

# Bloomington Urban Enterprise Association Board Meeting June 11, 2025 at 12 p.m.

# In-Person City Hall-1-McCloskey Conference Room

### Join Zoom Meeting

https://bloomington.zoom.us/j/84576005312?pwd=SERpaXRLenV0U0J6dXICNTVGVmNPUT09 Meeting ID: 845 7600 5312 Passcode: 953182

- Roll Call
  - Approval of minutes May 2025
- Director's Report
  - General Updates
- Financial report
  - Approval of 2025 Q1 Report
  - April/May 2025 Financials
  - Grant Budget Update
- New Business
  - Emergency Loan Conversion Request for PALS
  - Bloomington Arts Commission recommendations for BUEA 2025 Zone Art Grants
- Unfinished Business
  - Grant Approvals
    - Safety & Security Grant
      - The Forge
    - Business Building Improvement Grants
      - The Warehouse
      - Hazen Insurance
- General Discussion
- Adjournment

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or e-mail <u>human.rights@bloomington.in.gov</u>.

# **Board Meeting Minutes**

### May 14th, 2025

Noon

In-Person City Hall-1-City Hall McCloskey Conference Room. The meeting was called to order at 12:04 PM.

#### Roll Call - De de la Rosa

- De de la Rosa (ESD)
- Jane Kupersmith (B)
- Heather Robinson(B)
- Mary Morgan (B)
- Kate Rosenberger (B)
- Michael Hover (B)
- Phil Amerson (B)
- Virginia Githiri (virtual) (B)
- DeRose John Andrew Davis Clothing (virtual)
- Marcy Hazen Hazen Insurance (virtual)
- Aleks Pratt (CoB Legal)

### I. Approval of Minutes

- Motion to approve April Minutes by Phil Amerson, seconded by Mary Morgan
  - Phil Amerson, Jane Kupersmith, Heather Robinson, Kate Rosenberger, Virginia Githiri, and Michael Hover vote aye, and the motion is carried unanimously.

### II. Director's Report

- General Update
  - De met with individuals from Ivy Tech and the Kelly School to discuss strategic planning and marketing for the BUEA
- RRF Discussion
  - This version is made more accessible to borrowers by removing administrative burdens associated with the application process.
  - Jane highlighted the history of the BUEA's loan program, which was implemented during the pandemic's uncertainty and now faces the uncertainty of potential tariffs.
  - The Office of the Controller advised forgiving all the participants' loans and asked to pay whatever a given business can.
  - Any documentation, given the nature of the BUEA, would go into the public record. This can be restrictive when it comes to forgiving the loans of the businesses.
  - Virginia recommended that any business participating in this program, as a stipulation for converting their loan into a grant, would be unable to receive another loan for a given period.

### III. New Business

- Grant Approval
  - Jane Kupersmith moved to approve the facade grant proposal for 601 North Morton Street, up to \$20,000, conditioned upon completion of the work and proof of payment. Phil seconded the motion. It was carried unanimously.
  - Heather Robinson moved to approve the WFHB grant proposal for \$2996.25. It was seconded by Jane Kupersmith. It was carried unanimously.
  - Jane Kupersmith moved to approve the Juniper Art Gallery's Business Accessibility Grant for \$7276.50. Mary Morgan seconded. It was carried unanimously.
  - Michael Hover moved to approve the Business Building Improvement Grant of \$10,000 for

Andrew Davis Clothiers. Jane Kupersmith seconded. It was carried unanimously.

- The board decided to table the grant proposals from Doug Hazen Insurance, The Forge, and The Warehouse until the next meeting due to time constraints.
- IV. Unfinished Business
- V. General Discussion
- VI. Adjournment

The meeting adjourned at 1:00 pm.

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# BUEA Director's Report - June 2025

# **General Updates**

### City Safety & Cleanliness Grant

The Small Business Safety & Cleanliness Grant provides up to \$85,000 in total funding for Bloomington businesses during the 2025 fiscal year, with a recommended maximum award of \$5,000 per applicant. The grant supports physical improvements that enhance safety, hygiene, and exterior appearance, including crime deterrence, vandalism repair, sanitation upgrades, and accessibility improvements.

Eligible projects must address at least one priority area, such as preventing crime/theft, improving safety systems (e.g., fire suppression), enhancing entryways, and professional cleaning (e.g., power washing or graffiti removal).

Reimbursement is available for qualifying work completed within six months prior to applying, if supported by receipts, visual documentation, and a brief project summary.

Projects must be located within Bloomington city limits and completed within the grant agreement (MOU) period. Only one grant is awarded per business per year, and funds cannot be used for weapons or other ineligible items. The City reserves the right to deny funding for projects outside the program's scope.

### Reallocation of DEI grant - 10k

Due to changes in state policy, the existing DEI grant can no longer be administered under that title or framing. As a result, staff recommends one of two options: (1) rebranding the program under a new, compliant name with a refined scope aligned to workforce access or small business support; or (2) reallocating the funds to existing grant lines that are either fully expended or projected to be exhausted before year-end. The latter would ensure full use of available resources in 2025 and support ongoing demand in high-need programs such as Safety & Security, Accessibility, or Building Improvement grants.

### **Catalent EZID Payments**

Staff has been in discussions with Catalent's accounting firm DuCharme, McMillian and Associates. Catalent has requested payment by ACH and staff is working on the details to accept payment. The BUEA staff has written a letter to First Financial Bank for account verification as a first step



Bloomington Urban Enterprise Association 401 N Morton Street Bloomington, IN 47404 buea@bloomington.in.gov 812.349.3419

June 11, 2025

**First Financial Bank** 1301 N Walnut St. Bloomington, IN 47404

### To Whom It May Concern:

The Bloomington Urban Enterprise Association (BUEA) respectfully requests a bank verification letter for the account we hold with First Financial Bank. This verification is needed in order to receive an upcoming deposit from Catalent Indiana, LLC.

The letter should confirm the BUEA as the account holder, account number, and routing number. Please issue the verification on your official letterhead and include a contact name and phone number in case additional information is needed.

If you require any documentation or authorization to process this request, please do not hesitate to contact us.

Thank you for your assistance.

Sincerely,

Heather Robinson President Bloomington Urban Enterprise Association 5:25 PM

05/09/25

Accrual Basis

# Bloomington Urban Enterprise Association Profit & Loss Budget vs. Actual January through March 2025

	Jan - Mar 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense Income				
AIEZ Fees Refunded	0.00	3,500.00	-3,500.00	0.0%
Banking Interest	22,231.07	84,000.00	-61,768.93	26.5%
EZID Loan Program Interest	0.00	20,000.00	-20,000.00	0.0%
Late Fees - RRF Loans	214.27			
RDC Participation Fee	0.00	0.00	0.00	0.0%
RRF Loan Interest	673.27	1,280.00	-606.73	52.6%
Uncategorized Income Zone Membership Fees	0.00 0.00	0.00 350,000.00	0.00 -350,000.00	0.0% 0.0%
Total Income	23,118.61	458,780.00	-435,661.39	5.0%
Expense				
Administrative				
Accounting & Tax Services	1,400.00	1,500.00	-100.00	93.3%
Advertising and Promotion	0.00	5,000.00	-5,000.00	0.0%
Dues & Subscriptions	0.00	0.00	0.00	0.0%
Insurance Expense	6,561.00	7,000.00	-439.00	93.7%
Marketing Consultant	0.00	5,000.00	-5,000.00	0.0%
Miscellaneous Expense Professional Fees	0.00	2,500.00	-2,500.00	0.0%
Management	0.00	50,000.00	-50,000.00	0.0%
Project Administration	0.00	25,000.00	-25,000.00	0.0%
Total Professional Fees	0.00	75,000.00	-75,000.00	0.0%
Total Administrative	7,961.00	96,000.00	-88,039.00	8.3%
Grants				
Grants-Arts and Culture				
Arts Incubator	0.00	100,000.00	-100,000.00	0.0%
City Art Program	0.00	40,000.00	-40,000.00	0.0%
Historic Facade Grants	0.00	50,000.00	-50,000.00	0.0%
Unbudgeted Arts/Culture Grants Zone Arts Grants	0.00	20,000.00	-20,000.00	0.0%
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	0.00	50,000.00	-50,000.00	0.0%
Total Zone Arts Grants	0.00	50,000.00	-50,000.00	0.0%
Total Grants-Arts and Culture	0.00	260,000.00	-260,000.00	0.0%
Grants-Educ & Entrepreneurship				
Bus Econ Ehance Scholarships	0.00	10,000.00	-10,000.00	0.0%
DEI Training Scholarships	0.00	10,000.00	-10,000.00	0.0%
Dimension Mill Zone Day Passes	0.00	1,000.00	-1,000.00	0.0%
IVY Tech/SBDC/Cook Center	0.00	45,000.00	-45,000.00	0.0%
Unbudgeted Educ/Entrep Grants	0.00	10,000.00	-10,000.00	0.0%
Total Grants-Educ & Entrepreneurship	0.00	76,000.00	-76,000.00	0.0%
Grants-Education			a	
Lemonade Day	0.00	2,500.00	-2,500.00	0.0%
Resident Econ Indep Scholar	0.00	15,000.00	-15,000.00	0.0%
School Grants-MCCSC Foundation Grants-Education - Other	0.00 0.00	50,000.00 0.00	-50,000.00 0.00	0.0% 0.0%
Total Grants-Education	0.00	67,500.00	-67,500.00	0.0%
Zone Improvement Grants				
Business Accessability	0.00	25,000.00	-25,000.00	0.0%
Business Building Improvement	0.00	30,000.00	-30,000.00	0.0%
<b>Climate Resiliency Prog/Grants</b>	0.00	20,000.00	-20,000.00	0.0%
Direct Asst. Small Bus/Comm Sup	0.00	25,000.00	-25,000.00	0.0%
Small Business Safety/Security	0.00	35,000.00	-35,000.00	0.0%
Total Zone Improvement Grants	0.00	135,000.00	-135,000.00	0.0%
Total Grants	0.00	538,500.00	-538,500.00	0.0%

5:25 PM 05/09/25 Accrual Basis

# Bloomington Urban Enterprise Association Profit & Loss Budget vs. Actual January through March 2025

	Jan - Mar 25	Budget	\$ Over Budget	% of Budget
<b>RDC TIF Zone Participation Fee</b>	0.00	0.00	0.00	0.0%
Total Expense	7,961.00	634,500.00	-626,539.00	1.3%
Net Ordinary Income	15,157.61	-175,720.00	190,877.61	-8.6%
Other Income/Expense Other Income Interest Income	1,634.65	5,000.00	-3,365.35	32.7%
Total Other Income	1,634.65	5,000.00	-3,365.35	32.7%
Net Other Income	1,634.65	5,000.00	-3,365.35	32.7%
Net Income	16,792.26	-170,720.00	187,512.26	-9.8%

# **Bloomington Urban Enterprise Association** Balance Sheet

As of March 31, 2025

	Mar 31, 25	
ASSETS		
Current Assets		
Checking/Savings		
Cash & Cash Equivalents		
First Financial Bank		
FFB - Checking	-19,355.29	
FFB - Money Market	2,397,493.37	
Total First Financial Bank	2,378,138.08	
German American Bank	222,929.55	
IU Credit Union	205,453.31	
Peoples State Bank	106,936.61	
Total Cash & Cash Equivalents	2,913,457.55	
Total Checking/Savings	2,913,457.55	
Total Current Assets	2,913,457.55	
Other Assets		
Notes Receivable - Long Term		
Big Brothers Big Sisters	6,969.51	
Big Time Trading	9,145.79	
Blooming Pets Alive	3,069.72	
BTown Beauty Supply	9,234.33	
Gaian Hands	5,594.91	
KC Designs	6,030.32	
Lash Envy	1,659.07	
Michael's Uptown Cafe	3,055.38	
My Fin, The Tap	4,340.87	
My Sport's Locker	35,827.12	
PALS	7,538.79	
Red Tire Cab	11,518.92	
Sew Secret	3,364.57	
Spiral Bodies Vanishing Aesthetics	5,352.22 14,101.74	
Notes Receivable - Long Term - Other	-1,084.76	
Total Notes Receivable - Long Term	125,718.50	
Total Other Assets	125,718.50	
TOTAL ASSETS	3,039,176.05	
Equity	1 565 040 00	
Opening Balance Equity	1,565,019.23	
Unrestricted Net Assets Net Income	1,457,364.56 16,792.26	
Total Equity	3,039,176.05	
TOTAL LIABILITIES & EQUITY	3,039,176.05	

05/09/25 Accrual Basis

# Bloomington Urban Enterprise Association Profit & Loss January through March 2025

	Jan - Mar 25
Ordinary Income/Expense	
Income	
Banking Interest	22,231.07
Late Fees - RRF Loans	214.27
RRF Loan Interest	673.27
Total Income	23,118.61
Expense	
Administrative	
Accounting & Tax Services	1,400.00
Insurance Expense	6,561.00
Total Administrative	7,961.00
Total Expense	7,961.00
Net Ordinary Income	15,157.61
Other Income/Expense	
Other Income	
Interest Income	1,634.65
Total Other Income	1,634.65
Net Other Income	1,634.65
Net Income	16,792.26

6:25 PM

06/06/25 Accrual Basis

### Bloomington Urban Enterprise Association Profit & Loss Budget vs. Actual January through April 2025

January through April 2025 Jan - Apr 25 Budget \$ Over Budget

Income				
AIEZ Fees Refunded	0.00	3,500.00	-3.500.00	0.0%
Banking Interest	29,578.90	84,000.00	-54,421.10	35.2%
EZID Loan Program Interest	0.00	20,000.00	-20,000.00	0.0%
Late Fees - RRF Loans	217.11	20,000.00	20,000.00	0.070
RDC Participation Fee	0.00	0.00	0.00	0.0%
RRF Loan Interest	729.68	1,280.00	-550.32	57.0%
Uncategorized Income	0.00	0.00	0.00	0.0%
Zone Membership Fees	255.49	350,000.00	-349,744.51	0.0%
Zone Membership rees	233.49	330,000.00	-349,744.31	0.170
Total Income	30,781.18	458,780.00	-427,998.82	6.7%
Expense				
Administrative				
Accounting & Tax Services	1,400.00	1,500.00	-100.00	93.3%
Advertising and Promotion	0.00	5,000.00	-5,000.00	0.0%
Dues & Subscriptions	0.00	0.00	0.00	0.0%
Insurance Expense	6,561.00	7,000.00	-439.00	93.7%
Marketing Consultant	0.00	5,000.00	-5,000.00	0.0%
Miscellaneous Expense	0.00	2,500.00	-2,500.00	0.0%
Professional Fees				
Management	0.00	50,000.00	-50,000.00	0.0%
Project Administration	0.00	25,000.00	-25,000.00	0.0%
Total Destantianal Franc		75 000 00	75 000 00	0.00/
Total Professional Fees	0.00	75,000.00	-75,000.00	0.0%
Total Administrative	7,961.00	96,000.00	-88,039.00	8.3%
Grants				
Grants-Arts and Culture				
Arts Incubator	0.00	100,000.00	-100,000.00	0.0%
City Art Program	0.00	40,000.00	-40,000.00	0.0%
Historic Facade Grants	10,000.00	50,000.00	-40,000.00	20.0%
Unbudgeted Arts/Culture Grants	0.00	20,000.00	-20,000.00	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	0.00	50,000.00	-50,000.00	0.0%
Total Zone Arts Grants	0.00	50 000 00	-50,000,00	0.0%
Total Zone Arts Grants	0.00	50,000.00	-50,000.00	0.0%
Total Grants-Arts and Culture	0.00	50,000.00 260,000.00	-50,000.00	0.0% 3.8%
Total Grants-Arts and Culture Grants-Educ & Entrepreneurship	10,000.00	260,000.00	-250,000.00	3.8%
Total Grants-Arts and Culture Grants-Educ & Entrepreneurship Bus Econ Ehance Scholarships	10,000.00 0.00	260,000.00	-250,000.00	3.8%
Total Grants-Arts and Culture Grants-Educ & Entrepreneurship Bus Econ Ehance Scholarships DEI Training Scholarships	10,000.00 0.00 0.00	260,000.00 10,000.00 10,000.00	-250,000.00 -10,000.00 -10,000.00	3.8% 0.0% 0.0%
Total Grants-Arts and Culture Grants-Educ & Entrepreneurship Bus Econ Ehance Scholarships DEI Training Scholarships Dimension Mill Zone Day Passes	0.00 0.00 0.00 0.00 0.00	260,000.00 10,000.00 10,000.00 1,000.00	-250,000.00 -10,000.00 -10,000.00 -1,000.00	3.8% 0.0% 0.0% 0.0%
Total Grants-Arts and Culture Grants-Educ & Entrepreneurship Bus Econ Ehance Scholarships DEI Training Scholarships Dimension Mill Zone Day Passes IVY Tech/SBDC/Cook Center	0.00 0.00 0.00 0.00 0.00 0.00	260,000.00 10,000.00 10,000.00 1,000.00 45,000.00	-250,000.00 -10,000.00 -10,000.00 -1,000.00 -45,000.00	3.8% 0.0% 0.0% 0.0% 0.0%
Total Grants-Arts and Culture Grants-Educ & Entrepreneurship Bus Econ Ehance Scholarships DEI Training Scholarships Dimension Mill Zone Day Passes	0.00 0.00 0.00 0.00 0.00	260,000.00 10,000.00 10,000.00 1,000.00	-250,000.00 -10,000.00 -10,000.00 -1,000.00	3.8% 0.0% 0.0% 0.0%
Total Grants-Arts and Culture Grants-Educ & Entrepreneurship Bus Econ Ehance Scholarships DEI Training Scholarships Dimension Mill Zone Day Passes IVY Tech/SBDC/Cook Center	0.00 0.00 0.00 0.00 0.00 0.00	260,000.00 10,000.00 10,000.00 1,000.00 45,000.00	-250,000.00 -10,000.00 -10,000.00 -1,000.00 -45,000.00	3.8% 0.0% 0.0% 0.0% 0.0%
Total Grants-Arts and Culture Grants-Educ & Entrepreneurship Bus Econ Ehance Scholarships DEI Training Scholarships Dimension Mill Zone Day Passes IVY Tech/SBDC/Cook Center Unbudgeted Educ/Entrep Grants	10,000.00 0.00 0.00 0.00 0.00 0.00 0.00	260,000.00 10,000.00 10,000.00 1,000.00 45,000.00 10,000.00	-250,000.00 -10,000.00 -10,000.00 -1,000.00 -45,000.00 -10,000.00	3.8% 0.0% 0.0% 0.0% 0.0%
Total Grants-Arts and Culture Grants-Educ & Entrepreneurship Bus Econ Ehance Scholarships DEI Training Scholarships Dimension Mill Zone Day Passes IVY Tech/SBDC/Cook Center Unbudgeted Educ/Entrep Grants Total Grants-Educ & Entrepreneurship	10,000.00 0.00 0.00 0.00 0.00 0.00 0.00	260,000.00 10,000.00 10,000.00 1,000.00 45,000.00 10,000.00	-250,000.00 -10,000.00 -10,000.00 -1,000.00 -45,000.00 -10,000.00	3.8% 0.0% 0.0% 0.0% 0.0%
Total Grants-Arts and Culture Grants-Educ & Entrepreneurship Bus Econ Ehance Scholarships DEI Training Scholarships Dimension Mill Zone Day Passes IVY Tech/SBDC/Cook Center Unbudgeted Educ/Entrep Grants Total Grants-Educ & Entrepreneurship Grants-Education	10,000.00 0.00 0.00 0.00 0.00 0.00 0.00	260,000.00 10,000.00 10,000.00 1,000.00 45,000.00 10,000.00 76,000.00	-250,000.00 -10,000.00 -10,000.00 -1,000.00 -45,000.00 -10,000.00 -76,000.00	3.8% 0.0% 0.0% 0.0% 0.0% 0.0%
Total Grants-Arts and Culture Grants-Educ & Entrepreneurship Bus Econ Ehance Scholarships DEI Training Scholarships Dimension Mill Zone Day Passes IVY Tech/SBDC/Cook Center Unbudgeted Educ/Entrep Grants Total Grants-Educ & Entrepreneurship Grants-Education Lemonade Day	10,000.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	260,000.00 10,000.00 10,000.00 1,000.00 45,000.00 10,000.00 76,000.00 2,500.00	-250,000.00 -10,000.00 -10,000.00 -1,000.00 -45,000.00 -76,000.00 -2,500.00	3.8% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0%
Total Grants-Arts and Culture Grants-Educ & Entrepreneurship Bus Econ Ehance Scholarships DEI Training Scholarships Dimension Mill Zone Day Passes IVY Tech/SBDC/Cook Center Unbudgeted Educ/Entrep Grants Total Grants-Educ & Entrepreneurship Grants-Education Lemonade Day Resident Econ Indep Scholar	10,000.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	260,000.00 10,000.00 10,000.00 1,000.00 45,000.00 76,000.00 2,500.00 15,000.00	-250,000.00 -10,000.00 -10,000.00 -1,000.00 -45,000.00 -76,000.00 -2,500.00 -15,000.00	3.8% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0%
Total Grants-Arts and Culture Grants-Educ & Entrepreneurship Bus Econ Ehance Scholarships DEI Training Scholarships Dimension Mill Zone Day Passes IVY Tech/SBDC/Cook Center Unbudgeted Educ/Entrep Grants Total Grants-Educ & Entrepreneurship Grants-Education Lemonade Day Resident Econ Indep Scholar School Grants-MCCSC Foundation	10,000.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	260,000.00 10,000.00 10,000.00 1,000.00 45,000.00 76,000.00 2,500.00 15,000.00 50,000.00	-250,000.00 -10,000.00 -10,000.00 -1,000.00 -45,000.00 -76,000.00 -2,500.00 -15,000.00 -50,000.00	3.8% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0%
Total Grants-Arts and Culture Grants-Educ & Entrepreneurship Bus Econ Ehance Scholarships DEI Training Scholarships Dimension Mill Zone Day Passes IVY Tech/SBDC/Cook Center Unbudgeted Educ/Entrep Grants Total Grants-Educ & Entrepreneurship Grants-Education Lemonade Day Resident Econ Indep Scholar School Grants-MCCSC Foundation Grants-Education - Other Total Grants-Education	10,000.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	260,000.00 10,000.00 10,000.00 1,000.00 45,000.00 76,000.00 2,500.00 15,000.00 50,000.00 0.00	-250,000.00 -10,000.00 -10,000.00 -1,000.00 -45,000.00 -76,000.00 -2,500.00 -15,000.00 -50,000.00 0.00	3.8% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0
Total Grants-Arts and Culture Grants-Educ & Entrepreneurship Bus Econ Ehance Scholarships DEI Training Scholarships Dimension Mill Zone Day Passes IVY Tech/SBDC/Cook Center Unbudgeted Educ/Entrep Grants Total Grants-Educ & Entrepreneurship Grants-Education Lemonade Day Resident Econ Indep Scholar School Grants-MCCSC Foundation Grants-Education - Other Total Grants-Education Zone Improvement Grants	10,000.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	260,000.00 10,000.00 10,000.00 1,000.00 45,000.00 76,000.00 2,500.00 15,000.00 50,000.00 0.00 67,500.00	-250,000.00 -10,000.00 -10,000.00 -1,000.00 -45,000.00 -76,000.00 -76,000.00 -2,500.00 -15,000.00 -50,000.00 0.00 -67,500.00	3.8% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0%
Total Grants-Arts and Culture Grants-Educ & Entrepreneurship Bus Econ Ehance Scholarships DEI Training Scholarships Dimension Mill Zone Day Passes IVY Tech/SBDC/Cook Center Unbudgeted Educ/Entrep Grants Total Grants-Educ & Entrepreneurship Grants-Education Lemonade Day Resident Econ Indep Scholar School Grants-MCCSC Foundation Grants-Education - Other Total Grants-Education Zone Improvement Grants Business Accessability	10,000.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	260,000.00 10,000.00 10,000.00 1,000.00 45,000.00 76,000.00 2,500.00 15,000.00 50,000.00 67,500.00 25,000.00	-250,000.00 -10,000.00 -10,000.00 -1,000.00 -45,000.00 -76,000.00 -76,000.00 -2,500.00 -50,000.00 -67,500.00 -25,000.00	3.8% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0%
Total Grants-Arts and Culture Grants-Educ & Entrepreneurship Bus Econ Ehance Scholarships DEI Training Scholarships DEI Training Scholarships Dimension Mill Zone Day Passes IVY Tech/SBDC/Cook Center Unbudgeted Educ/Entrep Grants Total Grants-Educ & Entrepreneurship Grants-Education Lemonade Day Resident Econ Indep Scholar School Grants-MCCSC Foundation Grants-Education - Other Total Grants-Education Zone Improvement Grants Business Accessability Business Building Improvement	10,000.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	260,000.00 10,000.00 10,000.00 1,000.00 45,000.00 76,000.00 2,500.00 15,000.00 50,000.00 67,500.00 25,000.00 30,000.00	-250,000.00 -10,000.00 -10,000.00 -1,000.00 -45,000.00 -76,000.00 -76,000.00 -2,500.00 -50,000.00 -67,500.00 -25,000.00 -25,000.00 -30,000.00	3.8% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0%
Total Grants-Arts and Culture Grants-Educ & Entrepreneurship Bus Econ Ehance Scholarships DEI Training Scholarships DEI Training Scholarships Dimension Mill Zone Day Passes IVY Tech/SBDC/Cook Center Unbudgeted Educ/Entrep Grants Total Grants-Educ & Entrepreneurship Grants-Education Lemonade Day Resident Econ Indep Scholar School Grants-MCCSC Foundation Grants-Education - Other Total Grants-Education Zone Improvement Grants Business Accessability Business Building Improvement Climate Resiliency Prog/Grants	10,000.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	260,000.00 10,000.00 10,000.00 1,000.00 45,000.00 76,000.00 2,500.00 15,000.00 50,000.00 67,500.00 25,000.00 30,000.00 20,000.00	-250,000.00 -10,000.00 -10,000.00 -1,000.00 -45,000.00 -76,000.00 -2,500.00 -50,000.00 -67,500.00 -25,000.00 -25,000.00 -20,000.00	3.8% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0%
Total Grants-Arts and CultureGrants-Educ & Entrepreneurship Bus Econ Ehance Scholarships DEI Training Scholarships DEI Training Scholarships Dimension Mill Zone Day Passes IVY Tech/SBDC/Cook Center Unbudgeted Educ/Entrep GrantsTotal Grants-Educ & EntrepreneurshipGrants-Education Lemonade Day Resident Econ Indep Scholar School Grants-MCCSC Foundation Grants-Education - OtherTotal Grants-Education School Grants-Education Grants-Education - OtherTotal Grants-Education Lone Improvement Grants Business Accessability Business Building Improvement Climate Resiliency Prog/Grants Direct Asst. Small Bus/Comm Sup	10,000.00 0.00	260,000.00 10,000.00 10,000.00 1,000.00 45,000.00 76,000.00 2,500.00 15,000.00 50,000.00 67,500.00 25,000.00 20,000.00 25,000.00 25,000.00	-250,000.00 -10,000.00 -10,000.00 -1,000.00 -45,000.00 -76,000.00 -2,500.00 -50,000.00 -67,500.00 -25,000.00 -20,000.00 -25,000.00 -25,000.00 -25,000.00	3.8% 0.0%
Total Grants-Arts and Culture Grants-Educ & Entrepreneurship Bus Econ Ehance Scholarships DEI Training Scholarships DEI Training Scholarships Dimension Mill Zone Day Passes IVY Tech/SBDC/Cook Center Unbudgeted Educ/Entrep Grants Total Grants-Educ & Entrepreneurship Grants-Education Lemonade Day Resident Econ Indep Scholar School Grants-MCCSC Foundation Grants-Education - Other Total Grants-Education Zone Improvement Grants Business Accessability Business Building Improvement Climate Resiliency Prog/Grants	10,000.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	260,000.00 10,000.00 10,000.00 1,000.00 45,000.00 76,000.00 2,500.00 15,000.00 50,000.00 67,500.00 25,000.00 30,000.00 20,000.00	-250,000.00 -10,000.00 -10,000.00 -1,000.00 -45,000.00 -76,000.00 -2,500.00 -50,000.00 -67,500.00 -25,000.00 -25,000.00 -20,000.00	3.8% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0%
Total Grants-Arts and CultureGrants-Educ & Entrepreneurship Bus Econ Ehance Scholarships DEI Training Scholarships DEI Training Scholarships Dimension Mill Zone Day Passes IVY Tech/SBDC/Cook Center Unbudgeted Educ/Entrep GrantsTotal Grants-Educ & EntrepreneurshipGrants-Education Lemonade Day Resident Econ Indep Scholar School Grants-MCCSC Foundation Grants-Education - OtherTotal Grants-Education School Grants-Education Grants-Education - OtherTotal Grants-Education Lone Improvement Grants Business Accessability Business Building Improvement Climate Resiliency Prog/Grants Direct Asst. Small Bus/Comm Sup	10,000.00 0.00	260,000.00 10,000.00 10,000.00 1,000.00 45,000.00 76,000.00 2,500.00 15,000.00 50,000.00 67,500.00 25,000.00 20,000.00 25,000.00 25,000.00	-250,000.00 -10,000.00 -10,000.00 -1,000.00 -45,000.00 -76,000.00 -2,500.00 -50,000.00 -67,500.00 -25,000.00 -20,000.00 -25,000.00 -25,000.00 -25,000.00	3.8% 0.0%

% of Budget

6:25 PM 06/06/25 Accrual Basis

# Bloomington Urban Enterprise Association Profit & Loss Budget vs. Actual January through April 2025

	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
<b>RDC TIF Zone Participation Fee</b>	0.00	0.00	0.00	0.0%
Total Expense	27,961.00	634,500.00	-606,539.00	4.4%
Net Ordinary Income	2,820.18	-175,720.00	178,540.18	-1.6%
Other Income/Expense Other Income Interest Income	1,634.65	5,000.00	-3,365.35	32.7%
Total Other Income	1,634.65	5,000.00	-3,365.35	32.7%
Net Other Income	1,634.65	5,000.00	-3,365.35	32.7%
Net Income	4,454.83	-170,720.00	175,174.83	-2.6%

# **Bloomington Urban Enterprise Association** Balance Sheet

As of April 30, 2025

	Apr 30, 25	
ASSETS		
Current Assets		
Checking/Savings		
Cash & Cash Equivalents		
First Financial Bank		
FFB - Checking	-19,355.29	
FFB - Money Market	2,387,359.51	
Total First Financial Bank	2,368,004.22	
German American Bank	222,929.55	
IU Credit Union	205,453.31	
Peoples State Bank	106,936.61	
Total Cash & Cash Equivalents	2,903,323.69	
Total Checking/Savings	2,903,323.69	
Total Current Assets	2,903,323.69	
Other Assets		
Notes Receivable - Long Term		
Big Brothers Big Sisters	6,438.73	
Big Time Trading	8,619.42	
Blooming Pets Alive	3,069.72	
BTown Beauty Supply	9,234.33	
Gaian Hands	5,594.91	
KC Designs	5,607.23	
Lash Envy	1,549.74	
Michael's Uptown Cafe	3,055.38	
My Fin, The Tap	4,340.87	
My Sport's Locker	35,827.12	
PALS	7,538.79	
Red Tire Cab	11,518.92	
Sew Secret	3,364.57	
Spiral Bodies	4,949.82	
Vanishing Aesthetics	14,101.74	
Notes Receivable - Long Term - Other	-1,296.36	
Total Notes Receivable - Long Term	123,514.93	
Total Other Assets	123,514.93	
TOTAL ASSETS	3,026,838.62	
LIABILITIES & EQUITY Equity		
Opening Balance Equity	1,565,019.23	
Unrestricted Net Assets	1,457,364.56	
Net Income	4,454.83	
Total Equity	3,026,838.62	
TOTAL LIABILITIES & EQUITY	3,026,838.62	

06/06/25 Accrual Basis

### Bloomington Urban Enterprise Association **Profit & Loss** April 2025

	Apr 25
Ordinary Income/Expense	
Income	
Banking Interest	7,347.83
Late Fees - RRF Loans	2.84
RRF Loan Interest	56.41
Zone Membership Fees	255.49
Total Income	7,662.57
Expense	
Grants	
Grants-Arts and Culture	
Historic Facade Grants	10,000.00
Total Grants-Arts and Culture	10,000.00
Zone Improvement Grants	
Small Business Safety/Security	10,000.00
Total Zone Improvement Grants	10,000.00
Total Grants	20,000.00
Total Expense	20,000.00
Net Ordinary Income	-12,337.43
Net Income	-12,337.43

6:27 PM

06/06/25 Accrual Basis

# Bloomington Urban Enterprise Association Profit & Loss Budget vs. Actual January through May 2025

	Jan - May 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income	0.00	2 500 00	2 500 00	0.00/
AIEZ Fees Refunded	0.00 37,161.98	3,500.00 84,000.00	-3,500.00 -46,838.02	0.0% 44.2%
Banking Interest EZID Loan Program Interest	0.00	20,000.00	-20,000.00	44.2% 0.0%
Late Fees - RRF Loans	222.72	20,000.00	20,000.00	0.070
RDC Participation Fee	0.00	0.00	0.00	0.0%
RRF Loan Interest	838.57	1,280.00	-441.43	65.5%
Uncategorized Income	0.00	0.00	0.00	0.0%
Zone Membership Fees	80,860.07	350,000.00	-269,139.93	23.1%
Total Income	119,083.34	458,780.00	-339,696.66	26.0%
Expense				
Administrative	4 400 00	4 500 00	400.00	00.00/
Accounting & Tax Services	1,400.00	1,500.00 5,000.00	-100.00	93.3% 0.0%
Advertising and Promotion Dues & Subscriptions	0.00 0.00	5,000.00 0.00	-5,000.00 0.00	0.0%
Insurance Expense	6,561.00	7,000.00	-439.00	93.7%
Marketing Consultant	0.00	5,000.00	-5,000.00	0.0%
Miscellaneous Expense	0.00	2,500.00	-2,500.00	0.0%
Professional Fees			,	
Management	0.00	50,000.00	-50,000.00	0.0%
Project Administration	0.00	25,000.00	-25,000.00	0.0%
Total Professional Fees	0.00	75,000.00	-75,000.00	0.0%
Total Administrative	7,961.00	96,000.00	-88,039.00	8.3%
Grants				
Grants-Arts and Culture				
Arts Incubator	0.00	100,000.00	-100,000.00	0.0%
City Art Program	0.00	40,000.00	-40,000.00	0.0%
Historic Facade Grants	10,000.00	50,000.00	-40,000.00	20.0%
Unbudgeted Arts/Culture Grants Zone Arts Grants	0.00	20,000.00	-20,000.00	0.0%
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	0.00	50,000.00	-50,000.00	0.0%
Total Zone Arts Grants	0.00	50,000.00	-50,000.00	0.0%
Total Grants-Arts and Culture	10,000.00	260,000.00	-250,000.00	3.8%
Grants-Educ & Entrepreneurship				
Bus Econ Ehance Scholarships	0.00	10,000.00	-10,000.00	0.0%
DEI Training Scholarships	0.00	10,000.00	-10,000.00	0.0%
Dimension Mill Zone Day Passes	0.00	1,000.00	-1,000.00	0.0%
IVY Tech/SBDC/Cook Center	45,000.00	45,000.00	0.00	100.0%
Unbudgeted Educ/Entrep Grants	0.00	10,000.00	-10,000.00	0.0%
Total Grants-Educ & Entrepreneurship	45,000.00	76,000.00	-31,000.00	59.2%
Grants-Education				
Lemonade Day	0.00	2,500.00	-2,500.00	0.0%
Resident Econ Indep Scholar	0.00	15,000.00	-15,000.00	0.0%
School Grants-MCCSC Foundation Grants-Education - Other	50,000.00 0.00	50,000.00 0.00	0.00 0.00	100.0% 0.0%
Total Grants-Education	50,000.00	67,500.00	-17,500.00	74.1%
Zone Improvement Grants				
Business Accessability	0.00	25,000.00	-25,000.00	0.0%
Business Building Improvement	25,557.77	30,000.00	-4,442.23	85.2%
Climate Resiliency Prog/Grants	0.00	20,000.00	-20,000.00	0.0%
Direct Asst. Small Bus/Comm Sup	0.00	25,000.00	-25,000.00	0.0%
Small Business Safety/Security	10,000.00	35,000.00	-25,000.00	28.6%
Total Zone Improvement Grants	35,557.77	135,000.00	-99,442.23	26.3%
Total Grants	140,557.77	538,500.00	-397,942.23	26.1%

6:27 PM 06/06/25 Accrual Basis

# Bloomington Urban Enterprise Association Profit & Loss Budget vs. Actual January through May 2025

	Jan - May 25	Budget	\$ Over Budget	% of Budget
<b>RDC TIF Zone Participation Fee</b>	0.00	0.00	0.00	0.0%
Total Expense	148,518.77	634,500.00	-485,981.23	23.4%
Net Ordinary Income	-29,435.43	-175,720.00	146,284.57	16.8%
Other Income/Expense Other Income Interest Income	1,634.65	5,000.00	-3,365.35	32.7%
Total Other Income	1,634.65	5,000.00	-3,365.35	32.7%
Net Other Income	1,634.65	5,000.00	-3,365.35	32.7%
Net Income	-27,800.78	-170,720.00	142,919.22	16.3%

# **Bloomington Urban Enterprise Association** Balance Sheet As of May 31, 2025

	May 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Cash & Cash Equivalents	
First Financial Bank	
FFB - Checking	-79,355.29
FFB - Money Market	2,420,148.43
Total First Financial Bank	2,340,793.14
German American Bank	222,929.55
IU Credit Union	205,453.31
Peoples State Bank	106,936.61
Total Cash & Cash Equivalents	2,876,112.61
Total Checking/Savings	2,876,112.61
Total Current Assets	2,876,112.61
Other Assets	
Notes Receivable - Long Term	
Big Brothers Big Sisters	5,907.07
Big Time Trading	8,092.22
Blooming Pets Alive	3,069.72
BTown Beauty Supply	9,234.33
Gaian Hands	5,594.91
KC Designs	5,607.23
Lash Envy	1,428.00
Michael's Uptown Cafe	2,777.60
My Fin, The Tap	4,340.87
My Sport's Locker	35,827.12
PALS	6,480.50
Red Tire Cab	11,518.92
Sew Secret	3,364.57
Spiral Bodies	4,546.79
Vanishing Aesthetics	11,976.91
Notes Receivable - Long Term - Other	-1,296.36
Total Notes Receivable - Long Term	118,470.40
Total Other Assets	118,470.40
TOTAL ASSETS	2,994,583.01
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	1,565,019.23
Unrestricted Net Assets	1,457,364.56
Net Income	-27,800.78
Total Equity	2,994,583.01
TOTAL LIABILITIES & EQUITY	2,994,583.01

06/06/25 Accrual Basis

### Bloomington Urban Enterprise Association Profit & Loss May 2025

	May 25	
Ordinary Income/Expense		
Income		
Banking Interest	7,583.08	
Late Fees - RRF Loans	5.61	
RRF Loan Interest	108.89	
Zone Membership Fees	80,604.58	
Total Income	88,302.16	
Expense		
Grants		
Grants-Educ & Entrepreneurship		
IVY Tech/SBDC/Cook Center	45,000.00	
Total Grants-Educ & Entrepreneurship	45,000.00	
Grants-Education		
School Grants-MCCSC Foundation	50,000.00	
Total Grants-Education	50,000.00	
Zone Improvement Grants		
Business Building Improvement	25,557.77	
Total Zone Improvement Grants	25,557.77	
Total Grants	120,557.77	
Total Expense	120,557.77	
Net Ordinary Income	-32,255.61	
Net Income	-32,255.61	

Oranto Anto and Outburg	2024 Dudget		2024 Delemen	2025 Dudget	Disbursed/ committed in	Delenee	
Grants - Arts and Culture:	2024 Budget	2024 disbursed	2024 Balance	2025 Budget	2025	Balance	ADA-accessible construction costs &
Arts Incubator	-	-	-	\$100,000.00	\$ 100,000.00		professional development program for
City Art Program	\$40,000.00	\$23,800.00	\$16,200.00	\$40,000.00	\$ -	\$40,000.00	Discretionary spending on City-led arts initiatives, including \$25,000 to
Zone Art Grants	\$50,000.00	\$37,650.00	\$12,350.00	\$50,000.00	\$ -	\$50,000.00	Bloomington Arts Commission Arts Project and Operations grants
Historic Façade Grant	\$40,000.00	\$40,000.00	\$0.00	\$50,000.00	\$ 30,000.00	\$20,000.00	Historic building improvements
Unbudgeted Grants	<u>\$20,000.00</u>	<u>\$20,545.00</u>	(\$545.00)	<u>\$20,000.00</u>	\$ _	\$20,000.00	
Total	<u>\$150,000.00</u>	<u>\$121,995.00</u>	\$28,005.00	<u>\$260,000.00</u>	<u>\$130,000.00</u>	<u>\$130,000.00</u>	

Grants - Zone Improvement:	2024 Budget	2024 disbursed	2024 Balance	2025 Budget	Disbursed/ Committed in 2025	Balance	
Direct Assitance Small Business & Community Support	-	-		\$25,000.00	\$-	\$25,000.00	New funding- physical improvements, emergency assistance, and financial aid.
Climate Resiliency Programs & Grants	-	-		\$20,000.00	\$-	\$20,000.00	Administered by Sustainability (ESD)
Small Business Safety & Security	\$25,000.00	\$5,011.94	\$19,988.06	\$35,000.00	\$ 12,996.2	5 \$22,003.75	To Improve the general security of businesses
Business Building improvement	\$25,000.00	\$25,000.00	\$0.00	\$30,000.00	\$ 25,557.7	5 \$4,442.24	To assist small business owners in updating and improving internal and external structures
Business Accessabilty Modification	<u>\$25,000.00</u>	\$5,000.00	\$20,000.00	<u>\$25,000.00</u>	\$ <u>7,276.5</u>		To help business owners complete ADA modifications to meet requirements
Total	<u>\$75,000.00</u>	\$35,011.94	<u>\$39,988.06</u>	<u>\$135,000.00</u>	\$45,830.5		

#### Grants Include:

Monroe Oil Buidling: \$10K Historic Façade, and \$10K Safety & Security for Windows/Doors Bloom Magazine: \$10K BBIG - Roof replacement Gold Dust: \$3k BBIG Friendly Beasts: \$2557.76 BBIG WFHB: \$2996.25 S&S Showers Admin (Shawn Eurton): \$20k HFG Andrew Davis Clothing: \$10k BBIG Juniper Art Gallery: \$7276.50 ADA Grant

JUNE 2025 Projection									
Grants - Zone Improvement:	2024 Budget	2024 disbursed	2024 Balance	2025 Budget	ALL Proposed Grants Disbursed/	Balance			
Direct Assitance Small Business & Community Support	\$0.00	_		\$25,000.00	\$ -	\$25,000.00			
Climate Resiliency Programs & Grants	\$0.00	-		\$20,000.00	\$ -	\$20,000.00			
Small Business Safety & Security	\$25,000.00	\$5,011.94	\$19,988.06	\$35,000.00	\$ 32,737.75	\$2,262.25			
Business Building improvement	\$25,000.00	\$25,000.00	\$0.00	\$30,000.00	\$ 60,557.75	(\$30,557.75)			
Business Accessabilty Modification	<u>\$25,000.00</u>	\$5,000.00	<u>\$20,000.00</u>	\$25,000.00	<u>\$ 7,276.50</u>	<u>\$17,723.50</u>			
Total	<u>\$75,000.00</u>	<u>\$35,011.94</u>	<u>\$39,988.06</u>	<u>\$135,000.00</u>	<u>\$100,572.00</u>	<u>\$34,428.00</u>			
Business Building Improvement Grant		Safety & Security Grant		Business Accessa					
Bloom Magazine	\$10,000.00	Monroe Oil Buidling	\$10,000.00	Juniper Art Gallery	\$7,276.50				
Gold Dust	\$3,000.00	WFHB	\$2,996.25						
Friendly Beasts	\$2,557.76	The Forge	\$19,741.50						
Andrew Davis Clothing	\$10,000.00								
The Warehouse	\$25,000.00								
Hazen Insurance	\$10,000.00								
	\$60,557.76		\$32,737.75		\$7,276.50				

### Memorandum



 To: Bloomington Urban Enterprise Association Board Members
 From: Andrea de la Rosa, Executive Director- Bloomington Urban Enterprise Association
 Cc: Aleksandrina Pratt- Assistant City Attorney, Cheryl Gilliland- Deputy Controller, Jessica McClellan-Controller, Margie Rice- Corporation Counsel, Gretchen Knapp- Deputy Mayor
 Date: June 3, 2025
 RE: Emergency Loan Conversion Request for PALS

### Purpose

This memo requests immediate BUEA Board consideration for converting the existing Rapid Response Fund (RRF) Ioan issued to People & Animal Learning Services (PALS) into a grant. The organization sustained catastrophic facility damage during recent severe weather, rendering it inoperable for the foreseeable future. Given the extent of loss and the critical role PALS plays in the community, staff recommends full Ioan forgiveness to support their recovery and continued service to Monroe County residents.

### Background

PALS is a long-standing nonprofit based in Bloomington that provides equine-assisted programming for individuals of all ages and abilities. The organization is one of the few in south-central Indiana accredited by the Professional Association of Therapeutic Horsemanship International (PATH Intl.) and the Certified Horsemanship Association (CHA). Since its founding in 2000, PALS has delivered over 21,000 hours of therapeutic and educational programming and camps.

In 2013, PALS purchased its facility at 7644 W. Elwren Road, expanding its capacity to house therapy horses, offer summer camps, and serve more clients. This facility sustained extensive damage during the most recent storm, and the organization is uncertain when operations will resume.

### Loan History

PALS currently holds an RRF loan from the BUEA. Staff has verified their standing as a current loan recipient, and all payments are up to date. The remaining balance for the PALS RRF Loan is \$7,160.01 as of June 9, 2025.

### Recommendation

In light of the organization's immediate hardship, its documented history of community impact, and its strong track record of service delivery, the staff recommends that the Board approve full conversion of the PALS RRF loan into a grant effective immediately. This action would provide urgent relief and reflect the BUEA's commitment to supporting recovery efforts for mission-driven organizations impacted by disaster.

### **Next Steps**

If the Board is amenable, staff will follow the established loan conversion methodology:

- 1. Issue a Letter of Intent to Convert to PALS, outlining the Board's decision and detailing the conversion terms.
- 2. Request Documentation from the borrower, including a brief statement of impact.
- 3. Sign a Release of Promissory Note
- 4. Execute a Loan Modification Agreement, formally converting the outstanding loan balance into a grant.
- 5. **Update Internal Records** and provide final confirmation to the borrower upon completion of the conversion process.

This action can be initiated upon Board approval at the next meeting.





# **Grant Applications**

### **BUEA 2025 Zone Art Grants**

The Bloomington Urban Enterprise Association (BUEA) allocated \$50,000 for Zone Arts Grants for FY 2025, administered through the Bloomington Arts Commission's (BAC) annual Arts Project Grant Cycle. These grants support arts activities within the Urban Enterprise Zone that engage residents and businesses, enhance community identity, and increase access to the arts.

Projects were evaluated on capacity and community impact by BAC members and local arts professionals. Out of 37 total applications received, 12 Zone Arts Grants are recommended for funding, totaling \$27,983

### The Forge - Safety and Security Grant - \$19,741.50

The Mill, a non-profit center for entrepreneurship that manages The Forge in the Trades District, is requesting emergency funding to repair 14 windows at The Forge damaged by vandalism on April 2, 2025. These repairs are essential to restoring safety, maintaining the building's appearance, and ensuring uninterrupted tenant improvements during a phase when tenants are not yet paying rent. Located within the Urban Enterprise Zone, The Forge hosts several enterprise zone companies and contributes to Bloomington's innovation economy. Supporting this project aligns with BUEA's mission to foster economic development and revitalization in the zone.

### The Warehouse - Building Improvement Grants - \$25,000

The Warehouse, operated by Realife Media, Inc., is a non-profit community center located at 1525 S. Rogers Street in Bloomington, Indiana. Since 1990, the organization has employed 24 people and provides recreational and arts programming in a safe, relationship-centered environment. The Warehouse is requesting \$25,000 through the BUEA Business Building Improvement Grant Program to upgrade its kitchen electrical system by installing a 200-amp, three-phase panel. This upgrade will support the efficient use of commercial kitchen appliances, including refrigerators, ovens, steamers, and a new coffee bar for the Tiny Tots program. The project also includes overhead power installation and, if funds allow, a commercial dishwasher, which is being partially supported by a fundraiser hosted by the Bloomington Chamber of Commerce. The organization owns its facility, has not previously received a BUEA grant, and is prepared to match up to 50% of the total project cost. The proposed project is scheduled to begin on March 10, 2025, and be completed by March 31, 2025. Supporting documentation, including contractor quotes and photos of the existing kitchen, was submitted with the application.

### Doug Hazen Insurance - Business Building Improvement Grant - \$10,000

Doug Hazen Insurance, active in the zone, reported serving 157 families with home or auto policies and managing 222 total policies, including 33 life insurance policies. They also carry 23 general liability policies for local businesses, many participating in the farmers' market and Food Truck Friday, though some owners live outside the zone.

The applicant partners with the City's HANDS Program and Habitat for Humanity, offering insurance education and supporting fundraising efforts. They are members of both the Bloomington Chamber of Commerce and the Bloomington Board of Realtors.

They recently faced an unexpected \$98,000 expense for interior building improvements, including window replacements and a stolen air conditioning unit, both tied to security issues in the area. The applicant emphasized that an active business presence can positively impact neighborhood conditions, citing their experience with Habitat projects.



То:	Andrea de la Rosa, Executive Director, Bloomington Urban Enterprise Association
Cc:	Heather Robinson, President, Bloomington Urban Enterprise Association, and Jane Kupersmith Director, City of Bloomington Economic and Sustainable Development
From:	Holly Warren, Assistant Director for the Arts
Date:	June 11, 2025
Re:	Bloomington Arts Commission recommendations for BUEA 2025 Zone Art Grants

This year, the BUEA has allocated \$50,000 for Zone Arts Grants, which the Bloomington Arts Commission has been entrusted to allot as part of its annual Arts Project Grant Cycle. The BUEA Zone Arts Grants are meant to support arts activities within the boundaries of the Bloomington Urban Enterprise Zone.

Funded projects must do one or more of the following for residents and businesses within the Urban Enterprise Zone:

- Facilitate involvement in arts and cultural activities
- Provide an opportunity to participate in the creative process
- Advance the quality and availability of the arts in the Zone
- Celebrate or enhance the identity of the Zone

As part of its annual Arts Project Grant Cycle, members of the Bloomington Arts Commission, along with community readers working locally in the arts, evaluate applications according to the following criteria:

- Capacity Does the project have a clear plan and outcomes, and a plan to achieve them? Does the artist/arts group have financial resources committed to the project outside of this grant?
- Community Impact Is the project addressing a community need? Does it engage in larger community dialogues? Does it reach out to or connect with the various communities that exist in Bloomington? Is the artist/arts group partnering with other organizations?

The BAC received a total of 37 Arts Project grant applications during 2025. Based on our evaluation, we recommend that the BUEA fund the following 12 Zone Arts Grants for a total of \$27,983:

Organization name	Funding Purpose	Funding Recommendation
	Funds are requested to support	
	materials and installation of picture	
	rails in historic building for art	¢4,400,00
Bloomington Stitchery, LLC	exhibitions.	\$1,483.00
	Funds are requested to support a	
	series of live experimental music	
	performances, often incorporating	
	spoken word and visual art/film components, by local, regional,	
Urban Deer Record Co.	national, and international artists.	\$1,500.00
	Funds are requested to support four	φ1,500.00
	acclaimed local artists in an	
	interdisciplinary collaboration and	
	public arts performance celebrating the	
	release of janan alexandra's debut	
	poetry collection, "come from" (BOA	
janan alexandra	Editions).	\$1,500.00
, 	Funds are requested to support the	+ )
	renovation of and updates in order to	
	better facilitate performances by local	
	musicians and artists open to all ages	
Friendly Beasts Cider LLC	audiences at Friendly Beasts	\$2,000.00
	Funds are requested to support a	
	community play reading series that	
	brings together professional and	
	amateur actors to share in the joy of	
	embodying plays by local playwrights	
	in a casual, fun, and community-	
Redbud Books	building environment.	\$2,000.00
	Funds are requested to support venue	
	fees (including insurance), Eventbrite	
	Fees, professional services from local	
	artists (including graphic design,	
	lighting, photography, and sound	
	engineering), event supplies (including	
	decor, printing services, paper supplies	
	for food/beverages) for annual Buffy	¢0,500,00
Buffy Prom Bloomington	Prom festival.	\$2,500.00

Total Recommended Funding		\$27,983.00
Emily Wilson Gillespie	Funds are requested to support the installation of an original abstract mural inspired by Bloomington's landscapes at Bloomington Fine Art Supply.	\$3,000.00
Off Night Productions	Funds are requested to support Off Night Productions' theatrical production of Hurricane Diane by Madeleine George, performing August 3-5 and 11-13 at the John Waldron Arts Center Auditorium.	\$3,000.00
Eclipse Productions Company	Funds are requested to support performance rights for 8 performances, artists stipends, and community outreach as a part of its production of the play <i>Rabbit Hole</i> .	\$3,000.00
Early Music Associates, Inc. dba Bloomgington Early Music	Funds are requested to support Bloomington Early Music Immersion, a free-tuition, weeklong day camp program for middle-school aged musicians, now entering its third year.	\$3,000.00
WonderLab Museum of Science, Health & Technology	Funds are requested to support two Science of Art events that highlight the connection between science and art through demonstrations from local artists and hands-on activities for families visiting WonderLab.	\$2,500.00
WFHB Bloomington Community Radio	Funds are requested to support artist fees, photography, and promotional material for live concert event organized by WFHB.	\$2,500.00

# Submit Time: 2025/04/17 at 4:36 PM EDT **BUEA Major Building Improvement Grant Program Overview** I have read and understand the grant overview. Answered on : 2025-04-15 Project Location - Please verify the project location is in the Bloomington Urban Enterprise Zone. 617 N Madison ST Bloomington, IN 47404 Answered on : 2025-04-15 Meets eligibility **Organization Name** Dimension Mill Inc. Answered on : 2025-04-15 Which type of project are you applying for? Business Safety and Security Grant, Business **Building Improvement Grant, Accessibility Modification Grant Business Safety and Security Grant** Answered on : 2025-04-15 How did you hear about this program? De de la Rosa Answered on : 2025-04-15 **Applicant Name** Victoria Crawley Answered on : 2025-04-17 Job Title or Role Head of Operations Answered on : 2025-04-17 Email victoria@dimensionmill.org Answered on : 2025-04-17 **Phone Number** +1 812-278-4970 Answered on : 2025-04-17 **Additional Contacts** Answered on : 2025-04-17 What type best describes your organization? (restaurant, retail, school, etc.) Non-profit Answered on : 2025-04-15 Organization Tax Classification Sole Proprietor, LLC, S-Corp, C-Corp, Partnership, Co-Op, Non-Profit, LLP

Non-Profit

Crawley, Victoria (1796)

Status: Submission Confirmation

**Program Name : buea-building** 

	Answered on : 2025-04-15
Organization Mailing Address	
642 N Madison St	
Bloomington, IN 47404	
	Answered on : 2025-04-15
How many employees does your organization have?	
14	
	Answered on : 2025-04-15
Organization Website	
dimensionmill.org	
	Answered on : 2025-04-15
Please describe your organization in a few sentences. What are your mission, and/or goals?	origins, purpose,
The Mill builds & nurtures Bloomington's startup ecosystem. We are a 501(c)(3) no	onprofit center for
entrepreneurship in Bloomington, funded by membership and event space fees, a donations from corporate sponsors and angel investors from south-central Indiana	, .
	Answered on : 2025-04-15
Have you previously received a BUEA Improvement Grant?	
No	
	Answered on : 2025-04-15
Is your facility located within a historic district?	
	Answered on : 2025-04-15
Does your organization own or lease your facility?	
Lease	Answered on : 2025-04-15
Property Owner Name	
Bloomington Redevelopment Commission	
biomington Redevelopment Commission	Answered on : 2025-04-15
Property Owner Email Address	
jane.kupersmith@bloomington.in.gov	
	Answered on : 2025-04-15
When does your current lease period end?	
12/31/2020	Answered on : 2025-04-15
Do you intend to renew your lease?	
Yes	
	Answered on : 2025-04-15
Please check the box to confirm that you are in communication with y	
about this grant program.	
Confirm	Answered on : 2025-04-15
Place unload a latter of annroyal for the intended improvements from	
Please upload a letter of approval for the intended improvements from	i the property owner

if you are leasing your space.

# Years in Operation

6

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

19741.50

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

Repair of 14 windows damaged due to vandalism on April 2, 2025

Project Start Date 04/17/2025

# Project End Date

05/16/2025

Answered on : 2025-04-17

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)?

Answered on : 2025-04-17

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

PXL_20250403_120813969.jpg
PXL_20250403_120905559.jpg
PXL_20250403_120945815.jpg
PXL_20250403_120955591.jpg
PXL_20250403_121008175.jpg
PXL_20250403_121025210.jpg
PXL_20250403_121236852.jpg

Answered on : 2025-04-17

Please upload quotes, invoices or receipts for the improvements.

Vandalism repair costs.pdf

Answered on : 2025-04-17

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. N/A

Answered on : 2025-04-17

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

Answered on : 2025-04-17

Please upload a document or spreadsheet with a simple project budget, including your matching funding.

Forge Window Repairs - Sheet1.pdf

Answered on : 2025-04-17

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

Answered on : 2025-04-17

Answered on : 2025-04-17

Answered on : 2025-04-17

Tenants are not yet paying rent, so this grant will provide funding to cover critical repairs to the windows that will keep tenant improvements on track and maintain a safe and beautiful appearance to the Trades District.

Answered on : 2025-04-17

### **Standard Signature**

Yes

Answered on : 2025-04-17

# **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

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 Business Building Improvement Grant, can you match up to 50% of your total funding request?

N/A

BUEA	\$19,741.50
Dimension Mill Inc.	\$6,580.50
Total	\$26,322.00













# WEDDLE BROS. BUILDING GROUP, LLC. PCO Pricing Sheet

	PCO Pricing Sheet							
							PCO #:	Quote
Project:	Description: Cost to clean up, temporarily enclose, and replace broken windows.			SUP		-	Day Shift Hourly Labor R Field Superintendent Carpenter Foreman Rate:	
Description:							Carpenter Rate: aborer Foreman Rate: Laborer Rate: erator Foreman Rate:	\$72.38 \$52.03 \$49.53 \$76.73
Date:	4/15/2025				OPER		Operator Rate:	\$74.23
DESCRIPTIO	Ν	Quantity	Class	Quantity	Unit	Rate	Extension	Totals
LABOR: Supervision/ Man	nagement	1	SUP	16	hours	\$85.00	\$1,360.00	
Clean up and tme	eporarily enclose windows	1	LS	1	LS	\$1,829.00	\$0.00 \$1,829.00 \$0.00	
							\$0.00 \$0.00 \$0.00	
			Total Man Hours	17	Total Days	2.125	\$0.00 Labor Subtotal	\$3,189.00
		Quantity	Class	Quantity	Unit	Rate	Extension	<b>, , , , , , , , , , , , , , , , , , , </b>
MATERIAL: Mater	rial to board up windows	1	LS	1	LS	\$349.14	\$349.14	
		Quantity	Class	Quantity	Unit	Rate	Mat'l Subtotal Extension	\$349.14
EQUIPMENT:								
	40' Man lift	1	day	1	day	\$611.49	\$611.49	
	Job Truck	1	day	1	day	\$52.00	\$52.00	
	Fuel	1	LS	1	LS	\$43.67	\$43.67 Equip. Subtotal	\$707.16
							Total	ψ <i>1</i> 07.10
SUBCONTRACT Sevice Glass	ORS:						\$20,815.00	
							Sub Subtotal	\$20,815.00
						T Overhead	otal Prior to Markup 10.00%	\$25,060.30 \$424.53
						Profit	5.00%	\$212.27
						Subcontract	3.00% Total	\$624.45 \$26,321.55
							Rounded	\$26,322.00
Remarks:								


# DAILY SUMMARY REPORT

Field Management Professional

Project ID: 61592.01 Daily Diary Date

370

1

Date: Thursday, 04/03/2025

Project Name COB FORGE VANDALISM REI	PAIRS	Da	ate: Thursday, 04
Foreman ID: 3934			
Foreman Name: STEVEN WAYNE ENGLIS	Н		
Transferred On: 4/7/2025 7:01:10 AM			
Temperature & Weather:	Site Hours Worked:	Ground Conditions /	Day Type:
AM: Clear PM: Clear	From: 10:00 AM To: 3:00 PM	Dry	Cal Days:
High: 70 F Low: 45 F Precip: 0	Inspector: Steve English	Work Day	Work Days:
	Work Performed		

#### Vandalism to windows, had ten workers cleaning and boarding up openings. Joe Haywood 3.5 hrs. Trent Bachelor 3 hrs. Jameel Golden 2.5 hrs. Will Archer 2.5 hrs. Jayms Chandler 4.5 hrs. Eric Martin 4.5 hrs. Steve English 4 hrs. Brian Hornaday 4 hrs. Eric Homes 1 hrs. Derick Casper 1 hrs.

#### **Employee Summary**

Employee ID	Employee Name	Work Class	Regular Time	Over Time
3292	JAMES ERIC MARTIN	Laborers 741 IN Building	4.50	0.00
3934	STEVEN WAYNE ENGLISH	Carpenters 2 IN Building	4.00	0.00
967	TRINITY S BATCHELOR	Laborers 741 IN Building	3.00	0.00
174	JAYMS T CHANDLER	Carpenters 2 IN Building	4.50	0.00
357	DERECK M CASNER	Laborers 741 IN Building	1.00	0.00
795	JOEL B HAYWOOD	Carpenters 1 IN Builders	3.50	0.00
514	ERIC S HOLMES	Carpenters 1 IN Builders	0.00	1.00
7282	BRIAN DUANE HORNADAY	Carpenters 1 IN Builders	4.00	0.00
97339	JAMEEL LESLIE GOLDEN	Laborers 741 IN Building	2.50	0.00
97364	WILLIAM LEWIS ARCHER	Laborers 741 IN Building	2.50	0.00
		Total Hours:	29.50	1.00

Equipment Summary			
Equipment ID	Description	Wo	ork Time
37758.	2014 GMC SIERRA 1500 2WD REGULAR CAB		4.00
37766.	2016 GMC SIERRA 1500 2WD REG CAB		4.00
		Total Hours:	8.00
Todav's Quantities			

		roday's Quantities		
Cost Code	Description	Quantity Unit	Actual MH	Budgeted MH
600000.00.	WORK ORDERS	0.000 LS	30.50	
	Note:			
		Today's Total:	30.50	0.00



# DAILY SUMMARY REPORT

Date: 04/15/2025 Time: 11:12:41 AM

Thursday, 04/03/2025

Date:

Daily Diary Date

#### Field Management Professional

## Project ID: 61592.01

#### Project Name COB FORGE VANDALISM REPAIRS

Diary Date:	4/3/2025 1:00:00 AM
Taken On:	Apr 3 2025 12:35PM
Foreman:	STEVEN WAYNE ENGLISH
Description:	



Diary Date:	4/3/2025 1:00:00 AM
Taken On:	Apr 3 2025 12:36PM
Foreman:	STEVEN WAYNE ENGLISH
Description:	

Diary Date:	4/3/2025 1:00:00 AM
Taken On:	Apr 3 2025 12:35PM
Foreman:	STEVEN WAYNE ENGLISH
Description:	



Field Management Professional

DAILY SUMMARY REPORT

Date: 04/15/2025 Time: 11:12:41 AM

Thursday, 04/03/2025

Date:

Daily Diary Date

#### Project ID: 61592.01

#### Project Name COB FORGE VANDALISM REPAIRS

Diary Date:	4/3/2025 1:00:00 AM
Taken On:	Apr 3 2025 12:36PM
Foreman:	STEVEN WAYNE ENGLISH
Description:	





Diary Date:	4/3/2025 1:00:00 AM
Taken On:	Apr 3 2025 12:37PM
Foreman:	STEVEN WAYNE ENGLISH
Description:	

Diary Date:	4/3/2025 1:00:00 AM
Taken On:	Apr 3 2025 12:35PM
Foreman:	STEVEN WAYNE ENGLISH
Description:	



Field Management Professional

# DAILY SUMMARY REPORT

Date: 04/15/2025 Time: 11:12:41 AM

Project ID: 61592.01

Project Name COB FORGE VANDALISM REPAIRS

Daily Diary Date

Date: Thursday, 04/03/2025

Daily MH Total:	30.50
Weekly MH Total:	30.50
Monthly MH Total:	30.50
ToDate MH Total:	30.50

61 592.01





LEARN WORE AT LOVES.CON/WYLOVESREVARDS

LOVE'S HOME CENTERS, LLC 350 NORTH EATES DR. BLOONTINGTON, IN 47404 (812) 323-0899

- SALES#: S0634CQI 4719745 (RANS#: 915245488 04-03-25

12192 15/32 CAT 3-PLY SHTG 32/1 322.00 14 0 23.00

	SUBTOTAL:	322.00
	TOTAL TAX:	22.54
INVOICE	68390 TOTAL:	344.54
	1/0:	344.54

MC: XXXXXXXXXX3632 AMOUNT: 344.54 AUTHCD; 021780 CHIP REFID:063468390566 04/03/25 10:45:24 \*PIN VERIFIED CUSTONEF CODE: storm damage TVR : 0003048000 TSI : 2800

STORE: 0634 TERNINAL: 68 04/03/25 10:45:43 # OF ITEMS PURCHASED: 14 Excludes Fees, services and special order items



THANK YOU FOR SHOPPING LOWE'S. FOR FULL DETAILS ON OUR RETURN POLICY, VISIT LOWES.COM/RETURNS A WRITTEN COPY OF THE RETJRN POLICY IS AVAILABLE AT OUR CUSTOMER SERVICE DESK

MY LOWE'S REWARDS CREDIT CARDHOLDERS GET MORE. FOR DETAILS VISIT LOVES.COM/MYLOWESREVARDS

# Ice

KLEINDORFER'S HARDWARE & 1401 W. KIRKWOOD AVE. BLOOMINGTON, IN 47404 (812)332-0487

# SALE

MID: 6721719		
TID: 001	REF#:	00000015
DID: 0001		
Batch #: 093001	RRN:	00000015
04/03/25		12:14:23
APPR CODE: 014135		
MASTERCARD		Chip
************3632		**/**

AMOUNT \$4.60

# APPROVED

MASTERCARD AID: A0000000041010 TVR: 00 00 08 80 00 IAD: 0110A0400322000000000000000000 0000FF TSI: E8 00 ARC: 00

Thank You



April 4, 2025

# Proposal Submitted to:

Weddle Bros. Building Group 2182 W Industrial Park Dr Bloomington, In 47404 Job Location: TDTC - Bloomington 617 N. Madison St Bloomington, IN 47404

Attention: Tom Stone

Phone: (812) 339-9500 Email: tstone@weddlebros.com

# Proposal

For the sum of **<u>\$20,815.00</u>**, we propose the following:

- Replace fourteen (14) broken insulated units due to vandalism. Twelve (12) on ground level in storefront frames and two (2) on second floor curtainwall frame.
- All work to be done during our normal working hours (M F; 7a 3:30p).

Thank you for this	s opportunity to quote your glass and glazing ne	eds.
	All quotes subject to change after 30 days.	

ACCEPTED BY	DATE:	

FIRM NAME:\_\_\_\_\_

SERVICE GLASS OF INDIANAPOLIS INC.

BY:\_\_\_\_\_

DATE:\_\_\_\_\_

Jeremy Cromer

8498 Brookville Road • Indianapolis, IN 46239 • Ph (317) 322-1700 • Fax (317) 322-1701

BL COM		T PROFILE PARK		Contra	ct No.	64292	
Pay https	Online at: s://secure.billtrust.com/MACALLISTER/ig/signin		MINGTON, IN 47404 812-349-9220		Invoice	No.	R6764292650
(800	) 382-1896 M-F 8-5 EST				Date		4/03
Mail Your Payment to: MacAllister Rentals					Page		
P.O.	t. 78731 Box 78000	RENTAL F		VOICE	-		
Detro	oit, MI 48278-0731		_	_		De	2:40
	7324000			te out			te in 12:52 PM
	E WEDDLE BROS CONSTRUCTIO	N		5 11:00 AM			12:52 PM
	S PO BOX 1330			Number			se Order
	S BLOOMINGTON, IN 47402			ONSTRUCTIO			.01111
	E		J	ob Location		0	rdered by
	Phone: 812-339-9500		611 N ROGE	RS STREET, I	BLOOMINGTON	I	BROOKS
	Cell: 812-339-9500		WYN	SETHR			0175
Qty	Equipment		Min	Day	Week	4 Week	Amount
1	40' STRAIGHT BOOM		305.00	305.00	700.00	1545.00	305.0
	1526615 Make: JLG Model: 4008 Ser 4 HR OUT1 3662.20 HR IN1 3662.90 TO						
	HR OUTI 3662.20 HR INI 3662.90 TO	YTAL: .69					
SALES IT	EMS						
Qty	Item Number		Unit	Price	Bin Loc		Amount
1	SURCHARGE		EA	25.00			25.0
1	DELIVERY SURCHARGE		EA	12.48			12.4
1	RENTAL EXCISE TAX		Ad	12.40			12.3
1	ENVIRONMENTAL FEE		EA	19.00			19.0
	ENVIRONMENTAL FEE						
	DELIVERY CHARGE						125.0
	PICKUP CHARGE						125.0
	FINAL BILL: 4/03/25 11:00 AM THRU 4/03	3/25 12:52 PM.					
						Sub-tota	al 611.4
FINAL	BILL: 4/03/25 11:00 AM TH	IRU 4/03/25	12:52 PM.			Exemp	t:
						Tota	al 611.4

PAYMENT: Net-30 days from invoice date unless otherwise specified herein. A service charge will apply to all past due accounts.

RENTAL EQUIPMENT PROTECTION PLAN ("REP"): Lessee will purchase REP (terms at www.macallister.com/rep and incorporated herein by reference) if Lessee fails to obtain insurance coverage and provide MacAllister with proof of such coverage or if such insurance contains coverage amounts that are inadequate to cover the Equipment at any time.

TERMS AND CONDITIONS: The rental agreement terms and conditions found at www.macallister.com/rentalterms ("Rental Terms") are incorporated herein by this reference and apply to your rental of Equipment from or provision of Services by MacAllister (as defined in the Rental Terms). Rease read carefully. This agreement includes an indemnification clause, a jury waiver, warranty disclaimers, and limitations of MacAllister's liability. By accepting delivery of or using the Equipment or Services or making payment(s) to MacAllister for the same, Lessee agrees to be bound by the Rental Terms and REP Terms, even if this Rental Out form has not been fully executed.

#### ACCEPTED BY CUSTOMER

# **Program Name : buea-building** Status: Submission Confirmation Submit Time: 2025/03/03 at 6:18 PM EST **BUEA Major Building Improvement Grant Program Overview** I have read and understand the grant overview. Answered on : 2025-02-13 Project Location - Please verify the project location is in the Bloomington Urban Enterprise Zone. 1525 South Rogers St Bloominton, IN 47403 Answered on : 2025-02-13 Doesn't meet eligibility **Organization Name** Realife Media. Inc. dba The Warehouse Answered on : 2025-02-13 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 : 2025-02-13 How did you hear about this program? Blake Hover Answered on : 2025-02-13 **Applicant Name** David Weil Answered on : 2025-03-03 Job Title or Role Executive Director Answered on : 2025-03-03 Email david@btownwarehouse.com Answered on : 2025-03-03 **Phone Number** +1 812-287-0148 Answered on : 2025-03-03 **Additional Contacts** Josh Utterback Answered on : 2025-03-03 **Additional Contacts - \$this's Email Address** josh@btownwarehouse.com Answered on : 2025-03-03

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

**Community Center** 

Weil, David (1459)

Answered on : 2025-03-03

Organization Tax Classification Sole Proprietor, LLC, S-Corp, C-Corp, Non-Profit, LLP Non-Profit	Partnership, Co-Op,
Years in Operation	Answered on : 2025-03-03
1990 Organization Mailing Address	Answered on : 2025-03-03
1525 S. Rogers Street Bloominton, IN 47403	
How many employees does your organization have?	Answered on : 2025-03-03
Organization Website	Answered on : 2025-03-03
www.btownwarehouse.com and gen215.com Please describe your organization in a few sentences. What are your	Answered on : 2025-03-03
mission, and/or goals? We are a publicly funded nonprofit that exists to positively impact our community to for sports, recreation and the arts; using relationships built through these activities through the story of Jesus.	by providing a safe place
Have you previously received a BUEA Improvement Grant?	Answered on : 2025-03-03
Is your facility located within a historic district?	Answered on : 2025-03-03
Does your organization own or lease your facility?	Answered on : 2025-03-03
	Answered on : 2025-03-03
Total Funding Request (Suggested max \$10,000 - Funding requests ov in-person board review.) 25000.00	ver 10k may require
	Answered on : 2025-03-03
Basic Project Details - Please give a description of your improvement To upgrade the kitchen electric	project
Project Start Date	Answered on : 2025-03-03
03/10/2025	Answered on : 2025-03-03
Project End Date 03/31/2025	
	Answered on : 2025-03-03

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 : 2025-03-03

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

The Warehouse plumbing from Mann.pdf IMG\_1514.jpeg IMG\_1515.jpeg IMG\_1511.jpeg

Answered on : 2025-03-03

# Please upload quotes, invoices or receipts for the improvements.

Kitchen upgrades Bloomington city.pdf

Answered on : 2025-03-03

# 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. The Chamber of Commerce from Bloomington is have a fundraiser (Feb. 27, 2025) for the kitchen to pay

for the commercial dishwasher.

Answered on : 2025-03-03

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

Yes

Yes

Answered on : 2025-03-03

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

This upgrade will allow us to efficiently operate our commercial-grade appliances, including refrigerators, freezers, ovens, a steamer, food warmers, hot dog cookers, microwaves, and a new coffee bar for our Tiny Tots program. Additionally, we plan to install a commercial dishwasher, with fundraising support from the local Chamber of Commerce, and overhead power to support various kitchen equipment used by our volunteers. To meet these needs, we estimate that installing a 200-amp, three-phase electrical panel would be sufficient, and if grant funding allows, we would appreciate assistance from licensed electricians like Cassady to complete the installation.

Answered on : 2025-03-03

Answered on : 2025-03-03

# Hidden Questions :

**Standard Signature** 

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

The Warehouse Budget Summary					
Item	Cost				
Elec. quote	\$	22,678.55			
Plumb. Quote	\$	8,200.00			
Flooring	\$	10,270.00			
Project Total	\$	41,148.55			
The Warehouse	\$	20,574.28			
Requested BUEA Funding	\$	20,574.28			



03/05/2025 Mr. Weil david@btownwarehouse.com 812.287.0178

#### **Electrical upgrades for The Warehouse**

We are pleased to offer the following quotes of **\$22,678.55** for doing the following electrical work: Scope:

- Upgrade electrical distribution \$11,258.08
  - Purchase and install (1) 480v 175a distribution panel.
  - o Demo the existing disconnects and reroute power to 480v distribution panel breakers.
  - o Refeed the existing 75kva transformer from the new distribution panel.
  - Relocate the existing surface-mounted receptacle for the security controller.
- Remove and replace lighting in Kitchen \$5,269.49
  - $\circ$  Demo existing fluorescent tube light fixtures in the kitchen.
  - Purchase and install (8) LED light fixtures.
  - o Relocate the light switch to the entry door location.
  - o Install a new battery backup exit light above the egress door.
- Install subpanel in kitchen \$6,150.98
  - Provide and install (1) 120/240v 100a surface-mounted subpanel.
  - Provide and install all raceway, wire, and breaker.

#### Conditions:

- Work performed during regular business hours.
  - o Monday-Friday 7 am-3 pm

#### Exclusions:

• Work performed outside of regular business hours.

#### Note:

The quote is subject to revision due to condition changes and material cost increases 30 days after issue date.

If you have any questions, please call:

Blake Hover Cassady Electrical Contractors Inc. (812) 929-5334 <u>blake.hover@cassadyelectric.com</u>

Mailing Address: P.O. Box 53 Ellettsville, IN 47429 Business Address: 5600 W. State Road 46 Bloomington, IN 47404

Phone: (812) 332-7361 Fax: (812) 650-7182



February 19, 2025

The Warehouse 1525 S Rogers St., Bloomington, IN

Proposal to install drains and water supplies for kitchen

Scope of proposal: Concrete cutting and repair, drain installations, water hookups for appliances

#### Dish machine work

Cut and tear out concrete to tie new drain into the sanitary system at existing clean-out Install new drain (three inch) and repair concrete Hook up water supply to the dish machine

#### Trench drain

Cut and tear out concrete to install 48" trench drain near three bay sink New trench drain to tie into existing grease line. Repair concrete

#### Water hookups for appliances

New cold water supplies to coffee machines, ice-maker, other countertop appliances

Total sum labor and materials for above tasks\$ 8,200.00Mann Plumbing provides one year workmanship warranty

Prepared by:

David Mann

1750 West 17<sup>th</sup> St. Bloomington, IN 47404 812-334-4003 www.mannplumbinginc.com

# FIVE STAR

www.fivestarconcretecoatings.com

812.709.8215

Representative			Backy H	tows - el	Phone 812	-606-5	50/1
Name The Wareho	WE THE M	VARE HOUSE	Company				
Address 1515 S Rogers St			City Rlooming	ten		ST 7N	/ Zip 47403
Name The Warehouse THE WAREHOUSE Address 1515 S Rogers St Primary Phone 612-287-0148			Secondary Phone				
Email DAVAD @ BT	OWNWAR	CHOUSE - C	OB				
Area 1: Kitchen	X Cost	= Total	Area 2:		X Cost = 1		= Total
Sq. Ft. 1,140	\$	\$ 8,550	Sq. Ft.		\$		\$
Vertical	\$	\$	Vertical		\$		\$
Steps	\$	\$	Steps		\$		\$
Cracks 215	\$	\$/720	Cracks		\$		\$
Pitting	\$	\$	Pitting		\$		\$
Removal	\$	\$	Removal		\$		\$
Color	If Custom	\$	Color		If Custor	n	\$
Move Out / In		\$	Move Out /	In			\$
Trailer Rental		\$	Trailer Rental				
Subtotal for Area 1	\$ 11	0,270	Subtotal for Area 2		\$		
Condition			Condition				
Combined Sq. Ft.	X Cost	= Combined Cost	+ Features & Repa	airs	= Total (	Combine	d Cost of Areas
	\$	\$	\$ \$				
Additional Installation No	otes		Subtotal for Pro	ject	\$		
			Code				
			Other				
			Marketing				
		52	Subtotal		\$		
*For combined pricing, æas mu **Cracks or substrate damager			Tax (rate	)	\$		
Payment Information	The second	The Constant	Total	\$			
Date	Payment Type		Initial Payment	(50%)	\$		
Date	Payment Type		Due Upon Com	pletion	\$		
Client Signature		Date	Representative	Signatu	re		Date
CC#							
Name			-				
Exp	CVR		-				
For credit card payments, bala completion. For checks or cash Finance charges will be assess applicable law.	n, balance will be collecte	ed by crew foreman.					







# Submit Time: 2025/04/25 at 3:36 PM EDT **BUEA Major Building Improvement Grant Program Overview** I have read and understand the grant overview. Answered on : 2025-04-25 Project Location - Please verify the project location is in the Bloomington Urban Enterprise Zone. 1900 W 3rd ST Bloomington, IN 47404 Answered on : 2025-04-25 Doesn't meet eligibility Address must be located inside the Bloomington Urban Enterprise Zone (BUEZ). Continue Answered on : 2025-04-25 **Organization Name** MDJ Property LLC Answered on : 2025-04-25 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 : 2025-04-25 How did you hear about this program? Eric Spoonmore Bloomington Chamber of Commerce Answered on : 2025-04-25 **Applicant Name Douglas Hazen** Answered on : 2025-04-25 Job Title or Role Co Owner Answered on : 2025-04-25 Email dhazen@shelterinsurance.com Answered on : 2025-04-25 Phone Number +1 812-334-1413 Answered on : 2025-04-25 **Additional Contacts** Marcy Hazen Answered on : 2025-04-25 Additional Contacts - \$this's Email Address mhazen.d743@shelterinsurance.com

Hazen, Douglas (1874)

**Program Name : buea-building** 

Status: Submission Confirmation

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

Insurance Agency

Years in Operation

804 S Auto Mall Rd Bloomington, IN 47401

**Organization Website** 

shelterinsurance.com/doughazen

**Organization Mailing Address** 

How many employees does your organization have?

19

4

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

Answered on : 2025-04-25

#### Answered on : 2025-04-25

~~~~~~

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

We have been a captive insurance agency with Shelter Insurance for the last 19 years here in Bloomington. We started what is called a scratch insurance agency where every client that we have we personally know and asked for their insurance business. Our purpose is to provide not only the correct coverage for our clients but to excel in Customer Service. From the beginning of our business we have answered our phone 24/7. Always being able for our clients. Our mission is to treat our clients with respect and dignity no matter what. Our goal is to give back to the community. Ways we do that is by volunteering for things like assisting Cody Toothman with HANDS, Habitat for Humanity, and helping the Bloomington Chamber of Commerce.

|                                                                       | Answered on : 2025-04-25 |
|-----------------------------------------------------------------------|--------------------------|
| Have you previously received a BUEA Improvement Grant?                |                          |
| No                                                                    |                          |
|                                                                       | Answered on : 2025-04-25 |
| Is your facility located within a historic district?                  |                          |
| No                                                                    |                          |
|                                                                       | Answered on : 2025-04-25 |
| Does your organization own or lease your facility?                    |                          |
| Own                                                                   |                          |
|                                                                       | Answered on : 2025-04-25 |
| Total Funding Request (Suggested max \$10,000 - Funding requests ov   | /er 10k may require      |
| in-person board review.)                                              |                          |
| 10000.00                                                              |                          |
|                                                                       | Answered on : 2025-04-25 |
| Basic Project Details - Please give a description of your improvement | project                  |

When we filed for the Sign Permit the city is requiring that we pave our back lot as well as planting more

trees and bushes. Total extra cost will be around \$26,000.00. Just the paving is going to cost us 18,500.00. This is after we have already paid for the interior of the building to be remodeled at the cost of 100,000.00. The Paving and extra landscaping was not figured into our budget or plans.

Answered on : 2025-04-25

## **Project Start Date**

01/25/2025

Answered on : 2025-04-25

# **Project End Date**

06/30/2025

Answered on : 2025-04-25

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)?

Answered on : 2025-04-25

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

IMG\_2923.jpeg IMG\_2924.jpeg IMG\_2925.jpeg IMG\_2927.jpeg IMG\_0014.jpeg IMG\_0016.jpeg IMG\_0016-2.jpeg IMG\_0018.jpeg IMG\_0017.jpeg image000000.jpeg

Answered on : 2025-04-25

# Please upload quotes, invoices or receipts for the improvements.

arnold asphalt.pdf Estimate\_1158\_from\_J\_H\_Landscapes.pdf

Answered on : 2025-04-25

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. No

Answered on : 2025-04-25

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

Yes

Answered on : 2025-04-25

Please upload a document or spreadsheet with a simple project budget, including your matching funding.

IMG\_0020.png

Answered on : 2025-04-25

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

For us to put up a sign and be able to occupy the building that we purchased we need to have these improvements. This will also allow clients and customers to be able to access our building easier. This will overall improve the area around our building and the area.

Answered on : 2025-04-25

#### **Standard Signature**

Yes

Answered on : 2025-04-25

# **Hidden Questions :**

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 a letter of approval for the intended improvements from the property owner if you are leasing your space.

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

## Hazen Insurance - Applicant Summary

- The applicant serves 157 families in the BUEZ with home or auto insurance policies.
- They manage a total of 222 active insurance policies within the BUEZ.
  - **Thirty-three of these policies** are life insurance.
  - The applicant also provides 23 general liability policies to businesses that operate in the BUEZ(e.g., at the farmer's market and Food Truck Friday). However, some business owners may live outside the immediate area.
- They collaborate with the **City of Bloomington's HANDS Program**, offering insurance education for first-time homebuyers.
- The applicant supports **Habitat for Humanity** through fundraising and by teaching insurance education to families preparing for homeownership.
- They are members of both the **Bloomington Chamber of Commerce** and the **Bloomington Board of Realtors**.
- The applicant recently encountered an unplanned expense of **\$98,000** to improve the building interior, including:
  - Replacing windows broken by unhoused individuals
  - Replacing an air conditioning unit that was stolen
- Based on years of experience working with Habitat for Humanity, the applicant believes that having an active business presence contributes to neighborhood improvement.



# Hazen Insurance



2:31PM Fri Apr 25

X 1900 W 3rd exterior budget.xlsx

| 1900 W 3 | ord Street exterior budget             |            |                                      |
|----------|----------------------------------------|------------|--------------------------------------|
| Budget:  |                                        |            |                                      |
| Landscap | ing                                    | \$6,500    | Currently have funds available in ba |
| Paving   |                                        | \$0.00     |                                      |
| Bid Amo  | unt received:                          |            |                                      |
| Landscap | ing:                                   |            |                                      |
|          | J&H Landscaping                        | \$6,237.00 |                                      |
| Paving   | (item not included in original budget) |            |                                      |
|          | Arnold Asphalt                         | \$18,500   |                                      |
|          | Lentz Paving                           | \$24,935   |                                      |

@- Ů

**? 90%** 



Occupancy Permit Asphalt Lift For Back Section

WHAT YOU THE CONSUMER NEED TO KNOW ABOUT THE ADOPTION OF HICA LAW IN 2012



# From ARNOLD'S ASPHALT

3440 S LEONARD SPRINGS RD BLOOMINGTON, IN 47403 ToQuote6962595Doug Hazen Hazen InsuranceIssuedApril 23, 2025Agency LLC1900 W 3rd St Bloomington, IN 47404

ITEM

QUANTITY

PRICE

TOTAL

# Back Parking - Graded And Lifted. 3.5" loose, 3" compacted.

1

\$18,500.00

#### \$18,500.00

[[[ Measured: 4131 sq ft parking lot ]]]

Project Details:

- Add Crushed Stone
- Grade/Compact/Level
- Lift Parking Area In #9 Asphalt
- Asphalt Tonnage; 70 tons.
- Stripe: New Layout. Roughly 12 spots for the rear. Six on each side.

#### NOTES:

- Asphalt installed 3.5" loose, 3" COMPACTED.
- #9 Surface Asphalt is excellent for strength.

- Doug, this type of installation is considered an industrial type of installation that will hold up to anything you toss at it.

For example, a waste truck that most people have come every week.

- Eight (8) employees on-site to ensure this project moves along fast when installing hot asphalt that cools down quickly  $\surd$ 

• Subbase is the KEY to it all. All your needed crushed is INCLUDED.

\_\_\_\_\_

Notes:

- Type of asphalt being installed is #9 Surface! Excellent for strength and ascetics  $\surd$ 

- Two days from start to finish; first day grading, compacting, layout markings painted and the second day lifted in asphalt  $\surd$ 

- Twenty four (24) Month Warranty Against Asphalt Failures  $\surd$ 

#### **Additional Options**

Please select any of the following options:

QUANTITY

PRICE

TOTAL

# OPTIONAL \*\*\*\*\*\* Existing Parking Overlaid. DISCOUNTED \$5,000.00 \$5,000.00

- Measurements: 2573 additional asphalt going out to the roadway.

- Mill out the area where the asphalt meets the concrete roadway skirt.

- Your new asphalt will be overlaid 2" loose, installed 2" 1.5" compacted.

- This area is from the back corner of your building to your concrete skirt that meets up to 3rd street.

DETAILS:

- Twenty-five additional tons of asphalt are needed  $\surd$
- TAC (asphalt glue) applied for adhesion (40 gallons) $\sqrt{}$
- Another tri-axle dispatched.
- Barricades are provided.
- No vehicle traffic will be permitted for at least 24 hours after completion.

Subtotal: \$18,500.00 Tax: \$0.00 Total: **\$18,500.00** 

To indicate your acceptance of the above, click the button below.

#### ESTIMATE

**J. H. Landscapes** 1731 Lanes East Dr Spencer, IN 47460-7057 jameshendrickson03@icloud.com +1 (812) 606-2738



Bill to Hazen Insurance Agency LLC 804 S Auto Mall Rd Bloomington, IN 47401 US Ship to Hazen Insurance Agency LLC 804 S Auto Mall Rd Bloomington, IN 47401 US

#### **Estimate details**

Estimate no.: 1158 Estimate date: 03/06/2025

| Product or service     | Description                                 | Qty | Rate     | Amount     |
|------------------------|---------------------------------------------|-----|----------|------------|
| Sales                  | -Removal off all ivy/overgrowth from        |     |          | \$5,722.00 |
|                        | landscape beds \$560                        |     |          |            |
|                        | -Install stone landscape border as shown in |     |          |            |
|                        | design                                      |     |          |            |
|                        | -Custom Cobblestone landscape edging        |     |          |            |
|                        | installed in designated parameters \$1550   |     |          |            |
|                        | -5L river rock installed in all landscape   |     |          |            |
|                        | beds with permeable landscape fabric        |     |          |            |
|                        | underneath to aid in the prevention of      |     |          |            |
|                        | weeds & rock loss \$1300                    |     |          |            |
|                        | -Plant Installation of designated plants    |     |          |            |
|                        | provided in the 2D and 3D renderings in the |     |          |            |
|                        | landscape beds                              |     |          |            |
|                        | (4 Firework Fountain Grasses, 4 Sky Pencil  |     |          |            |
|                        | Hollys, 8 Dwarf Nandinas, 15 Blue Fescue    |     |          |            |
|                        | Grasses, 7 Corral Bells, 2 Variegated       |     |          |            |
|                        | Hosta's, 4 Blue Arrow Junipers, 3 Lemon     |     |          |            |
|                        | Princess Spirea's \$2312                    |     |          |            |
| Retaining Wall Install | -Retaining wall installed in area of sign   | 1   | \$515.00 | \$515.00   |
| -                      | installed to a semi-circle                  |     |          |            |
|                        | -The back of the circle will have a natural |     |          |            |
|                        | trenched edge                               |     |          |            |
|                        | Total                                       |     |          | 6,237.00   |



