Fund <b>2529 - Housing Develop (Ord16-41)(S9506)</b> Totals							Invoice Transactions	1		\$80,000.00
<b>Fund 4445 - Consolidated TIF</b>										
Department <b>15 - HAND</b>										
Program <b>159001 - Adams Crossing Area</b>										
Account <b>53990 - Other Services and Charges</b>										
6330 - Marshall Security LLC	HOPEWELL-004	15-Hopewell Security Patrol-1/1-1/31/25	Paid by EFT # 64949		04/01/2025	04/01/2025	04/11/2025		04/11/2025	10,149.36
Account <b>53990 - Other Services and Charges</b> Totals							Invoice Transactions	1		\$10,149.36
Program <b>159001 - Adams Crossing Area</b> Totals							Invoice Transactions	1		\$10,149.36
Department <b>15 - HAND</b> Totals							Invoice Transactions	1		\$10,149.36
Fund <b>4445 - Consolidated TIF</b> Totals							Invoice Transactions	1		\$10,149.36
Grand Totals							Invoice Transactions	41		\$364,779.80

**REGISTER OF CLAIMS****Board: Redevelopment Commission Claim Register**

<b>Date:</b>	<b>Type of Claim</b>	<b>FUND</b>	<b>Description</b>	<b>Bank Transfer</b>	<b>Amount</b>
04/11/25	Claims				\$364,779.80
					<u><u>\$364,779.80</u></u>

**ALLOWANCE OF CLAIMS**

We have examined the claims listed on the foregoing register of claims, consisting of claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$364,779.80

Dated this 7<sup>th</sup> day of April year of 2025.

\_\_\_\_\_  
 \_\_\_\_\_

I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Office

Cheryl Siland

2/11/25 10:00



**KERRY THOMSON**  
**MAYOR**

**CITY OF BLOOMINGTON**

401 N Morton St 240  
Post Office Box 100  
Bloomington IN 47402

**JESSICA MCCLELLAN**  
**CONTROLLER**

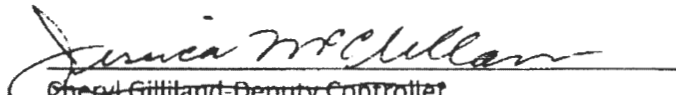
**CONTROLLER'S OFFICE**

p 812.349.3412  
f 812.349.3456  
controller@bloomington.in.gov

## **Claims Register Cover Letter**

To: Redevelopment Commission  
From: Jessica McClellan, Treasurer  
Date: 04-25-2025 (\$156,495.22)  
Re: Claims Register

City staff, Department Heads, and I have reviewed the Claims listed in the Claims Register covering the time-period from 04-12-2025 to 04-25-2025. In signing below, I am expressing my opinion that based on that review, these claims have complied with the City's internal claims approval process, including the submission of the documentation and the necessary signatures and internal approvals.

  
Cheryl Gilliland-Deputy Controller  
Controller's Office Jessica McClellan Controller

In consultation with Anna Killion-Hanson, Director of Housing and Neighborhood Development, I have reviewed the Claims Register covering the time period from 04-12-2025 to 04-25-2025, with respect to claims to be paid from Tax Increment funds. In signing below, I am expressing my opinion that based on that review; these claims are a permissible use of Tax Increment funds.

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Margie Rice, Corporation Counsel



# Board of Redevelopment Commission Claim Register

Invoice Date Range 04/11/25 - 04/25/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
<b>Fund 1101 - General</b>										
Department <b>15 - HAND</b>										
Program <b>151600 - Title 16</b>										
Account <b>52110 - Office Supplies</b>										
8541 - Amazon.com Sales, INC (Amazon.com Services LLC)	1XFT-R9NG-JTN9	15-Legal file folders, Sign here flags	Paid by EFT # 65072		04/15/2025	04/15/2025	04/25/2025		04/25/2025	47.97
6530 - Office Depot, INC	416824527001	15-Steno Pads	Paid by EFT # 65202		04/15/2025	04/15/2025	04/25/2025		04/25/2025	13.02
6530 - Office Depot, INC	416824521001	15-cleaning duster	Paid by EFT # 65202		04/15/2025	04/15/2025	04/25/2025		04/25/2025	23.79
6530 - Office Depot, INC	416824528001	15-Legal Pad of paper	Paid by EFT # 65202		04/15/2025	04/15/2025	04/25/2025		04/25/2025	5.02
6530 - Office Depot, INC	416824529001	15-Steno note pads	Paid by EFT # 65202		04/15/2025	04/15/2025	04/25/2025		04/25/2025	8.79
6530 - Office Depot, INC	416824522001	15-AAA Batteries for inspector tools, stamp	Paid by EFT # 65202		04/15/2025	04/15/2025	04/25/2025		04/25/2025	21.70
Account <b>52110 - Office Supplies</b> Totals									Invoice Transactions 6	\$120.29
Account <b>52420 - Other Supplies</b>										
6222 - Apple, INC	MB65063111	15-IPad and Case for New inspector position	Paid by EFT # 65077		04/15/2025	04/15/2025	04/25/2025		04/25/2025	638.00
8658 - Kleindorfer's Hardware LLC	785877	15-Inspector tools Voltage tester, light, 16'fat max	Paid by EFT # 65176		04/15/2025	04/15/2025	04/25/2025		04/25/2025	59.17
Account <b>52420 - Other Supplies</b> Totals									Invoice Transactions 2	\$697.17
Account <b>52430 - Uniforms and Tools</b>										
8658 - Kleindorfer's Hardware LLC	783139	15-(2) Plug Testers	Paid by EFT # 65176		04/15/2025	04/15/2025	04/25/2025		04/25/2025	22.58
Account <b>52430 - Uniforms and Tools</b> Totals									Invoice Transactions 1	\$22.58
Account <b>53990 - Other Services and Charges</b>										
1235 - Monroe County Apartment Association	3830	15-MCAA Monthly Luncheon-Angela V- 4/10/25	Paid by Check # 80009		04/15/2025	04/15/2025	04/25/2025		04/25/2025	30.00
Account <b>53990 - Other Services and Charges</b> Totals									Invoice Transactions 1	\$30.00
Program <b>151600 - Title 16</b> Totals									Invoice Transactions 10	\$870.04
Department <b>15 - HAND</b> Totals									Invoice Transactions 10	\$870.04
Fund <b>1101 - General</b> Totals									Invoice Transactions 10	\$870.04
<b>Fund 2209 - LIT - Economic Development</b>										
Department <b>15 - HAND</b>										
Program <b>150000 - Main</b>										
Account <b>53960 - Grants</b>										
6378 - ANN-KRISS, LLC	721-4125-1	15-EHR-Abbitt-1600 N Willis Dr,#201- deck/ramp	Paid by EFT # 65076		04/15/2025	04/15/2025	04/25/2025		04/25/2025	4,075.00



# Board of Redevelopment Commission Claim Register

Invoice Date Range 04/11/25 - 04/25/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
<b>Fund 2209 - LIT – Economic Development</b>										
Department <b>15 - HAND</b>										
Program <b>150000 - Main</b>										
Account <b>53960 - Grants</b>										
6378 - ANN-KRISS, LLC	60-4225-1	15-EHR-313 E Hillside Dr-install fascia board & prep	Paid by EFT # 65076		04/15/2025	04/15/2025	04/25/2025		04/25/2025	700.00
1785 - Monroe County Land Title Co., INC (Title Plus)	CLSNG-04.24.2025	15-Down payment-925 W Moravec Way	Paid by EFT # 65062		04/23/2025	04/23/2025	04/23/2025		04/23/2025	10,000.00
Account <b>53960 - Grants</b> Totals									Invoice Transactions 3	\$14,775.00
Account <b>53990 - Other Services and Charges</b>										
7862 - Torrance E Hamilton (Winslow Ranch Marketing, LLC)	1564	15-Social Media Marketing for the HAND Department - 3/31/2025	Paid by EFT # 65143		04/15/2025	04/15/2025	04/25/2025		04/25/2025	580.00
Account <b>53990 - Other Services and Charges</b> Totals									Invoice Transactions 1	\$580.00
Program <b>150000 - Main</b> Totals									Invoice Transactions 4	\$15,355.00
Department <b>15 - HAND</b> Totals									Invoice Transactions 4	\$15,355.00
Fund <b>2209 - LIT – Economic Development</b> Totals									Invoice Transactions 4	\$15,355.00
<b>Fund 2403 - CDBG</b>										
Department <b>15 - HAND</b>										
Program <b>150000 - Main</b>										
Account <b>53320 - Advertising</b>										
9241 - Gannett Media Corp (Gannett Indiana/Kentucky)	0007029025B	15-Public Notice-4-7 Propd Community Development Block	Paid by EFT # 577		04/15/2025	04/15/2025	04/25/2025		04/25/2025	30.16
Account <b>53320 - Advertising</b> Totals									Invoice Transactions 1	\$30.16
Account <b>53960 - Grants</b>										
2002 - Boys & Girls Club Of Bloomington, INC	CDBG-4.25.25	15-CDBG-Safety/Security Upgrades-Access Control/CCTV install	Paid by EFT # 576		04/15/2025	04/15/2025	04/25/2025		04/25/2025	43,357.60
74 - Life Designs, INC	CDBG-4.25.25	15-CDBG-Housing Options Flooring Rehab - April 2025-	Paid by EFT # 578		04/15/2025	04/15/2025	04/25/2025		04/25/2025	11,799.50
18311 - New Leaf/New Life, INC	CDBG24-4.25.25	15-CDBG24-Inv #2-7/1 -9/22/24 Expenses (salaries)	Paid by EFT # 579		04/15/2025	04/15/2025	04/25/2025		04/25/2025	17,261.61
Account <b>53960 - Grants</b> Totals									Invoice Transactions 3	\$72,418.71
Program <b>150000 - Main</b> Totals									Invoice Transactions 4	\$72,448.87
Department <b>15 - HAND</b> Totals									Invoice Transactions 4	\$72,448.87
Fund <b>2403 - CDBG</b> Totals									Invoice Transactions 4	\$72,448.87
<b>Fund 2519 - RDC</b>										



# Board of Redevelopment Commission Claim Register

Invoice Date Range 04/11/25 - 04/25/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund <b>2519 - RDC</b>										
Department <b>15 - HAND</b>										
Program <b>150000 - Main</b>										
Account <b>53990 - Other Services and Charges</b>										
9581 - Compass Commercial Construction Group	COMPTRADE-RETAIN	04-Trades Garage-5% Bd Held Retainage Release-Pay App 8	Paid by EFT # 65113		04/15/2025	04/15/2025	04/25/2025		04/25/2025	38,474.95
392 - Koorsen Fire & Security, INC	IN00914611	15-Quarterly Sprinkler Sys Inspection-Showers West-320 W 8th St	Paid by EFT # 65179		04/15/2025	04/15/2025	04/25/2025		04/25/2025	271.00
7402 - Nature's Way, INC	245	15-Monthly Interior Maintenance-Showers West - April 2025	Paid by EFT # 65199		04/15/2025	04/15/2025	04/25/2025		04/25/2025	276.85
6688 - SSW Enterprises, LLC (Office Pride)	Inv-255549	15-Janitorial Services- 5x per week- Showers West-4/1/25	Paid by EFT # 65238		04/15/2025	04/15/2025	04/25/2025		04/25/2025	1,648.00
208 - City Of Bloomington Utilities	35277-002 0325	15-Showers West -320 W. 8th St water/sewer - March 2025	Paid by Check # 79985		04/16/2025	04/16/2025	04/16/2025		04/16/2025	440.85
208 - City Of Bloomington Utilities	17199-002 0325	15-206 S. College-water/sewer bill-March 2025	Paid by Check # 79985		04/16/2025	04/16/2025	04/16/2025		04/16/2025	184.45
208 - City Of Bloomington Utilities	14660-004 0325	15-College Sq-216 S. College-water/sewer bill-March 2025	Paid by Check # 79985		04/16/2025	04/16/2025	04/16/2025		04/16/2025	149.50
223 - Duke Energy	9101229243210 425	15-Convention Ctr Lot- 320 S. College Ave - 03/04/25-04/01/2	Paid by Check # 79987		04/16/2025	04/16/2025	04/16/2025		04/16/2025	240.46
223 - Duke Energy	9101205758430 325	15-College Sq-200 S. College Ave-elec. chgs 02/27/25-03/26/25	Paid by Check # 79987		04/16/2025	04/16/2025	04/16/2025		04/16/2025	281.40
223 - Duke Energy	9101205761750 325	15-College Sq-202 S. College-elec. bill 02/27/25-03/26/25	Paid by Check # 79987		04/16/2025	04/16/2025	04/16/2025		04/16/2025	33.96
223 - Duke Energy	9101205753640 325	15-College Sq-204 S. College Ave-electric bill 02/27/25-03/26/25	Paid by Check # 79987		04/16/2025	04/16/2025	04/16/2025		04/16/2025	387.38
223 - Duke Energy	9101205762900 325	15-College Sq-208 S. College-elec. bill 02/27/25-03/26/25	Paid by Check # 79987		04/16/2025	04/16/2025	04/16/2025		04/16/2025	310.92
223 - Duke Energy	9101205763990 325	15-College Sq-210 S. College Ave-elec. chgs 02/27/25-03/26/25	Paid by Check # 79987		04/16/2025	04/16/2025	04/16/2025		04/16/2025	358.55
223 - Duke Energy	9101205752310 325	15-College Sq-216 S. College-elec chgs 02/26/25-03/26/25	Paid by Check # 79987		04/16/2025	04/16/2025	04/16/2025		04/16/2025	126.38





# Board of Redevelopment Commission Claim Register

Invoice Date Range 04/11/25 - 04/25/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund <b>2519 - RDC</b>										
Department <b>15 - HAND</b>										
Program <b>150000 - Main</b>										
Account <b>53990 - Other Services and Charges</b>										
223 - Duke Energy	9101205760180 325	15-College Sq-222 S College Ave -elec bill 02/27/25-03/26/25	Paid by Check # 79987		04/16/2025	04/16/2025	04/16/2025		04/16/2025	208.44
223 - Duke Energy	9101205750330 325	15-College Sq-226 S. College Ave-elec chgs 02/27/25-03/26/25	Paid by Check # 79987		04/16/2025	04/16/2025	04/16/2025		04/16/2025	496.64
223 - Duke Energy	9101205756790 325	15-College Sq-222 S College Ave - elec serv 02/27/25-03/26/25	Paid by Check # 79987		04/16/2025	04/16/2025	04/16/2025		04/16/2025	401.76
223 - Duke Energy	9101229908840 425	15-Hopewell-W 2nd St- elec chgs-03/05/25- 04/02/25	Paid by Check # 79987		04/16/2025	04/16/2025	04/16/2025		04/16/2025	29.30
223 - Duke Energy	9101773802190 425	15-Electric Serv-714 S Rogers St. 02/26/25- 03/25/25	Paid by Check # 79987		04/16/2025	04/16/2025	04/16/2025		04/16/2025	763.20
223 - Duke Energy	9101397672040 425	15-Showers W-320 E 8th St-elec chgs- 03/04/25-04/01/25	Paid by Check # 79990		04/16/2025	04/16/2025	04/16/2025		04/16/2025	6,705.34
222 - Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	12983827- 2040725	15-College Sq-200 S. College-gas bill 03/04/25-04/01/25	Paid by Check # 79998		04/16/2025	04/16/2025	04/16/2025		04/16/2025	90.43
222 - Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	12888138- 0040725	15-College Sq-216 S. College-gas bill 03/04/25-04/01/25	Paid by Check # 79998		04/16/2025	04/16/2025	04/16/2025		04/16/2025	102.05
Account <b>53990 - Other Services and Charges</b> Totals							Invoice Transactions 22		<hr/> \$51,981.81	
Program <b>150000 - Main</b> Totals							Invoice Transactions 22		<hr/> \$51,981.81	
Department <b>15 - HAND</b> Totals							Invoice Transactions 22		<hr/> \$51,981.81	
Fund <b>2519 - RDC</b> Totals							Invoice Transactions 22		<hr/> \$51,981.81	
Fund <b>2529 - Housing Develop (Ord16-41)(S9506)</b>										
Department <b>15 - HAND</b>										
Program <b>150500 - Housing</b>										
Account <b>53990 - Other Services and Charges</b>										
7768 - Bloomington Cooperative Living Incorporated	Mar-25	15-Housing Dev Fund- 410 W. Kirkwood Ave- March 2025 bookkeeping	Paid by EFT # 65092		04/15/2025	04/15/2025	04/25/2025		04/25/2025	1,110.00
Account <b>53990 - Other Services and Charges</b> Totals							Invoice Transactions 1		<hr/> \$1,110.00	
Program <b>150500 - Housing</b> Totals							Invoice Transactions 1		<hr/> \$1,110.00	
Department <b>15 - HAND</b> Totals							Invoice Transactions 1		<hr/> \$1,110.00	
Fund <b>2529 - Housing Develop (Ord16-41)(S9506)</b> Totals							Invoice Transactions 1		<hr/> \$1,110.00	



# Board of Redevelopment Commission Claim Register

Invoice Date Range 04/11/25 - 04/25/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
<b>Fund 4445 - Consolidated TIF</b>										
Department <b>15 - HAND</b>										
Program <b>159001 - Adams Crossing Area</b>										
Account <b>53990 - Other Services and Charges</b>										
7808 - J.S. Held LLC	INV-01US-0254530	15-Project Management for Hopewell Site - March 2025	Paid by EFT # 65167		04/15/2025	04/15/2025	04/25/2025		04/25/2025	4,765.50
8809 - U3 Advisors, INC	4028-025-003	15-Proj Management-Consulting-development-Hopewell-March 2025	Paid by EFT # 65254		04/15/2025	04/15/2025	04/25/2025		04/25/2025	9,964.00
Account <b>53990 - Other Services and Charges</b> Totals							Invoice Transactions 2			<u>\$14,729.50</u>
Program <b>159001 - Adams Crossing Area</b> Totals							Invoice Transactions 2			<u>\$14,729.50</u>
Department <b>15 - HAND</b> Totals							Invoice Transactions 2			<u>\$14,729.50</u>
Fund <b>4445 - Consolidated TIF</b> Totals							Invoice Transactions 2			<u>\$14,729.50</u>
Grand Totals							Invoice Transactions 43			<u>\$156,495.22</u>

## REGISTER OF CLAIMS

### Board: Redevelopment Commission Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
04/25/25	Claims				\$156,495.22
					<u>\$156,495.22</u>

### ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$156,495.22

Dated this \_\_\_\_\_ day of \_\_\_\_\_ year of 20\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Office

*Jessica McCullen*



**KERRY THOMSON**  
**MAYOR**

**CITY OF BLOOMINGTON**

401 N Morton St  
Post Office Box 100  
Bloomington IN 47402

**JESSICA MCCLELLAN**  
**CONTROLLER**

**CONTROLLER'S OFFICE**

p 812.349.3416  
f 812.349.3456  
controller@bloomington.in.gov

## **Payroll Register Cover Letter**

**To:** Redevelopment Commission  
**From:** Jessica McClellan, Controller  
**Date:** April 4, 2025  
**Re:** Payroll Register

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City staff, Department Heads and I have reviewed the Payroll Register covering the time period from 03/17/2025 to 03/30/2025. In signing below, I am expressing my opinion that based on that review; the payroll has complied with the City's internal approval process, including the submission of documentation and the necessary signatures and internal approvals.

  
Jessica McClellan  
Controller



# Payroll Register - Bloomington Redevelopment Commission

Check Date Range 04/04/25 - 04/04/25  
Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
Department <b>HAND - Housing &amp; Neighborhood Dev</b>											
10000 Arnold, Michael L 0051	04/04/2025	2,790.07		.00	297.61	170.72	39.93	78.45	55.96	185.84	1,961.56
			.00	.00	2,653.45	2,753.45	2,753.45	2,653.45	2,653.45		
		\$2,790.07	\$0.00	\$0.00	\$297.61	\$170.72	\$39.93	\$78.45	\$55.96	\$185.84	\$1,961.56
10000 Bixler, Daniel R 2594	04/04/2025	2,105.27		.00	181.72	124.14	29.04	58.92	42.03	140.06	1,529.36
			.00	.00	2,002.35	2,002.35	2,002.35	2,002.35	2,002.35		
		\$2,105.27	\$0.00	\$0.00	\$181.72	\$124.14	\$29.04	\$58.92	\$42.03	\$140.06	\$1,529.36
2972 Caswell, Tammy M	04/04/2025	2,409.62		.00	262.19	142.39	33.31	68.45	49.06	176.17	1,678.05
			.00	.00	2,281.64	2,296.64	2,296.64	2,281.64	2,281.64		
		\$2,409.62	\$0.00	\$0.00	\$262.19	\$142.39	\$33.31	\$68.45	\$49.06	\$176.17	\$1,678.05
10000 Collins, Barry 0111	04/04/2025	1,800.00		.00	248.73	111.60	26.10	54.00	31.50	.00	1,328.07
			.00	.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00		
		\$1,800.00	\$0.00	\$0.00	\$248.73	\$111.60	\$26.10	\$54.00	\$31.50	\$0.00	\$1,328.07
2771 Council, David R	04/04/2025	2,468.16		.00	162.63	138.62	32.42	63.82	45.53	326.73	1,698.41
			.00	.00	2,165.83	2,235.83	2,235.83	2,165.83	2,165.83		
		\$2,468.16	\$0.00	\$0.00	\$162.63	\$138.62	\$32.42	\$63.82	\$45.53	\$326.73	\$1,698.41
3232 Davis, Rebecca D	04/04/2025	2,307.20		.00	235.84	139.09	32.53	66.22	47.24	106.35	1,679.93
			.00	.00	2,207.31	2,243.31	2,243.31	2,207.31	2,207.31		
		\$2,307.20	\$0.00	\$0.00	\$235.84	\$139.09	\$32.53	\$66.22	\$47.24	\$106.35	\$1,679.93
10000 Finley, Christina L 0187	04/04/2025	3,505.96		.00	449.19	197.60	46.21	94.16	67.99	368.95	2,281.86
			.00	.00	3,177.10	3,187.10	3,187.10	3,177.10	3,177.10		
		\$3,505.96	\$0.00	\$0.00	\$449.19	\$197.60	\$46.21	\$94.16	\$67.99	\$368.95	\$2,281.86
2393 Hayes, Chastina J	04/04/2025	2,468.16		.00	210.28	150.09	35.10	71.88	41.93	261.24	1,697.64
			.00	.00	2,395.89	2,420.89	2,420.89	2,395.89	2,395.89		
		\$2,468.16	\$0.00	\$0.00	\$210.28	\$150.09	\$35.10	\$71.88	\$41.93	\$261.24	\$1,697.64
3496 Hershman, Felicia J	04/04/2025	1,882.81		.00	139.49	111.98	26.18	54.18	38.65	97.78	1,414.55
			.00	.00	1,806.01	1,806.01	1,806.01	1,806.01	1,806.01		
		\$1,882.81	\$0.00	\$0.00	\$139.49	\$111.98	\$26.18	\$54.18	\$38.65	\$97.78	\$1,414.55
			\$0.00	\$0.00	\$1,806.01	\$1,806.01	\$1,806.01	\$1,806.01	\$1,806.01		



# Payroll Register - Bloomington Redevelopment Commission

Check Date Range 04/04/25 - 04/04/25  
Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
Department <b>HAND - Housing &amp; Neighborhood Dev</b>											
3183 Hyten LaFontaine, Stephanie L	04/04/2025	3,156.62		.00	412.29	192.78	45.08	89.13	63.58	147.27	2,206.49
			.00	.00	3,009.35	3,109.35	3,109.35	3,009.35	3,009.35		
		\$3,156.62	\$0.00	\$0.00	\$412.29	\$192.78	\$45.08	\$89.13	\$63.58	\$147.27	\$2,206.49
3306 Killion-Hanson, Anna	04/04/2025	4,666.00		.00	297.83	274.64	64.23	132.89	94.79	236.36	3,565.26
			.00	.00	4,429.64	4,429.64	4,429.64	4,429.64	4,429.64		
		\$4,666.00	\$0.00	\$0.00	\$297.83	\$274.64	\$64.23	\$132.89	\$94.79	\$236.36	\$3,565.26
1516 Liford, Kenneth T	04/04/2025	2,629.12		.00	214.63	163.01	38.12	77.97	55.62	46.60	2,033.17
			.00	.00	2,599.12	2,629.12	2,629.12	2,599.12	2,599.12		
		\$2,629.12	\$0.00	\$0.00	\$214.63	\$163.01	\$38.12	\$77.97	\$55.62	\$46.60	\$2,033.17
2557 Radewan, Tonda L	04/04/2025	1,722.17		.00	114.21	98.91	23.13	46.71	33.32	126.85	1,279.04
			.00	.00	1,595.32	1,595.32	1,595.32	1,595.32	1,595.32		
		\$1,722.17	\$0.00	\$0.00	\$114.21	\$98.91	\$23.13	\$46.71	\$33.32	\$126.85	\$1,279.04
1378 Sandweiss, Noah S	04/04/2025	3,156.62		.00	431.02	191.86	44.87	91.68	65.40	80.50	2,251.29
			.00	.00	3,094.49	3,094.49	3,094.49	3,094.49	3,094.49		
		\$3,156.62	\$0.00	\$0.00	\$431.02	\$191.86	\$44.87	\$91.68	\$65.40	\$80.50	\$2,251.29
10000 Stong, Mary J 0471	04/04/2025	2,790.07		.00	317.23	161.35	37.73	77.32	55.15	362.00	1,779.29
			.00	.00	2,577.29	2,602.29	2,602.29	2,577.29	2,577.29		
		\$2,790.07	\$0.00	\$0.00	\$317.23	\$161.35	\$37.73	\$77.32	\$55.15	\$362.00	\$1,779.29
504 Swinney, Matthew P	04/04/2025	3,597.08		.00	615.37	223.62	52.29	107.75	76.86	44.34	2,476.85
			.00	.00	3,591.54	3,606.54	3,606.54	3,591.54	3,591.54		
		\$3,597.08	\$0.00	\$0.00	\$615.37	\$223.62	\$52.29	\$107.75	\$76.86	\$44.34	\$2,476.85
2477 Toothman, Cody B	04/04/2025	3,376.85		.00	190.15	198.40	46.40	94.85	66.01	184.85	2,596.19
			.00	.00	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00		
		\$3,376.85	\$0.00	\$0.00	\$190.15	\$198.40	\$46.40	\$94.85	\$66.01	\$184.85	\$2,596.19
2305 Van Rooy, Angela L	04/04/2025	3,597.08		.00	290.53	223.02	52.16	101.91	72.70	249.15	2,607.61
			.00	.00	3,397.08	3,597.08	3,597.08	3,397.08	3,397.08		
		\$3,597.08	\$0.00	\$0.00	\$290.53	\$223.02	\$52.16	\$101.91	\$72.70	\$249.15	\$2,607.61
			\$0.00	\$0.00	\$3,397.08	\$3,597.08	\$3,597.08	\$3,397.08	\$3,397.08		



# Payroll Register - Bloomington Redevelopment Commission

Check Date Range 04/04/25 - 04/04/25  
Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
<b>Department HAND - Housing &amp; Neighborhood Dev</b>											
728 Wright, Edward E	04/04/2025	2,105.27		.00	190.23	118.28	27.67	57.24	33.39	229.70	1,448.76
			.00	.00	1,907.87	1,907.87	1,907.87	1,907.87	1,907.87		
		\$2,105.27		\$0.00	\$190.23	\$118.28	\$27.67	\$57.24	\$33.39	\$229.70	\$1,448.76
			\$0.00	\$0.00	\$1,907.87	\$1,907.87	\$1,907.87	\$1,907.87	\$1,907.87		
<b>HAND - Housing &amp; Neighborhood Dev</b>		\$52,534.13		\$0.00	\$5,261.17	\$3,132.10	\$732.50	\$1,487.53	\$1,036.71	\$3,370.74	\$37,513.38
			\$0.00	\$0.00	\$49,891.28	\$50,517.28	\$50,517.28	\$49,891.28	\$49,891.28		
Grand Totals		\$52,534.13		\$0.00	\$5,261.17	\$3,132.10	\$732.50	\$1,487.53	\$1,036.71	\$3,370.74	\$37,513.38
			\$0.00	\$0.00	\$49,891.28	\$50,517.28	\$50,517.28	\$49,891.28	\$49,891.28		

\*\*\*\*\* Multiple Taxes or Deductions Exist.

**REGISTER OF PAYROLL CLAIMS**

**Board: Redevelopment Claim Register**

<b>Date:</b>	<b>Type of Claim</b>	<b>FUND</b>	<b>Description</b>	<b>Bank Transfer</b>	<b>Amount</b>
4/4/2025	Payroll				52,534.13
					<u>52,534.13</u>

**ALLOWANCE OF CLAIMS**

We have examined the claims listed on the foregoing register of claims, consisting of **1** claim, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of **\$ 52,534.13**

**Dated this \_\_\_\_\_ day of \_\_\_\_\_ year of 20\_\_\_\_\_.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Officer\_\_\_\_\_





**KERRY THOMSON**  
**MAYOR**

**CITY OF BLOOMINGTON**

401 N Morton St  
Post Office Box 100  
Bloomington IN 47402

**JESSICA MCCLELLAN**  
**CONTROLLER**

**CONTROLLER'S OFFICE**

p 812.349.3416  
f 812.349.3456  
controller@bloomington.in.gov

## **Payroll Register Cover Letter**

**To:** Redevelopment Commission  
**From:** Jessica McClellan, Controller  
**Date:** April 17, 2025  
**Re:** Payroll Register

---

City staff, Department Heads and I have reviewed the Payroll Register covering the time period from 03/17/2025 to 03/30/2025. In signing below, I am expressing my opinion that based on that review; the payroll has complied with the City's internal approval process, including the submission of documentation and the necessary signatures and internal approvals.

  
\_\_\_\_\_  
Jessica McClellan  
Controller



# Payroll Register - Bloomington Redevelopment Commission

Check Date Range 04/17/25 - 04/17/25  
Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
Department <b>HAND - Housing &amp; Neighborhood Dev</b>											
10000 Arnold, Michael L 0051	04/17/2025	2,790.07		.00	297.61	170.71	39.92	78.45	55.96	185.84	1,961.58
			.00	.00	2,653.45	2,753.45	2,753.45	2,653.45	2,653.45		
		\$2,790.07	\$0.00	\$0.00	\$297.61	\$170.71	\$39.92	\$78.45	\$55.96	\$185.84	\$1,961.58
10000 Bixler, Daniel R 2594	04/17/2025	2,105.27		.00	181.72	124.15	29.03	58.92	42.03	140.06	1,529.36
			.00	.00	2,002.35	2,002.35	2,002.35	2,002.35	2,002.35		
		\$2,105.27	\$0.00	\$0.00	\$181.72	\$124.15	\$29.03	\$58.92	\$42.03	\$140.06	\$1,529.36
2972 Caswell, Tammy M	04/17/2025	2,409.61		.00	262.19	142.39	33.30	68.45	49.06	176.17	1,678.05
			.00	.00	2,281.63	2,296.63	2,296.63	2,281.63	2,281.63		
		\$2,409.61	\$0.00	\$0.00	\$262.19	\$142.39	\$33.30	\$68.45	\$49.06	\$176.17	\$1,678.05
10000 Collins, Barry 0111	04/17/2025	1,800.00		.00	248.73	111.60	26.10	54.00	31.50	.00	1,328.07
			.00	.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00		
		\$1,800.00	\$0.00	\$0.00	\$248.73	\$111.60	\$26.10	\$54.00	\$31.50	\$0.00	\$1,328.07
2771 Council, David R	04/17/2025	2,468.16		.00	162.63	138.63	32.42	63.82	45.53	326.73	1,698.40
			.00	.00	2,165.83	2,235.83	2,235.83	2,165.83	2,165.83		
		\$2,468.16	\$0.00	\$0.00	\$162.63	\$138.63	\$32.42	\$63.82	\$45.53	\$326.73	\$1,698.40
3232 Davis, Rebecca D	04/17/2025	2,307.19		.00	235.84	139.08	32.52	66.22	47.24	106.35	1,679.94
			.00	.00	2,207.30	2,243.30	2,243.30	2,207.30	2,207.30		
		\$2,307.19	\$0.00	\$0.00	\$235.84	\$139.08	\$32.52	\$66.22	\$47.24	\$106.35	\$1,679.94
10000 Finley, Christina L 0187	04/17/2025	3,505.96		.00	449.19	197.60	46.21	94.16	67.99	368.95	2,281.86
			.00	.00	3,177.10	3,187.10	3,187.10	3,177.10	3,177.10		
		\$3,505.96	\$0.00	\$0.00	\$449.19	\$197.60	\$46.21	\$94.16	\$67.99	\$368.95	\$2,281.86
2393 Hayes, Chastina J	04/17/2025	2,468.16		.00	210.28	150.10	35.11	71.88	41.93	88.47	1,870.39
			.00	.00	2,395.89	2,420.89	2,420.89	2,395.89	2,395.89		
		\$2,468.16	\$0.00	\$0.00	\$210.28	\$150.10	\$35.11	\$71.88	\$41.93	\$88.47	\$1,870.39
3496 Hershman, Felicia J	04/17/2025	1,882.80		.00	139.49	111.97	26.19	54.18	38.65	97.78	1,414.54
			.00	.00	1,806.00	1,806.00	1,806.00	1,806.00	1,806.00		
		\$1,882.80	\$0.00	\$0.00	\$139.49	\$111.97	\$26.19	\$54.18	\$38.65	\$97.78	\$1,414.54
			\$0.00	\$0.00	\$1,806.00	\$1,806.00	\$1,806.00	\$1,806.00	\$1,806.00		



# Payroll Register - Bloomington Redevelopment Commission

Check Date Range 04/17/25 - 04/17/25  
Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
Department <b>HAND - Housing &amp; Neighborhood Dev</b>											
3183 Hyten LaFontaine, Stephanie L	04/17/2025	3,156.62		.00	456.29	205.18	47.99	95.13	67.86	147.27	2,136.90
			.00	.00	3,209.35	3,309.35	3,309.35	3,209.35	3,209.35		
		\$3,156.62	\$0.00	\$0.00	\$456.29	\$205.18	\$47.99	\$95.13	\$67.86	\$147.27	\$2,136.90
3306 Killion-Hanson, Anna	04/17/2025	4,666.00		.00	297.83	274.63	64.23	132.89	94.79	236.36	3,565.27
			.00	.00	4,429.64	4,429.64	4,429.64	4,429.64	4,429.64		
		\$4,666.00	\$0.00	\$0.00	\$297.83	\$274.63	\$64.23	\$132.89	\$94.79	\$236.36	\$3,565.27
1516 Liford, Kenneth T	04/17/2025	2,629.11		.00	214.62	163.00	38.13	77.97	55.62	46.60	2,033.17
			.00	.00	2,599.11	2,629.11	2,629.11	2,599.11	2,599.11		
		\$2,629.11	\$0.00	\$0.00	\$214.62	\$163.00	\$38.13	\$77.97	\$55.62	\$46.60	\$2,033.17
2557 Radewan, Tonda L	04/17/2025	1,722.17		.00	114.21	98.91	23.13	46.71	33.32	126.85	1,279.04
			.00	.00	1,595.32	1,595.32	1,595.32	1,595.32	1,595.32		
		\$1,722.17	\$0.00	\$0.00	\$114.21	\$98.91	\$23.13	\$46.71	\$33.32	\$126.85	\$1,279.04
1378 Sandweiss, Noah S	04/17/2025	3,156.62		.00	431.02	191.86	44.87	91.68	65.40	80.50	2,251.29
			.00	.00	3,094.49	3,094.49	3,094.49	3,094.49	3,094.49		
		\$3,156.62	\$0.00	\$0.00	\$431.02	\$191.86	\$44.87	\$91.68	\$65.40	\$80.50	\$2,251.29
10000 Stong, Mary J 0471	04/17/2025	2,790.08		.00	317.24	161.34	37.74	77.32	55.15	362.00	1,779.29
			.00	.00	2,577.30	2,602.30	2,602.30	2,577.30	2,577.30		
		\$2,790.08	\$0.00	\$0.00	\$317.24	\$161.34	\$37.74	\$77.32	\$55.15	\$362.00	\$1,779.29
504 Swinney, Matthew P	04/17/2025	3,597.08		.00	615.37	223.60	52.30	107.75	76.86	44.34	2,476.86
			.00	.00	3,591.54	3,606.54	3,606.54	3,591.54	3,591.54		
		\$3,597.08	\$0.00	\$0.00	\$615.37	\$223.60	\$52.30	\$107.75	\$76.86	\$44.34	\$2,476.86
3781 Tamewitz, Steven W	04/17/2025	2,146.23		.00	222.40	133.07	31.12	113.23	55.11	.00	1,591.30
			.00	.00	2,146.23	2,146.23	2,146.23	2,146.23	2,146.23		
		\$2,146.23	\$0.00	\$0.00	\$222.40	\$133.07	\$31.12	\$113.23	\$55.11	\$0.00	\$1,591.30
2477 Toothman, Cody B	04/17/2025	3,376.84		.00	190.15	198.40	46.40	94.85	66.01	184.85	2,596.18
			.00	.00	3,199.99	3,199.99	3,199.99	3,199.99	3,199.99		
		\$3,376.84	\$0.00	\$0.00	\$190.15	\$198.40	\$46.40	\$94.85	\$66.01	\$184.85	\$2,596.18
			\$0.00	\$0.00	\$3,199.99	\$3,199.99	\$3,199.99	\$3,199.99	\$3,199.99		



# Payroll Register - Bloomington Redevelopment Commission

Check Date Range 04/17/25 - 04/17/25  
Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
<b>Department HAND - Housing &amp; Neighborhood Dev</b>											
2305 Van Rooy, Angela L	04/17/2025	3,597.08		.00	290.53	223.02	52.16	101.91	72.70	249.15	2,607.61
			.00	.00	3,397.08	3,597.08	3,597.08	3,397.08	3,397.08		
		\$3,597.08		\$0.00	\$290.53	\$223.02	\$52.16	\$101.91	\$72.70	\$249.15	\$2,607.61
			\$0.00	\$0.00	\$3,397.08	\$3,597.08	\$3,597.08	\$3,397.08	\$3,397.08		
728 Wright, Edward E	04/17/2025	2,105.27		.00	190.23	118.29	27.66	57.24	33.39	229.70	1,448.76
			.00	.00	1,907.87	1,907.87	1,907.87	1,907.87	1,907.87		
		\$2,105.27		\$0.00	\$190.23	\$118.29	\$27.66	\$57.24	\$33.39	\$229.70	\$1,448.76
			\$0.00	\$0.00	\$1,907.87	\$1,907.87	\$1,907.87	\$1,907.87	\$1,907.87		
<b>HAND - Housing &amp; Neighborhood Dev</b>		\$54,680.32		\$0.00	\$5,527.57	\$3,277.53	\$766.53	\$1,606.76	\$1,096.10	\$3,197.97	\$39,207.86
			\$0.00	\$0.00	\$52,237.47	\$52,863.47	\$52,863.47	\$52,237.47	\$52,237.47		
Grand Totals		\$54,680.32		\$0.00	\$5,527.57	\$3,277.53	\$766.53	\$1,606.76	\$1,096.10	\$3,197.97	\$39,207.86
			\$0.00	\$0.00	\$52,237.47	\$52,863.47	\$52,863.47	\$52,237.47	\$52,237.47		

\*\*\*\*\* Multiple Taxes or Deductions Exist.

**REGISTER OF PAYROLL CLAIMS**

**Board: Redevelopment Claim Register**

<b>Date:</b>	<b>Type of Claim</b>	<b>FUND</b>	<b>Description</b>	<b>Bank Transfer</b>	<b>Amount</b>
4/17/2025	Payroll				54,680.32
					<u>54,680.32</u>

**ALLOWANCE OF CLAIMS**

We have examined the claims listed on the foregoing register of claims, consisting of **1** claim, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of **\$ 54,680.32**

**Dated this** \_\_\_\_\_ **day of** \_\_\_\_\_ **year of 20**\_\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Officer \_\_\_\_\_



City of Bloomington Indiana

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## **MEMO FROM: CONTROLLER MCCLELLAN**

**To: Bloomington Common Council, Mayor, and Redevelopment Commission**

**From: Controller McClellan**

**Date: 3/24/2025**

**Re: Annual Report of the Bloomington Redevelopment Commission for Fiscal Year Ending December 31<sup>st</sup>, 2024**

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### **PURPOSE OF THE REPORT**

Indiana Code 36-7-14-13 specifies the reporting requirements for redevelopment commissions and requires redevelopment commissions to submit copies of required reports to the City of Bloomington, Indiana (the "City") executive and fiscal body as well as file said documents and information with the Indiana Department of Local Government Finance (the "DLGF") in a form required by the DLGF.

Pursuant to IC 36-7-14-13(a), the City of Bloomington, Indiana Redevelopment Commission (the "Commission") not later than April 15 of each year shall file with the City's executive (the Mayor of the City) and the City's fiscal body (the City Council) a report setting out its activities during the preceding calendar year.

The annual report shall include, in accordance with IC 36-7-14-13(b) the following information:

- The names of the then qualified and acting commissioners;
- The names of the officers of the Commission;
- The number of regular employees and their fixed salaries or compensation;
- The amount of the expenditures made during the preceding year and their general purpose;
- An accounting of tax increment revenues expended by any entity receiving the tax increment revenues as a grant or loan from the Commission;
- The amount of funds on hand at the close of the calendar year; and
- Other information necessary to disclose the activities of the Commissioners and the results obtained.

In accordance with IC 36-7-14-13(d), a copy of the annual report will be submitted to the DLGF in an electronic format under IC 5-14-6 titled Electronic Transmission of Reports to the General Assembly, prior to the April 15 deadline.

In accordance with IC 36-7-14-13(e), required data in subsection (a) must also include the following information set forth for each tax increment financing district regarding the previous year:

- Revenues received;
- Expenses paid;
- Fund balances;
- The amount and maturity date for all outstanding obligations;
- The amount paid on outstanding obligations; and
- A list of all the parcels included in each tax increment financing district allocation area and the base assessed value and incremental assessed value for each parcel in the list.



## City of Bloomington Indiana

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The purpose Annual Report of the Bloomington Redevelopment Commission for Fiscal Year Ending December 31st, 2024, is to meet the statutory disclosure and filing requirements to the executive and fiscal body of the unit, being the Mayor and City Council, all in accordance with IC 36-7-14-13(e).

## INTRODUCTION

The Redevelopment Commission of the City of Bloomington, Indiana (the "RDC") is administered and managed by the Bloomington Housing and Neighborhood Development Department ("HAND"). The Commission was created by the City Council in 1986 to overcome and alleviate conditions contributing to blight or underdevelopment in designated areas of the City. Its mission is to promote new development, redevelopment, and rehabilitation activities aimed at enhancing the economic vitality and physical condition of the areas under its jurisdictions, known as the "Economic Development Area".

It is the duty of the Commission in accordance with IC 36-7-14-11 to:

- Investigate, study, and survey areas needing redevelopment within the Redevelopment District;
- Investigate, study, determine, and to the extent possible, combat the causes of areas needing redevelopment;
- Promote the uses of land in the manner that best serves the interests of the Redevelopment District and its inhabitants;
- Cooperate with the City, its departments and other governmental entities and agencies in the manner that best serves the purposes of this chapter;
- Make findings and reports on their activity under this chapter and to keep reports open to inspection by the public at offices of the Department and/or the Commission;
- Select and acquire the areas needing redevelopment to be redeveloped under this chapter; and
- Re-plan and dispose of areas needing redevelopment in the manner that best serves the social and economic interests of the Redevelopment District and its inhabitants.

The Commission is a separate, legal entity; however, the City's Council serves as the legislative body, approving actions of the Commission pursuant to this chapter.

City staff coordinates budget and reporting requirements, along with the preparation of the Commission minutes. The Commission retains professional consulting services to provide Commission reporting and project implementation services to supplement City staff, including but not limited to:

- Legal counsel to provide guidance and advice to the Commission as it relates to legal opinions, recommendations, and review of official documents and actions of the Commission;
- Municipal financial advisory services to provide guidance and advice to the Commission applicable to financial matters, financial reporting as it relates to tax increment in designated allocation areas of the Redevelopment District, and other redevelopment and economic development planning and strategic matters;



## City of Bloomington Indiana

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- Engineering consulting services to assist with the planning, scheduling, design, survey, mapping and cost estimates for identified public capital investment projects of the Commission.

### 2024 COMMISSIONERS AND PERSONNEL

Qualifications to be a member of the Commission include, in accordance with IC 36-7-14-7(d):

- Members must be at least 18 years of age; and
- Members must be a resident of the City.

The Commission is comprised of five members of appointees by the appropriate appointing authorities in accordance with IC 36-7-14-6.1. The terms of office shall be in accordance with IC 36-7-14-7.

Furthermore, in accordance with IC 36-7-14-6.1(a) the municipal executive shall also appoint an individual to serve as a nonvoting advisor to the Commission. Pursuant to Section 6.1(d), the nonvoting member must also be a member of a school board of a school corporation that includes all or part the Redevelopment District, serving for a term of two (2) years or until a successor is appointed and at the pleasure of the appointing authority.

The following individuals were qualified, appointed as Commission members ("Commissioners") during calendar year 2024.

		Start Date	End Date		Start Date	End Date
President	Deb Hutton	1/1/2024	6/18/2024	Deborah Myerson	9/16/2024	12/31/2024
Vice President	Deborah Myerson	1/1/2024	9/16/2024	Sue Sgambelluri	9/16/2024	12/31/2024
Secretary	Sue Sgambelluri	1/1/2024	9/16/2024	John West	9/16/2024	12/31/2024
Commissioner	Randy Cassidy	1/1/2024	12/31/2024			
Commissioner	John West	1/1/2024	9/16/2024	Laurie McRobbie	10/3/2024	12/31/2024
MCCSC School Board Member	Sam Fleener	1/1/2024	12/31/2024			

The RDC received financial, legal, engineering, planning and project managements services from City employees including Anna Killion-Hanson (HAND Director), Larry Allen (2024 City Attorney), Margie Rice (Corporation Counsel), Jessica McClellan (City Controller), Jane Kupersmith (Economic & Sustainable Development Director), Christina Finley (2024 HAND Financial Director) and Roy Aten (Engineering Senior Project Manager) at no cost to the RDC.

### FINANCIAL SUMMARY OF REVENUES AND EXPENDITURES

#### 2024 Revenues:

	Total
Kinser Prow Property Taxes	\$ 86,336.34



**City of Bloomington Indiana**

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Kinser Prow Interest	\$	32,182.43	\$	118,518.77
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Consolidated TIF Property Taxes	\$	17,997,741.77		
Consolidated TIF Interest	\$	1,096,986.06		
2024 Refunding Bonds Proceeds	\$	203,013.13		
Consolidated TIF Federal Grants	\$	540,122.89		
Consolidated TIF Reimbursements	\$	286,619.01	\$	20,124,482.86

**2024 Expenditures:****Total**

Kinser Prow Other Services and Charges	\$	158,166.00	\$	158,166.00
--	----	------------	----	------------

Consolidated TIF Principal	\$	5,673,382.57		
Consolidated TIF Interest	\$	1,395,308.23		
Consolidated TIF Other Services and Charges	\$	23,161,502.37		
Consolidated TIF Bank Charges	\$	350.00	\$	30,230,543.17

**FUND BALANCES AS OF 12/31/2024**

<b>Fund</b>	<b>Fund Name</b>	<b>Beginning Balance</b>	<b>Total Debits</b>	<b>Total Credits</b>	<b>Ending Balance</b>
4445	Consolidated TIF	\$ 27,305,254.95	\$ 20,627,261.00	\$ 30,733,321.31	\$ 17,199,194.64
4451	TIF - Prow	\$ 688,538.87	\$ 118,518.77	\$ 158,166.00	\$ 648,891.64
4455	Bloomington Meridiam TIF	\$ -	\$ -	\$ -	\$ -

**DEBT SERVICE OBLIGATIONS OF THE RDC****Project****Bond Name**

Certified Technology Park	2011 Downtown TIF Bonds Refunded 2017
Switchyard Park/ Animal Shelter	2015 TIF Bonds Refunded 2024
Solar Project Lease	2017 Solar Project Lease Refunded 2021*
4th Street Garage	2019 TIF Bonds, Series A-1 Tax Exempt
4th Street Garage	2019 TIF Bonds, Series A-2 Taxable
Trades Garage	2019 TIF Bonds, Series B
Morton Street Garage	Mercury Garage Lease
Walnut Street Garage	7th & Walnut Lease

**Retired Bonds****Bond Name**

Certified Technology Park	2011 Downtown TIF Bond
Switchyard Park/ Animal Shelter	2015 TIF Bonds
Solar Panel Project	2017 Solar Lease Agreement

\*TIF is committed to 15.06% of the total debt service.

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**DEBT SERVICE OBLIGATIONS AND TERMS**

<b>Bond Name</b>	<b>Proceeds/Par Amount</b>	<b>Outstanding Par Amount</b>	<b>Issue Date</b>	<b>Bond Maturity</b>
2011 Downtown TIF Bonds Refunded 2017	\$ 11,085,000.00	\$ 6,055,000.00	6/27/2017	2/1/2032
2015 TIF Bonds Refunded 2024	\$ 27,450,000.00	\$ 27,450,000.00	11/7/2024	2/1/2040
2017 Solar Project Lease Refunded 2021	\$ 10,770,000.00	\$ 9,130,000.00	12/21/2021	1/1/2038
2019 TIF Bonds, Series A-1 Tax Exempt	\$ 12,845,000.00	\$ 12,800,000.00	11/14/2019	2/1/2040
2019 TIF Bonds, Series A-2 Taxable	\$ 5,625,000.00	\$ -	11/14/2019	8/1/2024
2019 TIF Bonds, Series B	\$ 10,615,000.00	\$ 10,580,000.00	11/14/2019	2/1/2040
Mercury Garage Lease	Lease	\$ 4,034,073.00	1/31/2003	12/10/2033
7th & Walnut Lease	Lease	\$ 174,592.00	2/9/2000	8/31/2039

<b>Retired Bonds</b>	<b>Proceeds/Par Amount</b>	<b>Amount Redeemed</b>	<b>Issue Date</b>	<b>Original Maturity</b>
2011 Downtown TIF Bond	\$ 13,670,000.00	\$ 11,260,000.00	7/27/2011	2/1/2032
2015 TIF Bonds	\$ 41,435,000.00	\$ 29,745,000.00	6/19/2015	2/1/2040
2017 Solar Lease Agreement	Lease	\$ 11,336,824.00	11/30/2017	10/30/2037

**DEBT SERVICE PAYMENTS MADE IN 2024**

<b>Bond Name</b>	<b>Principal and Interest due in 2024</b>	<b>Total Outstanding Principal and Interest as of 12/31/2024</b>
2011 Downtown TIF Bonds Refunded 2017	\$ 903,546.00	\$ 6,102,681.00
2015 TIF Bonds Refunded 2024	\$ 2,170,907.50	\$ 37,201,500.00
2017 Solar Project Lease Refunded 2021	\$ 128,258.49	\$ 1,734,735.05
2019 TIF Bonds, Series A-1 Tax Exempt	\$ 684,524.00	\$ 18,172,122.00
2019 TIF Bonds, Series A-2 Taxable	\$ 1,104,080.00	\$ -
2019 TIF Bonds, Series B	\$ 571,824.00	\$ 15,168,229.00
Mercury Garage Lease	\$ 436,113.72	\$ 3,961,364.00
7th & Walnut Lease	\$ 233,808.00	\$ 1,437,319.00

PARCEL LIST ON FOLLOWING PAGES

# TIF Project Status Report

As of 4/17/2025

## ***Downtown TIF***

Project Name
Hopewell/ Hospital Reuse

Open PO's: Duke, Presidio, CrossRoad Engineers, Marshall Security, AECOM, JS Held, U3 Advisors, Milestone, Rundell Ernstberg

Fund Commitment	Expended	Remaining Balance
\$29,124,817	\$26,987,360	\$2,137,457

Estimated date of completion: 2028

Project Name
Dimension Mill

Funding Agreement \$100,000. Exterior wall shoring and repair needed.

Fund Commitment	Expended	Remaining Balance
\$100,000.00	\$50,000.00	\$50,000.00

Project Name
Technology Center/The Forge

Generator installation needed.

Sale of 621 N Rogers \$4,593,092.50 receipted into Fund 2519 RDC

Fund Commitment	Expended	Remaining Balance
\$4,842,011.00	\$4,681,546.00	\$160,465.00

## ***Kinser Prow TIF***

Project Name
Griffy Dam Trail

Project Complete.

Fund Commitment	Expended	Remaining Balance
\$344,885.00	\$344,885.00	\$0.00

Fund Balance					
	Beginning Balance	Receipts	Disbursements	Ending Balance	
2519 RDC	\$ 2,124,409	\$ 4,832,935	\$ 744,365	\$ 6,212,979	
4445 Consolidated TIF	17,199,195	293,913	2,741,639	14,751,468	
4451 Kinser Prow TIF	648,892	9,021	2,096	655,817	

**25-46**  
**RESOLUTION**  
**OF THE**  
**REDEVELOPMENT COMMISSION**  
**OF THE**  
**CITY OF BLOOMINGTON INDIANA**

**APPROVAL TO UNDERTAKE INVESTIGATION AND DUE DILIGENCE FOR USE OF**  
**216 SOUTH COLLEGE AVENUE AS A**  
**HOST HOTEL FOR THE BLOOMINGTON CONVENTION CENTER**

- WHEREAS, the Redevelopment Commission of the City of Bloomington (“RDC”) acquired Real Estate located at 216 South College Avenue in Bloomington, Indiana, (the "Real Estate") under Resolutions 19-34 and 23-25;
- WHEREAS, the Bloomington Convention Center is located immediately across Third Street from the RDC’s Real Estate;
- WHEREAS, the Bloomington Convention Center is undergoing a major expansion to the east, across South College Avenue;
- WHEREAS, the expansion of the Bloomington Convention Center will attract large events that will require nearby accommodations of which there is an insufficient inventory in the immediate area;
- WHEREAS, the Monroe County Capital Improvement Board selected Dora Hospitality LLC as the developer of the host hotel for the Bloomington Convention Center on October 9, 2024;
- WHEREAS, Dora Hospitality has determined that the premier location of said host hotel is the RDC’s 216 South College Avenue Real Estate;
- WHEREAS, the RDC supports the proposition of the construction of a host hotel at the RDC’s Real Estate and has determined that the placement of a host hotel in the immediate vicinity of the Bloomington Convention Center is in the public’s best interest and will further economic development in the City of Bloomington; and,
- WHEREAS, the RDC has determined that investigations and due diligence are necessary to evaluate the feasibility of constructing a host hotel on the RDC’s Real Estate.

NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:

1. The RDC supports the investigation and due diligence necessary to assess the feasibility of constructing a host hotel on the RDC’s 216 South College Avenue Real Estate and reiterates that such investigations and due diligence serves the public’s best interests.

2. The RDC authorizes staff to perform all activities and prepare and execute all documentation including, but not limited to, agreements for services to proceed with the investigations and due diligence of said Real Estate for the purposes stated herein.
3. The RDC authorizes the use of RDC funds for the investigations and due diligence necessary to effectuate the purposes of this Resolution. Said funds shall not exceed the sum of One Hundred Thousand Dollars (\$100,000.00) without further approval of the RDC.
4. The RDC authorizes City Staff to approve access to the Real Estate to those necessary to effectuate the purposes of this Resolution.

## **BLOOMINGTON REDEVELOPMENT COMMISSION**

---

Deborah Myerson, President

ATTEST:

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John West, Secretary

---

Date

**25-47**  
**RESOLUTION**  
**OF THE**  
**REDEVELOPMENT COMMISSION**  
**OF THE**  
**CITY OF BLOOMINGTON INDIANA**

**APPROVAL TO RELOCATE GENERATOR TO THE FORGE**

- WHEREAS, the Trades District is a 12-acre portion of the Bloomington Certified Technology Park that is owned by the RDC;
- WHEREAS, the Trades District is envisaged as a place of innovation, business attraction and job creation and a catalyst to support high technology sector growth;
- WHEREAS, the City and RDC were awarded a \$3.5M grant from the US Economic Development Administration (EDA) (“EDA Grant”) to construct the Trades District Technology Center (“The Forge”), which will be a 22,000 sq. ft. Class A office building located at 617 North Madison Street within the Trades District;
- WHEREAS, on January 27, 2023, under Resolution 23-5, the City of Bloomington and the RDC executed a Trades District & Technology Center Agreement with The Mill, to manage the development of the Trades District including the construction and activation of the Forge;
- WHEREAS, on October 14, 2024, under Resolution 24-68, the Parties also entered into a property management agreement for the leasing and management of The Forge;
- WHEREAS, The Mill is requesting the relocation of a generator from 714 South Rogers Street to 617 North Morton Street, Exhibit 1;
- WHEREAS, the scope of work required has been prepared by Woods Electrical Contractors, Inc., Exhibit 2;
- WHEREAS, the use of a generator is essential to the installation of the tenant Bloom, whose lease was signed on March 3, 2025, under Resolution 25-37;
- WHEREAS, the generator is being transferred from one Redevelopment Commission property to another and will remain an asset of the Redevelopment Commission;
- WHEREAS, the relocation and installation of the generator is within management responsibilities of The Mill;
- WHEREAS, the RDC requires that the relocation be performed in compliance with all federal, state, and local laws and regulations;

WHEREAS, the RDC requires the generator location at The Forge be as inconspicuous as possible and be shielded from public view in a manner consistent with the architecture of The Forge; and,

WHEREAS, The Mill has identified funding sources to pay for the relocation and installation of the generator and the RDC shall commit no funds for the relocation and installation of the generator.

NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:

1. The RDC approves the proposed relocation of the generator from 714 South Rogers Street to The Forge located at 617 North Madison Street.
2. The RDC declares that the generator remains an asset of the RDC and the relocation of the generator does not impact the ownership thereof.
3. The RDC commits no funds to the relocation or installation of the generator.
4. The RDC authorizes The Mill, their staff, and their contractors to perform the relocation of the generator and its appurtenances.
5. The RDC authorizes the construction of necessary structures including, but not limited to concrete pads and an enclosure for the generator.
6. The RDC requires that the relocation be performed in compliance with all federal, state, and local laws and regulations.
7. The RDC requires the generator location at The Forge be as inconspicuous as possible and be shielded from public view in a manner consistent with the architecture of The Forge.
8. The RDC authorizes City Staff to perform all activities and prepare and execute all documentation necessary to effectuate the purposes stated herein.

**BLOOMINGTON REDEVELOPMENT COMMISSION**

---

Deborah Myerson, President

ATTEST:

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John West, Secretary

---

Date





To: Bloomington Redevelopment Commission

From: John Fernandez, Interim Executive Director

Date: April 10, 2025

**RE: RESOLUTION - APPROVAL TO MOVE AND REPURPOSE EMERGENCY POWER GENERATOR FOR THE FORGE**

On March 17, 2025, the Bloomington Redevelopment Commission approved a 5-year lease at The Forge for Bloom. The company will be establishing a Network Operations Center (NOC) in the suite they are leasing at The Forge. Bloom's NOC will include their advanced AI development team, thereby adding to the growing concentration of emerging tech talent locating at the Trades District.

Bloom serves customers in the highly regulated health insurance industry. To meet their regulatory requirements, the NOC must be located in a facility that can provide short term emergency backup power.

Prior to finalizing the Bloom lease the Forge team identified a cost-effective solution to deliver this required infrastructure. The former Bloomington Hospital administration building at 714 S. Rogers Street has an 80KW Generator that previously served that building. During a maintenance inspection of the generator it was determined that the generator could meet the needs of the Forge. The generator is in excellent condition and had been well-maintained by IU Health. Moreover, the City administration has determined that this particular generator would not be adequate for potential uses of the 714 S. Rogers building. This generator will also provide backup power for The Forge's common areas and internet service, benefiting all tenants.

We sought quotes for the relocation and installation of the generator and the power panels necessary to operationalize it at The Forge. The total cost of this work is \$96,000. Alternatively, acquiring a new generator would cost over \$230,000 and we would not likely be able to acquire a new generator for 6 – 8 months due to supply chain issues.

We propose to fund the relocation through CCC grant funding and remaining Forge furniture, fixtures, and equipment (FFE) funds.

As owners of the generator, we are requesting the Bloomington Redevelopment Commission's approval to relocate and repurpose the generator to support The Forge. In its new location at the Forge, the generator would remain an RDC asset.

We are seeking approval from the Trades District Advisory Board ("TDAB") to utilize a portion of the Lilly Endowment, Inc. CCC grant proceeds designated to support our tenant attraction and buildout expenses. This request is on the TDAB April 17<sup>th</sup> agenda.

### **Summary of Key Lease Terms**

- Premises include 4,709 sq. ft. within The Forge
- \$21/ sq. ft. for rent in the first year with annual increase of 2.5%, plus operating expenses
- Tenant improvement allowance to be funded by Lilly Endowment, Inc. "CCC" grant funding up to \$824,075 subject to The Trades District Advisory Board approval
- The lease will have a term of five (5) years and is renewal for three additional terms of five years each
- The lease term will begin upon completion of tenant improvements or 180 days after RDC approval, whichever is early
- The total value of lease payments (base rent) during the initial lease term will be \$519,793.07



**WOODS ELECTRICAL CONTRACTORS INC.**

4180 N. STARNES RD BLOOMINGTON, IN 47404  
(812)876-7977 Fax (812)704-5851  
WWW.WOODSELECTRICINC.BIZ

3/20/25

John Fernandez

Woods Electrical Contractors Inc. is pleased to be providing the following quote for electrical work at Trades District Technology Center (THE FORGE) at 617 N Madison Street Bloomington Indiana.

**Scope of Work**

**ITEM A:**

**Repurposed City Owned 80KW Generator/Transfer Switch and a 200amp Emergency Power Panel**

- City Owned Generator is Cummins Brand, 80KW, 120/208volt, 3-phase, Diesel powered unit
- Demo of repurposed Generator/Transfer Switch at 714 S Rogers Location (Old Convalescent Center) and transporting to 617 N Madison Street (The Forge)
- Installation of Concrete pad for Generator, Conduit/Wire and terminations from Generator to Transfer Switch
- Installation of transfer switch and UPS in second floor IT Room space.
- Installation of a single 200amp "Emergency Power Panel"

**Exclusions**

- Repurposed Generator Fuel fill up, Generator Service and Startup.
- Does not include any "Emergency Power" branch circuits being run into the tenant spaces. (At the current time we do not have enough information on specific locations to generate a quote on this)

Generator/Transfer switch/200amp Panel Quote.....	\$45,000.00
UPS Battery Backup to be purchased by others.....	\$00.00
Emergency Panel ONLY Metering.....	\$6,000.00
<b>Total Quote.....</b>	<b>\$51,000.00</b>

**ITEM B:**

**New Tenant Space Sub-Panel (Price given per Tenant Space)**

- Provision and installation of a 200amp, 120/208volt, 3-Phase, 42 Circuit Panel
- Installation of Conduit, Wire and terminations from Main 208volt Switchgear to New Panel installed in Tenant Space.

**Exclusions**

- Does not include any branch circuits being run into the tenant spaces. (At the current time we do not have enough information on specific locations to generate a quote on this)

Price for 3 Tenant Sub-Panels.....	\$39,000.00
Price for Tenant Space Panel metering.....	\$6,000.00
<b>Total Quote.....</b>	<b>\$45,000.00</b>

**Total for Item A and B.....\$96,000.00**

We appreciate the opportunity to work with you on this project. Please contact me with any questions. The quote is valid for 30 days due to material price fluctuations.

If you accept this quote please sign and select item(s) and return to me.

Item(A)\_\_\_\_\_

Item(B)\_\_\_\_\_

Signature\_\_\_\_\_ Date:\_\_\_\_\_

Sincerely,  
Adam Freeman  
812-876-7977

**25-48**  
**RESOLUTION**  
**OF THE**  
**REDEVELOPMENT COMMISSION**  
**OF THE**  
**CITY OF BLOOMINGTON INDIANA**

**APPROVAL TO APPROVE AND RATIFY THE**  
**TEMPORARY SHORING OF THE SOUTH WALL OF THE MILL**

- WHEREAS, the Trades District is a 12-acre portion of the Bloomington Certified Technology Park that is owned by the RDC;
- WHEREAS, on October 15, 2018, under Resolution 18-66, the City of Bloomington and the RDC entered into a property management agreement with Dimension Mill for the leasing and management of The Mill;
- WHEREAS, On December 18, 2023, under Resolution 23-111, the City of Bloomington and the RDC entered into Lease Extension and Modification Agreement with Dimension Mill for the leasing and management of The Mill;
- WHEREAS, under the 2023 Lease referenced above, in Section 4.03 Expenses, Repairs, and Maintenance, the Landlord (City of Bloomington and RDC) is “responsible for replacement, as needed, of the building structure”;
- WHEREAS, John Crane, P.E., of BFW Crane, Inc., inspected the south wall of The Mill as James Boruff, Operations and Facilities Director for the City of Bloomington Public Works, had become aware that the wall was leaning;
- WHEREAS, John Crane, P.E. prepared an inspection report (Exhibit 1) dated April 4, 2025, and stated that top portions of the exterior brick wall of the Mill were as much as 4½ inches off plumb which raised concerns about the stability of the wall;
- WHEREAS, the shoring of the south wall of The Mill was necessary for the stabilization of the wall and the protection of the public and public assets;
- WHEREAS, as time was of the essence due to the instability of the wall, James Boruff contracted with Umphress Masonry, Inc., Belcher Fencing, and Koorsen Fire & Security for emergency services to shore up the wall in an amount not to exceed One Hundred and Six Thousand Dollars (\$106,000.00) which cost estimate and drawings are located in Exhibit 2;
- WHEREAS, on April 16, 2025, City of Bloomington Controller, Jessica McClellan, determined that the shoring of the leaning wall qualified for an emergency purchase pursuant to 5-22-10 *et. seq.*, Exhibit 3;

WHEREAS, the City of Bloomington Legal Department has prepared a written agreement (Exhibits 4-6) with Umphress Masonry, Inc., Belcher Fencing, and Koorsen Fire & Security post completion of the work to be executed;

WHEREAS, the RDC members were notified of the circumstances stated herein; and,

WHEREAS, the RDC has determined that the emergency shoring of the south wall of The Mill was an emergency that required action prior to a meeting of the RDC and such actions taken should be approved and ratified.

NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:

1. The RDC approves and ratifies the emergency actions of shoring the south wall of The Mill due to its instability and for the protection of the public and public assets.
2. The RDC approves the use of RDC funds, up to One Hundred and Six Thousand Dollars (\$106,000) to compensate for the emergency work done, to be paid from Fund Line 2519RDC.
3. The RDC authorizes City Staff to perform all activities and prepare and execute all documentation necessary to effectuate the purposes stated herein.

**BLOOMINGTON REDEVELOPMENT COMMISSION**

---

Deborah Myerson, President

ATTEST:

---

John West, Secretary

---

Date



STRUCTURAL  
ENGINEERING

City of Bloomington - Dept of Public Works  
401 N Morton Street  
Bloomington Indiana 47404

April 4, 2025

Attn: J.D. Boruff – Operations & Facilities Director

Re: Inspection of South Wall  
Dimension Mill Building – Bloomington IN

J.D.,

Per your request we have completed our survey of the South (brick) wall of the Dimension Mill Building.

Survey data confirms that the upper portion of this brick wall is currently in an out-of-plumb condition (leans) to the South. (see the attached sketch that shows the relative amount of “lean” at various locations).

Please note that there are portions of wall (at the top) that are out of plumb by as much as 4 ½” (compared to overall wall thickness of 12”)

In general, the “center” of compressive forces in any vertical element (column, wall, etc.) must remain located over the central 1/3 of the section to assure stability.

The 4 ½” of documented out-of-plumb condition places the center of compressive forces past the edge of this central 1/3 limit. This immediately raises concern for stability of the wall.

Also, the condition of the mortar suggests that there is very little remaining “bond” between the brick units. As such, there is no inherent resistance to wall flexure.

Due to these observations, (4 ½” out of plumb and mortar condition) we recommend that the West end of the South wall be dis-assembled and reconstructed in entirety.

We anticipate that it will take considerable time to develop plans, issue contract(s) and complete reconstruction of the wall.

Because it is not advisable to allow the wall to remain in the present condition for the length of time required for reconstruction, we recommend that temporary structural supports be installed as soon as possible. These temporary supports should be configured to provide auxiliary vertical support for the roof, lateral support for this wall, and should remain in place until reconstruction.

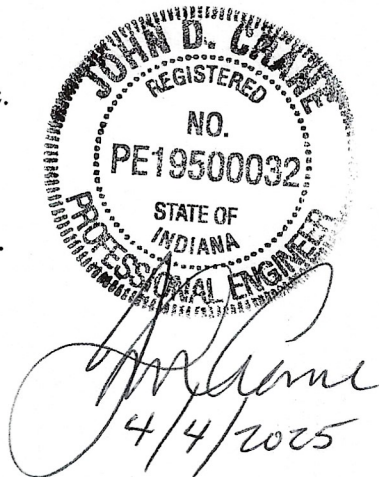
Even though any temporary supports would be intended to stabilize the wall, we recommend that all personnel be kept at least 20' from either side of the wall until reconstruction has been completed.

Please let me know if you have any questions or would like to further discuss any of the details of this report.

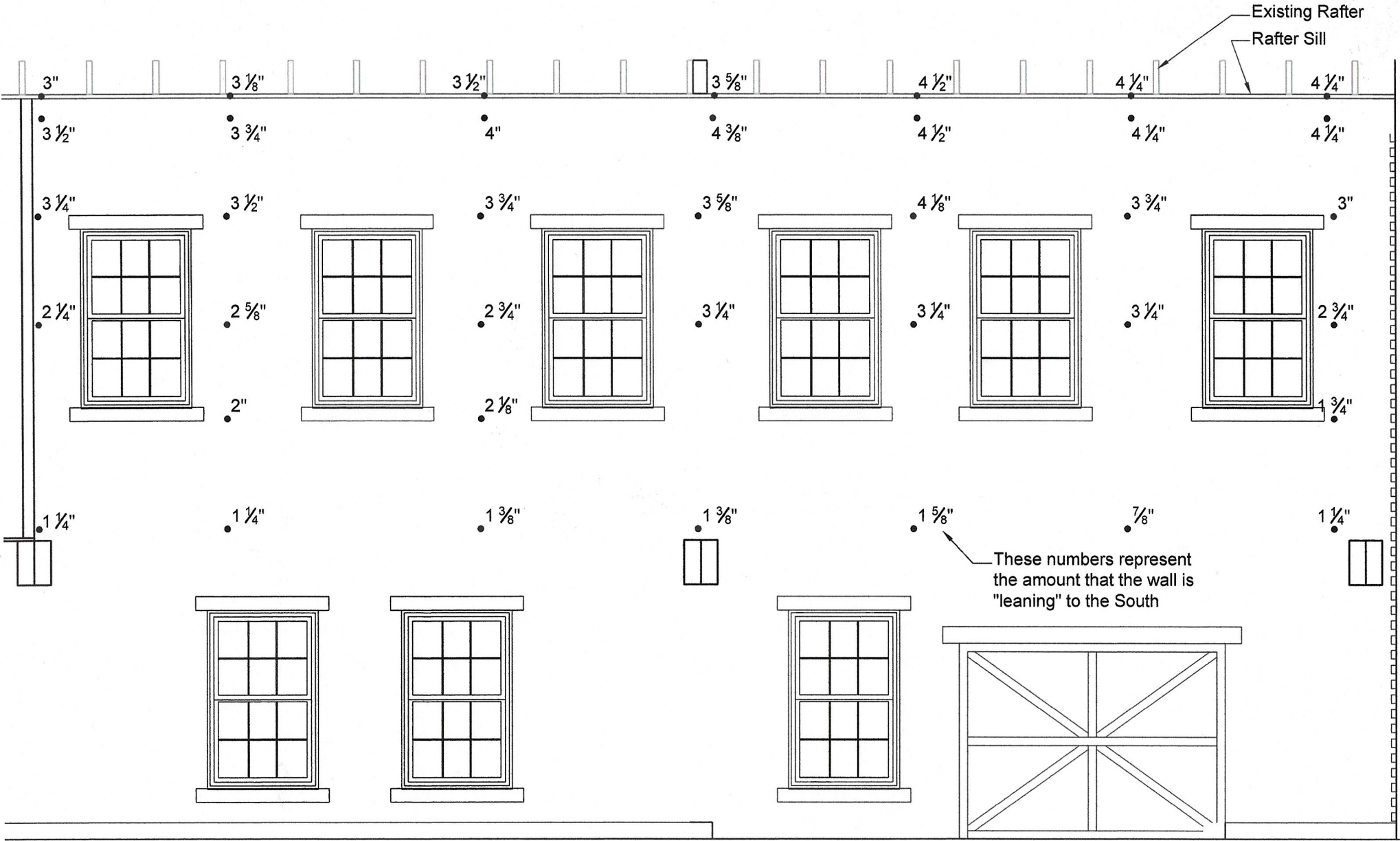
Sincerely,

BFW Crane, Inc.

John Crane, P.E.







○ Mill Interior Elevation (Looking South)  
Scale: 1/4"=1'-0"

Umphress Masonry, Inc  
1094 Erie Church Road  
Bedford, IN 47421  
812-345-1972

To: City of Bloomington

Attention: JD Boruff

Project: Mills Building.  
Shoring and temporary framing.

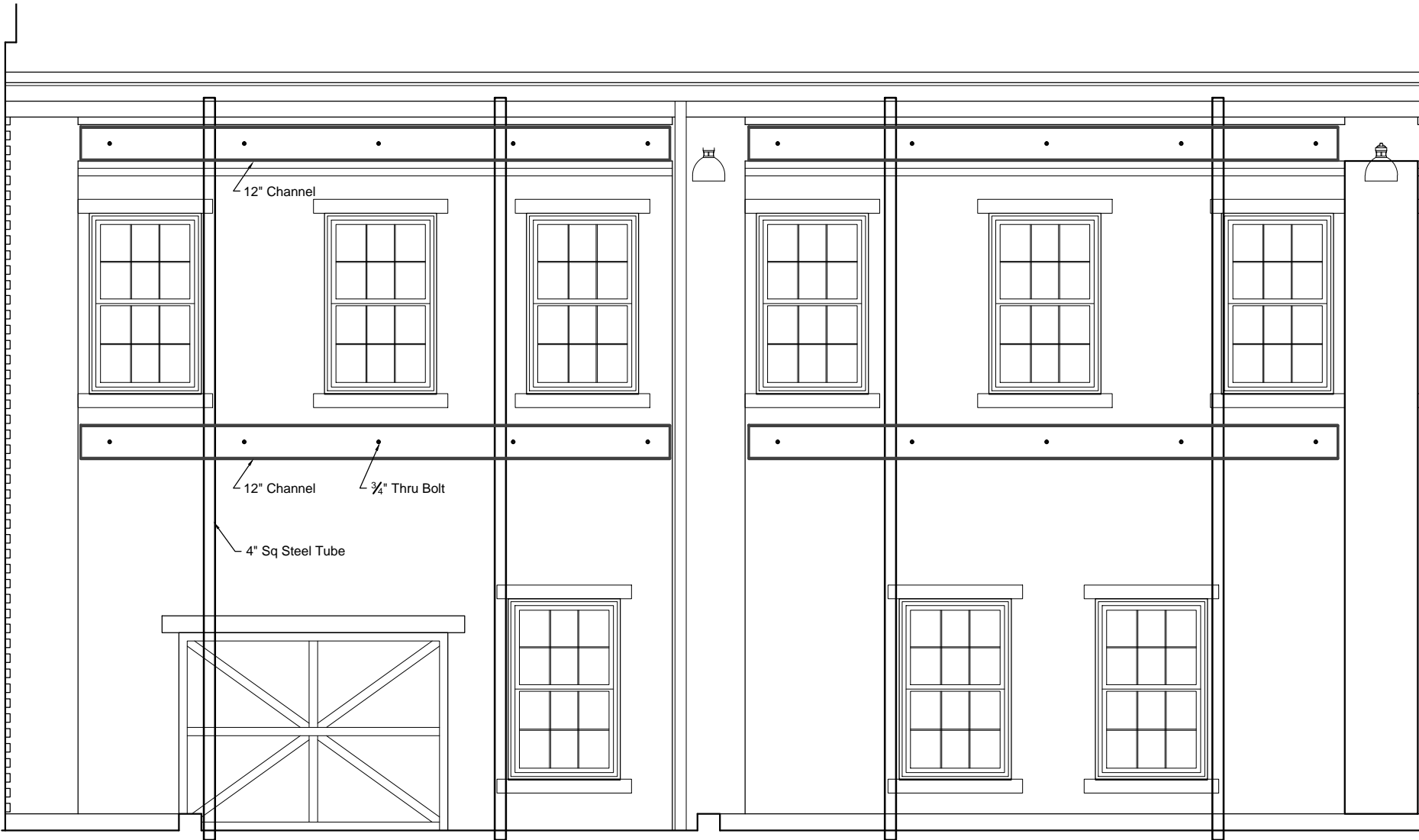
Umphress Masonry intends to shore up building to prevent collapse and add temporary framing.

Price not to exceed \$100,000.00.

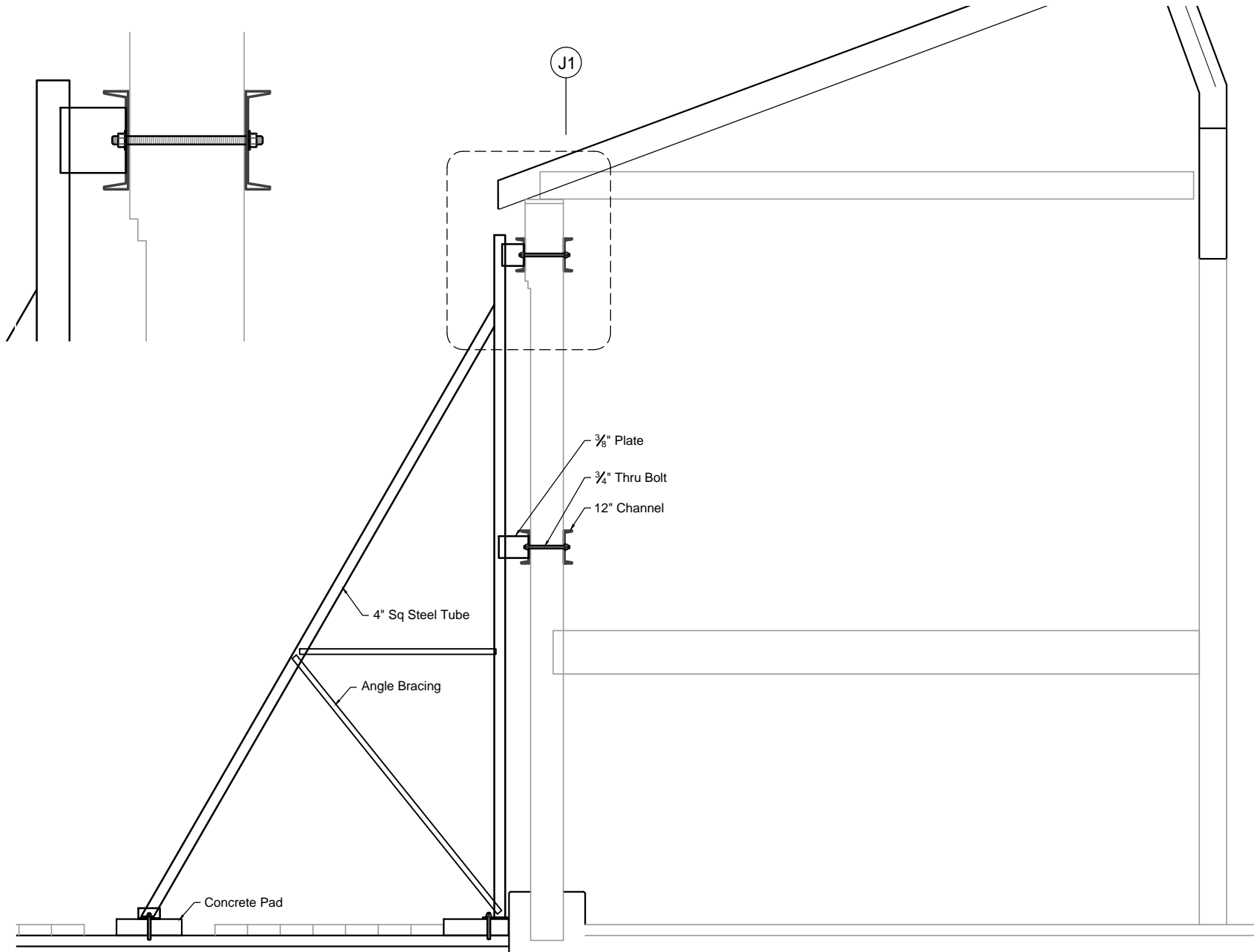
Umphress will provide a breakdown of man hours by date for the project, also provide copies of receipts for materials and charge a mark up of 15% on said materials and Sub Contractors.

Please reach out to Dave Umphress at 812-345-1982 with any questions.

Regards,  
Heather Umphress V.P.



Partial South Elevation  
Scale: 1/4"=1'-0"



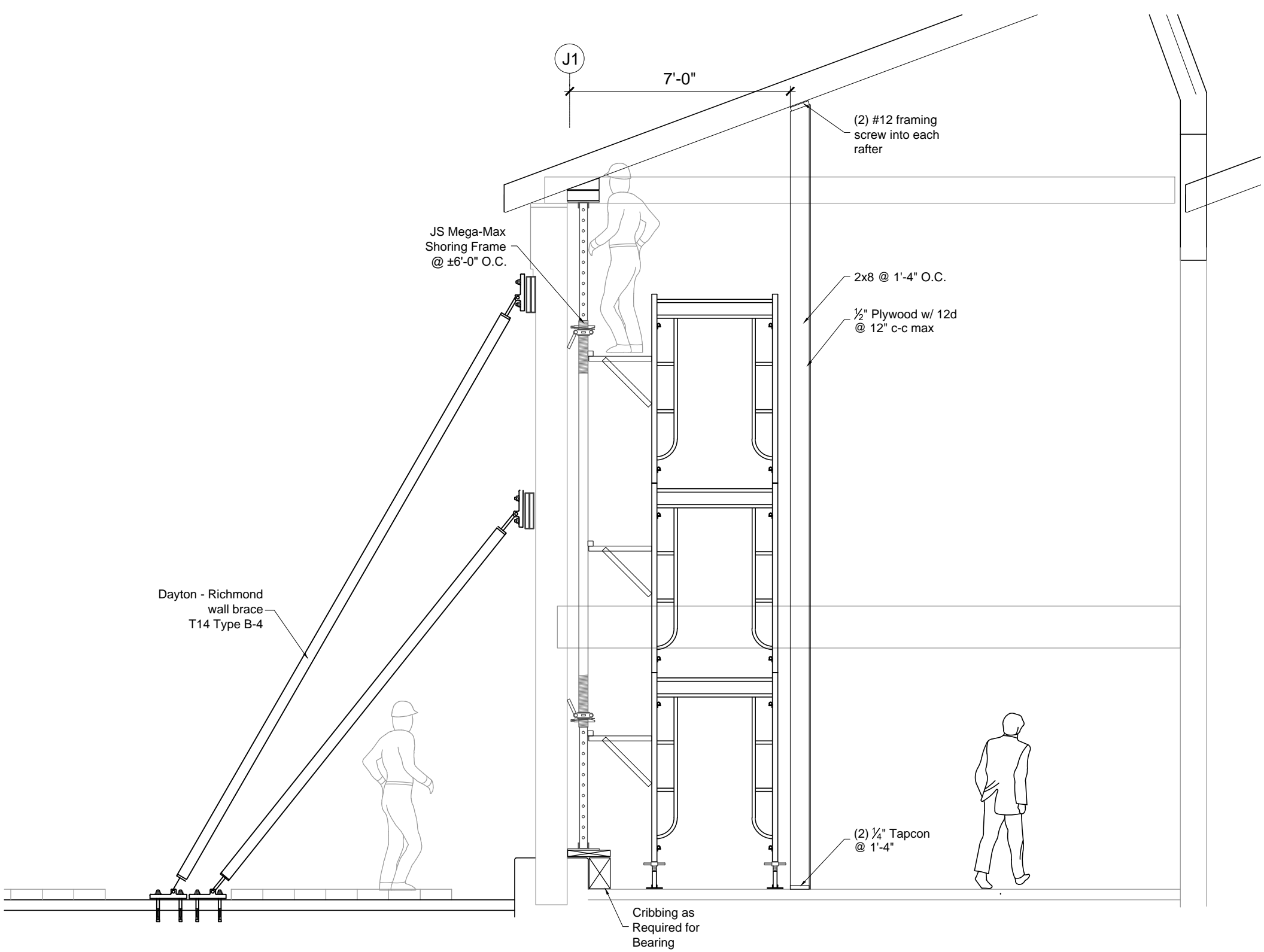
Section @ Structural Brace  
Scale: 1/4"=1'-0"



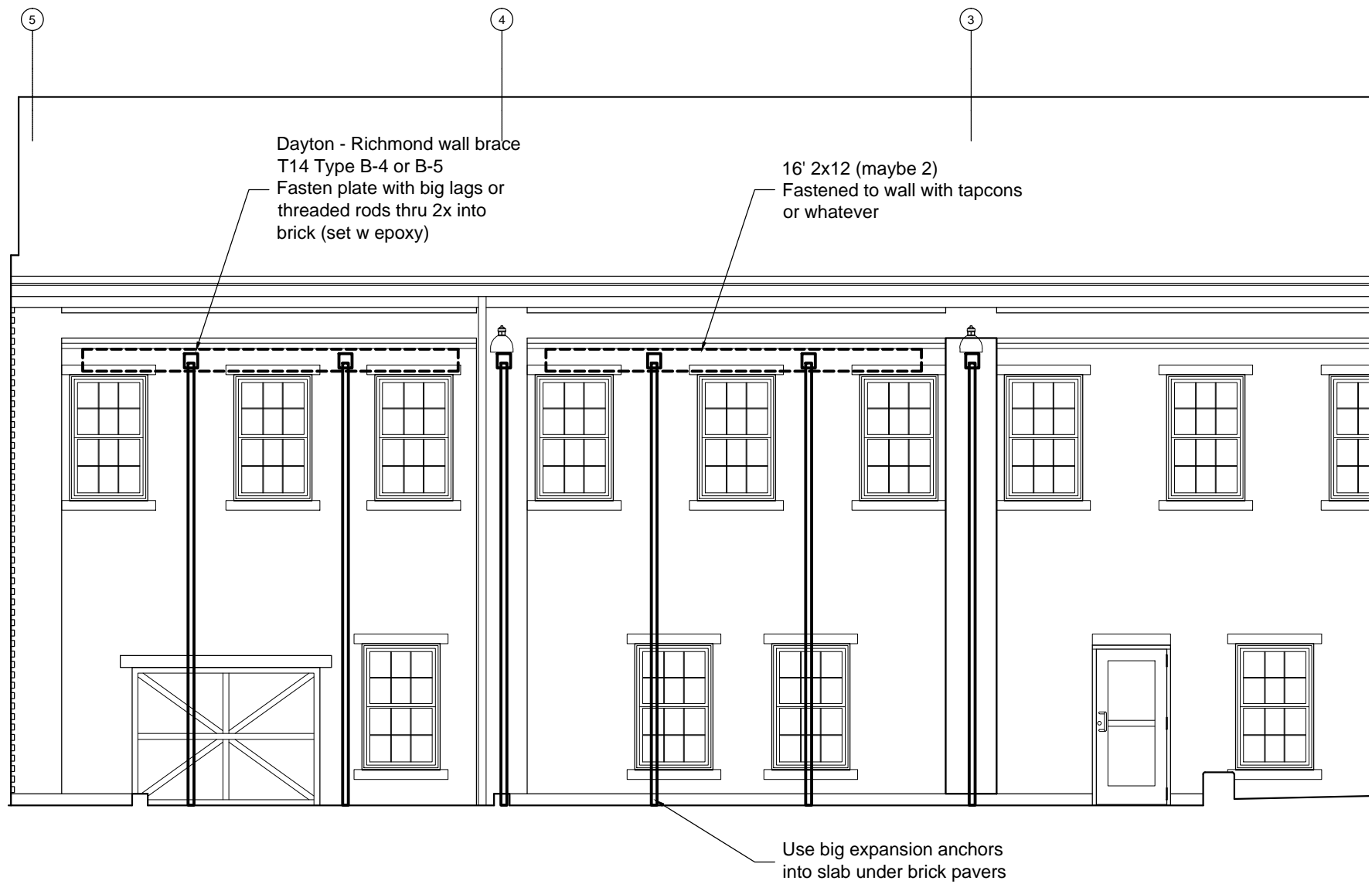
BFW Crane, Inc.  
PO Box 41  
Clear Creek, Indiana 47426

Dimension Mill  
South Wall - Structural Stabilization  
PRELIMINARY

Date: 4/6/2025      S1      Project No: 702517



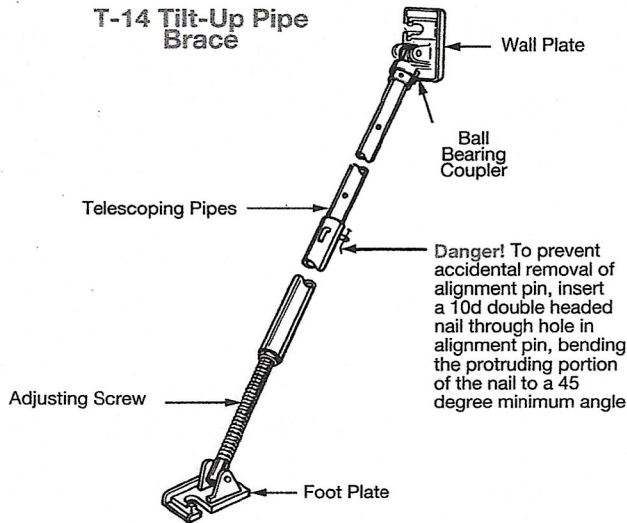




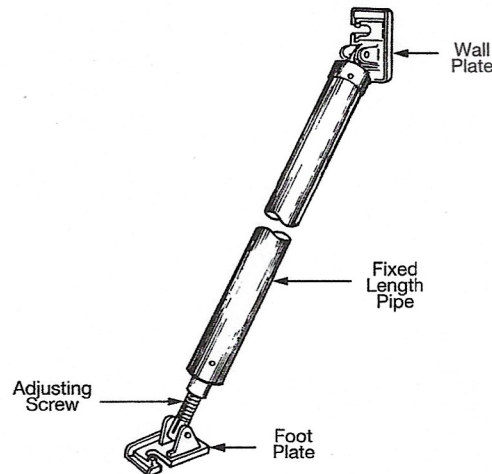
## T-14 Tilt-Up Wall Braces

The Dayton/Richmond T-14 Tilt-Up Wall Braces are all steel, heavy duty wall braces designed to quickly and easily align and brace tilt-up wall panels. Rough adjustment of the T-14 braces is easily accomplished by telescoping the pipes to the nearest incremental hole.

Final adjustment is then achieved by simply turning the brace. Dayton/Richmond wall braces are available in numerous sizes to provide a continuous range of tilt-up panel heights of fifty feet or more. Refer to the chart below for additional information.



## T-14 Tilt-Up Jumbo Brace



**T-14 Tilt-Up Pipe Brace Selection Chart**

Type	Description	Minimum and Maximum Brace Length
B-1	On-Site Pipe Brace	7'-6" to 8'-10"
B-2	Regular Pipe Brace	13'-0" to 20'-6"
B-4	Heavy Duty Regular Pipe Brace	14'-6" to 23'-6"
B-5	Heavy Duty Long Pipe Brace	22'-6" to 39'-0"
B-6	Short Pipe Brace	10'-0" to 14'-0"
B-7	Short Jumbo Brace	17'-0" Fixed Length
B-8	Jumbo Brace	22'-0" Fixed Length
B-9	Jumbo Brace with 5'-0" Extension	27'-0" Fixed Length
B-10	Jumbo Brace with 10'-0" Extension	32'-0" Fixed Length
B-11	Tru-Ilt Brace	25'-6" to 40'-0"
B-12	Jumbo 5-1/2"	32'-0" Fixed Length
B-14*	B-12 Jumbo Brace, 10'-0" Extension	42'-0" Fixed Length
B-15*	B-12 Jumbo Brace, 20'-0" Extension	52'-0" Fixed Length

Note: Field assembly is required for B-14 and B-15 braces.

### To Order:

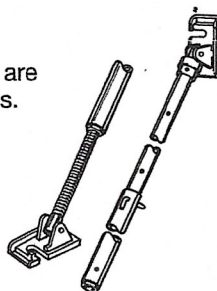
Specify: (1) quantity, (2) Name, (3) model.

### Example:

200, T-14 Tilt-Up Wall Braces. Model B-8.

## T-15 Pipe Brace Extensions

The Dayton/Richmond Pipe Brace Extensions are available for the B-8 and B-12 pipe brace models. The T-15 extension for the B-12 model extends the brace ten feet. Extensions for the B-8 brace are available in five feet and ten feet lengths.



### To Order:

Specify: (1) quantity, (2) name, (3) model.

### Example:

40, T-15 Pipe Brace Extension, 5' extension for B-8 braces.

## City of Bloomington Emergency Purchase Justification Form

Vendor: Umphress Masonry, Belcher Fencing, Harrell-Fish Inc,

Amount: Not to Exceed \$100,000.00

Emergency Purchase is a purchase which has been determined by the Department Head, and approved by the Controller, to be an emergency, and would cause immediate danger to health, safety or welfare, or other substantial loss to the City if not procured. This is a Special Purchasing Method as established by Indiana State Code 5-22-10, and does not require formal quotes, bids, or proposals.

### PURCHASE INFORMATION

1. State the reason for the emergency purchase by explaining what the emergency is and what caused the emergency situation:

The South wall of The Mill is leaning outward and is in danger of failing. The building is over 100 years old and was renovated around 2018 or 2019. The movement in the wall either was not noticed at that time, or has occurred since. It is difficult to determine which one.

2. State the facts that lead to the conclusion that financial or operational damage or risk of damage will occur if needs are not satisfied immediately (do not simply say that there will be damage or risk of damage):

If the wall does fail, the entire south wall, and the portion of the roof that it supports, could completely collapse.


3. State why the needs were not or could not be anticipated so that goods or services could not have been purchased following standard procedures:

The condition of the wall was not noticed until a few days ago.

4. State the name of the Vendor and the reason and process used for selecting this vendor (Attach all quotes or proposals received from other sources, if applicable):

Umphress Masonry is the firm that we have had past service agreements with for masonry repairs. Also, their experience with historical masonry buildings is unmatched in the state of Indiana.

I certify that the above statements are true and correct, and that no other material fact or consideration offered or given has influenced this recommendation for an emergency procurement.

J. D. Boruff  
 Print/Type Name  
  
 Department Head Signature

Facilities Director  
 Print/Type Title  
 4/11/25  
 Date

Public Works  
 Department  
 812-325-2952  
 Telephone Number

Amount: Not to exceed \$100,000.00

Budget Line: 2519 RDC jm  
~~Unknown (RDC)~~

Approved by:   
 Jessica McClellan - Controller

Date: 4-16-2025

Umphress Masonry, Inc  
1094 Erie Church Road  
Bedford, IN 47421  
812-345-1972

To: City of Bloomington

Attention: JD Boruff

Project: Mills Building.  
Shoring and temporary framing.

Umphress Masonry intends to shore up building to prevent collapse and add temporary framing.

Price not to exceed \$100,000.00.

Umphress will provide a breakdown of man hours by date for the project, also provide copies of receipts for materials and charge a mark up of 15% on said materials and Sub Contractors.

Please reach out to Dave Umphress at 812-345-1982 with any questions.

Regards,  
Heather Umphress V.P.

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**25-51  
RESOLUTION  
OF THE  
REDEVELOPMENT COMMISSION  
OF THE  
CITY OF BLOOMINGTON INDIANA**

**APPROVAL OF THE PERMANENT REPAIRS OF THE SOUTH WALL OF THE MILL**

- WHEREAS, the Trades District is a 12-acre portion of the Bloomington Certified Technology Park that is owned by the RDC;
- WHEREAS, on October 15, 2018, under Resolution 18-66, the City of Bloomington and the RDC entered into a property management agreement with Dimension Mill for the leasing and management of The Mill;
- WHEREAS, on December 18, 2023, under Resolution 23-111, the City of Bloomington and the RDC entered into Lease Extension and Modification Agreement with Dimension Mill for the leasing and management of The Mill;
- WHEREAS, under the 2023 Lease referenced above, in Section 4.03 Expenses, Repairs, and Maintenance, the Landlord (City of Bloomington and RDC) is “responsible for replacement, as needed, of the building structure”;
- WHEREAS, under Resolution 25-48 the RDC approved the temporary shoring of the south wall of the Mill due to its instability that was recently came to the attention of James Boruff, Operations and Facilities Director for the City of Bloomington Public Works;
- WHEREAS, said temporary shoring of The Mill’s south wall has been substantially completed;
- WHEREAS, permanent repairs are necessary to restore said wall to a structurally sound condition;
- WHEREAS, The Mill is a historical building and the historical integrity of the building must be preserved;
- WHEREAS, a scope of work for permanent repairs has been prepared that will address both the structural and historical integrity of The Mill as described in Exhibit 1;
- WHEREAS, the City of Bloomington Legal Department has prepared a written agreement with Umphress Masonry, Inc. in an amount not to exceed Five Hundred Thousand Dollars (\$500,000) for the permanent repairs as Exhibit 2; and,
- WHEREAS, the RDC has determined that the permanent repairs of the south wall of The Mill are necessary to protect the structural and historical integrity of the building, a public asset.

NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:

1. The RDC approves the permanent repairs of the south wall of The Mill due to its instability and for the protection of the structural and historical integrity of the building and for the protection of the public and public assets.
2. The RDC approves the use of RDC funds, up to Five Hundred Thousand Dollars (\$500,000) to compensate for the emergency work done, to be paid from Fund Line 2519RDC.
3. The RDC authorizes City Staff to perform all activities and prepare and execute all documentation necessary to effectuate the purposes stated herein.

**BLOOMINGTON REDEVELOPMENT COMMISSION**

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Deborah Myerson, President

ATTEST:

---

John West, Secretary

---

Date



Dana Kerr &lt;dana.kerr@bloomington.in.gov&gt;

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## South Wall at the Mill Update

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**James Boruff** <boruffj@bloomington.in.gov>

Wed, Apr 16, 2025 at 10:39 AM

To: Gretchen Knapp <gretchen.knapp@bloomington.in.gov>, Adam Wason <wasona@bloomington.in.gov>, Anna Killion-Hanson <anna.killionhanson@bloomington.in.gov>, Jane Kupersmith <jane.kupersmith@bloomington.in.gov>, Dana Kerr <dana.kerr@bloomington.in.gov>, Anna Dragovich <anna.dragovich@bloomington.in.gov>, Margie Rice <margie.rice@bloomington.in.gov>

All,

Yesterday I met with Umphress Masonry and John Crane to confirm that the wall has been stabilized, develop a scope of work, estimate costs, develop a timeframe for repairs, and finalize the plans for usage of the event space. The details are as follows:

### Wall Stabilization

There are a few elements of the shoring and interior stud wall that need to be finished, but John Crane is satisfied that the wall has been stabilized. This work will be completed by next Tuesday. Permanent repairs can begin immediately following its completion.

### Scope of Work

I have attached the scope of work for the project. I will be getting with Dana to draft an agreement for the temporary shoring of the wall and a contract for the permanent repairs. The temporary shoring will have its own agreement and has proceeded on an emergency basis. I will be submitting a sole source purchase request to use Umphress Masonry for the permanent repairs. These both need to be on the agenda for the next RDC meeting, which I believe is on the 21st.

### Costs

As relayed before, the not to exceed amount for the temporary shoring is \$100,000.00. The best cost estimate we could develop for the permanent repairs on this short of notice is not to exceed \$500,000.00. We purposely estimated these numbers on the high side so we would not have a large number of change orders and contract amendments. That being said, this is a 115 year old building. There may still be some hidden issues that are discovered when the wall is deconstructed that will raise costs and extend the timeline.

### Timeline

The estimated time to complete the permanent repairs is 12 weeks, which would place the completion of the project during the first week of July. We purposely extend the completion date further than we actually think the work will take. Given that there will probably be some rain days, and there might be some unforeseen issues, we felt this was best. It would be better to open the facility earlier than promised than it would be to extend the closure of the space.

### Usage of the Event Space

John Crane has signed off on The Mill using the space from the present until the permanent repairs begin, which should be next week. Once the permanent repairs begin, the space must be closed off and not used. He emphasized that this is critical because there is a significant risk when the wall is deconstructed and the temporary shoring is carrying the roof load.

As I have more information, I will forward it along to the group. If there is anyone else who should be included in these updates, please let me know. I have discussed some of the construction details with the staff at The Mill, but have not discussed such things as lost revenues or how to deal with cancelled events.

Thank You,

J. D. Boruff  
Operations and Facilities Director  
City of Bloomington Public Works  
401 N. Morton St.  
Bloomington, IN 47404  
(812) 349-3439  
[boruffj@bloomington.in.gov](mailto:boruffj@bloomington.in.gov)

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**2 attachments**



**702517 - Dimension Mill South Wall Reconstruction Scope of Work.pdf**  
251K



**702517 - Dimension Mill Summary of Actions-1, J. Crane.pdf**  
1892K



**BFW CRANE, INC.**

STRUCTURAL  
ENGINEERING

City of Bloomington - Dept of Public Works  
401 N Morton Street  
Bloomington Indiana 47404

April 16, 2025

Attn: J.D. Boruff – Operations & Facilities Director

Re: Dimension Mill Building – Bloomington IN  
South Wall Summary of Action(s)

J.D.,

In the report we submitted on April 4, 2025, we recommended that due to “leaning” of the South Wall, auxiliary supports should be installed immediately.

Later that day (4/4/25) various approaches to stabilization of the South wall were discussed.

The approaches that were discussed can somewhat be grouped into (2) categories:

- 1) Short term – intended to be in place for only the short period of time before brick removal & replacement would be begin (anticipated by 4/18/25). Components utilized in this short-term design were intended to be readily available, and were comprised of non-treated wood, shallow fasteners, components not protected from corrosion, and supports that are bearing (where possible) on the existing 4” slab-on-grade. The “design theory” is that since brick removal/replacement would occur immediately, the temp supports should be easy to install & re-rest, to coordinate with new work. Exposure to weather for extended time (corrosion, deterioration from weather exposure, etc) would not be a consideration.
- 2) Longer term – that required if wall reconstruction would be delayed (beyond 4/18/25) due to time required for administrative and other reasons. The “design theory” in this case would utilize all steel (no wood) components, thru-bolts instead of shallow surface fasteners and reinforced concrete footings for supports instead of bearing on slab on grade. All fasteners & components would be selected based on corrosion resistance. General use of the area outside of the construction zone would also be considered.

Based on previous experience, we assumed that (despite best efforts) brick removal/replacement activity would not commence by 4/18/25, so on 4/6/2025, we submitted a preliminary design for the "longer term" shoring (see BFWC Drawing 702517-S1)

Later that day (4/6/25), we were advised that brick removal & reconstruction was intended to be expedited, and would begin by the end of the week (by 4/18/25), and to abandon the "long-term" design approach.

So, we returned "to the drawing board" and completed the design of "short-term" temporary supports (see sketch forwarded in email of 4/7/2025).

On Tuesday 4/8/25, installation of these "short-term" temporary supports began.

Based on a brief visual inspection 4/16/25, these supports appear to have been substantially completed.

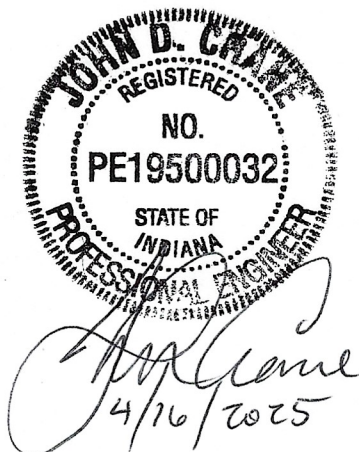
For the +/- 1 day (4/17/25) interim period between completion of the temporary wall supports and the beginning of wall replacement, the "general public" may use the room on the North side of the temporary dust wall.

Beginning 4/18/2025, (anticipated start of reconstruction) we recommend that only essential construction personnel be allowed in the room adjacent to the work area until all related work has been completed.

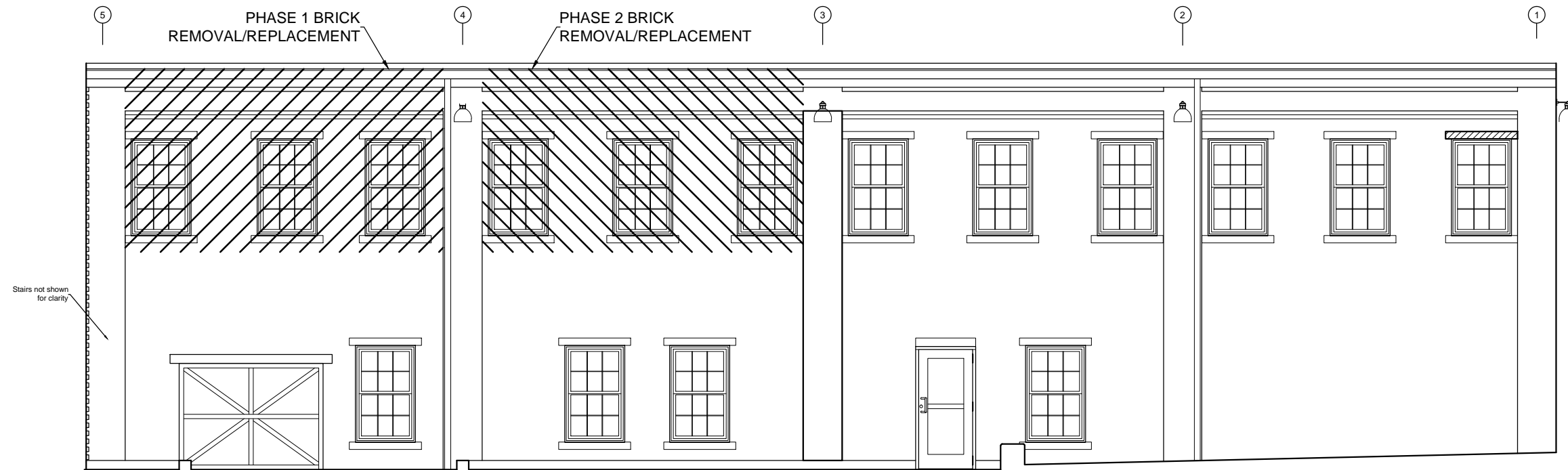
Please let me know if you have any questions or would like to further discuss any of the details of this report.

Sincerely,

John Crane, P.E.







Dimension Mill South Elevation  
Scale: Not to Scale

#### PROJECT SUMMARY:

This project consists of all labor, materials and equipment required to remove & re-install brick masonry in the areas indicated on this drawing. All items and accessories required for a complete Project are to be included. Work is intended to be sequenced as illustrated. All masonry work associated with Phase 1 shall be completed prior to starting Phase 2.

Due to the nature of the facility, all precautions necessary to prevent damage/harm to the building, occupants or the environment is expected to be taken.

It is intended that "saw-cuts" be made at the vertical extents of demolition at the edges of pilasters. Replacement brick units will be "toothed in".

#### GENERAL NOTES:

- Submit written documentation to Owner describing intended materials to be used if insufficient quantity of original/salvaged materials are available for re-installation.
- The Contractor shall erect and maintain temporary protective covers over walkways and at points of pedestrian entrance/exit for the duration of work. Prevent materials from coming into contact with people, lights, cameras, and other surfaces that could be harmed by such contact.
- Dispose of waste from demolition operations off site, by legal means, that prevents damage to the environment.
- Mortar may be removed with hand or powered equipment. Mortar removal shall not result in marks, chips, or damage to the brick units to be re-used.
- Contractor shall use original brick for all exterior surfaces.
- The mix design for the mortar to be used shall be provided by the Owner.
- All Masonry Work shall be in accordance with NCMA.

#### SCOPE OF WORK:

The Work shall include (but not be limited to) the following items:

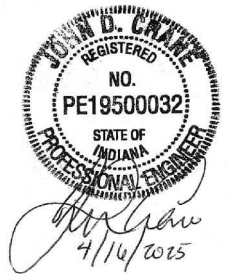
- Remove & Replace existing brick masonry in areas indicated.
- Remove & Re-install (or replace as required) limestone window heads & sills.
- Provide 4" CMU & 1/2"Ø anchor bolts @ 4'-0" c-c at existing joist bearing.
- Remove & Re-install Existing windows
- Remove & Re-install Existing interior window blinds
- Remove & Re-install Lighting, fixtures & Misc. Electrical (interior & exterior)
- Remove & Re-install portions of existing steel stairs as required.
- Reinstall all sidewalk pavers that have been displaced for Work
- Remove & Re-install downspouts. Provide temp drainage provisions during work
- Patch/Repair existing interior slab-on-grade (inside dust-wall area) from anchors, etc.
- Clean & Polish slab-on-grade (inside dust-wall area)
- Clean interior surfaces (inside dust-wall area).
- Repaint interior surfaces (inside dust-wall area) as required.
- Sequence the removal, relocation & re-setting of temporary shoring with work as required
- Remove all shoring equipment, scaffolding, dust-wall, etc, after work is complete

#### PROJECT LIMITS

The intent is for brick removal to terminate 8" below existing window sills. Should the existing brick masonry at this elevation be found to be deteriorated and un-satisfactory for support of new work, this should be reported to the Engineer & Owners Representative immediately. The project limits may be adjusted accordingly.

Dimension Mill  
South Wall Reconstruction Details

Date: 4/16/2025 S1 Project No: 702517



**BEOWE**  
BFW Crane, Inc.  
PO Box 41  
Clear Creek, Indiana 47426