



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=SERpaXRLenV0U0J6dXlCNTVGVmNPUT09>

Meeting ID: 845 7600 5312

Passcode: 953182

- **Roll Call**
 - Approval of minutes - November 2024
- **Financial Report** - September 2024
- **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.

Please call 812-349-3429 or e-mail human.rights@bloomington.in.gov.

Bloomington Urban Enterprise Association Board Meeting

November 13th, 2024

12:09 PM.

MINUTES

Roll Call: The meeting called to order at 12:07 pm

- **Board Members:** Virginia Githiri, Kate Rosenberger, Heather Robinson, Michael Hover, Phil Amerson, Felisa Spinelli
- **Staff:** De de la Rosa - ESD, Aleks Pratt - Legal, Holly Warren - ESD
- **Additional participants:** Taylor Brown – OOTM, Don Weiler - The Kiln/grant applicant

➤ **Minutes:**

- Phil Amerson motioned to approve October minutes; Kate Rosenberger seconded, and the motion was passed unanimously

➤ **Unfinished Business**

- Kiln Collective Grant Proposal, Don Weiler
 - Kiln Collective showers brothers Kiln north of the mill into offices for the trades district.
 - Request a \$20,000 facade grant to maintain the historic brick facade.
 - The motion to approve the \$20,000 grant request, with \$10,000 in facade improvement grants and \$10,000 in building improvement grants by Michael Hover, seconded by Felisa Spinelli, passed unanimously.

➤ **New Business**

- Approval of Grant Transition Proposal
 - The need for existing grants has dramatically increased, and requiring them in a personal grant application proposal would be too limiting.
 - The Department of Economic and Sustainable Development is transitioning to Civiform for its grants, which allows applicants to see other grants in the city they are potentially eligible for more readily.
 - Heather Robinson recommended continuing the in-person requirement for grant applicants of over \$20,000.
 - Virginia Githiri recommended a 3-5 minute video for applicants to create that clarifies anything crucial beyond the standard application questions.
 - Kate Rosenberger highlighted the importance of not being able to see an applicant until after the grant is approved to avoid biases in approvals.
- First Reading of the 2025 BUEA Budget
 - \$100,000 request for Arts Incubator
 - Secretly Candian offered the city 10,000 sq ft to lease in a 100,000 sq ft building at a discount that is up for renewal in December 2026

- This space can house 20-30 artists in individual studio spaces with specialized equipment. The first cohort of artists will be invited in March 2025, with the intention of 10 local artists inhabiting the space. Those who participate in the space will engage in a year-round professional development program. In addition to the ten local artists, the program will target Indiana University MFA graduates to work there for a year.
- \$75,000 of the request is for construction, including an ADA-compliant entrance. \$25,000 is to support the professional development program.

➤ **Unfinished Business**

➤ **General Discussion**

➤ **Adjournment: The meeting adjourned at 1:06 PM.**

Bloomington Urban Enterprise Association Profit & Loss Budget vs. Actual

January through September 2024

Accrual Basis

	Jan - Sep 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
AIEZ Fees Refunded	3,426.46	21,451.00	-18,024.54	16.0%
Banking Interest	71,445.42	84,000.00	-12,554.58	85.1%
Business Zone Loan Interest	0.00	1,500.00	-1,500.00	0.0%
Late Fees - RRF Loans	128.42	0.00	128.42	100.0%
RDC Participation Fee	6,188.01	0.00	6,188.01	100.0%
RRF Loan Interest	1,426.07	2,606.00	-1,179.93	54.7%
Uncategorized Income	0.00	0.00	0.00	0.0%
Zone Membership Fees	92,856.24	429,012.00	-336,155.76	21.6%
Total Income	175,470.62	538,569.00	-363,098.38	32.6%
Expense				
Accounting & Tax Services	0.00	1,500.00	-1,500.00	0.0%
Advertising and Promotion	0.00	1,500.00	-1,500.00	0.0%
Dues & Subscriptions	0.00	0.00	0.00	0.0%
Grants				
City Art Program	0.00	40,000.00	-40,000.00	0.0%
Dimension Mill Zone Day Passes	1,000.00	1,000.00	0.00	100.0%
Facade Grants	0.00	50,000.00	-50,000.00	0.0%
Grants-Miscellaneous				
SBDC	0.00	45,000.00	-45,000.00	0.0%
Grants-Miscellaneous - Other	0.00	20,000.00	-20,000.00	0.0%
Total Grants-Miscellaneous	0.00	65,000.00	-65,000.00	0.0%
Lemonade Day	2,500.00	2,500.00	0.00	100.0%
School Grants	50,000.00	50,000.00	0.00	100.0%
Unbudgeted Grants	0.00	15,000.00	-15,000.00	0.0%
Zone Arts Grants				
Bloomington Creative Glass	0.00	0.00	0.00	0.0%
The Overlook Community Center	0.00	0.00	0.00	0.0%
Zone Arts Grants - Other	16,000.00	40,000.00	-24,000.00	40.0%
Total Zone Arts Grants	16,000.00	40,000.00	-24,000.00	40.0%
Zone Improvement Grants				
Business Accessibility	0.00	25,000.00	-25,000.00	0.0%
Business Building Improvement	5,000.00	25,000.00	-20,000.00	20.0%
Home Improvement	0.00	30,000.00	-30,000.00	0.0%
Resident Child Care Grant	0.00	30,000.00	-30,000.00	0.0%
Small Business Safety/Security	5,011.94	25,000.00	-19,988.06	20.0%
Total Zone Improvement Grants	10,011.94	135,000.00	-124,988.06	7.4%
Total Grants	79,511.94	398,500.00	-318,988.06	20.0%
Insurance Expense	3,246.00	3,500.00	-254.00	92.7%
Marketing Consultant	0.00	5,000.00	-5,000.00	0.0%
Miscellaneous Expense	69.99	2,500.00	-2,430.01	2.8%
Professional Bonds	0.00	3,500.00	-3,500.00	0.0%
Professional Fees				
Management	47,500.00	47,500.00	0.00	100.0%
Project Administration	0.00	12,000.00	-12,000.00	0.0%
Total Professional Fees	47,500.00	59,500.00	-12,000.00	79.8%
RDC TIF Zone Participation Fee	0.00	0.00	0.00	0.0%
Scholarships				
Business Scholarships	0.00	10,000.00	-10,000.00	0.0%
DEI Training Scholarships	0.00	10,000.00	-10,000.00	0.0%
Resident Scholarships	3,831.00	15,000.00	-11,169.00	25.5%
Total Scholarships	3,831.00	35,000.00	-31,169.00	10.9%
Total Expense	134,158.93	510,500.00	-376,341.07	26.3%
Net Ordinary Income	41,311.69	28,069.00	13,242.69	147.2%
Other Income/Expense				
Other Income				
Interest Income	4,242.68	0.00	4,242.68	100.0%
Total Other Income	4,242.68	0.00	4,242.68	100.0%
Net Other Income	4,242.68	0.00	4,242.68	100.0%
Net Income	45,554.37	28,069.00	17,485.37	162.3%

Bloomington Urban Enterprise Association
Profit & Loss
September 2024

	<u>Sep 24</u>
Ordinary Income/Expense	
Income	
Banking Interest	8,002.23
Late Fees - RRF Loans	2.84
RRF Loan Interest	83.72
Total Income	<u>8,088.79</u>
Expense	
Scholarships	
Resident Scholarships	<u>2,795.00</u>
Total Scholarships	<u>2,795.00</u>
Total Expense	<u>2,795.00</u>
Net Ordinary Income	5,293.79
Other Income/Expense	
Other Income	
Interest Income	<u>441.70</u>
Total Other Income	<u>441.70</u>
Net Other Income	<u>441.70</u>
Net Income	<u><u>5,735.49</u></u>

Bloomington Urban Enterprise Association

Balance Sheet

12/10/24

As of September 30, 2024

Accrual Basis

	Sep 30, 24
ASSETS	
Current Assets	
Checking/Savings	
Cash & Cash Equivalents	
First Financial Bank	
FFB - Checking	-19,355.29
FFB - Money Market	2,448,329.03
Total First Financial Bank	2,428,973.74
German American Bank	220,731.32
IU Credit Union	205,044.01
Peoples State Bank	105,934.24
Total Cash & Cash Equivalents	2,960,683.31
Total Checking/Savings	2,960,683.31
Total Current Assets	2,960,683.31
Other Assets	
Notes Receivable - Long Term	
Big Brothers Big Sisters	10,135.66
Big Time Trading	11,765.20
Blooming Pets Alive	4,332.31
BTown Beauty Supply	9,234.33
Gaian Hands	5,594.91
KC Designs	8,554.88
Lash Envy	2,311.32
Michael's Uptown Cafe	3,749.83
My Fin, The Tap	8,251.89
My Sport's Locker	35,827.12
PALS	11,216.59
Red Tire Cab	11,518.92
Sew Secret	3,364.57
Spiral Bodies	8,154.92
Vanishing Aesthetics	20,433.93
Total Notes Receivable - Long Term	154,446.38
Total Other Assets	154,446.38
TOTAL ASSETS	3,115,129.69
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	1,565,019.23
Unrestricted Net Assets	1,504,556.09
Net Income	45,554.37
Total Equity	3,115,129.69
TOTAL LIABILITIES & EQUITY	3,115,129.69



NOTICE OF PUBLIC HEARING

Pursuant to Indiana Code § 6-1.1-45-10(d) permits Urban Enterprise Associations, such as the Bloomington Urban Enterprise Association, to waive a taxpayer's failure to file a Form EZ-2 timely. Cook Pharmica, LLC d.b.a. Catalent Indiana, LLC failed to timely file Form EZ-2 for the tax year 2023 payable 2024.

The Bloomington Urban Enterprise Association will hold a public hearing on Wednesday, December 11, 2024, at 11:30 a.m. at City Hall, 401 N Morton Street, Bloomington, IN, for the review of the amended Enterprise Zone Investment Deduction (EZID) Personal Property filings for Catalent 23pay24 and reading of a corresponding resolution to waive a taxpayer's failure to file.

The hearing is also available at the following Zoom link for the regularly scheduled Bloomington Urban Enterprise Association meeting, which can be found here: <https://bton.in/xBgVh>

Comments not able to be submitted during the public hearing may be submitted to the attention of Andrea de la Rosa at esd@bloomington.in.gov, or by calling 812.349.3418. Comments must be received by 5:00 pm on December 18, 2024. Comments submitted via e-mail should contain "EZID-Waiver Comment" in the subject line.

The City of Bloomington will make reasonable accommodations and services necessary for citizens with disabilities at the public meeting and provide meaningful access to participation by limited English proficient (LEP) residents. Interpretation services will be offered upon request and availability for those with limited English proficiency as required by Code of Federal Regulation (24) 91.105 and 91.115. Persons requiring such accommodations/services should contact the City at least five working days before a meeting by calling (812) 349-3418 or e-mailing esd@bloomington.in.gov. Residents may also visit in person to ask questions at City Hall, located at 401 N Morton St., Bloomington, IN 47404.



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



ENTERPRISE ZONE INVESTMENT DEDUCTION APPLICATION

State Form 52501 (R9 / 1-23)

Prescribed by the Department of Local Government Finance

January 1, 2023

FORM EZ-2

PRIVACY NOTICE

This form contains confidential information pursuant to IC 6-1.1-35-9.

AMENDED

INSTRUCTIONS:

1. This form is to be filed with the auditor of the county in which property is located on the assessment date. (IC 6-1.1-45-10(a))
2. This form is to be filed between January 1 and May 15, 2023, to obtain the deduction.
3. The county auditor may grant not more than a thirty (30) day extension if a written application is given before May 15, 2023. (IC 6-1.1-45-10(c))
4. This form may be filed in person or by mail. If mailed, the mailing must be postmarked on or before the last day for filing. (IC 6-1.1-45-10(a))
5. If this form includes a deduction claim for personal property, a copy of the current assessment year Business Tangible Personal Property Assessment return (Form 102 or Form 103) must be attached.
6. County auditor must notify the applicant of the above determination before August 15 of the assessment year. (IC 6-1.1-45-11(a))
7. If the applicant is in disagreement with the county auditor's determination, the applicant may appeal for a review of the determination by filing a complaint in the office of the clerk of the circuit or superior court not later than forty-five (45) days after the county auditor gives the applicant notice of the determination.

PROPERTY DESCRIPTION			
Name of Taxpayer COOK PHARMICA LLC (DBA CATALENT INDIANA LLC) RPL		Federal Identification Number 20-0989468	
Address of Taxpayer (number and street, city, state, and ZIP code) 1300 S PATTERSON DR., BLOOMINGTON, IN 47403			
Address of Property (number and street, city, state, and ZIP code) 1300 AND 1400 S PATTERSON DR., BLOOMINGTON, IN 47403			
DLGF Taxing District Number 53009	Township Perry City	County Monroe	Email Address

SCHEDULE A – To be completed for the current assessment year if a qualified investment occurred.					
1	2	3	4	5	6
PROPERTY CLASS	TYPE OF QUALIFIED INVESTMENT	BASE YEAR	BASE YEAR ASSESSED VALUE	FIRST YEAR ASSESSED VALUE	AMOUNT OF DEDUCTION (Column 5 – Column 4)
Real Property	Purchase of an existing building ¹				
Real Property	Construction of a new building ¹				
Real Property	Repair / rehabilitation / modernization of existing building ¹				
Real Property	Onsite infrastructure improvement ¹				
Personal Property	Purchase of new manufacturing or production equipment	2022	124,367,970	166,815,430	42,447,460
Personal Property	Retooling of existing machinery				
CURRENT YEAR DEDUCTION ² =					42,447,460

¹ To be determined by the assessor.

² This deduction amount will stay the same for a ten (10) year period [IC 6-1.1-45-9(a)].

SCHEDULE B – To be completed each year a deduction is claimed.			
	ASSESMENT YEAR	AMOUNT OF DEDUCTION (from Schedule A)	SOURCE
Year 1	2023	42,447,460	Schedule A from this form
Year 2	2022	4,566,060	Schedule A from one (1) year ago
Year 3	2021	18,627,820	Schedule A from two (2) years ago
Year 4	2020	1,827,700	Schedule A from three (3) years ago
Year 5	2019		Schedule A from four (4) years ago
Year 6	2018		Schedule A from five (5) years ago
Year 7	2017		Schedule A from six (6) years ago
Year 8	2016		Schedule A from seven (7) years ago
Year 9	2015		Schedule A from eight (8) years ago
Year 10	2014		Schedule A from nine (9) years ago
TOTAL DEDUCTION CLAIMED =		67,469,045	

CERTIFICATION STATEMENT		
I hereby certify that the above-named taxpayer is liable for property taxes at the above listed location on the indicated assessment date. I also certify that: (1) on the indicated assessment date, the property was in an enterprise zone designated by the Enterprise Zone Board and (2) the property is entitled to an investment deduction pursuant to IC 6-1.1-45.		
Authorized Signature of Owner or Representative <i>Rachelle Eisenmann</i>	Date Signed (month, day, year) 6/26/24	
Printed Name of Signatory Rachelle Eisenmann	Title agent	Telephone Number (317) 903 4986
Full Mailing Address of Owner or Representative (number and street, city, state, and ZIP code) 9229 Delegates Row, Indianapolis IN 46280		

DO NOT WRITE HERE – FOR USE BY COUNTY AUDITOR ONLY

I, Auditor of the county named above, hereby certify that this claim for deduction was filed with this office on the date noted below, and having been referred this application, do hereby make the following determination:

Signature of County Auditor	County	Date Filed (<i>month, day, year</i>)
Approved Amount of Assessed Value Deduction for January 1, 2023, payable in 2024:		Amount

IF DEDUCTION WAS DENIED PARTIALLY OR IN TOTAL, AUDITOR MUST COMPLETE THIS SECTION.

DO NOT WRITE HERE – FOR USE BY COUNTY AUDITOR ONLY

1. If approved amount is different than amount claimed on Schedule B on the front of this form, explain:

2. This claim is being denied in total due to one of the following reasons:

- Application was not timely filed in accordance with Instruction 2 above.
- Business is not located within established enterprise zone boundary.
- Other (*explain*) _____

The following are frequently referred to statutory provisions regarding enterprise zones. To view the complete section of the statutes concerning the Enterprise Zone Investment Deduction, go to Indiana Code 6-1.1-45.

IC 6-1.1-45-2 “Base year assessed value”

“Base year assessed value” equals the total assessed value of the real and personal property assessed at an enterprise zone location or an entrepreneur and enterprise district location on the assessment date in the calendar year immediately preceding the calendar year in which a taxpayer makes a qualified investment with respect to the enterprise zone location or the entrepreneur and enterprise district location.

IC 6-1.1-45-9(a) Eligibility for deduction; amount;

Subject to IC 6-1.1-45-9(d), a taxpayer that makes a qualified investment is entitled to a deduction from the assessed value of the taxpayer’s enterprise zone property located at the enterprise zone location for which the taxpayer made the qualified investment. The amount of the deduction is equal to the remainder of:

1. the total amount of the assessed value of the taxpayer’s enterprise zone property assessed at the enterprise zone location on a particular assessment date; minus
2. the total amount of the base year assessed value for the enterprise zone location.

IC 6-1.1-45-10(c) Extension

The county auditor may grant a taxpayer an extension of not more than thirty (30) days to file the taxpayer’s application if:

1. the taxpayer submits a written application for an extension before May 15 of the assessment year; and
2. the taxpayer is prevented from filing a timely application because of sickness, absence from the county, or any other good and sufficient reason.

IC 6-1.1-45-10(d) Waiver

An urban enterprise association created under IC 5-28-15-13, in the case of a zone business, or a district board, in the case of a district 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 or the district board shall conduct a public hearing on the waiver.

IC 6-1.1-45-11(b) Appeals

A person may appeal the determination of the county auditor by filing a complaint in the office of the clerk of the circuit or superior court not later than forty-five (45) days after the county auditor gives the person notice of the determination.



ENTERPRISE ZONE INVESTMENT DEDUCTION APPLICATION

State Form 52501 (R9 / 1-23)

Prescribed by the Department of Local Government Finance

January 1, 2023

FORM EZ-2

PRIVACY NOTICE

This form contains confidential information pursuant to IC 6-1.1-35-9.

AS FILED

INSTRUCTIONS:

1. This form is to be filed with the auditor of the county in which property is located on the assessment date. (IC 6-1.1-45-10(a))
2. This form is to be filed between January 1 and May 15, 2023, to obtain the deduction.
3. The county auditor may grant not more than a thirty (30) day extension if a written application is given before May 15, 2023. (IC 6-1.1-45-10(c))
4. This form may be filed in person or by mail. If mailed, the mailing must be postmarked on or before the last day for filing. (IC 6-1.1-45-10(a))
5. If this form includes a deduction claim for personal property, a copy of the current assessment year Business Tangible Personal Property Assessment return (Form 102 or Form 103) must be attached.
6. County auditor must notify the applicant of the above determination before August 15 of the assessment year. (IC 6-1.1-45-11(a))
7. If the applicant is in disagreement with the county auditor's determination, the applicant may appeal for a review of the determination by filing a complaint in the office of the clerk of the circuit or superior court not later than forty-five (45) days after the county auditor gives the applicant notice of the determination.

PROPERTY DESCRIPTION

Name of Taxpayer COOK PHARMICA LLC (DBA CATALENT INDIANA LLC) RPL		Federal Identification Number 20-0989468	
Address of Taxpayer (number and street, city, state, and ZIP code) 1300 S PATTERSON DR., BLOOMINGTON, IN 47403			
Address of Property (number and street, city, state, and ZIP code) 1300 AND 1400 S PATTERSON DR., BLOOMINGTON, IN 47403			
DLGF Taxing District Number 53009	Township Perry City	County Monroe	Email Address

SCHEDULE A - To be completed for the current assessment year if a qualified investment occurred.

1	2	3	4	5	6
PROPERTY CLASS	TYPE OF QUALIFIED INVESTMENT	BASE YEAR	BASE YEAR ASSESSED VALUE	FIRST YEAR ASSESSED VALUE	AMOUNT OF DEDUCTION (Column 5 - Column 4)
Real Property	Purchase of an existing building ¹				
Real Property	Construction of a new building ¹				
Real Property	Repair / rehabilitation / modernization of existing building ¹				
Real Property	Onsite infrastructure improvement ¹				
Personal Property	Purchase of new manufacturing or production equipment	2022	86,226,971	166,815,430	80,588,459
Personal Property	Retooling of existing machinery				
CURRENT YEAR DEDUCTION ² =					80,588,459

¹ To be determined by the assessor.

² This deduction amount will stay the same for a ten (10) year period (IC 6-1.1-45-9(a)).

SCHEDULE B - To be completed each year a deduction is claimed.

	ASSESSMENT YEAR	AMOUNT OF DEDUCTION (from Schedule A)	SOURCE
Year 1	2023	80,588,459	Schedule A from this form
Year 2	2022	4,566,060	Schedule A from one (1) year ago
Year 3	2021	18,627,820	Schedule A from two (2) years ago
Year 4	2020	1,827,700	Schedule A from three (3) years ago
Year 5	2019		Schedule A from four (4) years ago
Year 6	2018		Schedule A from five (5) years ago
Year 7	2017		Schedule A from six (6) years ago
Year 8	2016		Schedule A from seven (7) years ago
Year 9	2015		Schedule A from eight (8) years ago
Year 10	2014		Schedule A from nine (9) years ago
TOTAL DEDUCTION CLAIMED =		103,782,344	

CERTIFICATION STATEMENT

I hereby certify that the above-named taxpayer is liable for property taxes at the above listed location on the indicated assessment date. I also certify that: (1) on the indicated assessment date, the property was in an enterprise zone designated by the Enterprise Zone Board and (2) the property is entitled to an investment deduction pursuant to IC 6-1.1-45.

Authorized Signature of Owner or Representative <i>Tyler Swanson</i>	Date Signed (month, day, year) 05/15/2023
Printed Name of Signatory Tyler Swanson	Title Agent
Telephone Number (317) 596-3260	

Full Mailing Address of Owner or Representative (number and street, city, state, and ZIP code)
9229 Delegates Row, Indianapolis, IN 46280

DO NOT WRITE HERE – FOR USE BY COUNTY AUDITOR ONLY

I, Auditor of the county named above, hereby certify that this claim for deduction was filed with this office on the date noted below, and having been referred this application, do hereby make the following determination:

Signature of County Auditor	County	Date Filed (month, day, year)
Approved Amount of Assessed Value Deduction for January 1, 2023, payable in 2024:		Amount

IF DEDUCTION WAS DENIED PARTIALLY OR IN TOTAL, AUDITOR MUST COMPLETE THIS SECTION.

DO NOT WRITE HERE – FOR USE BY COUNTY AUDITOR ONLY

1. If approved amount is different than amount claimed on Schedule B on the front of this form, explain:

2. This claim is being denied in total due to one of the following reasons:

- Application was not timely filed in accordance with Instruction 2 above.
- Business is not located within established enterprise zone boundary.
- Other (explain) _____

The following are frequently referred to statutory provisions regarding enterprise zones. To view the complete section of the statutes concerning the Enterprise Zone Investment Deduction, go to Indiana Code 6-1.1-45.

IC 6-1.1-45-2 "Base year assessed value"

"Base year assessed value" equals the total assessed value of the real and personal property assessed at an enterprise zone location or an entrepreneur and enterprise district location on the assessment date in the calendar year immediately preceding the calendar year in which a taxpayer makes a qualified investment with respect to the enterprise zone location or the entrepreneur and enterprise district location.

IC 6-1.1-45-9(a) Eligibility for deduction; amount;

Subject to IC 6-1.1-45-9(d), a taxpayer that makes a qualified investment is entitled to a deduction from the assessed value of the taxpayer's enterprise zone property located at the enterprise zone location for which the taxpayer made the qualified investment. The amount of the deduction is equal to the remainder of:

1. the total amount of the assessed value of the taxpayer's enterprise zone property assessed at the enterprise zone location on a particular assessment date; minus
2. the total amount of the base year assessed value for the enterprise zone location.

IC 6-1.1-45-10(c) Extension

The county auditor may grant a taxpayer an extension of not more than thirty (30) days to file the taxpayer's application if:

1. the taxpayer submits a written application for an extension before May 15 of the assessment year; and
2. the taxpayer is prevented from filing a timely application because of sickness, absence from the county, or any other good and sufficient reason.

IC 6-1.1-45-10(d) Waiver

An urban enterprise association created under IC 5-28-15-13, in the case of a zone business, or a district board, in the case of a district 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 or the district board shall conduct a public hearing on the waiver.

IC 6-1.1-45-11(b) Appeals

A person may appeal the determination of the county auditor by filing a complaint in the office of the clerk of the circuit or superior court not later than forty-five (45) days after the county auditor gives the person notice of the determination.

**RESOLUTION NO. 24-01
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, under Indiana Code § 5-28-15-14(a), 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 of Bloomington, and the BUEA 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 BUEA 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	<u>2024</u>	<u>2025</u>
Refunded AIEZ fee	\$ 21,451.21	\$ 3,500.00
Banking Interest Income	\$ 84,000.00	\$ 84,000.00
Business Loan Interest Income	\$ -	\$ -
EZID loan program interest	\$ -	\$ 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	\$ -	\$ -
Late Fees - Zone Loans	\$ -	\$ -
Uncategorized Income	\$ -	\$ -
<u>Sub-Total</u>	\$ 537,069.53	\$ 458,780.00
	<u>2024</u>	<u>2025</u>
Total income	\$ 537,069.53	\$ 458,780.00
Total expenditures	\$ (450,500.00)	\$ (634,500.00)
Net income	\$ 86,569.53	\$ (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	\$ -	\$ 100,000.00	ADA-accessible construction costs & professional development program for resident artists
City Art Program	\$ 40,000.00	\$ 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	\$ 50,000.00	Bloomington Arts Commission Arts Project and Operations grants
Historic Façade Grant	\$ 40,000.00	\$ 50,000.00	Historic building improvements
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	\$ -	\$ 25,000.00	New funding- physical improvements, emergency assistance, and financial aid.
Climate Resiliency Programs & Grants	\$ -	\$ 20,000.00	Administered by Sustainability (ESD)
Small Business Safety & Security	\$ 25,000.00	\$ 35,000.00	improve the general security of businesses
Business Building improvement	\$ 25,000.00	\$ 30,000.00	assist small business owners in updating and improving internal and external structures
Business Accessibility Modification	\$ 25,000.00	\$ 25,000.00	help business owners complete ADA modifications that do not meet the requirements
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	\$ -	\$ -	N/A
Professional Services- Management	\$ 47,500.00	\$ 50,000.00	Staff agreement with the City of Bloomington
Insurance Expense	\$ 3,500.00	\$ 7,000.00	Insurance rates may double in 2025
Professional Bonds	\$ 3,500.00	\$ -	
Accounting & Tax Services	\$ 1,500.00	\$ 1,500.00	Accounting & Tax Services
Project administration	\$ 12,000.00	\$ 25,000.00	15 K to support the admin and expansion of the EZID Program; 10K for strategic planning
Marketing Consultant	\$ 5,000.00	\$ 5,000.00	To support the marketing of expanded programming (all)
Advertising/Marketing	\$ 1,500.00	\$ 5,000.00	
Miscellaneous Expenses	\$ 2,500.00	\$ 2,500.00	Miscellaneous Expenses
Postage/Printing	\$ -	\$ -	
Subscriptions/Dues	\$ -	\$ -	
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 Budget

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

EXPENSE

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

Grants - Education:

2025 DRAFT BUEA Budget

	2024				2025	
	Budget	YTD	var.	Carryover		
School Grants (MCCSC Foundation)	\$ (50,000.00)	\$ (50,000.00)	\$ -	\$ -	\$ (50,000.00)	Annual commitment
Resident Economic Independence Scholarships	\$ (15,000.00)	\$ (1,000.00)	\$ 14,000.00	\$ -	\$ (15,000.00)	a scholarship to attend post-secondary classes to further their economic independence.
Lemonade Day	\$ (2,500.00)	\$ (2,500.00)	\$ -	\$ -	\$ (2,500.00)	Annual Commitment to the Boys & Girls Club supporting youth entrepreneurship
Sub-Total	\$ (67,500.00)	\$ (53,500.00)	\$ 14,000.00	\$ -	\$ (67,500.00)	

Grants- Education and Entrepreneurship:						
Ivy Tech/SBDC/Cook Center	\$ (45,000.00)	\$ (45,000.00)	\$ -	\$ -	\$ (45,000.00)	Annual grant agreement
Business Economic Enhancement Scholarship	\$ (10,000.00)	\$ (1,000.00)	\$ 9,000.00	\$ -	\$ (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)	\$ -	\$ -	\$ (1,000.00)	1-day pass per to work at the Mill
DEI Scholarship	\$ (10,000.00)	\$ -	\$ 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)	\$ -	\$ 15,000.00	\$ -	\$ (10,000.00)	
Sub-Total	\$ (81,000.00)	\$ (47,000.00)	\$ 34,000.00	\$ -	\$ (76,000.00)	

Grants - Arts and Culture:						
Arts Incubator	\$ -	\$ -	\$ -	\$ -	\$ (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	\$ -	\$ (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	\$ -	\$ (50,000.00)	Bloomington Arts Commission Arts Project and Operations grants
Historic Façade Grant	\$ (40,000.00)	\$ (40,000.00)	\$ -	\$ -	\$ (50,000.00)	Historic building improvements
Unbudgeted Grants	\$ (20,000.00)	\$ (10,500.00)	\$ 9,500.00	\$ -	\$ (20,000.00)	
Sub-Total	\$ (150,000.00)	\$ (108,800.00)	\$ 41,200.00	\$ -	\$ (260,000.00)	

2025 DRAFT BUEA Budget

	2024				2025	
	Budget	YTD	var.	Carryover		
Grants - Zone Improvement						
Direct Assitance Small Business & Community Support	\$ -	\$ -	\$ -	\$ -	\$ (25,000.00)	<i>New funding- physical improvements, emergency assistance, and financial aid.</i>
Climate Resiliency Programs & Grants	\$ -	\$ -	\$ -	\$ -	\$ (20,000.00)	<i>Administered by Sustainability (ESD)</i>
Small Business Safety & Security	\$ (25,000.00)	\$ (5,011.94)	\$ 19,988.06	\$ 19,998.06	\$ (35,000.00)	<i>improve the general security of businesses</i>
Business Building improvement	\$ (25,000.00)	\$ (5,000.00)	\$ 20,000.00	\$ 15,000.00	\$ (30,000.00)	<i>assist small business owners in updating and improving internal and external structures</i>
Business Accessabilty Modification	\$ (25,000.00)	\$ -	\$ 25,000.00	\$ 10,000.00	\$ (25,000.00)	<i>help business owners complete ADA modifications that do not meet the requirements</i>
Sub-Total	\$ (75,000.00)	\$ (10,011.94)	\$ 64,988.06	\$ 44,998.06	\$ (135,000.00)	

Prospective Zone Improvement Grants and Program Expansion						
Early Childhood Education Programs & Grants	\$ -	\$ -	\$ -	\$ -	\$ -	
Sub-Total	\$ -	\$ -	\$ -	\$ -	\$ -	
			\$ -			
Grant & Sponsorship Budget Total	\$ (373,500.00)	\$ (219,311.94)	\$ 154,188.06	\$ 44,998.06	\$ (538,500.00)	

Total income	\$ 537,069.53	\$ 233,099.42	\$ (303,970.11)	\$ -	\$ 458,780.00
Total expenditures	\$ (450,500.00)	\$ (270,097.93)	\$ 180,402.07	\$ 44,998.06	\$ (634,500.00)
Net income	\$ 86,569.53	\$ (36,998.51)	\$ (123,568.04)	\$ 44,998.06	\$ (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