



Bloomington Urban Enterprise Association Board Meeting

December 11, 2024

11:30 a.m.

In-Person CityHall-1-McCloskey Conference Room

Join Zoom Meeting

<https://bloomington.zoom.us/j/84576005312?pwd=SERpaXRLenV0U0J6dXICNTVGVmNPUT09>

Meeting ID: 845 7600 5312

Passcode: 953182

- **Roll Call**
 - Approval of minutes - November 2024
- **Financial Report**
- **New Business**
 - PUBLIC HEARING: READING OF RESOLUTION XX-XX TO WAIVE LATE ENTERPRISE ZONE INVESTMENT DEDUCTION APPLICATIONS (FORM EZ-2)
 - Public Comment
 - January meeting date
- **Unfinished Business**
 - 2025 Budget discussion
- **General Discussion**
- **Adjournment**

Auxiliary aids for people with disabilities are available upon request with adequate notice.

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MEMORANDUM

To: Bloomington Urban Enterprise Association Board Members
From: Andrea de la Rosa, Executive Director- Bloomington Urban Enterprise Association
Cc: Jessica McClellan, Controller; Larry Allen, City Attorney
Date: December 8, 2024
Subject: Approval of Amended Enterprise Zone Investment Deduction (EZID) Personal Property Filings for Catalent Indiana, LLC

DuCharme, McMillen & Associates, Inc., on behalf of Catalent Indiana LLC, seeks approval for the amended Enterprise Zone Investment Deduction (EZID) personal property filings for Catalent 2023 pay 2024. The amendments address an overstatement in the initially filed deduction, reducing the total claimed. Without this adjustment, the estimated property tax loss would amount to \$898,231.58. Approving the resolution will help the city retain more revenue than the original filing. Supporting documentation is attached for review.

The amended EZID filing updates the taxable assessment for personal property, specifically manufacturing equipment. This change reduces the previously certified amount from the prior year and aligns with state regulations, subject to governing body approval.

Indiana Code Section 6-1.1-45-10 empowers the Bloomington Urban Enterprise Association (BUEA) to allow an untimely filing to be considered:

(d) An urban enterprise association created under IC 5-28-15-13, in the case of a zone business[...] may by resolution waive failure to file a:

- (1) timely; or
- (2) complete;

deduction application under this section. Before adopting a waiver under this section, the Urban Enterprise Association shall conduct a public hearing on the waiver.

The BUEA's approval will directly impact the city's fall tax settlement revenue and enable the BUEA to collect accurate Enterprise Zone participation fees, which rely on corrected filings.

The Monroe County Auditor requires a written statement approving the amended documents to proceed. Additionally, the BUEA must adopt a formal resolution to authorize the amended filing through a public hearing process.

We recommend prioritizing this resolution to ensure compliance and maximize city revenue retention.

Sincerely,

Andrea de la Rosa
Executive Director, Bloomington Urban Enterprise Association
Assistant Director for Small Business Development,
Department of Economic & Sustainable Development
City of Bloomington

**RESOLUTION NO. XX-XX
OF THE
BLOOMINGTON URBAN ENTERPRIZE ASSOCIATION**

**A RESOLUTION TO WAIVE LATE ENTERPRISE ZONE INVESTMENT
DEDUCTION APPLICATIONS (FORM EZ-2)**

WHEREAS, the Bloomington Urban Enterprise Association (“BUEA”) was created under Indiana Code Chapter 5-28-15 to coordinate enterprise zone activities; and

WHEREAS, the BUEA seeks to: (1) coordinate Bloomington Urban Enterprise Zone (“Zone”) development activities; (2) serve as a catalyst for Zone development; (3) promote the Zone to outside groups and individuals; (4) establish a formal line of communication with residents and businesses in the Zone; and (5) act as a liaison between residents, businesses, the City, and the board for any development activity that may affect the Zone or zone residents, according to Indiana Code § 5-28-15-14(a); and

WHEREAS, these activities and benefits are consistent with state and local goals under the enterprise Zone program; and

WHEREAS, the State of Indiana, under Indiana Code Chapter 6-1.1-45, confers an Enterprise Zone Investment Deduction (“Form EZ-2”) on enterprise zone businesses; and

WHEREAS, to receive the Enterprise Zone Investment Deduction, the taxpayer shall file a certified application with the Auditor of Monroe County before May 15; and

WHEREAS, the State of Indiana under Indiana Code § 6-1.1-45-10(d) permits Urban Enterprise Associations, such as the BUEA, to waive a taxpayer’s failure to timely file a Form EZ-2; and

WHEREAS, Cook Pharmica, LLC d.b.a. Catalent Indiana, LLC failed to timely file its Form EZ-2 for the tax year 2023 payable 2024; and

WHEREAS, the location of Cook Pharmica, LLC d.b.a. Catalent Indiana, LLC is 1300 and 1400 South Patterson Drive, which is within the Zone; and

WHEREAS, the BUEA, in its public hearing on December 11, 2024, sought public comment and reviewed the waiver requests.

NOW, THEREFORE, BE IT RESOLVED by the Bloomington Urban Enterprise Association that:

1. The failure of Cook Pharmica, LLC d.b.a. Catalent Indiana, LLC to timely file a certified Enterprise Zone Investment Deduction Application with the Monroe County Auditor for tax year 2023 payable 2024 shall be waived.
2. Staff is asked to provide this Resolution, and any other document reasonably requested by the Monroe County Auditor to the Monroe County Auditor's Office.

PASSED AND ADOPTED by the Bloomington Urban Enterprise Association upon this _____ day of December 11, 2024.

BLOOMINGTON URBAN ENTERPRISE ASSOCIATION

Heather Robinson, President

ATTEST:

Mary Morgan, Secretary

Date



To: Bloomington Urban Enterprise Association Board Members
CC: Aleksandrina Pratt, Assistant City Attorney
From: Andrea de la Rosa, Executive Director, BUEA,
AD for Small Business Development City of Bloomington
Date: November 12, 2024
Re: 2025 Budget Memo

The Bloomington Urban Enterprise Association (BUEA) is committed to fostering sustainable economic growth and enhancing the vitality of our downtown core. As a 501(c)(3), the BUEA is advancing this mission to benefit the community by addressing critical needs, advancing knowledge, supporting underserved communities, and promoting cultural or educational initiatives. This budget proposal outlines the vital financial allocations and priorities for the upcoming fiscal year, supporting local businesses and expanding community engagement initiatives.

This year, the BUEA staff seeks a total budget allocation of \$624,500.00, sourced from EZID revenue and the BUEA's reserve funds. The proposed budget reflects our continued commitment to revitalizing the enterprise zone, encouraging entrepreneurship, and ensuring that the benefits of economic growth are shared broadly within our community.

Our key budgetary priorities include:

1. **Expanding Education and Entrepreneurship Initiatives:** Allocating \$143,500 to programs and scholarships benefitting businesses and education and supporting K through secondary education.
2. **Expanding Arts and Culture Initiatives:** Investing \$260,000 in our arts and culture initiatives, including a \$100,000 initial investment for the development of an arts incubator to activate the BUEZ's southern corridor through special events and public art to provide a hub for professional development for artists of various mediums.
3. **Zone Improvement Grants:** Commit \$135,000 in grant funding directly assisting small businesses and non-profits with physical improvements, emergency assistance, and financial aid, including an appropriation of \$20,000 to Sustainability to fund and promote summer Sustainability programs to aid residents in combatting heat challenges.
4. **Administrative Costs:** Allocation of \$96,000 for essential operational expenses, including the BUEA's annual staffing agreement with the City of Bloomington and necessary overhead, to ensure efficient and transparent administration of BUEA programs, including EZID administration and expansion and strategic planning.

With this budget, the BUEA will be able to continue driving economic revitalization efforts while addressing the needs of our diverse community. Approval of this proposal will allow us to assist in

launching transformative initiatives crucial to maintaining the momentum we have built over the past year to align with the City’s overall 2025 budget goals specifically:

- **Support the resilience of our local and small business ecosystem** through targeted training and grantmaking programs, increased communication and engagement, and streamlined processes.
- **Activate the downtown corridor** and other targeted areas through special events, public art, and other programming.
- **Improving efficiency** by leveraging and strengthening local partnerships, enhancing communication and accessibility to resources

Our primary **revenue source**, the Economic Zone Investment Deduction (EZID), provides annual funding to support core initiatives. While we do not foresee a revenue increase in 2025, we see a strategic opportunity to leverage reserve funds. By responsibly drawing from these reserves, we can enhance current projects and initiate new programs to stimulate immediate and long-term economic growth. As we see continued development within the Zone, specifically in the Trade District, City Staff anticipate increased income via EZIDs in 2026-27

INCOME	2024	2025
Refunded AIEZ fee	\$21,451.21	\$3,500.00
Banking Interest Income	\$84,000.00	\$84,000.00
Business Loan Interest Income	\$0.00	\$0.00
EZID loan program interest	\$0.00	\$20,000.00
EZID Income (zone membership fees)	\$429,012.20	\$350,000.00
RRF Loan Interest	\$2,606.12	\$1,280.00
Late Fees - RRF Loans	\$0.00	\$0.00
Late Fees - Zone Loans	\$0.00	\$0.00
Uncategorized Income	\$0.00	\$0.00
Sub-Total	\$537,069.53	\$458,780.00
	2024	2025
Total income	\$537,069.53	\$458,780.00
Total expenditures	\$460,500.00	\$634,500.00
Net income	\$233,461.23	-\$175,720.00

Using a portion of our reserve funds enables us to maintain continuity and expand the reach of programs without relying solely on revenue growth. This approach allows us to act swiftly on opportunities that align with our strategic goals, ensuring that we maximize the impact of every dollar and create immediate value for the community.

Investment in **education and entrepreneurship** enriches the foundation for a strong and sustainable economy. Scholarships and grant support from elementary through secondary education will lead to

tangible, measurable outcomes—a skilled labor force that is both capable and rooted locally. The BUEA’s budgetary commitments to education and entrepreneurship for the 2025 FY will directly impact nearly 400 elementary and middle school Zone students, 50 Zone businesses, and potentially 20 Zone residents pursuing secondary education and job training through resident scholarships.

In 2023, the Cook Center, funded by a BUEA grant, delivered impactful training and support to businesses in the Enterprise Zone. Key achievements included financial and digital skills workshops, collaborative contractor training, and community pitch events. The Center also partnered with IU’s Kelley School of Business on digital projects for local businesses and offered individualized consultations and business tools.

In part due to the continued support given by the BUEA and the need of the City of Bloomington, in 2025, the Cook Center aims to launch an extension in the Enterprise Zone, located at The Mill. This extension will consolidate technical support, programs, and networking opportunities to increase the efficiency of vital business resources within the Zone. In addition, the extension will eliminate the proximity barrier Zone residents must overcome to fully utilize the Cook Center resources primarily located on Ivy Tech’s campus. Project details, proposals, and budgets will be forthcoming in Q1.

Education:	2024	2025	
School Grants (MCCSC Foundation)	\$50,000.00	\$50,000.00	Annual commitment
Resident Economic Independence Scholarships	\$15,000.00	\$15,000.00	a scholarship to attend post-secondary classes to further their economic independence.
Lemonade Day	\$2,500.00	\$2,500.00	Annual commitment to the Boys & Girls Club supporting youth entrepreneurship
Sub-Total	\$67,500.00	\$67,500.00	
Education and Entrepreneurship:			
Ivy Tech/SBDC/Cook Center	\$45,000.00	\$45,000.00	Annual Grant Agreement
Business Economic Enhancement Scholarship	\$10,000.00	\$10,000.00	used to pay for economic development classes, business workshops, professional organization membership dues, or conference registration fees for the business owner or any business employee.
Dimension Mill Zone day passes	\$1,000.00	\$1,000.00	1-day pass per to work at the Mill
DEI Scholarship	\$10,000.00	\$10,000.00	DEI classes, training, business workshops, professional organization membership dues, or conference registration fees for the business owner or employees
Unbudgeted Grants	\$15,000.00	\$10,000.00	
Sub-Total	\$81,000.00	\$76,000.00	
Category Total	\$148,500.00	\$143,500.00	

The arts and culture initiatives provide a distinctive economic advantage by leveraging creative industries to increase foot traffic, attract tourism, and enhance local quality of life. The arts incubator will serve as a focal point for public events and artist development and draw a steady stream of visitors, residents, and investors to the southern corridor of the Zone. This flow of activity supports nearby businesses, including retail, dining, and hospitality, while also contributing to rising property values. Public art and special events will redefine the area, making it a desirable destination and reinforcing our community’s identity and appeal.

The City of Bloomington, in partnership with Secretly Canadian Group, is converting 10,000 square feet of warehouse space at 300 W Hillside Drive into an artist incubator. This facility will provide individual studios, shared workshop areas with specialized equipment, exhibition space, and a performing arts venue for local artists of all ages, disciplines, and professional backgrounds. A \$75,000 grant from BUEA will help cover ADA-accessible construction costs, while an additional \$25,000 will fund a professional development program for resident artists. A grant will also assist in fulfilling the READI public funding match requirement. This incubator fosters artistic growth and career development in a collaborative environment. Please see the attached memo from the Assistant Director for the Arts, Holly Warren.

Arts and Culture:	2024	2025	
Arts Incubator	\$0.00	\$100,000.00	<i>ADA-accessible construction costs & professional development program for resident artists</i>
City Art Program	\$40,000.00	\$40,000.00	<i>Discretionary spending on City-led arts initiatives, including \$25,000 to Waldron Arts Center operating expenses</i>
Zone Art Grants	\$50,000.00	\$50,000.00	<i>Bloomington Arts Commission Arts Project and Operations grants</i>
<i>Historic Façade Grant</i>	\$40,000.00	\$50,000.00	<i>Historic building improvements</i>
Unbudgeted Grants	\$20,000.00	\$20,000.00	
Sub-Total	\$150,000.00	\$260,000.00	

Zone Improvement Grants provide targeted relief to businesses and nonprofits, ensuring they have the resources to weather financial hardships and improve their facilities. The Direct Assistance Small Business and Community Support budget line will fund newly created small-dollar grants. At the same time, the Safety & Security, Building Improvement, and Accessibility Modification allocations will continue to support larger improvement projects. These grants promote immediate stability, helping companies to remain open and productive and supporting local employment and economic vitality. Physical improvements funded through these grants make businesses more attractive, drawing more foot traffic and increasing spending within the community. This investment will ultimately strengthen the core of our economy and make our community more resilient to future economic fluctuations.

Zone Improvement Grants	2024	2025	
Direct Assistance Small Business & Community Support	\$0.00	\$25,000.00	<i>New funding- physical improvements, emergency assistance, and financial aid.</i>
Climate Resiliency Programs & Grants	\$0.00	\$20,000.00	<i>Administered by Sustainability (ESD)</i>
Small Business Safety & Security	\$25,000.00	\$35,000.00	<i>improve the general security of businesses</i>
Business Building improvement	\$25,000.00	\$30,000.00	<i>assist small business owners in updating and improving internal and external structures</i>
Business Accessibility Modification	\$25,000.00	\$25,000.00	<i>help business owners complete ADA modifications that do not meet the requirements</i>
Sub-Total	\$75,000.00	\$115,000.00	

Finally, these programs will be implemented by staff with transparency, accountability, and precision by ensuring appropriate **administration and oversight**. An allocation of \$15,000 has been designated specifically for the administration of the EZID program, ensuring that essential processes are effectively managed and there is the opportunity for staff to expand the program with new membership. An additional \$10,000 has been allocated to support the initial funding of strategic planning efforts.

ADMINISTRATIVE	2024	2025	
Bank Service charges	\$0.00	\$0.00	N/A
Professional Services- Management	\$47,500.00	\$50,000.00	<i>Staff agreement with the City of Bloomington</i>
Insurance Expense	\$3,500.00	\$7,000.00	<i>Insurance rates may double in 2025</i>
Professional Bonds	\$3,500.00	\$0.00	
Accounting & Tax Services	\$1,500.00	\$1,500.00	<i>Accounting & Tax Services</i>
Project administration	\$12,000.00	\$25,000.00	<i>15 K to support the admin and expansion of the EZID Program; 10K for strategic planning</i>
Marketing Consultant	\$5,000.00	\$5,000.00	<i>To support the marketing of expanded programming (all)</i>
Advertising/Marketing	\$1,500.00	\$5,000.00	
Miscellaneous Expenses	\$2,500.00	\$2,500.00	<i>Miscellaneous Expenses</i>
Postage/Printing	\$0.00	\$0.00	
Subscriptions/Dues	\$0.00	\$0.00	
Sub-Total	\$77,000.00	\$96,000.00	

The aggregate impact of these initiatives will be the basis for a dynamic, economically resilient community with an attractive business environment, a flourishing cultural scene, and a skilled workforce ready to meet the needs of tomorrow's economy. This investment will catalyze increased tax revenue, heightened local spending, job creation, and an enhanced quality of life for residents, making the area more attractive to new residents, investors, and businesses. This strategic deployment of funds addresses the community's immediate needs. It builds a solid foundation for sustained economic growth, ensuring our community remains a prosperous and desirable place to live, work, and visit.

2025 DRAFT BUEA

INCOME	2024				2025	
	Budget	YTD	var.	Carryover		
Refunded AIEZ fee	\$21,451.21	\$3,426.00	-\$18,025.21	\$0.00	\$3,500.00	<i>YTD numbers are based on the last bank statements submitted to the Board and real time internal record keeping of debits and credits</i>
Banking Interest Income	\$84,000.00	\$95,560.00	\$11,560.00	\$0.00	\$84,000.00	
Business Loan Interest Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
EZID loan program interest	\$0.00	\$20,921.03	\$20,921.03	\$0.00	\$20,000.00	
EZID Income (zone membership fees)	\$429,012.20	\$111,869.65	-\$317,142.55	\$0.00	\$350,000.00	
RRF Loan Interest	\$2,606.12	\$1,201.00	-\$1,405.12	\$0.00	\$1,280.00	
Late Fees - RRF Loans	\$0.00	\$121.74	\$121.74	\$0.00	\$0.00	
Late Fees - Zone Loans	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Uncategorized Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Sub-Total	\$537,069.53	\$233,099.42	-\$303,970.11	\$0.00	\$458,780.00	

EXPENSE

ADMINISTRATIVE						
Bank Service charges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
Professional Services- Management	\$47,500.00	\$47,500.00	\$0.00	\$0.00	\$50,000.00	Staff agreement with the City of Bloomington
Insurance Expense	\$3,500.00	\$3,246.00	\$254.00	\$0.00	\$7,000.00	Insurance rates may double in 2025
Professional Bonds	\$3,500.00	\$0.00	\$3,500.00	\$0.00	\$0.00	
Accounting & Tax Services	\$1,500.00	\$0.00	\$1,500.00	\$0.00	\$1,500.00	Accounting & Tax Services
Project administration	\$12,000.00	\$0.00	\$12,000.00	\$0.00	\$25,000.00	15 K to support the admin and expansion of the EZID Program; 10K for strategic planning
Marketing Consultant	\$5,000.00	\$0.00	\$5,000.00	\$0.00	\$5,000.00	To support the marketing of expanded programming (all)
Advertising/Marketing	\$1,500.00	\$0.00	\$1,500.00	\$0.00	\$5,000.00	
Miscellaneous Expenses	\$2,500.00	\$39.99	\$2,460.01	\$0.00	\$2,500.00	Miscellaneous Expenses
Postage/Printing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Subscriptions/Dues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Sub-Total	\$77,000.00	\$50,785.99	\$26,214.01	\$0.00	\$96,000.00	

2025 DRAFT BUEA

2024		2025		
Budget	YTD	var.	Carryover	

GRANTMAKING BUDGET

Education:						
School Grants (MCCSC Foundation)	\$50,000.00	\$50,000.00	\$0.00	\$0.00	\$50,000.00	Annual commitment
Resident Economic Independence Scholarships	\$15,000.00	\$1,000.00	\$14,000.00	\$0.00	\$15,000.00	a scholarship to attend post-secondary classes to further their economic independence.
Lemonade Day	\$2,500.00	\$2,500.00	\$0.00	\$0.00	\$2,500.00	Annual Commitment to the Boys & Girls Club supporting youth entrepreneurship
Sub-Total	\$67,500.00	\$53,500.00	\$14,000.00	\$0.00	\$67,500.00	

Education and Entrepreneurship:						
Ivy Tech/SBDC/Cook Center	\$45,000.00	\$45,000.00	\$0.00	\$0.00	\$45,000.00	Annual grant agreement
Business Economic Enhancement Scholarship	\$10,000.00	\$1,000.00	\$9,000.00	\$0.00	\$10,000.00	used to pay for economic development classes, business workshops, professional organization membership dues, or conference registration fees for the business owner or any business employee.
Dimension Mill Zone day passes	\$1,000.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00	1-day pass per to work at the Mill
DEI Scholarship	\$10,000.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00	DEI classes, training, business workshops, professional organization membership dues, or conference registration fees for the business owner or employees
Unbudgeted Grants	\$15,000.00	\$0.00	\$15,000.00	\$0.00	\$10,000.00	
Sub-Total	\$81,000.00	\$47,000.00	\$34,000.00	\$0.00	\$76,000.00	

2025 DRAFT BUEA

	2024			2025		
	Budget	YTD	var.	Carryover		
Arts and Culture:						
Arts Incubator	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	ADA-accessible construction costs & professional development program for resident artists
City Art Program	\$40,000.00	\$30,000.00	\$10,000.00	\$0.00	\$40,000.00	Discretionary spending on City-led arts initiatives, including \$25,000 to Waldron Arts Center operating expenses
Zone Art Grants	\$50,000.00	\$28,300.00	\$21,700.00	\$0.00	\$50,000.00	Bloomington Arts Commission Arts Project and Operations grants
Historic Façade Grant	\$40,000.00	\$40,000.00	\$0.00	\$0.00	\$50,000.00	Historic building improvements
Unbudgeted Grants	\$20,000.00	\$10,500.00	\$9,500.00	\$0.00	\$20,000.00	
Sub-Total	\$150,000.00	\$108,800.00	\$41,200.00	\$0.00	\$260,000.00	

Zone Improvement Grants						
Direct Assitance Small Business & Community Support	\$0.00	\$0.00	\$0.00	\$0.00	\$25,000.00	New funding- physical improvements, emergency assistance, and financial aid.
Climate Resiliency Programs & Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00	Administered by Sustainability (ESD)
Small Business Safety & Security	\$25,000.00	\$5,011.94	\$19,988.06	\$19,998.06	\$35,000.00	improve the general security of businesses
Business Building improvement	\$25,000.00	\$5,000.00	\$20,000.00	\$15,000.00	\$30,000.00	assist small business owners in updating and improving internal and external structures
Business Accessabilty Modification	\$25,000.00	\$0.00	\$25,000.00	\$10,000.00	\$25,000.00	help business owners complete ADA modifications that do not meet the requirements
Sub-Total	\$75,000.00	\$10,011.94	\$64,988.06	\$44,998.06	\$135,000.00	

2025 DRAFT BUEA

	2024			2025	
	Budget	YTD	var.	Carryover	
Prospective Zone Improvement Grants					
Early Childhood Education Programs & Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sub-Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grant & Sponsorship Budget Sub-	\$298,500.00	\$219,311.94	\$79,188.06	\$140,123.88	\$538,500.00

Total income	\$537,069.53	\$233,099.42	\$303,970.11	-\$70,870.69	\$458,780.00
other assets/ long term receivables	\$156,891.70	\$156,891.70	\$0.00	\$156,891.70	\$156,891.70
Net income	\$243,461.23	\$119,893.19	\$123,568.04	-\$3,674.85	-\$175,720.00

Project Overview

The City of Bloomington will transform the east-facing 10,000 square feet portion of the Secretly Group warehouse located at 300 W Hillside into an artist incubator facility for local and regional artists to create and showcase their work.

City of Bloomington staff will oversee the buildout of the space and its amenities, including: ~23 individual studios for artists of all media; shared workshop/classroom space with equipment for ceramic artists, printmakers, woodworkers, and other makers; visual arts exhibition space; versatile performing space for all ages audiences of 50–200 people; and classroom space. [An initial rendering of the design is available here.](#)

City staff will oversee incubator resident artists and develop a suite of programs for artists to hone their entrepreneurial skills. They will also program a suite of onsite community engagement activities, including open studios events; exhibitions, public performances, and community art-making activities and classes to engage Bloomington residents and visitors.

Studio Residents

An initial cohort of 10 community artists will be invited to participate in a year-long residency program beginning in March 2025. The City will also partner with Indiana University to create a year-long studio residency program that will provide an additional 8 MFA graduates with year-long studio residencies beginning in Fall 2025. Each cohort of artists will be required to participate in one open studios event and one exhibition or performance showcase during their residency. Additionally, residents will be required to participate in a professional development program including workshops, studio visits, and field trips.

Community and University artists will be invited to apply for new or continuing residencies once a year. City staff will oversee the selection process for new studio residents with support from Secretly Group and IU's Eskenazi School of Art.

Exhibition, Performance, and Shared Workshop Spaces

When exhibition and performance spaces are not being used by studio residents, community members will be able to rent spaces at a reduced rate. When not reserved for use by studio residents, the workshop spaces will be available for experienced teaching artists to host classes.

Current funding and READI 2.0 grant opportunity

Currently the city has funding to manage basic build out and operations of the space. Costs will be offset by negotiable, affordable rental fees paid by community artists for their individual studios, as well as affordable rental fees paid for outside parties to use the shared workshop/classroom spaces, exhibition space, and performance space. Ultimately, the City plans to oversee the development of a 501(c)(3) to co-run and fund the space.

The City is applying for a large-scale READI 2.0 Arts and Culture Grant for a high quality build out. In addition to covering construction costs, the READI 2.0 grant would provide funding to cover costs for programming and staffing at the incubator. As part of the build-out, we will work with a consultant to ensure the space is designed to include resources the community indicates it most needs. Secretly Group staff will also be consulted to ensure build-out meets their expectations. Based on this opportunity, we propose the below timeline for the incubator. Note that activities will begin in basic spaces in early 2025 while the formal build out of individual studio, workshop, exhibition, and performance spaces will take place over time.

Tentative construction and programming timeline

2025

January 2025- Construction of ADA entrance

March 1, 2025- First Cohort of approximately 10 community artists moves into basic studio spaces for year-long residency; professional development programming for resident artists begins

May 1, 2025- Full-time Facility Manager starts

July 31, 2025 - HVAC, ventilation, lighting, and other space improvements completed

September 2025- Community cohort open studios event; first cohort of approx. 8 recent IU Eskenazi School MFA graduates move in and join professional development program; full-time Studio Space Coordinator starts

October 2025- Consultant works with resident artists, City, and Secretly group to develop specific build out for shared classroom/workshop, exhibition, and performance spaces

November 2025- Community cohort exhibition + performance showcase

2026

January 2026 - Formal build out of facility begins; full-time Program and Event Coordinator and Part-time Facility Support Staff start

March 2026- IU cohort open studios; new community artist residents move in and join professional development program

May 2026- IU cohort exhibition + IU cohort performance showcase

August 2026- formal artist studio spaces and exhibition space build out complete

September 2026- Community cohort open studios event; second cohort of recent IU Eskenazi School MFA graduates move in and join professional development program;

October 2026- shared classroom/workshop spaces with specialized equipment build out complete and available for rentals; exhibition space and basic performance space also become available for rentals

2027

Annual Community and IU residency continues; rental program for exhibition, workshop, and performance spaces continues

Development of 501c3 status for facility begins

March 2027- Build out of performance space complete

2028

Operations continue