

# Redevelopment Commission Agenda

March 2, 2026, at 5:00 p.m.

Bloomington City Hall, 401 North Morton Street  
McCloskey Conference Room, Suite 135

The public may also attend virtually at the following link:

<https://bloomington.zoom.us/j/88052696606?pwd=5v0q83xWjmgAzmGTHbDuKUt40m8Im.1>  
Meeting ID 880 5269 6606 Passcode 265217

The City also offers virtual options, including CATS public access television  
(live and tape delayed) found at <https://catstv.net/>.

## Redevelopment Commission Members

- Deborah Myerson, President – Term: 1/1/2026-12/31/2026 (Council Appointment)
- Sue Sgambelluri, Vice-President – Term: 1/1/2026-12/31/2026 (Appointed by the Mayor)
- John West, Secretary – Term: 1/1/2026 – 12/31/2026 ( Appointed by the Mayor)
- Laurie McRobbie – Term: 1/1/2026 – 12/31/2026 (Appointed by the Mayor)
- Randy Cassady – Term: 1/1/2026 – 12/31/2026 (Council Appointment)
- Sam Fleener – Term: 1/1/2025 – 12/31/2025 (MCCSC Representative, non-voting)
- Anna Killion-Hanson- Redevelopment Commission Executive Director
- Geoff McKim – Redevelopment Commission Treasurer

## 1. Roll Call

### 2. Report of Officers and Committees

- Director's Report
- Legal Report
- Treasurer's Report
- Business Development Update
- Amplify Bloomington Annual Update

### 3. New Business

- [Resolution 26-17](#):  
Designating & Declaring a Certain Area as an Economic Development Area (Summit District EDA) and Approving an Economic Development Plan for Said Area, Establishing a Residential Housing Program in Said Area, and Regarding Related Matters
- [Resolution 26-19](#):  
Approval to Terminate Monroe County CASA, Inc. Lease at Showers West
- [Resolution 26-20](#):  
Approval of Agreement Between Sudbury Development Partners, LLC and City of Bloomington Redevelopment Commission Regarding Summit District Planned Unit Development and Public Infrastructure Improvements

## 4. Business/General Discussion

## 5. Adjournment

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

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.

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

**DESIGNATING AND DECLARING  
A CERTAIN AREA AS AN ECONOMIC DEVELOPMENT AREA,  
(SUMMIT DISTRICT EDA)  
APPROVING AN ECONOMIC DEVELOPMENT PLAN FOR SAID AREA,  
ESTABLISHING A RESIDENTIAL HOUSING PROGRAM IN SAID AREA AND  
REGARDING RELATED MATTERS**

WHEREAS, the City of Bloomington Redevelopment Commission (the “Commission”), the governing body of the City of Bloomington, Indiana, Department of Redevelopment (the “Department”) and the City of Bloomington Redevelopment District (the “District”) exists and operates under the provisions of Indiana Code 36-7-14, as amended from time to time (the “Act”);

WHEREAS, the Commission has thoroughly studied and investigated that area of the City of Bloomington, Indiana (the “City”), as described at Exhibit A attached hereto and hereby designated as the “Summit District Economic Development Area” (the “Economic Development Area”);

WHEREAS, the Department, pursuant to the Act, has conducted surveys and investigations and has thoroughly studied the Economic Development Area;

WHEREAS, the Commission has caused to be prepared maps and plats of the Economic Development Area, said maps and plats of the Economic Development Area showing the boundaries of the Economic Development Area; the location of the various parcels of property, streets and alleys, and other features affecting the acquisition, clearance, replatting, replanning, rezoning, redevelopment or economic development of the Economic Development Area; and the parts of the Economic Development Area that are to be devoted to public ways, levees, sewerage, parks, playgrounds and other public purposes under the Plan (as defined herein);

WHEREAS, the Commission has caused to be prepared estimates of the costs of the economic development projects as set forth in the Plan;

WHEREAS, there has been presented to this meeting for consideration and approval of the Commission an economic development plan for the Economic Development Area entitled “Summitt District Economic Development Plan (Including Residential Housing Development Program),” dated March 2, 2026 (the “Plan”);

WHEREAS, the Plan and supporting data were reviewed and considered by the Commission at this meeting;

WHEREAS, the Plan conforms to other development and redevelopment plans for the City;

WHEREAS, Section 39 of the Act permits the creation of “allocation areas” to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section;

WHEREAS, Sections 41 and 43 of the Act permit the creation of “economic development areas” and provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in an area needing redevelopment or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act;

WHEREAS, the Commission deems it advisable to apply the provisions of said Sections 39, 41, and 43 of the Act to the Plan and the financing of the Plan;

WHEREAS, Section 53 of the Act permits the establishment, as a component of the Plan, of a “residential housing development program” by resolution for the construction of new residential housing or the renovation of existing residential housing in the manner provided in said section;

WHEREAS, the Commission desires to establish, as a component of the Plan, a residential housing development program (the “Program”) in the Economic Development Area; and

WHEREAS, prior to this meeting, the Department (i) consulted with persons interested in or affected by the Program; (ii) provided the affected neighborhood associations, if any, residents, and township assessors with an adequate opportunity to participate in an advisory role in planning, implementing, and evaluating the proposed program; and (iii) held a public meeting to obtain the views of neighborhood associations, if any, and residents, and provided notice thereof at least thirty (30) days prior thereto to the fiscal officers of all affected taxing units and to the superintendents and governing body presidents of all school corporations located within the proposed Economic Development Area;

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

1. The Plan for the Economic Development Area promotes significant opportunities for the gainful employment of the citizens of the City, will assist in attracting major new business enterprises to the City, may result in the retention or expansion of significant business enterprises existing in the City, and meets other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation, benefiting the public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana (the “State”), and serving to protect and increase property values in the City and the State.

2. The Plan for the Economic Development Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of lack of local public improvements, existence of improvements or conditions that lower the value of the land below that of nearby land, or other similar conditions, including without limitation the cost of the projects contemplated by the Plan and the necessity for requiring the proper use of land so as to best serve the interests of the City and its citizens.
3. The Commission hereby finds and determines that the public health and welfare will be benefited by accomplishment of the Plan with respect to the Economic Development Area.
4. The accomplishment of the Plan for the Economic Development Area will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.
5. The Commission hereby finds that the Declaratory Resolution and the Plan conform to the comprehensive plan for the City.
6. In support of the findings and determinations set forth in Sections 1 through 5 above, the Commission hereby adopts the specific findings set forth in the Plan.
7. The Department does not currently propose to acquire any real estate in the Economic Development Area. If, in the future, the Department proposes to acquire interests in real property in the Economic Development Area, the required procedures for amending the Plan under the Act will be followed, including notice by publication and to the affected property owners and a public hearing.
8. The Commission finds that no residents of the Economic Development Area will be displaced by any project resulting from the Plan, and therefore finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
9. The Plan is hereby in all respects approved, and the Secretary of the Commission is hereby directed to file a certified copy of the Plan with the minutes of this meeting.
10. The Economic Development Area is hereby designated as an “economic development area” under Section 41 of the Act.
11. The Commission hereby establishes the Program in the Economic Development Area as a component of the Plan.
12. The Commission hereby finds and determines that the public health and welfare will be benefited by the accomplishment of the Program, and the accomplishment of the Program will be of public utility and benefit as measured by: (i) the provision of adequate residential housing; (ii) an increase in the property tax base; or (iii) similar benefits.

13. The Commission approves the Program as part of the Plan for the Economic Development Area. The Program shall expire on the date that is twenty (20) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues from the Program.
14. The area as described on Exhibit A is hereby designated as the “Shasta Meadows Allocation Area” (the “Allocation Area”). The Allocation Area is hereby designated as an allocation area pursuant to Section 39 as the same is modified by Section 56 of the Act for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by said Sections. Based on an examination of the Allocation Area and information provided to the Commission, the Commission hereby specifically finds that the adoption of the allocation provision as provided herein will result in new property taxes in the Allocation Area that would not have been generated but for the adoption of the allocation provision. Any property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Allocation Area shall be allocated and distributed as follows:  
Except as otherwise provided in said Sections 39 and 56, the proceeds of taxes attributable to the lesser of the assessed value of the property located in the Allocation Area for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Sections 39 and 56, property tax proceeds in excess of those described in the previous sentence for the Allocation Area shall be allocated to the District and when collected paid into the Shasta Meadows Allocation Fund (the “Allocation Fund”) that may be used by the District to do one or more of the things specified in Section 56(c) of the Act, as the same may be amended from time to time, and for such other purposes as may be permitted by law. Amounts deposited into the Allocation Fund may not be used for operating expenses of the Commission. The base assessment date for the Allocation Area shall be January 1, 2026. This allocation provision shall expire on the date that is twenty (20) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues from the Program.
15. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) as the same is modified by Section 56(d) of the Act with respect to the Allocation Area.
16. The Secretary of the Commission is directed to file a certified copy of the Plan and this Resolution with the minutes of this meeting.
17. The officers of the Commission are hereby directed to make any and all required filings and recordings with the Indiana Department of Local Government Finance, the Monroe County Auditor and the Pike County Recorder in connection with the actions of the Commission contained in this Resolution regarding the Allocation Area and the establishment of the Program.

18. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

19. This Resolution, together with supporting data, shall be submitted to the City of Bloomington Plan Commission and the Common Council of the City, as provided by Sections 16 and 53(b) of the Act, for the approval of this Resolution, the Plan and the establishment of the Program, and if approved by the City of Bloomington Advisory Plan Commission and the Common Council of the City, this Resolution and the Plan shall be submitted to public hearing and remonstrance as proved by Section 17 of the Act, after public notice in accordance with Sections 17 and 17.5 of the Act and Indiana Code 5-3-1 and after all required filings with governmental agencies and officers have been made pursuant to Section 17(b) of the Act.

20. This Resolution shall be in full force and effect from and after its adoption by the Commission.

ADOPTED this 2<sup>nd</sup> DAY OF March, 2026.

BLOOMINGTON REDEVELOPMENT COMMISSION

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President

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Vice President

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Secretary

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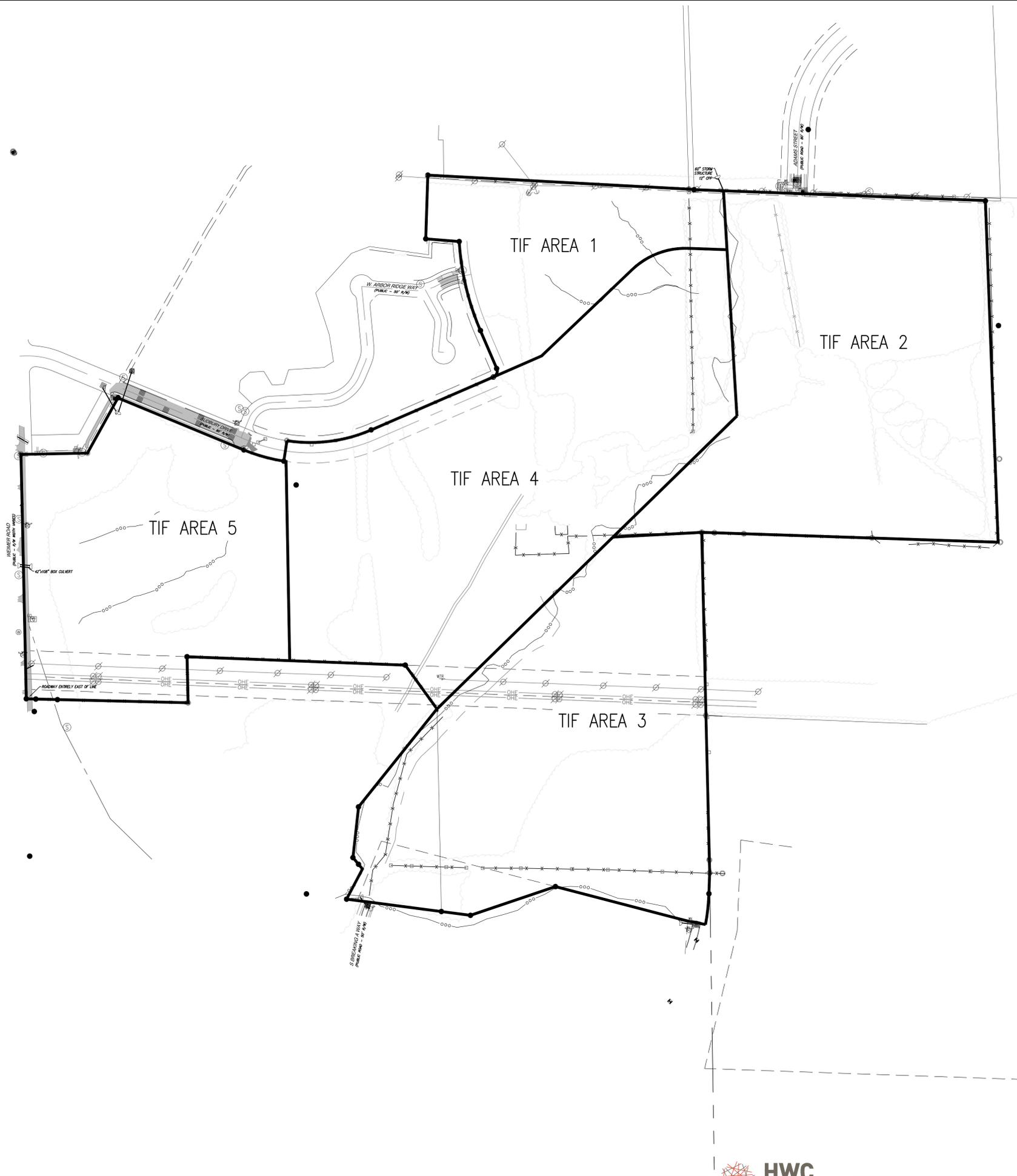
Member

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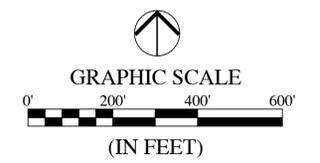
Member

**EXHIBIT A**  
**Map of the Area**

Exhibit A  
Shasta Meadows Allocation Area  
Includes TIF Area 5



SUDBURY PUD  
TIF BOUNDARY EXHIBIT  
BLOOMINGTON, INDIANA  
Thursday, January 29, 2026



**CITY OF BLOOMINGTON REDEVELOPMENT COMMISSION**  
**SUMMIT DISTRICT ECONOMIC DEVELOPMENT PLAN**  
**(INCLUDING RESIDENTIAL HOUSING DEVELOPMENT PROGRAM)**

**Dated: March 2, 2026**

**Purpose and Introduction**

The City of Bloomington Redevelopment Commission (the “Redevelopment Commission”) proposes to designate and declare an economic development area within the City of Bloomington, Indiana (the “City”), to be known as the “Summit District Economic Development Area” (the “Area”). This is the plan for the Area (the “Plan”). This Plan may be amended as provided in the Plan and Indiana Code (IC) §36-7-14, as amended from time to time (the “Act”).

The Plan must be approved by the City's Redevelopment Commission, the Plan Commission, and the Common Council pursuant to state law (IC § 36-7-14-15 and IC § 36-7-14-16). Upon approval, the Redevelopment Commission will hold a public hearing, pursuant to state law (IC § 36-7-14-17), before confirming (or modifying and confirming) the designation of the Area and the approval of the Plan.

**Project Objectives**

The purposes of the Plan are to benefit the public health, safety, morals and welfare of the citizens of the City; increase the economic well-being of the City and the State of Indiana; and serve to protect and increase property values in the City and the State of Indiana. The Plan is designed to provide for local public improvements in or serving the Area and to promote significant opportunities for the residential development, in order to attract and retain permanent jobs, promote a variety of residential housing types, increase the number of students within the associated school districts, and increase the property tax base.

This area is under significant development pressure, but lacks the necessary infrastructure and means to provide the infrastructure in order to attract the private investment needed to spur residential growth within the area. The Plan will focus on utilizing the various tools permitted by the statutes governing the residential economic development area. These tools include the ability to acquire property for development, construct infrastructure improvements, and implement public/private partnerships in order to develop housing opportunities. The following plan will allocate resources to accomplish the goals established within the plan.

**Description of Area**

The Summit District Economic Development Area consists of approximately 138.51 acres of land, that is undergoing a rezone to a planned unit development (PUD). The Area is located in the

southwestern portion of Bloomington, Indiana. The Area is generally described in Attachment 1, which is attached hereto and made a part of the Plan by this reference.

**Estimate of Cost and Description of Projects**

The City of Bloomington Redevelopment Commission is establishing the Summit District Economic Development Area (the “Area”) in order to increase the development of housing opportunities within the City and the Summit District Area. The City is a community with increasing housing demands and has shortages in available housing options. In order to create tools that will be available to implement those strategies in the future, the Redevelopment Commission is targeting economic development areas that will accommodate housing developments, including the following.

1. The construction of 4,250 dwelling units, as well as 300 hotel rooms and 100,000 square feet of retail and commercial space within the Area. The development will require the installation, construction and/or repair of related infrastructure consisting of, but not limited to, streets, lanes, storm water ways, sanitary sewer lines, water lines, sidewalks, and underground electric and gas lines. It is estimated that the development will create over \$477,000,000 in new assessed value.
2. It is estimated that the cost of the installation, construction and/or repair of infrastructure improvements serving or benefitting the Area will be \$75,000,000 - \$95,000,000. However, this is just an estimated cost range. As specific infrastructure projects are identified and cost estimates are refined, this Plan may be updated.
3. Timeline: 10 to 15 years

Currently there are no other major residential projects contemplated within the Area as determined by the Redevelopment Commission.

While the project above represents a significant amount of infrastructure improvements within the Area, it is not intended to represent a complete list of projects and may be updated from time to time as future developments are proposed. All of the projects proposed is expected to foster additional economic growth within the Area. The projects contemplated by this Plan (collectively, the “Project”) consists of the design, acquisition, construction and installation of public infrastructure, the costs of which are roughly estimated based on current market conditions and are expected to foster additional economic growth in the Area.

**Permissible Projects**

The Shasta Meadows Allocation Area (the “Allocation Area”) is delineated on Attachment 2. Tax increment revenues from the Allocation Area, to be created in conjunction with the creation of the Area, or other sources of funds available to the Redevelopment Commission, may be used for the purposes permitted in Sections 53-56 of the Act, as may be amended from time to time.

Specifically, tax increment revenues from the Allocation Area or other sources of funds available to the Redevelopment Commission may be used to finance the cost of infrastructure improvements in or serving the Allocation Area (as well as demolition, in, serving or benefiting the Allocation Area), including without limitation, (1) transportation enhancement projects including, without limitation, curbs, gutters, shoulders, street paving and construction, bridge improvements, sidewalk and multiuse pathway improvements, street lighting, traffic signals, and site improvements including landscape buffers; (2) utility infrastructure projects including, without limitation, utility relocation, water lines, water wells, water towers, waste water lines, storm water lines, retention ponds, ditches, and storm water basin improvements; and, (3) public park improvements and recreational equipment. Although the precise nature of infrastructure that may be necessary from time to time to attract and retain prospective redevelopment and economic development opportunities in the Allocation Area cannot be predicted with certainty, the availability of adequate infrastructure is of fundamental importance in attracting and retaining such opportunities in the Allocation Area.

Tax increment revenues from the Allocation Area or other sources of funds available to the Redevelopment Commission may also be used to offset payments by developers on promissory notes in connection with economic development revenue bond financings undertaken by the unit, or to pay principal or interest on economic development revenue bonds issued by the unit to provide incentives to developers, in furtherance of the economic development or redevelopment purposes of the Allocation Area. The provision of incentives by the application of tax increment revenues to offset developer promissory notes that secure economic development revenue bonds, or to pay principal or interest on economic development revenue bonds issued by the unit to provide incentives to developers, in furtherance of the economic development or redevelopment purposes of the Allocation Area, has become an established financing tool and an increasingly common form of incentive for attracting economic development and redevelopment.

The acquisition or construction of projects to enhance the cultural attractiveness of the entire unit, including the Area.

Acquisition or construction of projects (including the acquisition of vehicles and equipment) to enhance the public safety of the entire unit, including the Area.

**Acquisition List**

This Plan does not currently contemplate any property acquisition.

**Disposal of Property**

If the Redevelopment Commission were to acquire real property, the Redevelopment Commission may dispose of it by sale or lease to the public pursuant to procedures set forth in Section 22 of the Act.

## Statutory Findings of Fact

A. The Plan for the Area meets the following required findings under Sections 41(b) and 55(b) of the Act, as evidenced by the following findings of fact:

1. The Plan for the Area promotes significant opportunities for the gainful employment of the citizens of the City, attracts new business enterprise to the City, retains or expands a business enterprise existing in the City, or meets other purposes of Sections 2.5, 41 and 43 of the Act.

The Plan will improve the City's infrastructure and aesthetics and foster additional economic development in and serving the Area. In addition, the Plan will provide and improve existing infrastructure that is required to attract new residential housing development in the Area and thereby foster additional commercial and retail development in and serving the Area. These new business enterprises will provide opportunities for employment for the citizens of the City, and increasing the diversity and number of residential housing options in the City will help drive new commercial and retail development.

2. The Plan for the Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41, 43, and 53 of the Act due to a lack of local public improvements.

The Area and adjacent territory is limited in the scope of residential housing developments that it can support due to the present capacity, condition and structure of its existing infrastructure and other local public improvements. To provide additional housing options and diversify the types of housing available within the City, which in turn will help retain, expand and attract businesses that will provide gainful employment opportunity within the City, the City must improve the existing infrastructure in and near the Area. Implementation of the Plan is necessary because local public improvements are greatly needed and lack thereof is resulting in decreased property values in the City. The Commission's contribution of the Projects will pave the way for future growth and development in and serving the Area. The implementation of the Plan will also provide greater accessibility and walkability for residents and commercial entities in the Area.

3. The public health and welfare will be benefited by accomplishment of the Plan for the Area.

The implementation of the Plan will benefit the public health and welfare for the citizens of the City as measured by providing additional housing options in the City as well encouraging additional commercial and retail growth and greater public outdoor space and parking. Increasing the number and diversity of the City's residential housing options will help support and accommodate the needs that will result from the expansion or addition of significant business enterprises and the overall increased demands on the City's infrastructure as a result of the anticipated economic expansion related to the addition of new business enterprises in the City. In addition, the general welfare of the citizens of the

City is inextricably related to the economic opportunities available to them. The Projects will accommodate additional business activity within the Area and surrounding territory, thus attracting new business enterprises and promoting significant employment opportunities for residents of the City.

4. The accomplishment of the Plan for the Area will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, and other similar public benefits.

The Projects contemplated by the Plan will be of public utility and benefit by putting in place infrastructure and/or other incentives to support quality of place and future development, thereby retaining or creating new jobs, maintaining the property tax base and allowing for further economic development and improved diversity of the economic base of the City.

5. The Plan for the Area conforms to other development and redevelopment plans for the City.

The Plan is intended to facilitate an increase in the number and diversity of the City's residential housing units which will support the retainage of and increase in the number of jobs within the City. The Plan conforms with the intended plan of development for the Area as prescribed by the Plan Commission. The Plan does not provide for any change in use of the property in the Area, but rather better utilization of the Area for the purposes currently contemplated by the intended plan of development for the City.

6. The accomplishment of the purposes of the Residential Housing Program will be of public utility and benefit as measured by: (A) the provision of adequate housing; (B) an increase in the property tax base; or (C) other similar public benefits.

The establishment of the Program will allow the Commission to incentive development of an additional single-family housing developments within the Area. The result of such new investment will increase assessed valuation in the City and provide greater housing opportunities for current and future residents in the City.

- B. The Plan for the Area addresses the statutory requirements under Section 39(b) of the Act, as follows:

The adoption of the respective allocation provisions for the Allocation Area will result in new property taxes in the Area that would not have been generated but for the adoption of such allocation provisions. After studying the Allocation Area and discussing the multiple proposed housing developments with the proposed developers within the respective Allocation Area and with various stakeholders, the Commission finds that the ability to attract new housing developments in the respective Allocation Area would not occur but for the availability of tax increment revenues to finance the Projects as contemplated by this Plan. The Commission has determined that the full development of the Allocation Area will not proceed, or will not proceed along the scope and timetable as planned, without the contribution of tax increment revenues to be derived from the respective Allocation Area to the respective Projects described

above, due to the lack of adequate infrastructure and other local public improvements in or serving the Area. The Commission does not have any other method of financing the costs of the Projects, absent issuing bonds payable from a special benefits tax to be levied upon all taxable property within the District, without the prospect of replacing the source with tax increment revenues from developments within the Allocation Area. The Commission hereby finds that designating the Allocation Area as an allocation area will allow for the capture of additional tax increment revenues that will be available to the Commission to finance infrastructure and other improvements located in or serving or benefitting the Area, thereby facilitating additional investment in the Area that would otherwise not occur.

### **Amendment of Plan**

This Plan may be amended by following the procedures described in Section 17.5 of the Act.

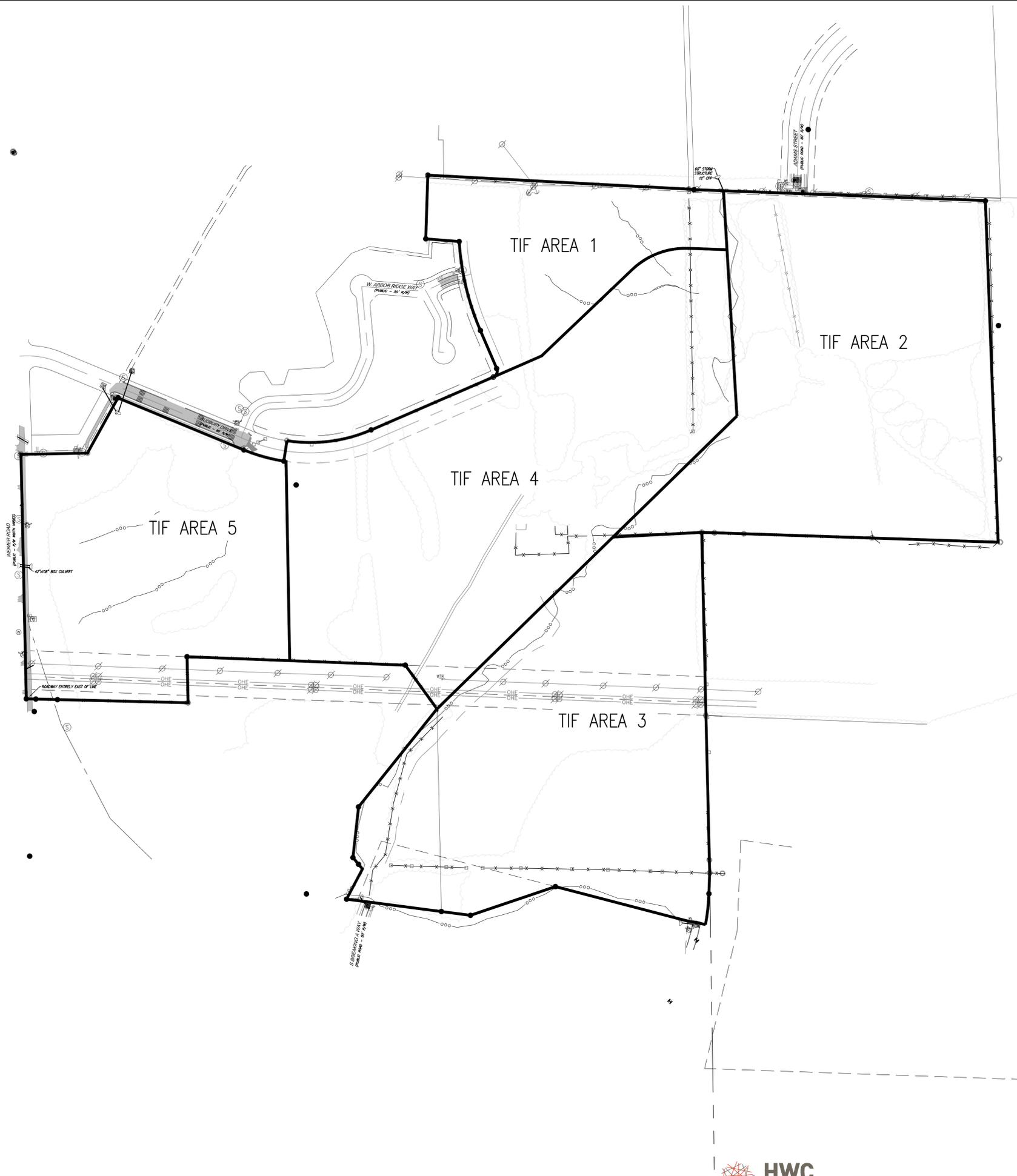
**Attachment 1**  
**Map of the Summit District Economic Development Area**



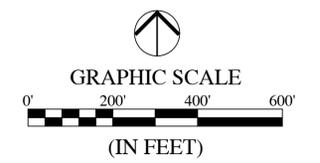


**Attachment 2**  
**Map of the Shasta Meadows Allocation Area**

Attachment 2  
Shasta Meadows Allocation Area  
Includes TIF Area 5



SUDBURY PUD  
TIF BOUNDARY EXHIBIT  
BLOOMINGTON, INDIANA  
Thursday, January 29, 2026



**26-19  
RESOLUTION  
OF THE  
REDEVELOPMENT COMMISSION  
OF THE  
CITY OF BLOOMINGTON, INDIANA**

**APPROVAL TO TERMINATE MONROE COUNTY CASA, INC. LEASE AT SHOWERS  
WEST**

- WHEREAS, the Common Council approved the issuance of bonds for various public safety capital projects, including a new police headquarters (“Project”);
- WHEREAS, the RDC approved a purchase agreement for 320 West Eighth Street, formerly known as the CFC Showers Business Plaza, also known as Showers West (“Property”) in Resolution 22-49, which was targeted as the site for the new fire administration offices;
- WHEREAS, on January 25, 2023, the Bloomington Common Council approved the purchase agreement, and the RDC closed on the Property on January 31, 2023;
- WHEREAS, part of the redevelopment of the Property includes making certain improvements to configure the Property for public safety use (“Project”);
- WHEREAS, Showers West was funded by bonds that were issued for public safety capital projects;
- WHEREAS, long-term commercial leases are not public safety or governmental uses;
- WHEREAS, Indiana Code § 32-24-1-16 states that “[a] person having an interest in property that has been or may be acquired for a public use without the procedures of this article or any prior law followed is entitled to have the person's damages assessed under this article substantially in the manner provided in this article”, and;
- WHEREAS, the RDC realizes that those with leasehold interests being terminated may incur damages which must be assessed, and
- WHEREAS, the RDC has determined that terminating the commercial leases and making Showers West open for any needed renovations and for use by public safety and governmental interests, and;
- WHEREAS, City Staff have negotiated a lease modification for early termination with Monroe County CASA, Inc. (“Tenant”), which is attached to this Resolution as Exhibit A, and;
- WHEREAS, Tenant’s lease will terminate on or before March 31, 2026, depending upon Tenant’s actual day of finally vacating the premises (which may be sooner than

March 31st) and in consideration of the early termination, the City will compensate Tenant as reflected in Exhibit A, and;

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

1. The RDC finds that the lease modification has a valid public purpose.
2. The RDC approves the Lease Termination Agreement for Monroe County CASA, Inc. and agrees to accept the terms of the Lease Agreement, which are attached to this Resolution as Exhibit A.
3. The RDC authorizes its President to sign the attached modifications on its behalf.

BLOOMINGTON REDEVELOPMENT COMMISSION

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Deborah Myerson, President

ATTEST:

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John West, Secretary

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Date

## LEASE TERMINATION AGREEMENT

This Lease Termination Agreement is made and effective upon the date of the final signatures below (“Effective Date”), by and between Monroe County CASA, Inc. (“Tenant”) and the City of Bloomington Redevelopment Commission (“RDC” or “Landlord”), an Indiana governmental unit.

### RECITALS:

WHEREAS, the Tenant executed a Lease Agreement (“Lease”) dated June 1, 2022, for the premises commonly known as Showers Plaza West, Suite 201 (“Premises”) in which Tenant operates a business.

WHEREAS, CFC, LLC f/k/a CFC, Inc. (“CFC”) entered into a certain Agreement for Purchase of Real Estate and Assets dated July 18, 2022, and Amendments (collectively “Purchase Agreement”) with the RDC, for the reach estate improvements at the common address of 320 West 8<sup>th</sup> Street, Bloomington, Monroe County, Indiana 47404 (“Real Estate”) which transaction included an assignment of Lease Agreements from CFC to the RDC.

WHEREAS, on January 31, 2023, the RDC and CFC entered into an Assignment of and Assumption of Deposits, Rents, and Leases for the Real Estate Closing of the Purchase Agreement, including the Tenant’s Lease.

WHEREAS, Landlord and Tenant desire to terminate all rights and obligations under the lease, no later than March 31, 2026, on the conditions stated below.

NOW THEREFORE, in consideration of the mutual covenants and conditions, the parties agree as follows:

1. **Termination.** The Lease shall be terminated, effective March 31, 2026, or earlier if Tenant vacates premises on or before March 31st. The parties will continue to perform their respective obligations under the terms and conditions of the Lease until the Termination Date. Tenant shall return all keys and fobs to Landlord as of the Termination Date and shall vacate and remove personal property from the Premises not later than the Termination Date.
2. **Termination Fee.** In exchange for termination of the Lease, Landlord shall pay Tenant the sum of Forty Five Thousand Seven Hundred Fifty One Dollars and Fifty Cents (\$45,751.50). In addition, Landlord shall provide two annual parking passes to Tenant for one year. Each pass is valued at One Thousand Four Hundred Twenty Eight Dollars (\$1,428.00).
3. **Release.** In exchange for the mutual and reciprocal consideration, Landlord and Tenant shall fully and unconditionally release and waive any and all right, title, claims, causes of action, liabilities, and obligations, known and unknown, that each of them may have

against the other now or at any time arising out of the Lease Agreement or Tenant's occupancy of the Premises.

4. **Property.** If Tenant fails to vacate the premises or return all keys and fobs by the Termination Date, Landlord shall have the right to enter the property and remove all remaining property belonging to Tenant. All property removed from the premises by Landlord may be removed or stored by the Landlord at the cost and expense of the Tenant, and the Landlord shall in no event be responsible for the value, preservation or safekeeping of the property. Tenant shall pay Landlord for all expenses incurred by Landlord in such removal and storage charges against such property so long as the same shall be in Landlord's possession or under Landlord's control. All property not removed from the Premises or retaken from storage by Tenant by midnight April 1, 2026, shall be conclusively deemed to have been conveyed by Tenant to Landlord as by bill of sale without further payment or credit by Landlord to Tenant.

The Parties have executed this Agreement as of the date written below.

LANDLORD  
City of Bloomington  
Redevelopment Commission

TENANT  
Monroe County CASA, Inc.

By: \_\_\_\_\_  
Deborah Myerson, President

By: \_\_\_\_\_

Its: \_\_\_\_\_

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

**26-20**  
**RESOLUTION OF THE**  
**REDEVELOPMENT COMMISSION OF THE**  
**CITY OF BLOOMINGTON, INDIANA**

**APPROVAL OF AGREEMENT BETWEEN SUDBURY DEVELOPMENT PARTNERS,**  
**LLC. AND CITY OF BLOOMINGTON REDEVELOPMENT COMMISSION**  
**REGARDING SUMMIT DISTRICT PLANNED UNIT DEVELOPMENT AND PUBLIC**  
**INFRASTRUCTURE IMPROVEMENTS**

- WHEREAS, the real property is commonly referred to as the Summit District Planned Unit Development (“PUD”), intended to be a mixture of residential housing and commercial space including, but not limited to, single family homes, multi-plexes, and apartment complexes in five neighborhoods and the PUD was created by Bloomington City Ordinance 2024-07, on May 20, 2024, by the Bloomington Common Council;
- WHEREAS, the Summit District development will require significant public infrastructure construction, both on-site and off-site;
- WHEREAS, Summit District Phasing of the Summit District PUD requires that Sudbury Drive and Adams Street infrastructure must be completed before any occupancy of any improvements within the Summit District PUD will be allowed;
- WHEREAS, the City of Bloomington (“City”) and the Bloomington Redevelopment Commission (“RDC”) recognize that the costs of certain onsite and offsite infrastructure improvements exceed the funds to achieve feasibility for the development of the Summit District unless public sector incentives are provided to fill the financial gap;
- WHEREAS, the City and the RDC support the development of the Summit District and its commitment to affordable housing;
- WHEREAS, the RDC, by Resolution 25-127, approved on November 3, 2025, earmarked Five Million Dollars (\$5,000,000) for professional design and service fees, which will support the Summit District Development;
- WHEREAS, the Parties agree that the RDC will directly pay for approved invoices for the professional design services for Sudbury Drive and Adams Street design within the boundaries Summit District;

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

1. The RDC and City agree to professionally design the offsite infrastructure (roadway and utilities directly associated with the roadways) required under the Summit District PUD, and the RDC commits to the payment of approved invoices for such work with no contribution from Sudbury.
2. Sudbury agrees to oversee the professional design of the infrastructure of Sudbury Drive and Adams Street within the boundaries of the Summit District. The Director of the City Engineering Department shall establish the standards by which the infrastructure must be designed and shall approve the vendors associated with said design. Vendor invoices for the professional design of this paragraph shall first be approved by Sudbury to ensure the work stated therein has been satisfactorily completed. The Director of City Engineering shall also review and approve said invoices, and then the invoices shall be approved by the Executive Director of the RDC and submitted as a claim to the RDC. The Parties will endeavor to conduct approvals expediently so as not to delay payment to the vendor.
3. Sudbury and the City agree to coordinate together to establish right-of-ways, at no cost to the City, necessary for the infrastructure of Sudbury Drive and Adams Street within the confines of the Summit District upon the request of the City.
4. Sudbury agrees to work with the City to identify land and right of way incidental to the creation of a Fire Station for the City of Bloomington within the Sudbury Development, at no cost to the City, as mutually agreed by the City and Sudbury.
5. The maximum funds to be expended by the RDC for the professional design detailed herein shall be limited to RDC Resolution 25-127 unless a further allocation is made by the RDC.

BLOOMINGTON REDEVELOPMENT COMMISSION

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Deborah Myerson, President

ATTEST:

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John West, Secretary

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Date

**City of Bloomington, Bloomington Redevelopment Commission, and  
Sudbury Development Partners, LLC  
AGREEMENT**

**Regarding Summit District Planned Unit Development (PUD) and  
Public Infrastructure Improvements**

**WHEREAS**, Sudbury Development Partners, LLC (“Sudbury”) owns real property, comprised of multiple parcels (including, but not limited to, Parcel Numbers 53-08-07-100-004.001-009; 53-08-07-101-006.004-009; 53-08-07-400-006.000-009; 53-08-08-200-004.000-009; and 53-08-08-200-005.000-009), totally approximately 132.51 acres, located in Monroe County, Indiana, and inside the City of Bloomington's corporate limits, which is located near 1600-1800 South Weimer Road and is bordered by South Weimer Road to the west, South Adams Street terminates at the property on the northern property line and also on the southern property line;

**WHEREAS**, the real property is commonly referred to as the Summit District Planned Unit Development (“PUD”), intended to be a mixture of residential housing and commercial space including, but not limited to, single family homes, multi-plexes, and apartment complexes in five neighborhoods and the PUD was created by Bloomington City Ordinance 2024-07, on May 20, 2024, by the Bloomington Common Council;

**WHEREAS**, the Summit District development will require significant public infrastructure construction, both onsite and offsite;

**WHEREAS**, the City of Bloomington Utilities (“CBU”) and Sudbury have entered into a Memorandum of Understanding Between the City of Bloomington Utilities and Sudbury Development Partners, LLC for Contribution to Flow Capacity Improvements for Downstream Sanitary Sewer Utilities on July 28, 2025, in which it is estimated that Sudbury will be required to make a contribution of approximately Four Million Nine Hundred Forty-Three Thousand Seven Hundred Ninety-Three Dollars (\$4,943,793) to increase sanitary sewer capacity;

**WHEREAS**, in Section 01.01.050 Summit District Phasing of the Summit District PUD requires that Sudbury Drive and Adams Street infrastructure must be completed before any occupancy of any improvements within the Summit District PUD will be allowed;

**WHEREAS**, the City of Bloomington (“City”) and the Bloomington Redevelopment Commission (“RDC”) recognizes that the costs of certain onsite and offsite infrastructure improvements exceed the funds to achieve feasibility for the development of the Summit District unless public sector incentives are provided to fill the financial gap;

**WHEREAS**, the City and the RDC support the development of the Summit District and its commitment to affordable housing;

**WHEREAS**, the RDC, by Resolution 25-127, approved on November 3, 2025, earmarked Five Million Dollars (\$5,000,000) for professional design and service fees, which will support the Summit District Development;

**WHEREAS**, the City and the RDC are pursuing the engagement of professional design services for the offsite infrastructure described herein;

**WHEREAS**, the City, RDC, and Sudbury (“Parties”) have determined that City staff capacity is not sufficient to oversee the professional design of both onsite and offsite infrastructure and that Sudbury should engage the professional design services for Sudbury Drive and Adams Street within the boundaries of the Summit District, such design shall be in compliance with standards set by the Director of the City Engineering Department;

**WHEREAS**, the Parties agree that the RDC will directly pay for approved invoices for the professional design services for Sudbury Drive and Adams Street design within the boundaries Summit District;

**WHEREAS**, the boundaries of the Summit District are also the boundaries of the proposed Summit District Economic Development Area, which is a tax increment financing (“TIF”) area, and the Shasta Meadows neighborhood will be the first allocation area created, aligning with the phasing of the Summit District development;

**WHEREAS**, incremental property tax increases collected from the Summit District TIF will be used within, or in support of, the Summit District Economic Development Area in a manner to be determined at a later date;

**WHEREAS**, the Parties intend for this Agreement to be in regards to infrastructure professional design services only, that the City intends to further support the infrastructure improvements described herein, but makes no commitment of a specific level of funding at this time;

**WHEREAS**, the Regional Economic Acceleration & Development Initiative is providing a READi 2.0 grant to the Summit District development in the amount of Four Million Dollars (\$4,000,000) and the Parties commit to making their contributions as required by the grant,

**WHEREAS**, the Parties agree to negotiate a further agreement in good faith for the construction costs of the infrastructure described herein once said costs are reasonably determined;

**WHEREAS**, the right of ways required for Sudbury Drive and Adams Street as determined from their professional design within the boundaries of the Summit District must be donated by Sudbury to the City, at no cost, upon the City’s request; and,

**WHEREAS**, Sudbury has made a commitment to the City to donate all land necessary for a City of Bloomington Fire Station within the Sudbury Development, at no cost, which area and location shall be mutually agreed upon by the City and Sudbury.

**NOW, THEREFORE**, in consideration of the above-stated considerations, which are agreed upon by the Parties and with the intention of developing public infrastructure plans for the City, including CBU, that will benefit the Parties and promote economic development in this important southwestern quadrant of the City, the Parties agree as follows:

1. The RDC and City agree to professionally design the offsite infrastructure (roadway and utilities directly associated with the roadways) required under the Summit District PUD and the RDC commits to the payment of approved invoices for such work with no contribution from Sudbury.
2. Sudbury agrees to oversee the professional design the infrastructure of Sudbury Drive and Adams Street within the boundaries of the Summit District. The Director of the City Engineering Department shall establish the standards by which the infrastructure must be designed and shall approve the vendors associated with said design. Vendor invoices for the professional design of this paragraph shall be first approved by Sudbury to ensure work stated therein has been satisfactorily completed, the Director of City Engineering shall also review and approve said invoices, then the invoices shall be approved by the Executive Director of the RDC and submitted as a claim to the RDC. The Parties will endeavor to conduct approvals expediently so as not to delay payment to the vendor.
3. Sudbury and the City agree to coordinate together to establish right of ways, at no cost to the City, necessary for the infrastructure of Sudbury Drive and Adams Street within the confines of the Summit District upon the request of the City.
4. Sudbury agrees to work with the City to identify land and right of way incidental to the creation of a Fire Station for the City of Bloomington within the Sudbury Development, at no cost to the City, as mutually agreed by the City and Sudbury.
5. The maximum funds to be expended by the RDC for the professional design detailed herein shall be limited to RDC Resolution 25-127 unless a further allocation is made by the RDC.
6. This Agreement shall be in full force and effect when signed by all parties and approved by the RDC in a regular or special meeting.
7. The Parties agree to perform their obligations under this Agreement in an expedient manner as is practicable under the circumstances at the time of performance.
8. The invalidity, illegality or unenforceability of any provision of this Agreement or the occurrence of any event rendering any portion or provision of this Agreement void shall in no way affect the validity or enforceability of any other portion or provision of this Agreement. Any void provision shall be deemed severed from this Agreement, and the balance of the Agreement shall be construed and enforced as if it did not contain the particular provision to be held void. The parties further agree to amend this Agreement to replace any stricken provision with a valid provision that comes as close as possible to the intent of the stricken provision. The provisions of this Article shall not prevent this entire Agreement from being void should a provision which is of the essence of this Agreement be determined void.

***Signatures on Following Page***

**Sudbury Development Partners, LLC**

DocuSigned by:  
*Tyler Ridge*  
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\_\_\_\_\_  
Tyler W. Ridge II

2/20/2026

\_\_\_\_\_  
Date

**City of Bloomington**

DocuSigned by:  
*Margie Rice*  
E9A0FAE19B82413...  
\_\_\_\_\_  
Margie Rice, Corporation Council

2/20/2026

\_\_\_\_\_  
Date

**Bloomington Redevelopment Commission**

\_\_\_\_\_  
Deborah Myerson, President

ATTEST:

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

\_\_\_\_\_  
Date