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July 6, 2026

Hon. Kerry Thomson
Mayor, City of Bloomington
401 N Morton St.
Bloomington, IN 47404

John Whikehart
President
Monroe County CIB
(Capital Improvement Board)
302 S College Ave.
Bloomington, IN 47403

Deborah Myerson
President
Bloomington RDC
(Redevelopment Commission)
401 N Morton St., Suite 130
Bloomington IN 47404

Re: Development of Convention Center Square and Hopewell Housing Community areas,
namely College Square and Seminary Pointe

Dear Mayor Thomson, CIB President Whikehart, and RDC President Myerson,

I am William Morris, an attorney here in Bloomington, and I represent Bloomington Homes for All (BH4A), an organization that is ardently seeking to participate in the development of community plans arising from -- and associated with -- the construction of the new Convention Center and the Hopewell Housing Community, respectively.

Two BH4A objectives include:

1. Providing Affordable Housing, and the kind of locally sensitive economic development that draws on our history to contribute to Bloomington's distinctive brand.

2. As Convention Center construction forges ahead, BH4A has been effectively barred from participating in neighborhood and community planning. Notwithstanding seemingly good-faith statements toward BH4A (in Commission meetings and in local press accounts), BH4A is systematically ignored and dismissed. Well not as well-versed in codes and regulation as CIB, RDC or the Mayor' Office, BH4A possesses an authentic desire to provide affordable housing and assist underserved populations in Bloomington.

There are several other key points to make:

1. Key language from the document identified as Resolution 240202 (referred to as the “Interlocal agreement”) supports BH4A aspirations:
 - a. **Art. 1, Section 1:** “The Project goals [seek to] “provide accommodations to local not-for-profits and civic organizations *and* accentuate the Community goals of sustainable and environmentally progressive action.” BH4A goals are in full alliance with these goals.
 - b. **Art 1, Section 2:** There is a purported “balance of authority between the CIB and the City.” For any number of reasons – stated and unstated – there has not been a “balance of authority”, but rather an “imbalance” that has effectively excluded BH4A from CIB/RDC plans. (**note:** Even when I attempted to review CIB letters to RDC, I was directed to Dave Askins, a local reporter for said documents. Also, in the July 6 Statement From Mayor Kerry Thomson, BH4A was not mentioned as key advocates of Bloomington affordable housing, good-faith partners in the Seminary Pointe negotiations, nor Avalon Community Land Trust (ACLT) as the mission-based organization most situated to steward the property and housing. Whether intended or not, BH4A – nor their counsel – should be treated so dismissively.)
 - c. **Art. 3, Section 1:** This clause pertains to “property assets’ required for the Project’s maximum success (not just a “good” location, but a “perfect” location, citing both CIB and RDC language). CIB, in order to comply with “due diligence” and “fairness” put out an RFP on April 24. Two hoteliers have been chosen.
RDC has also put out a RFP. The deadline for proposals is July 20. RDC also seeks to comply with “due diligence” and “fairness”. However, for a reason not altogether clear, CIB will not submit a proposal. CIB’s inaction, and failure to recognize RDC’s duty to “fairness” places BH4A at a disadvantage in the latter’s plan for developing Seminary Pointe; CIB/RDC deadlines and timelines are inflexible and prejudicial to BH4A (and fail to provide the “accommodations” enumerated in Art. 1, Sec.1).
 - d. **Art. 3, Section 4 (A)(d):** Supplies a pathway for the CIB to recommend "a bond or other financing ... for activities other than Expanded Convention Center design and construction." BH4A submits that this pathway, combined with the parties' designated revenue sources (the Food & Beverage Tax and the Innkeepers Tax) and the property-transfer provisions of Art. 3, Sec. 1 furnishes the tools by which the City and RDC could be made whole for any losses on the property, whether through a property exchange or otherwise.
 - e. **A property exchange (BH4A's position):** Asserts that the appropriate path forward is a direct exchange of the two properties: the CIB acquires College Square, the "perfect" host-hotel location, and the RDC receives the Seminary

Pointe parcels, which the RDC shall in turn convey to the ACLT for affordable-housing development by BH4A. This Agreement supplies the vehicle to accomplish the land exchange: Art. 3, Sec. 1(B) authorizes the CIB to request transfers of property assets needed to complete the Project and obligates the parties to "in good faith review and negotiate regarding such requests" a duty that encompasses the exchange BH4A urges. Art. 3, Sec. 1(A) further confirms the CIB's role in selecting the site for the center and its related amenities, including a hotel.

2. Other Obstacles:

- a. CIB states that it has sent 5-6 letters to RDC about a possible "swap" of land. CIB is befuddled why RDC has not responded in a transparent manner; BH4A is entitled to an open discussion from County and City elected (and appointed) officials.
- b. BH4A will submit a proposal to RDC to assure that BH4A aspirations are "on the record".
- c. BH4A is actively seeking other development partners, especially partners with deeper development experience in *both* affordable housing and non-profit business development. One part of BH4A's vision is to "repurpose the past to make a better future." BH4A is drawing on successful affordable housing models to create diverse and creative community hubs with vibrant local businesses. BH4A believes Seminary Pointe should become a destination - a beautiful gem of a block anchoring the southern stretch of Bloomington's core.

In summary, BH4A respectfully requests that:

1. The City, RDC, and CIB schedule a meeting at which all three of those entities meet with BH4A for legitimate discussions on how BH4A can develop Seminary Pointe.
2. Legal steps be identified and implemented to re-set the schedules for the RFPs for both the CIB and RDC. More time is necessary, and the Interlocal Agreement provides authority to re-set schedules and deadlines.

BH4A is committed to working collaboratively with all of the parties addressed in this letter in order to positively resolve the Convention Center hotel issue and create a real gem on Bloomington's Southside.

I hope that we communicate soon,

Respectfully,

William R. Morris, Jr.
Attorney at Law