



Bloomington Urban Enterprise Association Board Meeting

February 12, 2025

12 p.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 - January 2025
- **Director's Report**
- **New Business**
 - Catalent Real Property Correction Approval
 - Grant Approvals
 - Business Building Improvement Grant for Bloom Magazine
 - Historic Facade Grant for the Monroe Oil Building (Kay & Rudy Fields)
- **Unfinished Business**
- **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 Minutes

January 15th, 2025

Noon

In-Person

City Hall-1-City Hall McCloskey Conference Room The meeting was called to order at 12:08 PM

Roll Call - De de la Rosa

- De de la Rosa (ESD)
- Jane Kupersmith
- Heather Robinson
- Mary Morgan
- Felissa Spinelli
- Cheryl Gilliland (Office of The Controller)
- Kate Rosenberger
- Michael Hover
- Phil Amerson

I. Approval of Minutes

- Motion to approve December 11th Minutes by Michael Hover, seconded by Mary Morgan
 - Phil Amerson, Felissa Spinelli, Jane Kupersmith, Heather Robinson, Kate Rosenberger, and Michael Hover vote aye, and the motion is carried unanimously.

II. Financial Report

- October and November 2024
 - \$15,992.97 in income
 - \$47,045 in expenses
 - \$1,069.06 in CD interest
 - \$2,938,204.07 for the end of November total checking and savings balance
 - \$3,085,146.72 for the end of November combined assets
 - 35.4% of the expense budget has been spent - or \$181,203.93 of \$511,500.00
- Heather Robinson asked if the BUEA had received the membership participation fee from Catalanet. De noted that they haven't received their tax bill from the county yet, so their membership participation fee has not been paid.
- Motion to approve the October and November 2024 financial statements moved by Jane Kupersmith, seconded by Heather Robinson
 - Phil Amerson, Felissa Spinelli, Jane Kupersmith, Heather Robinson, Kate Rosenberger, and Michael Hover vote aye, and the motion is carried unanimously.

III. Reports from Officers and Committees

- Director's Report
 - Organizational Update
 - New BUEA Board member, Brad Whistler. He represents the planning commission and was appointed by the mayor.
 - There is an open seat for a zone resident who isn't a member of the Democratic party.
 - Chris Cockerham stepped down from the BUEA.
 - De de la Rosa is joining the WonderLab board this year
 - Online Grant Applications
 - The Resident Economic Independence, BUEA Diversity, Equity, & Inclusion/Anti-racism

Training Business, and the Business Economic Enhancement Scholarships all have completed online grant applications

IV. New Business

- Small Business COVID Loan Forgiveness Report & Discussion
 - The BUEA Covid-19 Loans were meant to supplement the funds made available by council to support Bloomington Businesses
 - These loans differed from traditional small business loans from banks because they covered overhead instead of funding investments to increase revenue.
 - Michael Hover asked if the loan program was successful enough to reattempt in response to a recession in the future. Given the emergency environment that would trigger similar small business loans in economic downturns, there should be an expectation of considerable failure rates in the loans. The risk tolerance of the BUEA, being a public service nonprofit, is much higher than banks or private lenders.
 - Phil Amerson noted that some businesses that have paid the BUEA loans back, may still be under stress and recommended offering some support for all businesses.

V. Unfinished Business

V. General Discussion

VI. Adjournment

The meeting adjourned at 1:00 pm

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.



Staff Report

Project/Event:	Summary of Adjustment to Catalent Real Property EZID, Parcel Number - 53-08-05-400-032.000-009
Staff Representative:	Andrea de la Rosa, Executive Director, Bloomington Urban Enterprise Association
Petitioner/ Representative:	DuCharme, McMillen & Associates, Inc
Date:	February 12, 2025

REPORT: Fiscal Year 20p21 was the last year the \$11,388,700 EZ-2 deduction should have been applied, and 21p22 would have started a new 10-year deduction of \$9,689,700 based upon changes to building C 04. Attached is an updated version of the file previously shared by Patrick Ellis. The only update is to the "Enterprise Zone" tab, which shows that Building C 06 should have been included in the total improvement value subject to abatement, thus leaving Building C 04 as the only one not subject to abatement. Instead, this one qualifies for the 10-year Enterprise Zone Deduction.

When DuCharme, McMillen & Associates, Inc. initially filed the form EZ-2 for the 21p22 assessment year, They claimed a deduction of \$12,342,500. This is based on the year-over-year change in Building C 04 (\$9,689,700) and Building C 02 (\$2,652,600). However, the County approved the deduction at \$27,115,990, calculated based on the year-over-year change in building C 04 (\$9,689,700) and the year-over-year change in building C 06 (\$17,426,000).

Since both buildings C 02 and C 06 are subject to abatement, their incremental change from 20p21 to 21p22 should not be included in the EZ-2 calculations. This only leaves building C 04 subject to the EZ-2 deduction of \$9,689,700 commencing with the 21p22 assessment year.

Cook Pharmica LLC
(DBA Catalent Indiana LLC)
53-08-05-400-032.000-009

1300 S Patterson					Total Improvement Value	Improvement Value of Building C 02 (Abated)	Improvement Value of Building C 06 (Abated)		
Base Year		2020 pay 2021			\$39,813,700	\$29,700,000	\$0		
First Year		2021 pay 2022			\$69,582,200	\$32,352,600	\$17,426,000		
Deduction Amount					\$29,768,500	\$2,652,600	\$17,426,000		
Building C 04		Tax Year			Deduction Amount		Filed	In the System	Letter Mailed
1st Year	2021	Pay	2022	\$9,689,900	P		P	P	
2nd Year	2022	Pay	2023	\$9,689,900	P		P		
3rd Year	2023	Pay	2024	\$9,689,900					
4th Year	2024	Pay	2025	\$9,689,900					
5th Year	2025	Pay	2026	\$9,689,900					
6th Year	2026	Pay	2027	\$9,689,900					
7th Year	2027	Pay	2028	\$9,689,900					
8th Year	2028	Pay	2029	\$9,689,900					
9th Year	2029	Pay	2030	\$9,689,900					
10th Year	2030	Pay	2031	\$9,689,900					

NOTES:

This parcel is also receiving an Abatement on Building C 02 and C06 so the EZ deduction amount excludes the improvement amounts of those specific buildings. Building C 04 is not subject to abatement for these years, so the enterprise deduction applies.

Bldg 02

19p20	20p21	21p22	22p23	23p24
\$ 28,000,000	\$ 29,700,000	\$ 32,352,600	\$ 35,705,500	\$ 34,566,000
	\$ 1,700,000	\$ 2,652,600	\$ 3,352,900	

Bldg 04

19p20	20p21	21p22	22p23	23p24
\$ 10,785,300	\$ 9,663,300	\$ 19,353,000	\$ 21,421,400	\$ 16,445,600
		\$ 9,689,700		

Bldg 06

19p20	20p21	21p22	22p23	23p24
\$ -	\$ -	\$ 17,426,000	\$ 19,331,100	\$ 18,714,200
		\$ 17,426,000	\$ 1,905,100	

Subject to Abatement

Subject to Enterprise Zone Deduction (EZ-2)

Catalent Indiana, LLC
53-08-05-400-032.000-009

CITY

				Base Improvement Value				
Base Year		2019 PAY 2020		\$28,000,000				
Bldg C 02 Layer 1		Tax Year		Improvement Value		Eligible Amount	%	Deduction Amount
1st Year	2020	Pay	2021	\$	29,700,000	\$ 1,700,000	100%	\$1,700,000
2nd Year	2021	Pay	2022	\$	29,700,000	\$ 1,700,000	95%	\$1,615,000
3rd Year	2022	Pay	2023	\$	29,700,000	\$ 1,700,000	80%	\$1,360,000
4th Year	2023	Pay	2024	\$	29,700,000	\$ 1,700,000	65%	\$1,105,000
5th Year	2024	Pay	2025	\$	29,700,000	\$ 1,700,000	50%	\$850,000
6th Year	2025	Pay	2026	\$	29,700,000	\$ 1,700,000	40%	\$680,000
7th Year	2026	Pay	2027	\$	29,700,000	\$ 1,700,000	30%	\$510,000
8th Year	2027	Pay	2028	\$	29,700,000	\$ 1,700,000	20%	\$340,000
9th Year	2028	Pay	2029	\$	29,700,000	\$ 1,700,000	10%	\$170,000
10th Year	2029	Pay	2030	\$	29,700,000	\$ 1,700,000	5%	\$85,000
				Base Improvement Value				
Base Year		2020 PAY 2021		\$29,700,000				
Bldg C 02 Layer 2		Tax Year		Improvement Value		Eligible Amount	%	Deduction Amount
1st Year	2021	Pay	2022	\$	32,352,600	\$ 2,652,600	100%	\$2,652,600
2nd Year	2022	Pay	2023	\$	32,352,600	\$ 2,652,600	95%	\$2,519,970
3rd Year	2023	Pay	2024	\$	32,352,600	\$ 2,652,600	80%	\$2,122,080
4th Year	2024	Pay	2025	\$	32,352,600	\$ 2,652,600	65%	\$1,724,190
5th Year	2025	Pay	2026	\$	32,352,600	\$ 2,652,600	50%	\$1,326,300
6th Year	2026	Pay	2027	\$	32,352,600	\$ 2,652,600	40%	\$1,061,040
7th Year	2027	Pay	2028	\$	32,352,600	\$ 2,652,600	30%	\$795,780
8th Year	2028	Pay	2029	\$	32,352,600	\$ 2,652,600	20%	\$530,520
9th Year	2029	Pay	2030	\$	32,352,600	\$ 2,652,600	10%	\$265,260
10th Year	2030	Pay	2031	\$	32,352,600	\$ 2,652,600	5%	\$132,630

Base Year	2021 PAY 2022			\$32,352,600			
Bldg C 02 Layer 3	Tax Year			Improvement Value	Eligible Amount	%	Deduction Amount
1st Year	2022	Pay	2023	\$ 35,705,500	\$ 3,352,900	100%	\$3,352,900
2nd Year	2023	Pay	2024	\$ 35,705,500	\$ 3,352,900	95%	\$3,185,255
3rd Year	2024	Pay	2025	\$ 35,705,500	\$ 3,352,900	80%	\$2,682,320
4th Year	2025	Pay	2026	\$ 35,705,500	\$ 3,352,900	65%	\$2,179,385
5th Year	2026	Pay	2027	\$ 35,705,500	\$ 3,352,900	50%	\$1,676,450
6th Year	2027	Pay	2028	\$ 35,705,500	\$ 3,352,900	40%	\$1,341,160
7th Year	2028	Pay	2029	\$ 35,705,500	\$ 3,352,900	30%	\$1,005,870
8th Year	2029	Pay	2030	\$ 35,705,500	\$ 3,352,900	20%	\$670,580
9th Year	2030	Pay	2031	\$ 35,705,500	\$ 3,352,900	10%	\$335,290
10th Year	2031	Pay	2032	\$ 35,705,500	\$ 3,352,900	5%	\$167,645

				Base Improvement Value			
Base Year	2020 PAY 2021			\$0			
Bldg C 06	Tax Year			Improvement Value	Eligible Amount	%	Deduction Amount
1st Year	2021	Pay	2022	\$ 17,426,000	\$ 17,426,000	100%	\$17,426,000
2nd Year	2022	Pay	2023	\$ 17,426,000	\$ 17,426,000	95%	\$16,554,700
3rd Year	2023	Pay	2024	\$ 17,426,000	\$ 17,426,000	80%	\$13,940,800
4th Year	2024	Pay	2025	\$ 17,426,000	\$ 17,426,000	65%	\$11,326,900
5th Year	2025	Pay	2026	\$ 17,426,000	\$ 17,426,000	50%	\$8,713,000
6th Year	2026	Pay	2027	\$ 17,426,000	\$ 17,426,000	40%	\$6,970,400
7th Year	2027	Pay	2028	\$ 17,426,000	\$ 17,426,000	30%	\$5,227,800
8th Year	2028	Pay	2029	\$ 17,426,000	\$ 17,426,000	20%	\$3,485,200
9th Year	2029	Pay	2030	\$ 17,426,000	\$ 17,426,000	10%	\$1,742,600
10th Year	2030	Pay	2031	\$ 17,426,000	\$ 17,426,000	5%	\$871,300

				Base Improvement Value				
Base Year	2021 PAY 2022			\$17,426,000				
Bldg C 06 Layer 2	Tax Year			Improvement Value		Eligible Amount	%	Deduction Amount
1st Year	2022	Pay	2023	\$	19,331,100	\$ 1,905,100	100%	\$1,905,100
2nd Year	2023	Pay	2024	\$	19,331,100	\$ 1,905,100	95%	\$1,809,845
3rd Year	2024	Pay	2025	\$	19,331,100	\$ 1,905,100	80%	\$1,524,080
4th Year	2025	Pay	2026	\$	19,331,100	\$ 1,905,100	65%	\$1,238,315
5th Year	2026	Pay	2027	\$	19,331,100	\$ 1,905,100	50%	\$952,550
6th Year	2027	Pay	2028	\$	19,331,100	\$ 1,905,100	40%	\$762,040
7th Year	2028	Pay	2029	\$	19,331,100	\$ 1,905,100	30%	\$571,530
8th Year	2029	Pay	2030	\$	19,331,100	\$ 1,905,100	20%	\$381,020
9th Year	2030	Pay	2031	\$	19,331,100	\$ 1,905,100	10%	\$190,510
10th Year	2031	Pay	2032	\$	19,331,100	\$ 1,905,100	5%	\$95,255

				Employees and Salaries As Est			
Base Year	2019 PAY 2020			200 / \$13,312,000			
Total Abatements	Tax Year			Total Deduction Amount		Additional Employees	Additional Salaries
1st Year	2020	Pay	2021	\$	1,700,000		
1st and 2nd Year	2021	Pay	2022	\$	21,693,600	948	\$42,039,572
1st, 2nd, and 3rd Year	2022	Pay	2023	\$	25,692,670		
2nd, 3rd, and 4th Year	2023	Pay	2024	\$	22,162,980		
3rd, 4th, and 5th Year	2024	Pay	2025	\$	18,107,490		
4th, 5th, and 6th Year	2025	Pay	2026	\$	14,137,000		
5th, 6th, and 7th Year	2026	Pay	2027	\$	11,170,440		
6th, 7th, and 8th Year	2027	Pay	2028	\$	8,466,780		
7th, 8th, and 9th Year	2028	Pay	2029	\$	5,763,120		
8th, 9th, and 10th Year	2029	Pay	2030	\$	3,144,460		
9th and 10th	2030	Pay	2031	\$	1,529,730		
10th Year	2031	Pay	2032	\$	262,900		

NOTES:

Resolution 19-04

07/14/2022 Iblair

Adjusted tax bill sent to Catalent as per City's determination.

09/12/2022 Pellis

Per meeting with Alex Crowley, abatement is to be given in "layers" (not unlike an EZID). Each "layer" MUST have a separate CF-1 submitted annually. Each layer has a 10 year table. Each improved building has it's own layer(s). Each layer is ONLY the improvement amount for the 1 year it was first applied for, for all 10 years of its life.

Within TIF District



February 12, 2025

Brianne Gregory, Auditor
Monroe County Auditor's Office
Monroe County Courthouse
100 W Kirkwood Ave
Bloomington, IN 47404

**Subject: Approval of Adjustments to Cook Pharmica LLC
 (DBA Catalent Indiana LLC) RealProperty EZID**

Dear Ms. Gregory,

On behalf of the Bloomington Urban Enterprise Association, we have reviewed the adjustments to the Enterprise Zone Investment Deduction (EZID) as outlined in the summary provided by accounting firm DuCharme, McMillen & Associates, Inc. regarding Cook Pharmica LLC/Catalent Indiana LLC's real property, Parcel Number 53-08-05-400-032.000-009.

After careful consideration, we confirm our approval of the following adjustments:

- The \$11,388,700 EZ-2 deduction was correctly applied through Fiscal Year 20p21.
- A new 10-year EZ-2 deduction of \$9,689,700 for Building C 04 should have commenced in Fiscal Year 21p22.
- Building C 06, initially omitted, should be included in the total improvement value subject to abatement. This would leave Building C 04 as the only structure eligible for the Enterprise Zone Deduction.
- The original EZ-2 deduction claim of \$12,342,500 for the 21p22 assessment year, including changes to Buildings C 04 and C 02, should be adjusted.
- Since Buildings C 02 and C 06 are subject to abatement, their incremental changes from 20p21 to 21p22 should not be included in the EZ-2 calculations.
- The corrected EZ-2 deduction for the 21p22 assessment year is \$9,689,700, reflecting the changes to Building C 04.

Please update the assessment records accordingly. Should you require any further clarification, do not hesitate to contact our office.

Sincerely,

Heather Robinson, Chairperson
Bloomington Urban Enterprise Association

Zulich, Sydney (1355)

Program Name : buea-building

Status: Submission Confirmation

Submit Time: 2025/02/03 at 2:18 PM EST

BUEA Major Building Improvement Grant Program Overview

I have read and understand the grant overview.

Answered on : 2025-01-27

Project Location - Please verify the project location is in the Bloomington Urban Enterprise Zone.

414 W 6th ST

Bloomington, IN 47404

Answered on : 2025-01-27

Meets eligibility

Organization Name

Bloomington Magazine Incorporated

Answered on : 2025-01-27

Which type of project are you applying for? Business Safety and Security Grant, Business Building Improvement Grant, Accessibility Modification Grant

Business Building Improvement Grant

Answered on : 2025-01-27

How did you hear about this program?

Andrea de la Rosa

Answered on : 2025-01-27

Applicant Name

Sydney Zulich

Answered on : 2025-01-27

Job Title or Role

Associate Publisher

Answered on : 2025-01-27

Email

sydney@magbloom.com

Answered on : 2025-01-27

Phone Number

+1 614-448-8154

Answered on : 2025-01-27

Additional Contacts

Answered on : 2025-01-27

What type best describes your organization? (restaurant, retail, school, etc.)

Magazine

Answered on : 2025-02-03

Organization Tax Classification Sole Proprietor, LLC, S-Corp, C-Corp, Partnership, Co-Op, Non-Profit, LLP

S-Corp

Answered on : 2025-02-03

Years in Operation

20

Answered on : 2025-02-03

Organization Mailing Address

PO Box 1204

Bloomington, IN 47402

Answered on : 2025-02-03

How many employees does your organization have?

5

Answered on : 2025-02-03

Organization Website

<https://www.magbloom.com>

Answered on : 2025-02-03

Please describe your organization in a few sentences. What are your origins, purpose, mission, and/or goals?

Malcolm Abrams started Bloom Magazine in 2005, publishing the first issue in 2006. It is the culture and lifestyle publication for Bloomington, Indiana, and surrounding areas. Each issue contains high-quality photography and thought-provoking, relevant editorial content about local people, arts, culture, entertainment, homes, food, health, science and education, community, and family life. Published bimonthly, Bloom is an independent, free magazine with 12,000 copies available at more than 200 local shops, businesses, hotels, and restaurants. Bloom has a four-pillar mission that is reflected in the editorial content of each issue and in the myriad local organizations it sponsors: supporting local business, the arts, local charities, and diversity.

Answered on : 2025-02-03

Have you previously received a BUEA Improvement Grant?

No

Answered on : 2025-02-03

Is your facility located within a historic district?

No

Answered on : 2025-02-03

Does your organization own or lease your facility?

Own

Answered on : 2025-02-03

Total Funding Request (Suggested max \$10,000 - Funding requests over 10k may require in-person board review.)

10000.00

Answered on : 2025-02-03

Basic Project Details - Please give a description of your improvement project

Bloom has been published in a little, green bungalow on West Sixth Street for the past 15 years. In 2021, the property was owned by CFC, when during business hours, a Realtor brought a few men in to view the building, and it became obvious it was being sold. The buyer under contract planned to use it as an office for his wife's business, meaning Bloom would have to move. Malcolm Abrams, the founder/editor, then 76 years old, was devastated and swore that if we had to move, he would take the opportunity to retire and close the magazine. Fortunately, the deal fell through, and Malcolm and executive publisher Cassaundra Huskey were able to pool enough money for a down payment and purchase the building themselves. While they've had to deal with some problems that come with owning a very old building, they and the staff still

absolutely love it. And when an opportunity arose to apply for a SEEL grant and have solar installed, they felt it would be a great thing to do for a number of reasons. The reduced utility bills would be helpful to Bloom, but furthermore, David Mann of MPI Solar is a Bloom advertiser, and the panels, in a way, would be an advertisement for support of sustainability, the generosity of the City of Bloomington, and a local business. (Additionally, they were excited about the project and ready to get photos of the team on the roof for a story about the SEEL program.) However, when the team arrived to begin the installation, it was discovered that the roof was in bad need of major repairs. This was a surprise, because during the purchase, it was understood that the building's roof had been replaced in 2019, but that was evidently a misunderstanding. Malcolm and Cassaundra had hoped to get away with some patching and minor repairs, but it was explained that the wear and damage are excessive. Not only do the shingles need to be replaced, but vents need to be installed, a chimney removed, another chimney reflashed, watershield put in a "valley," and some decking replaced. The total comes to over \$21,000, which would completely drain their CassMal account including the cash investments the two made originally, and require additional money be added to the account. It was at this point that they began to explore other options, hoping for assistance to be able to get the roof replaced.

Answered on : 2025-02-03

Project Start Date

03/01/2025

Answered on : 2025-02-03

Project End Date

04/30/2025

Answered on : 2025-02-03

Does this project require a Certificate of Appropriateness due to historic designation or documentation that the Historic Preservation Program Manager has confirmed that you do not need a COA (such as a copy of an email)?

No

Answered on : 2025-02-03

Please upload photos of the project prior to improvements or "before" pictures.

-- Roof Photos.pdf UPLOADED (click to download) --

Answered on : 2025-01-28

Please upload quotes, invoices or receipts for the improvements.

-- 0321_001.pdf UPLOADED (click to download) --

Answered on : 2025-01-29

Are you applying for any other grants or sources of funding for your project, from the City of Bloomington or otherwise? Please describe the sources, amounts, and funding status.

Bloom received a SEEL grant for solar installation as mentioned earlier, however, they will not be able to utilize the grant unless they first replace the roof.

Answered on : 2025-02-03

If you are applying for the Business Building Improvement Grant, can you match up to 50% of your total funding request?

Yes

Answered on : 2025-01-28

How would participating in this program help address the needs of your organization and facility(ies)?

The business is owned by CassMal LLC, of which the two principal members are Malcolm Abrams, Bloom's owner, and Cassaundra Huskey, Bloom's executive publisher. As two individuals at a small business,



































RAPID RESTORATION INC
P.O. Box 238
Ellettsville, IN 47429
Phone: (812) 837-9654
Fax: (812) 935-8042

01/23/2025
Claim Information

Company Representative
Matt Cosby
Phone: (812) 837-9654
mattc.rapidroofing@gmail.com

Cassandra Huskey
Bloom Magazine
414 West 6th Street
Bloomington, IN 47404
(812) 345-8354

Job: Cassandra Huskey

Roofing Section

Remove existing shingles down to deck.

- Re-nail any loose wood. If bad or rotten wood is discovered, it will be replaced at a price of \$75.00 per sheet.
- Install 3' wide of Resisto ice and water shield in valleys and eaves.
- Install Owens Corning Rhino Synthetic underlayment to keep roof dry.
- Install Owens Corning Starter Strip Shingles along all gutter lines, rake edges.
- Install Owens Corning Dimensional Shingles per specifications using 1 1/4" roofing nails.
- Install Owens Corning ProEdge Hip & Ridge Shingles
- Install new box or ridge vent.
- Install new pipe and chimney flashings.
- Install new drip edge
- Clean up all job related debris

- Provide 5 yr workmanship warranty and provide owner with an option to purchase OWENS CORNING PREFERRED PROTECTION WARRANTY.

	Qty	Unit
Owens Corning TruDefinition Duration AR	39.33	SQ
Owens Corning Starter Strip Plus - 7 3/4" (105')	4	BD
Owens Corning ProEdge AR (33') - Standard Colors	8	BD
Owens Corning RhinoRoof U20 Synthetic Underlayment (10 sq)	3	RL
Owens Corning RhinoRoof Granulated Ice & Water Shield (2 Sq)	5	RL
Plastic Cap Nails - 1 1/4" (2000 Cnt)	2	BX
Top Shield Electro Galvanized Steel Roofing Coil Nails - 1 1/4" (7200 Cnt)	2	BX
Quality Edge Aluminum Drip Edge - .019 - T Style - 1 1/2" (10')	40	PC
7/16"x4'x8' OSB	1	BRD
Owens Corning VentSure SkyRunner LTE Ridge Vent - 14 1/2" (30')	1	RL
Top Shield Elastomeric Sealant - Plastic Tube (10.1 oz) - Clear	2	EA
Oatey EPDM Electrical Mast Connection Master Flash - 1/2"-5 3/8"	1	PC
Top Shield 750 Aluminum Slant Back Roof Vent	3	EA
Remove Chimney	1	EA

Remove and dispose of lower chimney on left slope that is not being used.

Roofing labor

\$20,474.21

Sub Total	\$20,474.21
Tax	\$872.12
TOTAL	\$21,346.33

Starting at **\$352/month** with  **ACORN** • **APPLY**
FINANCE

Decking (if applicable) is additional: 7/16 OSB \$90.00* per sheet and 1x6 \$5.00* L.F. 1x8+ Addtl.
Skylight install does not include interior trim or paint (See Warranty Qualifications Section 23)**

ACCEPTANCE OF NON STORM DAMAGE ESTIMATE

Description/Specifications as well as "Terms and Conditions" attached, are hereby accepted. You are authorized to proceed with work. Payment Terms: Forty percent (40%) down due at signing, balance due upon completion of each trade, payable to Rapid Restoration, Inc.

ACCEPTANCE OF STORM DAMAGE ESTIMATE / INSURANCE

All work will be completed as stated in insurance paperwork for the final RCV total. Description/Specifications as well as "Terms and Conditions" attached, are hereby accepted. You are authorized to proceed with work. All Supplements and O&P (overhead and profit) paid by Insurance to the homeowner becomes part of the Job Estimate amount and will be added payable to Rapid Restoration. **Payment Terms: Insurance claim Actual Cash Value (ACV) amount due to Rapid Restoration upon signing. Balance due upon completion of each trade, payable to Rapid Restoration, Inc.**

NOTE: Any additional changes to the Job Estimate, specifications, plans, detailed drawings, or list of materials which describe the Work, workmanship, materials, or quality of materials to be used; must be provided to you, in writing, prior to commencement of Work. A Change Order listing all changes to the scope of work, will require your separate written and dated approval thereof. If it isn't in writing it is not part of the scope of work under Contract by Rapid Roofing. Job price includes all labor, material, job clean-up with magnet roller and permits (if required). Job Estimate is subject to the "Terms and Conditions" attached. There are no warranties on repairs. This Estimate shall be automatically withdrawn, void and of no effect unless signed below by Homeowner and delivered to Rapid Restoration within 15 calendar days from the date submitted above. **This agreement is subject to management approval by the President or COO of Rapid Restoration, Inc. Rapid Restoration is fully insured for general liability and workers compensation insurance.**

The work will be started on approximately _____, and will be completed on approximately _____.
 Section 4 in the Terms and Conditions may materially change the approximate completion date.

*Price subject to change based on current material cost - however, you will be notified, in writing, prior to commencement of Work.

Rapid Restoration, Inc. Terms and Conditions

Additional Provisions: Unless otherwise specified herein, the following additional provisions are expressly incorporated into the accepted Job Estimate, hereby known as "Contract":

- 1. Contract Plans, Specifications, Permits, and Fees.** The work described in this contract (known as the work) shall be done according to the plans and the plan specifications (if any) except in the case of conflict when the provisions of this contract shall have control over both plans and the plan specifications. All required building permits will be paid by the owner and obtained by Contractor. All other charges, taxes assessments, fees etc., of any kind, what so ever, required by any government body, telephone or utility company or the like shall be paid for by the Owner.
- 2. Change Orders.** Should Owner, construction lender, or any government body or inspector require any modification to the work covered under this contract, any cost incurred by Contractor shall be added to the contract price as extra work and Owner agrees to pay Contractor his normal selling price for such extra work. All extra work as well as any other modification to the original contract shall become a part of this contract and shall be incorporated herein. Unless otherwise agreed; the cost of changed or additional work shall be determined on the basis of the cost of those performing the changed or additional work, plus a reasonable allowance for home office overhead and profit equal to twenty percent (20%) of the estimated cost of the changed or additional work. If the Owner requests Contractor to submit an estimate for a change in the work and then elects to not proceed with the change a Change Order shall be issued to reimburse Contractor for any cost incurred in relation to design or construction services provided by Contractor.
- 3. Owner's Responsibility:** To provide insurance paperwork and color choices in writing. Owner is responsible for the following: (1) to see that all necessary water, electrical power and access to premises are provided; (2) to provide a storage area on the premises for equipment and materials; (3) to relocate and protect any item that prevents Contractor from having free access to the work areas, such as but not limited to, Satellite dish, Roof mounted electronics, TV or radio antennas, vehicles, tools and or garden equipment. In the event that Owner fails to relocate such items, Contractor may relocate these items as required but in no way is Contractor responsible for damage to these items during their relocation and during the performance of the work. Owner is responsible for making arrangements to re-aim or calibrate any antenna/satellite type devices to prevent interruption of service; (4) to obtain permission from the owner(s) of adjacent property(ies) that Contractor must use to gain access to the work areas. Owner agrees to be responsible and to hold Contractor harmless and accept any risk resulting from the use of adjacent property(ies) by Contractor; (5) to correct any existing defects such as, but not limited to, dry rot, structural defects, or code violations; (6) to maintain property insurance with Fire, Course of Construction, all Physical Loss with Vandalism and Malicious Mischief clauses attached, in a sum of at least equal to the contract price, prior to and during performance of this contract. If the project is destroyed or damaged by an accident, disaster, or calamity, or by theft or vandalism, any work or material supplied by Contractor in re-roofing or restoring the project shall be paid for by the Owner as extra work.
- 4. Delays.** Contractor shall not be held responsible for any damage occasioned by delays resulting from: work done by Owner's subcontractor, extra work, acts of Owner or Owner's agent including failure of Owner to make timely progress payment or payments for extra work, shortage of material and/or labor, or bad weather, fire, strike, war, governmental regulations, or any other contingencies unforeseen by Contractor or beyond Contractor's reasonable control.
- 5. Surplus Materials & Salvage.** Any surplus materials left over after this contract has been completed are the property of Contractor and will be removed by same. No credit is due to Owners on returns for any surplus materials because this Contract is based upon a completed job. All salvage resulting from work under this contract is the property of Contractor. Overages are purchased for each job to assure we don't run short.

6. Cleanup & Advertising. Upon completion, and after removing all debris and surplus materials, wherever possible, Contractor will leave premises in a neat, broom clean condition. Any debris consisting of dust, dirt, asphalt or small bits of materials that settle in to attics, garage areas, or any other areas being worked over with open beam ceilings or no attic, is unavoidable and Contractor shall not be responsible for this clean up. Contractor recommends that Owner hereby grants to Contractor the right to display signs and advertise at the job site for the period of time starting at the date of signing of this contract and continuing uninterrupted until fourteen (14) days past the date the job is completed and payment in full has been made. Owner grants Contractor the right to publish photos and the project street address on a "reference" list and on our website which may be given to prospective customers.

7. Concealed Damage & Dry Rot. Contractor will inform Owner of any dry rot or other sub-roof deterioration which is concealed and is discovered during the course of the work. Contractor is not responsible to repair any such discovered deterioration and any work done by Contractor to remedy such discovered deterioration will only be done as extra work in a written Change Order.

8. Termites, Pests & Hazardous Substances. Owner understands that Contractor is not qualified or licensed as an inspector or abatement contractor for Hazardous Materials (as defined by the government), or for pests including termites). Should any such hazardous substance or pest be suspected to be present on the premises, it is the Owner's responsibility to arrange and pay for inspection and abatement. Contractor cannot certify or warrant your building as being free of hazardous substances or pests.

9. Mold Exclusion. Owner hereby releases Contractor from any and all claims and damages of all types, including but not limited to, property damage, bodily injury, third party liability or any other claim, cost or expense directly or indirectly arising out of, resulting from, or related to, mold, mildew, fungus, spores or microorganisms of any type, nature, or description, or any by product thereof including, but not limited to, any substance whose presence poses an actual or potential threat to human health.

10. Means & Methods. Contractor shall supervise and direct the work and have control over construction means, methods, techniques, sequences, and procedures. Unless otherwise provided in the work description. Contractor shall provide and pay for all labor, materials, supplies, tools, equipment, machinery, and transportation. Contractor shall be responsible to the Owner for the acts and omissions of others performing the Work under a contract with the Contractor.

11. Right to Stop Work and to Withhold Payment of Labor and Materials. If any payment is not made to Contractor as per this contract, Contractor shall have the right to stop work and keep the job idle until all past due progress payments are received. In the event of such Work stoppage, the Price shall be increased by the amount of Rapid Roofing's reasonable cost to shutdown, delay and start up. Contractor is further excused by Owner from paying any material equipment, and/or labor suppliers or any subcontractors (hereinafter collectively called "suppliers"), during the period that Owner is in arrears in making payment to contractor for bills received during the same period. If these same "suppliers" make demands upon Owner for payment, Owner may make such payment on behalf of Contractor as a joint check to Supplier and Contractor. Owner is responsible to verify the true amount owed by contractor to these same "suppliers", for work done or materials supplied on Owner's job. If the work is stopped, in whole or in part, for a period of fifteen (15) days due to the fault or negligence of the Owner, or by Contractor due to Owner's failure to make payment, or if the owner commits a material breach of any of its obligations under this Job Estimate, Contractor may upon seven (7) days written notice to the Owner, terminate this Job Estimate and recover from the Owner payment for all work performed together with any other liabilities, obligations, damages or commitments, reasonable attorney's fees, and lost profits.

12. Collection. Payment in full (less the down payment) is due upon completion of each trade. Invoices unpaid 15 days from the receipt of invoice shall accrue interest at 18% per annum (unless final insurance check is delayed then it is due upon receipt of final insurance check). If payment is overdue a Lien will be placed on the property until payment has been received in full.

13. Disputes. All claims and disputes arising out of or relating to the Work or this Job Estimate shall be settled by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect. Notice of demand for arbitration shall be filed in writing with the other party and the American Arbitration Association. The demand shall be made within a reasonable time after the claim or dispute has arisen, but in no event after the expiration of the applicable statute of limitations.

14. Legal Fees. In the event litigation or arbitration arises out of this contract, prevailing party (ies) are entitled to all legal, arbitration and attorney fees. The court or an arbitrator shall not be bound to award fees based on any set fee schedule but shall, if it chooses, award the true amount of all cost, expenses and attorney fees paid or incurred. The court venue must be in Monroe County, Indiana.

15. Notice. Adequate and proper notice, shall be deemed to have been given by one party to the other under this agreement by means of registered or certified mail evidenced by post office receipt of said certification or registration, when directed to the address of the parties as herein stated or to such other addresses as shall have been submitted by either party to the other in writing during the course of the Agreement.

16. Assignment. Company shall have the right to assign this contract to any successor in interest of Company joint venture, subsidiary, or partner of Company, so long as Owner is given thirty (30) days written notice of the assignment. Owner shall have a right of assignment subject to written approval by Company.

17. Subcontractors. Contractor shall have the right to subcontract work to be performed under this contract in its entirety or any portion thereof to any subcontractor without prior notice or approval by Owner.

18. Entire Agreement. This agreement constitutes the entire agreement of the parties with respect to the subject matter hereof and supersedes all estimates, oral or written, and all negotiations, conversations, discussions, previous distribution or value added reseller agreements hereto between the parties and shall not be modified, supplemented or interpreted by evidence of course of dealing, course of performance or usage of trade. Owner hereby acknowledges that it has not been induced to enter into this agreement by any representations or statements, oral or written, not expressly contained herein. This Job Estimate shall be governed by the laws of the state of the Job Location.

19. Amendment (Change Order). This agreement may not be modified, amended, rescinded, canceled or waived in whole or in part, except in writing, identifying such amendments on a Change Order and signed by both parties.

20. Waiver. Failure by either party to take any action or assert any right hereunder shall be deemed a waiver of such right in the event of the continuation of repetition of the circumstance giving rise to such rights.

21. Notice of Cancellation. Owner has the right to cancel this contract prior to Contractor beginning work as contemplated under the terms of this Contract. Notice of cancellation must be given in writing within 3 days of signing this Contract. Upon cancellation, all services rendered to date by Contractor shall be billed by Contractor. Thereafter, Contractor shall apply any payments made by Owner to bill and Owner will pay any difference within ten (10) days of cancellation.

22. Customer Additional Information. Under no circumstances shall Contractor be liable or responsible for: (1) cracking or other damage to the driveway; (2) nail pops and/or ceiling/wall cracks due to normal installation; (3) pre-existing conditions with plumbing vents/pipes, chimney vents/pipes or any protrusions out of the roof or walls; (4) any unforeseen damage to wires i.e., electrical, phone lines, or security alarm due to normal installation of roof, siding, windows, and/or gutters; (5) heating or air conditioning lines of any sort in walls or under roof deck; (6) any homeowner covenants that reference particular manufacturers, shingle color, siding (color or manufacturer), windows, etc. It is the homeowner's responsibility to check with their neighborhood association for the particulars within their covenants; (7) Contractor is not responsible for connecting electrical power to vents they are contracted to install.

23. Warranty. The Work is subject to the following warranties only which begin to run on the date of substantial completion of the Work and the job is paid in full based on the original signed Job Estimate and any signed Change Orders: for a one (1) year period the Work will be free from defects in workmanship or materials, and for a five (5) year period the Work will be free from defects caused by faulty workmanship or defective materials on the roof or the roof shingles. If the Work is found to be defective or not in accordance with the Job Estimate, Contractor shall correct it promptly after receipt of written notice from the customer. Supplier's warranties, if any, will be assigned to the customer at completion (if requested). No warranty is provided by Contractor on any materials furnished by Owner or for existing materials moved and/or re-installed by

Contractor. Labor warranties are non-transferable. Contractor's liability shall be limited to the cost of repair or replacement of the Work. Warranties are valid only if complete payment is made to Contractor. The express warranties contained herein are in lieu of all other warranties, expressed or implied, including any warranties of merchantability, workmanship, habitability or fitness for a particular use of purpose. This warranty excludes consequential and incidental damages. ****If you do not choose to replace your existing skylight(s) at the time the roof is replaced - skylight's ARE NOT covered under any warranty with Contractor, should leaking or issue occur.**

24. Customer Information. If requested by Contractor, the Owner shall promptly provide reasonable evidence that financial agreements have been made to fulfill the Owner's obligations under this Job Estimate. The owner shall secure and pay for all necessary easements and assessments required for the Work. When applicable and upon request, Owner is required to provide Contractor with Owner's insurance information.

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date

covering an unexpected expense of more than \$20,000 is not an option. They would have to increase the rent Bloom is paying, which would put a strain on the magazine, and wait several years to make enough to get a new roof. This grant, however, would allow them to replace the roof in a timely manner, and be able to take advantage of the SEEL grant solar installation as well, without placing any burden on the magazine.

Answered on : 2025-02-03

Standard Signature

Yes

Answered on : 2025-02-03

Hidden Questions :

Address must be located inside the Bloomington Urban Enterprise Zone (BUEZ).

N/A

If you have received BUEA Improvement grants within the past 12 months, tell us which grant(s) have you received and the awarded amount(s).

N/A

Property Owner Name

N/A

Property Owner Email Address

N/A

When does your current lease period end?

N/A

Do you intend to renew your lease?

N/A

Please check the box to confirm that you are in communication with your facility's owner about this grant program.

N/A

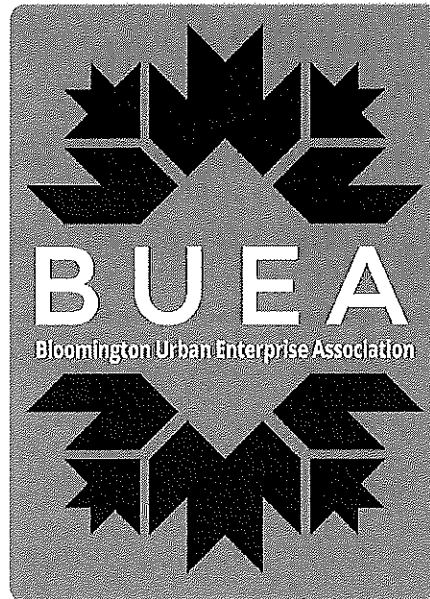
Please upload your Certificate of Appropriateness (COA), or documentation (such as a copy of an email) that the Historic Preservation Manager confirmed that you do not need a COA.

N/A

If you are applying for the Safety & Security or Accessibility Grant, can you match up to 25% of your total funding request?

N/A

Bloomington Urban Enterprise Association



Historic Façade Grant Application

Return to:

Noah Sandweiss
Historic Preservation Program Manager
Housing and Neighborhood Development
401 N. Morton Street
P.O. Box 100
Bloomington, IN 47402
(812) 349-3507

Historic Façade Grant Program Application

The information collected below will be used to determine whether the project qualifies for funding by the Bloomington Urban Enterprise Association.

All information will be kept confidential.

Applicant (include the names of all partners): Rudy and Kay Fields	Phone: 812-360-8517
Applicant Address (include Zip Code): 220 E Wylie Rd. Bloomington, IN 47408	
Address of the Property to be renovated (include Zip Code): 229 W 1st St., Bloomington, IN 47403	
Ownership: Individual Partnership Corporation- (Specify: Brownfields IV, LLC) Non-Profit Organization Association - (Specify:)	
Federal ID #: 45-3968425 Year of incorporation: 2015 Length of time at this location: 10	
Contact Person: Tel: () 812-360-8517 Please give a brief description of your business/organization: Restoring historic building for new end use of a gathering place - Restuarant, bar, event center.	
Have you participated in any Zone tax incentives? Yes No If so, which ones?	
Requested amount of BUEA funds \$ 20,000	

Project Description:

Restoring 1921 building for use as a gathering place. Have bids for windows and over head doors totaling \$195,000. Bothe doors and windows will be replacement windows, no change to the structure of the building.

***Please include drawings or photographs illustrating proposed changes to façade**

Economic Impact:

Total number of jobs at location: unknown

Number of new jobs added from project:

New jobs: # of FT _____ # of PT _____

Average management/professional staff wage:

Average service staff wage:

Average wage for new jobs:

Do these new jobs have benefits: Yes No

Please describe:

Please estimate how BUEA funds will be spent: Assist in paying for replacement windows and doors

Total Façade Cost: \$ 195,000

BUEA Funds Requested: \$ 20,000

Project Balance: \$ 175,000

Source for Funding: \$ personal funds, line of credit

Loan: \$

Cash: \$

Site Improvements: \$

Other (describe): \$

Do you have a clear title to the property?

Yes

No

Total Estimated Cost of Overall Project: 1,800,000 - 600,000 paid for a roof 2022

Estimated construction start date: Fall 2024

Estimated construction completion date: facade work - this fall, over all summer 2025

Do you have access to an older or archival photograph of the building?

Yes

No

Have you discussed this project with the City Planning Department? If yes, please attach copy of approval letter. If no, please specify date of meeting. <input checked="" type="radio"/> Yes No (Meeting date: _____)	
Site Plan approved, since windows are replacement considered repairs	
Is this property listed on the Bloomington Historic Sites and Structures list? . Contributing If so, what is the rating on the property?	
Is the property located in a local or National Register historic district? If so, which one? No not that I am aware of	
Have you hired a contractor? Windows - St Cloud Windows, City Glass install Yes No If yes, who? Address: Over head doors - Overhead Door Company	
Will the contractor or subcontractors be Zone businesses? <input checked="" type="radio"/> Yes No If yes, list	
Have you contacted and worked with the HAND Historic Preservation Program Manager in order to produce an appropriate restoration/rehabilitation plan for the façade? Yes <input checked="" type="radio"/> No	
Have you applied for the \$500 façade rendering grant from the Bloomington Historic Preservation Commission? (this is not required) Yes <input checked="" type="radio"/> No	

The following must be included for submission:

- Completed application with signatures and date
- Copy of Deed to property, if applicable
- Exterior drawing or rendering of proposed work
- Project specifications/work write up with estimates
- Zoning compliance/approval letter, if applicable
- Project timeline

I hereby certify that the information provided in this application and supporting documentation is given for the purposes of obtaining financial assistance from the Bloomington Urban Enterprise Association (BUEA) and is true and complete to the best of my knowledge.

Kay Fields _____ Applicant	8/20/2024 _____ Date
Rudy Fields _____ Applicant	8/20/2024 _____ Date