

Corporation Counsel
Margie Rice



City of Bloomington
Legal Department

Assistant City Attorneys
Audrey Brittingham
Anna Holmes
Enedina Kassamanian
Heather Lacy
Aleksandrina Pratt
Christopher J. Wheeler

City Attorney
Larry Allen

May 6, 2024

Jim Whitlatch, Attorney at Law
Bunger and Robertson
211 S. College Avenue
Bloomington, Indiana 47404

Re: CIB request for information on City RDC and other City property available for
Convention Center

Dear Jim,

I am writing to respond to the email you sent on April 15, 2024, in which you requested, on behalf of the Capital Improvement Board (“CIB”), that the City tell you what City-owned parcels will be available for use for the Convention Center Expansion Project (“Project”).

The Thomson Administration supports making the real property directly north and west/southwest of the existing Convention Center available for use in the Project¹. That is true whether the real property is owned by the City, the Redevelopment Commission (“RDC”), or the Bloomington Municipal Finance Corporation; therefore, the CIB can and should proceed with their design and include these parcels, if the parcels are an integral part of the Project. Per the Interlocal Agreement (“Interlocal”) signed by the City and Monroe County Government, the parcels would become owned by the building corporation that is yet to be created, but will be created this year.

The real property located to the north and owned by the RDC (the first two Parcel Identification Numbers listed in the footnote below) was purchased with Tax Increment Finance (“TIF”) funds,

¹ Parcel Identification Numbers:

[53-05-33-310-240.000-005](#)
[53-05-33-310-243.000-005](#)
53-08-04-208-002.000-009
53-08-04-200-171.000-009
53-08-04-200-017.000-009

not with Food and Beverage Tax funds. Food and Beverage Funds have been identified as the sole funding source identified to support the Project. As such, the CIB should expect that negotiations will be required for the purchase or acquisition of the RDC-owned parcels to the north, IF those parcels are determined to be integral to the Project. To be clear, the City must follow any and all legal processes required in order to divest itself of the real property and will expect to be paid or reimbursed in some amount for the real property to the north of the existing Convention Center. The northern parcels will not be donated for the Project.

Thank you for all your work with the CIB and your efforts to bring the Project to completion. The Mayor looks forward to seeing this Project move forward and to collaborating with Monroe County, the CIB, and all parties in this regard.

Sincerely,



Margie Rice
Corporation, Counsel, City of Bloomington