

26-24
RESOLUTION OF THE
REDEVELOPMENT COMMISSION OF THE
CITY OF BLOOMINGTON, INDIANA

APPROVAL OF CONVEYANCE OF
CONVENTION CENTER PARKING LOTS TO THE
MONROE COUNTY CAPITAL IMPROVEMENT BOARD OF MANAGERS

WHEREAS, pursuant to Indiana Code 36-7-14-12.2(a)(1), or similar preceding code, the Redevelopment Commission of the City of Bloomington, Indiana (“RDC”), the RDC is authorized to hold any interest in real property;

WHEREAS, the RDC has acquired the following properties that, collectively, are utilized for parking for either, or, or both the Bloomington Convention Center and Courtyard by Marriott Hotel (Ashford Bloomington LP):

- A. South College Avenue, Parcel Number 53-08-04-208-002.000-009, Lot 2 of the Convention Center Square,
- B. 350 South College Avenue, Parcel Number 53-08-04-200-171.000-009, Part of Lot 27 of the Seminary Plat, and,
- C. 402 South College Avenue, Parcel Number 53-08-04-200-017.000-009, Part of Lot 28 of the Seminary Plat;

WHEREAS, Attachment 1 is a copy of the deed, dated February 28, 2023, showing the transfer of the parcels shown above noted in A. and B. to the RDC from the Bloomington Municipal Facilities Corporation;

WHEREAS, Attachment 2 and Attachment 3 are copies of the deeds, dated July 14, 1995, for the two parcels that form the Parcel Number shown above in the paragraph denoted C., the deeds show the RDC’s acquisition of the property from the Bloomington Advancement Corporation;

WHEREAS, the RDC recognizes that the above parcels of real estate have served the interests of the Convention Center for many years and has a strong belief that their original acquisition was to support the Convention Center;

WHEREAS, the Monroe County Capital Improvement Board of Managers (“CIB”) was established pursuant to Indiana Code 36-10-8-3 and Monroe County Ordinance 2023-24;

WHEREAS, the CIB County Capital Improvement Board of Managers is authorized by Indiana Code IC 36-7-8-6(1) to hold interests in real property that are necessary

and convenient for the purposes of utilizing powers granted to them by Indiana Code;

WHEREAS, the CIB has requested that the parcels of real estate listed in the second WHEREAS clause above be transferred from the RDC to the CIB for purposes of the advancement of the Bloomington Convention Center, possibly for a host hotel;

WHEREAS, the RDC hereby makes it hereby known that there may be active leases on the parcels of real estate listed in the second WHEREAS clause above and any transfer of the parcels to the CIB will be subject to any such lease or other liens, easements, encumbrances, or other interests;

WHEREAS, the RDC hereby makes it known that the parcels of real estate listed in the second WHEREAS clause above are in one location (or more) separated by a platted right of way, between Seminary Lots 28 and 29 (See Attachment 4), this location equates to West Smith Avenue to the east across South College Avenue and to the west across the B-Line Trail and South Morton Street;

WHEREAS, Indiana Code 36-7-14-22.2(a) authorizes the RDC to dispose of real property to other public agencies, such as the CIB, for public purposes, such as the Bloomington Convention Center;

WHEREAS, the RDC believes that the use of the parcels of real estate listed in the second WHEREAS clause above for purposes related to the Bloomington Convention Center is in the best interest of economic development and sustainable growth in the Consolidated EDA and greater Bloomington area;

WHEREAS, the RDC believes that a restriction must be placed on any deed transferring said parcels so that, if they no longer directly support the Bloomington Convention Center, the parcels would revert back to the RDC so that they may be used for other redevelopment purposes; and,

WHEREAS, the RDC believes that the execution of the Special Limited Warranty Deed, Attachment 5, with the condition subsequent of a reversionary interest, is the appropriate method of conveyance of said parcels to the CIB, protecting the use of the parcels for economic development.

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

1. The Bloomington Redevelopment Commission hereby approves the conveyance of the real estate listed in the second WHEREAS clause above described above, as identified in Attachments 1, 2, and 3, to the Monroe County Capital Improvement Board of Managers.
2. The Bloomington Redevelopment Commission, pursuant to Indiana Code

36-7-14-22.2(i), authorizes the president or vice president to sign any and all documents necessary to effectuate said transfer and for the secretary to attest thereto, including the Special Limited Warranty Deed shown in Attachment 5.

3. The Bloomington Redevelopment Commission authorizes City Staff to perform any and all functions and activities necessary to effectuate the purposes of this Resolution.

BLOOMINGTON REDEVELOPMENT COMMISSION

Deborah Myerson, President

ATTEST:

John West, Secretary

Date