

***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.

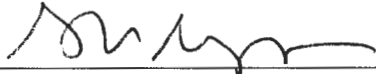
**H. Resolution 25-45: Second Addendum with Ann-Kriss to secure 714 South Rogers Street.** Anna Killion-Hanson presented the resolution. In Resolution 24-32, the RDC approved an agreement with Ann-Kriss LLC to secure potential points of entry on the building at 714 South Rogers Street. In Resolution 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

  
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John West, Secretary

Date: 4/21/2025