

Deborah Myerson, President

Bloomington Redevelopment Commission

April 15, 2026

Dear Deborah:

Please consider this a formal request from the Monroe County Capital Improvement Board of Managers (CIB) to the Bloomington Redevelopment Commission (RDC) to meet to discuss a proposal for a land exchange of parcels south of the current convention, now owned by the CIB, for the RDC College Square property north of the current convention center.

Corporation Counsel Margie Rice stated in her May 6, 2024 letter to CIB attorney Jim Whitlach that:

“...the CIB should expect that negotiations will be required for the purchase or acquisition of the RDC-owned parcels to the north, IF (her emphasis) those parcels are determined to be integral to the Project.”

“...the City will expect to be paid or reimbursed in some amount for the real estate to the north of the existing Convention Center.”

As you know, the CIB has always identified the College Square property as the best fit for a host hotel for the convention center expansion project. Dora Hospitality, the host hotel developer selected by the CIB in September, 2024, was referred to the city for discussions on acquiring the College Square site the following October. After 14 months of discussions both parties notified the CIB in December, 2025 that they were not able to find a path forward. The CIB was not a party to those negotiations.

Now, with the transfer from the county of parcels to the south of the current convention center, the CIB is in a position to make its own offer for the College Square site that meets the conditions for negotiations outlined by Corporation Counsel Rice in 2024. The CIB is therefore requesting those negotiations now commence for a land exchange for the CIB parcels south for the RDC College Square site to the north.

It is our opinion that the College Square site has in fact always been integral to the Project as the site for the host hotel. We are hopeful that the city may find the parcels south to 2nd Street an attractive option for its stated goals, be that affordable housing or any other beneficial public purpose. Both sites can then be developed as valuable community enhancement opportunities.

We additionally respectfully request that you briefly postpone release of a public offering for the College Square site until we have an opportunity to discuss our land exchange proposal with the

RDC. We offer to have those negotiations completed within 30 days, or by no later than our May 20, 2026 CIB regular meeting.

Thank you for your consideration, and I hope for a favorable response so that we may move forward.

Most sincerely,

John Whikehart, President
Monroe County Capital Improvement Board of Mnagers:

Cc:
RDC members
City Council members
Mayor
RDC Executive Director