

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA
met on Monday, February 18, 2025, at 5:00 p.m. in the Council Chambers, 401 North Morton Street,
Room 115, and via Zoom, with President Deborah Myerson presiding:
<https://catstv.net/m.php?q=14221>

I. ROLL CALL

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

Commissioners Absent: None

City Staff Present: Anna Killion-Hanson, Director, Housing & Neighborhood Development (HAND); Christina Finley, Assistant Director, HAND; Tammy Caswell, Financial Specialist, HAND; Margie Rice, Corporation Counsel, Legal Department; Anna Lamberti Holmes, Assistant City Attorney, Legal Department; Jane Kupersmith, Director, Economic & Sustainable Development (ESD); Anna Dragovich, Capital Projects Manager, ESD; Tim Street, Director, Parks and Recreations

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

II. READING OF THE MINUTES: Randy Cassady moved to approve the February 3, 2025 minutes. Sue Sgambelluri seconded the motion, which passed unanimously via roll-call vote.

III. EXAMINATION OF CLAIM REGISTERS: John West moved to approve the claim register for February 14, 2025, for \$123,747.72. Sue Sgambelluri seconded the motion, which passed unanimously via roll-call vote.

IV. EXAMINATION OF PAYROLL REGISTERS: Sue Sgambelluri moved to approve the February 7, 2025, payroll register for \$51,383.54. Randy Cassady seconded the motion, which passed unanimously via roll-call vote.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report: Anna Killion-Hanson was available to answer questions.

B. Treasurer's Report: City staff was available to answer questions.

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

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

E. Hopewell Update: Mary Krupinski reported that they received five responses for Hopewell East. She would like to present the responses to the commission during the executive session scheduled for March 3, 2025, at 3:30 PM.

VI. NEW BUSINESS

A. Resolution 25-31: Approval of Quickclaim Deeds to Consolidate Switchyard Park Parcel Ownership. Tim Street asked for approval of two quitclaim deeds for parcels 53-08-08-100-070.000-009 and 53-08-09-200-045.000-00. The City must record environmental restrictive covenants on specific parcels to satisfy the closeout requirement for the Indiana Department of Environmental Management, consolidating the ownership of these parcels to the Board of Park Commissioners will ease the recording of the covenants and future management of Switchyard Park.

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

Sue Sgambelluri moved to approve Resolution 25-31. John West seconded the motion, which passed unanimously via roll-call vote.

- B. Resolution 25-32: Approval of Transfer of Management of Hopewell Common to the City of Bloomington Board of Park Commissioners.** Tim Street stated that Resolution 25-32 authorizes the City of Bloomington Board of Park Commissioners to take over the management and development of parcels 53-08-05-100-119.000-009 and 53-08-05-200-118.000-009 once the City's final acceptance of the completed project from the contractor occurs. This resolution also authorizes the City of Bloomington Board of Park Commissioners to manage and operate the temporary pickleball courts located on parcel 53-01-56-030-000.000-009, until they are directed by the RDC that this parcel must be vacated.

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

John West moved to approve Resolution 25-32. Sue Sgambelluri seconded the motion, which passed unanimously via roll-call vote.

Resolution 25-33: Approval of the First Amendment to the Certified Technology Park (CTP) Agreement with IDEC. Jane Kupersmith stated that the agreement originated in 2005, establishing and funding the CTP. In 2015 the State placed a \$5 million lifetime cap on the funding. Kupersmith said we have reached the lifetime cap. Those funds were primarily used for the renovation of the Dimension Mill. The State of Indiana seeks to amend the original 2005 agreement through this first amendment by extending the CTP authorization to June 30, 2027, and to provide \$250,000 annually through the end of the program extension.

The commissioners were unclear where the funding was coming from. Kupersmith explained that it is not local funding; it is State funding. City staff answered questions from the commissioners.

CORRECTION: CTP FUNDS ARE A STATE-MANAGED, INCREMENTAL TAX FINANCING FUND. THE FUNDS ARE DERIVED INITIALLY FROM PROPERTY TAX INCREMENT, BUT AFTER THE \$5 MILLION THRESHOLD IS REACHED, THE FUND IS CAPPED AT \$250,000 ANNUALLY OF INCREMENTAL INCOME AND SALES TAX GENERATED IN THE CTP.

John West suggested strengthening the language in the resolution, item 2. The last sentence says, "The Redevelopment Commission authorizes the expenditures" John West proposed revising the language to "commits additional funding only if provided by IDEC." Margie Rice suggested the following language:

The RDCs approval is made contingent upon the funding being made available through either gross sales tax or other outside funding and that the RDC is specifically not committing tax increment funding or other local funding as a source of the funding.

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

Laurie McRobbie moved to approve Resolution 25-33 with the amended language suggested by Margie Rice. John West seconded the motion, which passed unanimously via roll-call vote.

C. Resolution 25-34: Approval of the First Amendment to the Partnership Agreement with the Dimension Mill, Inc. Jane Kupersmith presented Resolution 25-34, proposing an extension of the City's partnership with the Mill. In 2023, under Resolution 23-05, the City expanded its relationship with the Mill to include management of the Trades District. This expansion was necessary due to the City's limited staff capacity. The partnership agreement was established with an option to extend for an additional year upon mutual agreement.

Resolution 25-34 proposes an extension of the initial two-year term and formalizes an annual funding commitment of \$250,000 through the end of 2028. The primary funding source for this agreement is the Certified Technology Park (CTP) fund.

During the discussion, John Fernandez requested an amendment to correct a typo in where the last sentence should read "January 1, 2025." Additionally, John West noted a correction in the third "WHEREAS" clause, where "\$3.SM" should be corrected to "\$3.5M." After further discussion, additional amendments were requested related to the timing of the agreement and identified funding sources. Due to the number of amendments, it was suggested that Resolution 25-34 be postponed until the next meeting.

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

John West moved to postpone Resolution 25-34 until the next meeting. Randy Cassidy seconded the motion, which passed unanimously via roll-call vote.

VII. BUSINESS/GENERAL DISCUSSION –

VIII. ADJOURNMENT –John West moved to adjourn. Laurie McRobbie seconded. The meeting adjourned at 5:50 p.m.

Deborah Myerson, President

John West, Secretary

Date: _____