STATE OF INDIANA
IN THE MONROE COUNTY CIRCUIT COURT

[PLAINTIFF NAME / REAL ESTATE ENTITY],
Plaintiff,

v.

CITY OF BLOOMINGTON, INDIANA
(A Municipal Corporation),
THE BLOOMINGTON HOUSING AUTHORITY (BHA),
THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON,
THE DEPARTMENT OF HOUSING AND NEIGHBORHOOD DEVELOPMENT (HAND),
THE BLOOMINGTON REDEVELOPMENT COMMISSION,
Defendants.

) CAUSE NO. _______________

VERIFIED COMPLAINT FOR DECLARATORY, INJUNCTIVE, AND CIVIL RICO RELIEF

Plaintiff, by counsel, respectfully submits this Verified Complaint for Declaratory, Injunctive, and Civil RICO Relief against Defendants, stating as follows:

INTRODUCTION

1. This action is brought to halt a predatory, illegal municipal enterprise engineered by the Defendant City of Bloomington, Indiana—operating as a unified corporate person—and executed through its subordinate legislative, executive, housing, redevelopment, and enforcement arms, specifically including the Department of Housing and Neighborhood Development ("HAND") and the Bloomington Housing Authority ("BHA").

2. Operating outside the boundaries of state law, Defendants have authorized a massive $100,000,000 bond issuance to establish a property tax-free real estate monopoly targeting households making up to 150% of the Area Median Income ("AMI").

3. Crucially, this state-backed expansion directly targets private property owners as victims of a dual-pronged financial extraction scheme. Defendants have structured this tax-exempt empire to strip high-value rental complexes from local tax rolls, intentionally creating a massive local revenue deficit. To absorb this loss and subsidize the immense underlying financing costs of the $100,000,000 bond scheme, Defendants are shifting the financial burden onto private taxpayers —effectively forcing the Plaintiffs to fund the very municipal monopoly designed to destroy them through artificially inflated property tax assessments.

4. Concurrently, Defendants have brandished the HAND department as an aggressive, biased regulatory weapon. HAND has been systematically directed to engage in predatory code enforcement and selective prosecution against private landlords, fabricating compliance costs to depress private market valuations while granting unwritten regulatory immunity to the city's own expanding $100,000,000 real estate portfolio.

COUNT I: EXCEEDING STATUTORY AUTHORITY (ULTRA VIRES)

5. Plaintiff incorporates all preceding paragraphs by reference.

6. Under Indiana Code § 36-7-18-2, the legislature established public housing authorities for the narrow, exclusive purpose of providing remedies for "persons of low income."

7. Defendants have acted completely ultra vires by issuing and approving $100,000,000 in bonds to acquire commercial real estate serving populations earning up to 150% AMI, a demographic explicitly defined as middle-income or affluent, not "low income."

8. Plaintiff requests a judgment declaring the workforce housing expansion ultra vires and void, and a permanent injunction blocking the utilization of the $100,000,000 bonding authority.

COUNT II: VIOLATION OF THE PUBLIC PURPOSE DOCTRINE AND TAX-PAYER LEVY EXTORTION

9. Plaintiff incorporates all preceding paragraphs by reference.

10. The Indiana Constitution and common law dictate that public entities may only utilize public credit, tax-exempt financing, or sovereign powers for a valid "public purpose."

11. Transmuting profitable market-rate complexes into a property tax-free state enterprise serves no valid public purpose, particularly where the resulting removal of real estate from tax rolls forces a compounding financial levy onto remaining private properties.

12. Forcing private property owners to directly underwrite the loss of local tax revenue and subsidize the financing or backup liability of a $100,000,000 bond package constitutes a prohibited, punitive reallocation of public debt.

COUNT III: CORRUPT BUSINESS INFLUENCE (CIVIL RICO UNDER I.C. § 35-45-6-2)

13. Plaintiff incorporates all preceding paragraphs by reference.

14. The Defendant Municipal Corporation constitutes an "enterprise" under Indiana law.

15. Defendants have engaged in a coordinated pattern of predatory activity by intentionally instructing HAND to weaponize its regulatory mechanisms. HAND operates as an unconstitutional enforcement blunt instrument, utilizing selective prosecution, punitive fine metrics, and fabricated code violations to undermine private business prospects while shielding the city-owned real estate portfolio.

16. This systemic coordination—combining weaponized regulatory actions with extortionate tax levy shifting to fund a $100,000,000 public monopoly—constitutes a corrupt business influence that inflicts direct, predatory injury on private commerce.

17. Plaintiff requests treble damages for all economic and property tax inflation losses inflicted by this enterprise, alongside a permanent injunction halting all operations of the BHA workforce housing program and HAND selective enforcement.