

Bloomington Urban Enterprise Association Board Meeting August 13, 2025, at noon, In-person at City Hall-1-McCloskey Conference Room

Join Zoom Meeting

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Meeting ID: 845 7600 5312 Passcode: 953182

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Roll Call

Approval of minutes - June 2025

Director's Report

General Updates

Financial report

- o June 2025 Financials
- o Grant Budget Update

New Business

- Grant Review
 - First Christian Church Historic Facade Grant

Unfinished Business

- The Warehouse Grant application
- General Discussion
- Adjournment

Name	Appointed By	Term
Heather Robinson, Chair	Mayor	2/1/2024 - 1/31/2028
Felisa Spinelli, Vice Chair	Common Council	2/1/2023 - 1/31/2027
Mary Morgan, Secretary	Common Council	2/1/2022 - 1/31/2026
Kate Rosenberger	Common Council	2/1/2025 - 1/31/2029
Virginia Githriri	Mayor	2/1/2024 - 1/31/2028
Jane Kupersmith	Mayor	2/1/2024 - 1/31/2028
Philip Amerson	Mayor	2/1/2024 - 1/31/2028
Michael Hover	Mayor	2/1/2024 - 1/31/2028
Brad Wisler	Mayor	2/1/2024 - 1/31/2028

Bloomington Urban Enterprise Association (BUEA) Board Meeting Minutes

Minutes - June 2025

Date: June 11, 2025

Location: McCloskey Conference Room, City Hall

Call to Order and Attendance

The meeting was called to order by Chairperson Heather Robinson at 12:01pm Present:

- Phil Amerson (Board Member)
- Virginia Githiri (Board Member)
- Felisa Spinelli (Board Member)
- Blake Hover (Board Member)
- Mary Morgan (Board Member)
- Heather Robinson (Board Member)
- Kate Rosenbarger (Board Member)
- Brad Wisler (Board Member)
- Andrea de la Rosa (BUEA Executive Director)
- Aleksandrina Pratt (CoB Assistant Attorney)
- Guest: Julius Mitchell, Boards and Commissions Affairs Specialist, Office of the Mayor

Julius Mitchell introduced himself and described his new role, which involves supporting mayoral appointments and reporting back on board activities.

Approval of May 2025 Minutes

Board members were given time to review the minutes from May 14, 2025.

Motion: To approve the minutes

Moved by: Mary Morgan Seconded by: Virginia Githiri

Vote: Motion passed with one abstention

Director's Report

- Citywide Safety & Cleanliness Grant:
 - The City allocated \$100,000:
 - \$85,000 for a Safety & Cleanliness Grant (no match required, max award \$5,000)
 - \$15,000 for a forthcoming Accessibility Assessment Grant
 - This new citywide grant was inspired by the success of the BUEA's program. As of the meeting, 12 applications had been received.
- ➤ DEI Grant Line Reallocation:
 - Due to changes in state policy, the DEI line will either be rebranded (e.g., "Equal Opportunity") or reallocated to other grant categories such as Building Improvement or Safety & Security.
- Catalent (Catalyn) EZID Payments:
 - BUEA will be receiving approximately \$700,000 in EZID payments. Payment processing is underway with Cheryl and Corporation Counsel coordinating vendor setup.

IV. Financial Reports

➤ April-May 2025 Profit & Loss Summary:

• Total Income (April–May): \$95,964.73, including:

Bank Interest: \$14,930.91
RRF Loan Late Fees: \$8.45
RRF Loan Interest: \$165.30

■ Zone Membership Fees: \$80,860.07

• Total Expenses (April–May): \$140,557.77, including:

■ Arts/Historic Facade Grant: \$10,000.00

■ Ivy Tech Grant: \$45,000.00

■ MCCSC: \$50,000.00

■ Business Building Improvements: \$25,557.77

■ Small Business Safety & Security Grant: \$10,000.00

Net Income (April-May): -\$44,593.04

Additional documentation was distributed, showing grant expenditures against the budget, with a digital copy to be sent after the meeting.

★ Motion: To approve Q1, April, and May financial reports

Moved by: Felisa Spinelli Seconded by: Mary Morgan

Vote: Motion carried unanimously

V. Grant Updates

• Business Building Improvement: \$4,442.24

Safety & Security: \$22,003.75

• Accessibility Modification: \$17,723.50

• DEI (Education & Entrepreneurship line): \$10,000.00

VI. Grant Actions and Motions

> RRF Loan Forgiveness - People and Animal Learning Services (PALS)

• Remaining Loan Balance: \$7,160.01

A tornado destroyed the facility

Consistently timely payer

★ Motion: To convert the loan to a grant

Moved by: Felisa Spinelli Seconded by: Virginia Githiri Vote: Motion carried unanimously

Board agreed to establish a new budget line item for RRF loan conversions or reintroduce an "Emergency Grant" category.

- > Zone Arts Grants (BAC Recommendations)
 - 12 projects recommended
 - Total funding: \$27,983.00 (from a \$50,000 annual allocation)
 - Second funding cycle to occur later in the year

★ Motion: To approve the recommended Zone Arts Grants

Moved by: Virginia Githiri Seconded by: Mary Morgan

Vote: Motion carried unanimously

- Safety & Security Grant The Forge
 - o Total project cost: \$26,322.00
 - o Grant request: \$19,741.50
 - Recommendation: Approve \$10,000.00 due to limited remaining funds
 - ★ Motion: To approve \$10,000 for The Forge

Moved by: Mary Morgan Seconded by: Phil Amerson

Vote: Motion carried unanimously

- ➤ Business Building Improvement Grant The Warehouse
 - o Total project cost: \$41,148.55
 - o Grant request: \$20,574.28
 - Concerns raised about political/religious affiliations and mission alignment
 - Budget constraints noted; proposed award of \$10,000.00
 - ★ Motion: To delay the vote and invite the applicant to the August meeting

Moved by: Brad Seconded by: Felisa

Vote: Motion carried 8-1-1

o Mary Morgan - nay

o Phil Amerson - abstain

- ➤ Business Building Improvement Grant Hazen Insurance
 - o Grant request: \$10,000.00
 - Business located 0.2 miles outside the Zone
 - Serves 157 Zone residents via 200+ policies
 - Determined ineligible under the current BUEA bylaws
 - No vote taken

Action: Follow up to offer an alternative funding opportunity via the citywide Safety & Cleanliness Grant.

VII. Policy Discussion

- Board discussed potential updates to:
 - Grant eligibility and budget line transparency
 - o Guidelines to address political, religious, or mission-based funding considerations
 - o Clarifying bylaws regarding businesses located outside of the Zone
 - Legal review and possible updates to the grant policy language were proposed.

VIII. Adjournment

Meeting adjourned at 1:08pm.

Director's Report - August 2025

General Updates

Changes to Meetings, Agendas, and Notices

HEA 1167 (House Enrolled Act) - Video Streaming of Public Meetings

This bill was enacted into law to ensure that local municipalities record their public meetings and that the public has access to these recordings.

HEA 1509 (House Enrolled Act) - Listing of Appointed Members

This law now requires that you list members of boards and commissions, the length of their appointed terms, and the appointing body on notices or agendas. Meetings that do not have agendas must include the information from the public notice.

As CATS TV records BUEA meetings and posts them publicly. The board meets the requirements of HEA 1167. Furthermore, staff have reconfigured the agenda and meeting notices to comply with the requirements of HEA 1509. Although not all aspects are required, staff will maintain this standard to ensure compliance with Open Door policies.

Catalent/Novo Nordisk - EZID Payments

Total payments owed to the BUEA - \$563,195.65. This total accounts for past payments from 21p22 and 22p23, overpayments for those years, and payments outstanding from 23p24 and 24p25. The estimated total owed presented to the board in May was incorrect, as it did not account for payments made in 21p22 and 22p23, nor for overpayments.

			Real Estate -	As	Paid							Per	sonal Property	- As	s Paid			
Year	21p22		22p23		23p24		24p25		Total	Year	21p22		22p23		23p24		24p25	Total
Deduction	\$ 27,115,900.	00	\$ 9,689,900.00	\$	-	\$	-			Deduction	\$ 23,899,480.00	\$:	25,021,585.00	\$	-	\$	-	
Rate	2.072	8%	2.0247%		2.1161%		2.0473%			Rate	2.0728%		2.0247%		2.1161%		2.0473%	
Savings	\$ 562,058.	38	\$ 196,191.41	\$	-	\$	-			Savings	\$ 495,388.42	\$	506,612.03	\$	-	\$	-	
BUEA	2	0%	20%		20%		20%			BUEA	20%		20%		20%		20%	
RDC		9%	9%		9%		9%			RDC	0%		0%		0%		0%	
Total Payable to BUEA	\$ 162,996.	93	\$ 56,895.51	\$	-	\$	•	\$	219,892.44	Total Payable to BUEA	\$ 99,077.68	\$	101,322.41	\$	-	\$	-	\$ 200,400.09
			Real Estate -	Coi	rrect	_		_				Per	sonal Property	- Co	orrect			
Year	21p22		22p23		23p24		24p25		Total	Year	21p22		22p23		23p24		24p25	Total
Deduction	\$ 9,689,700.	00	\$ 9,689,700.00	\$	9,689,700.00	\$	9,689,700.00			Deduction	\$ 20,455,524.00	\$:	25,021,585.00	\$6	57,469,085.00	\$6	8,307,117.00	
Rate	2.072	8%	2.0247%		2.1161%		2.0473%			Rate	2.0728%		2.0247%		2.1161%		2.0473%	
Savings	\$ 200,848.	10	\$ 196,187.36	\$	205,043.74	\$	198,377.23			Savings	\$ 424,002.10	\$	506,612.03	\$	1,427,713.31	\$	1,398,451.62	
BUEA	2	0%	20%		20%		20%			BUEA	20%		20%		20%		20%	
RDC		9%	9%		9%		9%			RDC	0%		0%		0%		0%	
Total Payable to BUEA	\$ 58,245.	95	\$ 56,894.33	\$	59,462.69	\$	57,529.40	\$	232,132.36	Total Payable to BUEA	84,800.42	\$	101,322.41	\$	285,542.66	\$	279,690.32	\$ 751,355.81
Amount Due BUEA/	\$ (104,750.	98)	\$ (1.17)	\$	59,462.69	\$	57,529.40	\$	12,239.93	Amount Due BUEA/	\$ (14,277.26)	\$	-	\$	285,542.66	\$	279,690.32	\$ 550,955.72
(Owed Catalent)										(Owed Catalent)								

Financial Reports

Cheryl will not be present to report on the financial statements. Here are some high-level breakdowns:

Profit & Loss June 2025						
Total income	\$ 60,551.57					
Total expense	\$ 12,656.50					
Additional interest income	\$ 447.53					
Total net income	\$ 48,342.60					

Balance Sheet as of June 30, 2025							
Total current Assets	\$ 2,928,368.17	(accounts & CDs)					
Total First Financial Bank	\$ 2,391,387.95						
Checking	\$ 79,355.29						
Money Market	\$ 2,470,743.24						
German American Bank	\$ 224,055.24						
IU Credit Union	\$ 205,658.27						
Peoples State Bank	\$ 107,266.71						
Total Other Assets	\$ 115,770.66	(RRF loans)					
TOTAL ASSETS	\$ 3,044,138.83						

	Budget Vs Actual		
Budget Area	Jan-Jun 2025	Budget	\$ Over Budget
Total Income	\$ 179,634.91	\$ 458,780.00	\$ (279,145.09)
Total Expense	\$ 161,175.27	\$ 634,500.00	\$ (473,324.73)
Total Administrative	\$ 7,961.00	\$ 96,000.00	\$ (88,039.00)
Total Grants-Arts and Culture	\$ 15,380.00	\$ 260,000.00	\$ (244,620.00)
Total Grants-Educ & Entrepreneurship	\$ 45,000.00	\$ 76,000.00	\$ (31,000.00)
Total Grants-Education	\$ 50,000.00	\$ 67,500.00	\$ (17,500.00)
Total Zone Improvement Grants	\$ 42,834.27	\$ 135,000.00	\$ (92,165.73)
Net Ordinary Income	\$ 18,459.64	\$ (175,720.00)	\$ 194,179.64
Net Interest Income	\$ 3,295.40	\$ 5,000.00	\$ (1,704.60)

Grant review

First Christian Church - Historic Façade Grant - \$40,000

First Christian Church (FCC), a Disciples of Christ Church located at 205 East Kirkwood for over 125 years, offers weekly religious services as well as community support.

Before 2024, FCC provided Emergency Shelter through Interfaith until it moved to Wheeler Mission. In early 2024, the Mayor contacted faith leaders to ensure that everyone had a safe and warm place to sleep during the winter. FCC and First United Methodists established the Bloomington Emergency Shelter, offering overnight housing when temperatures drop below 25 degrees. During 2024 and early 2025, the shelter was open 51 nights, including one 17-day stretch, serving approximately 30 people per night and a total of 100 different individuals.

FCC also housed four people in downstairs apartments, three of whom were unhoused, and assisted them in obtaining permanent housing. FCC provides the Gathering Table breakfast on Sundays, serving about 100 people weekly, with a high of 140. They offer free space for Alcoholics Anonymous meetings, host Bloomington Stages youth theater, house the Mobility Aids Lending Library, and support Habitat for Humanity, as well as maintain a small clothing closet with winter items. Many Zone residents worship there regularly.

Although located just outside the Bloomington Urban Enterprise Zone, FCC serves many residents within the Zone. With significant façade improvements underway and proximity to the Zone, FCC is seeking BUEA

Historic Façade Grant funding. The original funding request is \$40,000, divided equally among the façades (\$10,000 per façade). Additional funding will be provided through capital campaigns conducted by church members, as well as a grant from Sacred Hearts. The total façade cost is \$210,000, and the overall project cost is \$650,000.

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

The Warehouse, operated by Realife Media, Inc., is a nonprofit community center located at 1525 S. Rogers Street in Bloomington, Indiana. Since 1990, the organization has employed 24 staff members and offers 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.

2:25 PM 08/11/25 Accrual Basis

Bloomington Urban Enterprise Association Profit & Loss

June 2025

	Jun 25	
Ordinary Income/Expense		
Income		
AIEZ Fees Refunded	13,0	097.72
Banking Interest	7,4	465.68
Late Fees - RRF Loans		2.84
RRF Loan Interest		54.97
Zone Membership Fees	39,9	930.36
Total Income	60,5	551.57
Expense		
Grants		
Grants-Arts and Culture		
Unbudgeted Arts/Culture Grants	5,380.00	
Total Grants-Arts and Culture	5,380.00	
Zone Improvement Grants		
Business Accessability	7,276.50	
Total Zone Improvement Grants	7,276.50	
Total Grants	12,6	656.50
Total Expense	12,6	656.50
Net Ordinary Income	47,8	895.07
Other Income/Expense		
Other Income		
Interest Income	4	447.53
Total Other Income		447.53
Net Other Income	4	447.53
Net Income	48,3	342.60

Bloomington Urban Enterprise Association Balance Sheet As of June 30, 2025

	Jun 30, 25
ASSETS Current Assets Checking/Savings Cash & Cash Equivalents First Financial Bank FFB - Checking FFB - Money Market	-79,355.29 2,470,743.24
Total First Financial Bank	2,391,387.95
German American Bank IU Credit Union Peoples State Bank	224,055.24 205,658.27 107,266.71
Total Cash & Cash Equivalents	2,928,368.17
Total Checking/Savings	2,928,368.17
Total Current Assets	2,928,368.17
Other Assets Notes Receivable - Long Term Big Brothers Big Sisters Big Time Trading Blooming Pets Alive BTown Beauty Supply Gaian Hands KC Designs Lash Envy Michael's Uptown Cafe My Fin, The Tap My Sport's Locker PALS Red Tire Cab Sew Secret Spiral Bodies Vanishing Aesthetics Notes Receivable - Long Term - Other	5,374.52 7,564.19 2,645.52 9,234.33 5,594.91 5,183.47 1,318.29 2,499.82 4,340.87 35,827.12 6,480.50 11,518.92 3,364.57 4,143.08 11,976.91 -1,296.36
Total Notes Receivable - Long Term	115,770.66
Total Other Assets	115,770.66
TOTAL ASSETS	3,044,138.83
LIABILITIES & EQUITY Equity Opening Balance Equity Unrestricted Net Assets Net Income	1,565,019.23 1,457,364.56 21,755.04
Total Equity	3,044,138.83
TOTAL LIABILITIES & EQUITY	3,044,138.83

	Jan - Jun 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income AIEZ Fees Refunded	13,097.72	3,500.00	9,597.72
Banking Interest	44,627.66	84,000.00	-39,372.34
EZID Loan Program Interest	0.00	20,000.00	-20,000.00
Late Fees - RRF Loans RDC Participation Fee	225.56 0.00	0.00	0.00
RRF Loan Interest	893.54	1,280.00	-386.46
Uncategorized Income	0.00	0.00	0.00
Zone Membership Fees	120,790.43	350,000.00	-229,209.57
Total Income	179,634.91	458,780.00	-279,145.09
Expense			
Administrative	1 400 00	1 500 00	-100.00
Accounting & Tax Services Advertising and Promotion	1,400.00 0.00	1,500.00 5,000.00	-5,000.00
Dues & Subscriptions	0.00	0.00	0.00
Insurance Expense	6,561.00	7,000.00	-439.00
Marketing Consultant	0.00 0.00	5,000.00	-5,000.00
Miscellaneous Expense Professional Fees	0.00	2,500.00	-2,500.00
Management	0.00	50,000.00	-50,000.00
Project Administration		25,000.00	-25,000.00
Total Professional Fees	0.00	75,000.00	-75,000.00
Total Administrative	7,961.00	96,000.00	-88,039.00
Grants			
Grants-Arts and Culture Arts Incubator	0.00	100,000.00	-100,000.00
City Art Program	0.00	40,000.00	-40,000.00
Historic Facade Grants	10,000.00	50,000.00	-40,000.00
Unbudgeted Arts/Culture Grants Zone Arts Grants	5,380.00	20,000.00	-14,620.00
Bloomington Creative Glass	0.00	0.00	0.00
The Overlook Community Center	0.00	0.00	0.00
Zone Arts Grants - Other	0.00	50,000.00	-50,000.00
Total Zone Arts Grants	0.00	50,000.00	-50,000.00
Total Grants-Arts and Culture	15,380.00	260,000.00	-244,620.00
Grants-Educ & Entrepreneurship			
Bus Econ Ehance Scholarships DEI Training Scholarships	0.00 0.00	10,000.00 10,000.00	-10,000.00 -10,000.00
Dimension Mill Zone Day Passes	0.00	1,000.00	-1,000.00
IVY Tech/SBDC/Cook Center	45,000.00	45,000.00	0.00
Unbudgeted Educ/Entrep Grants	0.00	10,000.00	-10,000.00
Total Grants-Educ & Entrepreneurship	45,000.00	76,000.00	-31,000.00
Grants-Education			
Lemonade Day	0.00	2,500.00	-2,500.00
Resident Econ Indep Scholar School Grants-MCCSC Foundation	0.00 50,000.00	15,000.00 50,000.00	-15,000.00 0.00
Grants-Education - Other	0.00	0.00	0.00
Total Grants-Education	50,000.00	67,500.00	-17,500.00
Zone Improvement Grants			
Business Accessability	7,276.50	25,000.00	-17,723.50
Business Building Improvement Climate Resiliency Prog/Grants	25,557.77 0.00	30,000.00 20,000.00	-4,442.23 -20,000.00
Direct Asst. Small Bus/Comm Sup	0.00	25,000.00	-25,000.00
Small Business Safety/Security	10,000.00	35,000.00	-25,000.00
Total Zone Improvement Grants	42,834.27	135,000.00	-92,165.73
Total Grants	153,214.27	538,500.00	-385,285.73

2:30 PM 08/11/25 **Accrual Basis**

	Jan - Jun 25	Budget	\$ Over Budget
RDC TIF Zone Participation Fee	0.00	0.00	0.00
Total Expense	161,175.27	634,500.00	-473,324.73
Net Ordinary Income	18,459.64	-175,720.00	194,179.64
Other Income/Expense Other Income Interest Income	3,295.40	5,000.00	-1,704.60
Total Other Income	3,295.40	5,000.00	-1,704.60
Net Other Income	3,295.40	5,000.00	-1,704.60
Net Income	21,755.04	-170,720.00	192,475.04

	% of Budget
Ordinary Income/Expense	
Income	
AIEZ Fees Refunded	374.2%
Banking Interest	53.1%
EZID Loan Program Interest Late Fees - RRF Loans	0.0%
RDC Participation Fee	0.0%
RRF Loan Interest	69.8%
Uncategorized Income	0.0%
Zone Membership Fees	34.5%
Total Income	39.2%
Expense	
Administrative	
Accounting & Tax Services	93.3%
Advertising and Promotion	0.0%
Dues & Subscriptions	0.0% 93.7%
Insurance Expense Marketing Consultant	0.0%
Miscellaneous Expense	0.0%
Professional Fees	0.070
Management	0.0%
Project Administration	0.0%
Total Professional Fees	0.0%
Total Administrative	8.3%
Grants	
Grants-Arts and Culture	
Arts Incubator	0.0%
City Art Program	0.0%
Historic Facade Grants	20.0%
Unbudgeted Arts/Culture Grants	26.9%
Zone Arts Grants Bloomington Creative Glass	0.0%
The Overlook Community Center	0.0%
Zone Arts Grants - Other	0.0%
Total Zone Arts Grants	0.0%
Total Grants-Arts and Culture	5.9%
Grants-Educ & Entrepreneurship	
Bus Econ Ehance Scholarships	0.0%
DEI Training Scholarships	0.0%
Dimension Mill Zone Day Passes	0.0%
IVY Tech/SBDC/Cook Center	100.0%
Unbudgeted Educ/Entrep Grants	0.0%
Total Grants-Educ & Entrepreneurship	59.2%
Grants-Education	
Lemonade Day	0.0%
Resident Econ Indep Scholar	0.0%
School Grants-MCCSC Foundation	100.0%
Grants-Education - Other	0.0%
Total Grants-Education	74.1%
Zone Improvement Grants	
Business Accessability	29.1%
Business Building Improvement	85.2%
Climate Resiliency Prog/Grants	0.0% 0.0%
Direct Asst. Small Bus/Comm Sup Small Business Safety/Security	28.6%
Total Zone Improvement Grants	31.7%
Total Grants	28.5%

2:30 PM 08/11/25 **Accrual Basis**

	% of Budget
RDC TIF Zone Participation Fee	0.0%
Total Expense	25.4%
Net Ordinary Income	-10.5%
Other Income/Expense Other Income Interest Income	65.9%
Total Other Income	65.9%
Net Other Income	65.9%
Net Income	-12.7%

Budget V. Balance - Grants 2025

Grants - Arts and Culture:	2024 Budget	2024 disbursed	2024 Balance	2025 Budget	Disbursed/ nmitted in 2025	Balance	
Arts Incubator	-	-	-	\$100,000.00	\$ 100,000.00	\$0.00	ADA-accessible construction costs & professional development program for resident artists
City Art Program	\$40,000.00	\$23,800.00	\$16,200.00	\$40,000.00	\$ -		Discretionary spending on City-led arts initiatives, including \$25,000 to Waldron Arts Center operating expenses
Zone Art Grants	\$50,000.00	\$37,650.00	\$12,350.00	\$50,000.00	\$ 27,983.00	\$22,017.00	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	\$20,000.00	<u>\$20,545.00</u>	(\$545.00)	\$20,000.00	\$ 5,380.00	\$14,620.00	Assistance for the O.T. 987 installation in the Trades District
Total	<u>\$150,000.00</u>	<u>\$121,995.00</u>	\$28,005.00	\$260,000.00	\$163,363.00	\$96,637.00	

Grants - Zone Improvement:	2024 Budget	2024 disbursed	2024 Balance	2025 Budget	Disbursed/ Committed in 2025	Balance as of July 2025	
Direct Assitance Small Business & Community Support	-	-		\$25,000.00	\$ 2,000.00		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	\$ 22,996.25	\$12,003.75	To Improve the general security of businesses
Business Building improvement	\$25,000.00	\$25,000.00	\$0.00	\$30,000.00	\$ 25,557.76	\$4,442.24	To assist small business owners in updating and improving internal and external structures
Business Accessabilty Modification	\$25,000.00	\$5,000.00	\$20,000.00	\$25,000.00	\$ 7,276.50	\$17,723.50	To help business owners complete ADA modifications to meet requirements
Total	<u>\$75,000.00</u>	<u>\$35,011.94</u>	<u>\$39,988.06</u>	\$135,000.00	\$57,830.51	\$77,169.49	

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

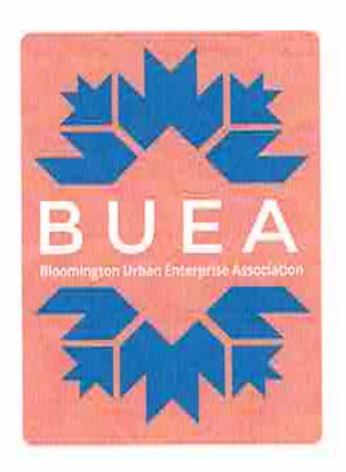
WFHB: \$2996.25 S&S

Showers Admin (Shawn Eurton): \$20k HFG Andrew Davis Clothing: \$10k BBIG Juniper Art Gallery: \$7276.50 ADA Grant

The Forge: 10 k S&S Grant

The Mill: Direct Assistance (ADA Lift repair): \$1000 Cup and Kettle: Direct Assistance (signage): \$1000

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 Farçade 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): First Christian Church	Phone: 812-360-7772 (Mike Donham)			
Applicant Address (include Zip Code): 205 East Kirkwood Avenue, Bloomington, IN	47408			
Address of the Property to be renovated (include Zij 205 East Kirkwood Avenue, Bloomington, IN	140-22000			
Ownership: Individual Partnership	Corporation (Specify:	538		
Non-Profit Organization Association (Sp	pecity:	Y		
Federal ID #;				
Year of incorporation:	Length of time at this loca	tion;		
	125 years			
Contact Person: Tel; (812) 380-7772 Mike Donham				
Please give a brief description of your business/organization:				
-First Christian Church is a Disciples of Christ Avenue and Washington Street in Bloomington		ted on the corner of Kirkwood		
-The church provides weekly religious services community at large.	s, as well as provides exter	sive support for the		
-An overview of this support is attached to this	application.			
Have you participated in any Zone tax incentives'	? Yes	No		
If so, which ones?				
Requested amount of BUEA funds \$ 40,000.00	(\$10,000 per building side)		

Project Description:

It has been determined that the Church needs to undergo a fairly extensive renovation to keep the church building safe and in usable and working condition. The overall renovation project is estimated to be \$650,000.00. Some of the project will include the replacement of the boiler (heating and cooling system), however the majority of the renovation project involves the outside facades of the building including repair and tuck pointing of limeston, brick work, etc.

Work for the Exterior (and the applicable building side) is as follows:

Weatherproof Stone above South Main Entry \$16,000.00
Nave North & South Parapets (repair of brick, limestone, and flashing) \$26,000.00
Nave Lintel Pinning - East and West building sides \$37,000.00
Exterior Masonry - Nave East and West Pilaster reconstruction \$84,000.00
Wood Repairs & Paining - South and West side of building \$37,000.00
ADA Alley Access - East side of the building \$10,000.00

*Please include drawings or photographs illustrating proposed changes to façade

Economic Impact:	
Total number of jobs at location:	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:	
their service to the community in the form of Emergen	evations, First Christian Church will be able to continue icy Shelter housing, weekly breakfasts, AA weekly on (a youth theater group), Mobility Aids Lending Library

Please estimate how BUEA funds will be spent:

Total Façade Cost: \$ 210,000.00 BUEA Funds Requested: \$ 40,000.00

Project Balance: \$

Source for Funding: 5 Capital campaign - church members along with a Grant from Sacred Hearts

Loan: \$ Cash: \$

Site Improvements: 8 Other (describe): \$

Do you have a clear title to the property?



No

Total Estimated Cost of Overall Project: \$650,000.00

Estimated construction start date:	08/2025	
Estimated construction completion d	nte: 01/2026	
Do you have access to an older or ar	hival photograph of the building?	(Yes) No
	the City Planning Department? If y	es, please attach copy of approval
etter. If no, please specify date of n		
(Yes) No	(Meeting date:)
Is this property listed on the		
Bloomington Historic Sites and		
Structures list?		
If so, what is the rating on the property?		
haran		
Is the property located in a local or	6	
National Register historic district:	If	
so, which one?		
Have you hired a contractor?		
Yes (No) If yes, who?	Address:	
(5)	0.33091.2555	
Will the contractor or subcontracto	rs be Zone businesses?	
Yes No If yes, list		
	h the HAND Historic Preservation P	rogram Manager in order to
produce an appropriate restoration/	ehabilitation plan for the façade?	
Yes No		
Hates time another for the french of	da kandastas auros Roma IV - PV	anten Ulateria Bereira
	ide rendering grant from the Bloomir	ngton rustoric Preservation
Commission? (this is not required) Yes 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

BUEA) and is true and complete to the best of my know	7/10/2025
Applicant North FCC	Date
Applicant	Date

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

- Prior to 2024, FCC provided Emergency Shelter through Interfaith until it moved to Wheeler Mission. In early 2024, the Mayor contacted faith leaders ask if they could ensure that everyone had a safe, warm place to sleep during the winter. FCC and First United Methodist worked together to open the Bloomington Emergency Shelter.

FCC provides housing for the Bloomington Severe Winter Emergency Shelter, in conjunction with FUMC. The shelter provides overnight housing when the temperature dips below 25 degrees. During 2024 and early 2025, the shelter has been open 51 nights, including one stretch of 17 straight days. The Shelter serves approximately 30 people each night, and has served overall 100 different individuals.

- -FCC also housed four (4) different people in their downstairs apartments. Three (3) of these individuals were unhoused, The Church leadership worked with these individuals to obtain permanent housing.
- -FCC provides the Gathering Table breakfast on Sunday mornings for individuals in need of something to eat. They serve approximately 100 people each Sunday, with a high of 140 people.
- -FCC provides space for Alcoholics Anonymous meetings (no charge) and hosts Bloomington Stages - a youth theater group.
- -FCC houses MALL (Mobility Aids Lending Library) for people to obtain mobility devices that they could not otherwise obtain.
- -FCC houses Habitat for Humanity.
- -FCC is the practice home for Stages of Bloomington a youth theater group.
- -FCC maintains a small clothing closet that they try to keep stocked with items that will provide warmth in the winter months.
- -A large number of Zone residents worship in the congregation regularly on Sunday mornings.

While First Christian Church is located just outside of the Bloomington Urban Enterprise Zone (it ends at Washington Street), FCC does a LOT to serve residents of the Zone. As the church is looking for potential funding sources, we wanted to approach the BUEA. With the significant work being done to the façade of the building, along with the close proximity to the Zone, we believe this would be a good fit for the Historic Façade Grant.









Figure 20: Sanctuary Fan Coil Unit (Exposed)

Weatherproof the stone above the main sanctuary entrance where rainwater is seeping between the stones and will continue to damage the façade.

Figure 8: Heating Water System Pumps













Failed mortise and tenon joint of stair stringer.



Outer portion of rubble infill removed to expose unprotected wood end of roof



Stone lintel rotated downward over east side window near south end



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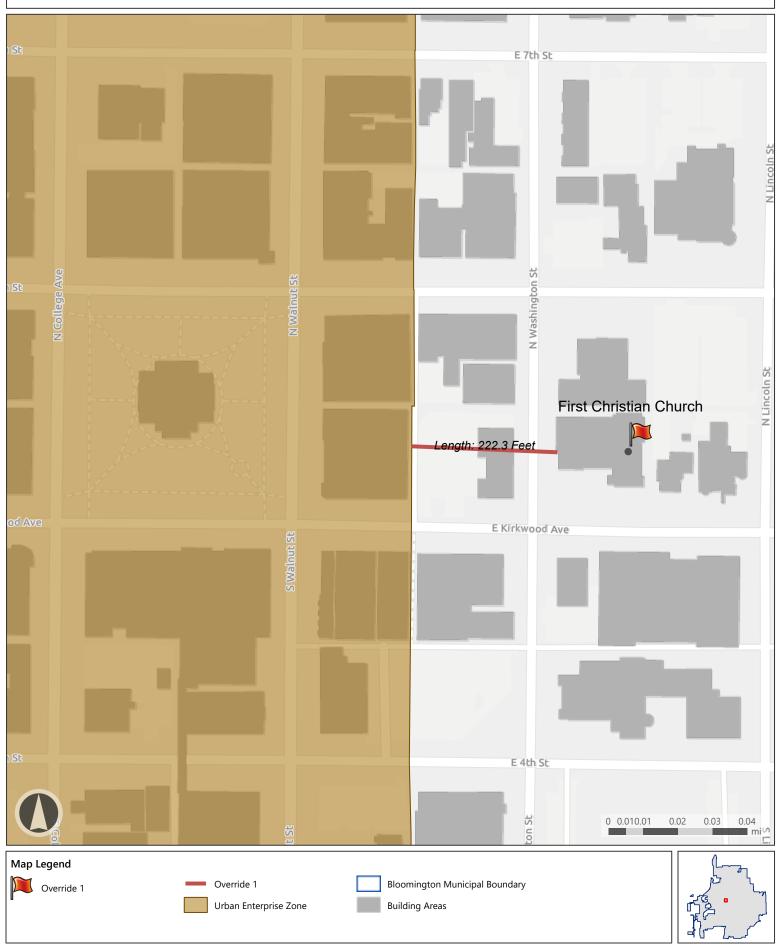
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First Christian Church



Weil, David (1459)

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

Answered on: 2025-03-03

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

Non-Profit

Answered on: 2025-03-03

Years in Operation

1990

Answered on: 2025-03-03

Organization Mailing Address

1525 S. Rogers Street Bloominton, IN 47403

Answered on: 2025-03-03

How many employees does your organization have?

24

Answered on: 2025-03-03

Organization Website

www.btownwarehouse.com and gen215.com

Answered on: 2025-03-03

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

We are a publicly funded nonprofit that exists to positively impact our community by providing a safe place for sports, recreation and the arts; using relationships built through these activities to share the love of God through the story of Jesus.

Answered on: 2025-03-03

Have you previously received a BUEA Improvement Grant?

No

Answered on: 2025-03-03

Is your facility located within a historic district?

No

Answered on: 2025-03-03

Does your organization own or lease your facility?

Own

Answered on: 2025-03-03

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

25000.00

Answered on: 2025-03-03

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

To upgrade the kitchen electric

Answered on: 2025-03-03

Project Start Date

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)?

Nο

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

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

Standard Signature

Yes

Answered on: 2025-03-03

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

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			



www.fivestarconcretecoatings.com 812.709.8215

Representative				Ba	by Howard	Phone 81	7-606-50	0/1	
Name The Warehouse THE WAREHOUSE			Company						
Address 1515 S Rogers St Primary Phone 812-287-0188				City Ph	am to fer		ST IN	Zip 47403	
Primary Phone 6/2 - 2 57 - 1/4 8			Secondary Phone ST TW Zip 47403						
Email D	Acma M	TOMALINA	REHOUSE-C	71/4					
	Kitchen	X Cost	= Total	Area 2:		X Cost		Total	
Sq. Ft.	1,140	\$	\$ 8,550	Sq. Ft.		\$			
Vertical	1,1 10	\$	\$	Vertical		\$ \$			
Steps		\$	\$	Steps		\$	\$		
Cracks	215	\$	5/720	Cracks		\$	\$		
Pitting	213	\$	\$	Pitting		\$	\$		
Removal		\$	\$	Removal		\$	\$		
Color		If Custom	\$	Color		If Custo	m \$		
Move C	Out / In		\$	Move Out	: / In		\$		
Trailer Rental \$			\$	Trailer Renta	ıl				
Subtotal for Area 1 \$ 10,270			0270	Subtotal fo	or Area 2	\$			
Condition			3,- 0	Condition					
Combine	ed Sq. Ft.	X Cost	= Combined Cost	+ Features	& Repairs	= Total Combined Cost of Areas			
		\$	\$	\$		\$			
Addition	al Installation N	otes		Subtotal fo	or Project	\$			
				Code					
				Other					
				Marketing	5				
			12	Subtotal		\$			
		oust be able to be comple not covered under warra		Tax (rate)	\$			
	t Information	not covered under warre	A proximately	Total		\$			
Date		Payment Type		Initial Pay	ment (50%)	\$			
Date		Payment Type		Due Upon Completion \$					
Client Signature Date			Represent	tative Signatu	re		Date		
CC#									
Name									
Exp CVR									
completio	on. For checks or cash harges will be assess	nnce due wilautomaticall h, balance will be collect sed on all balances over :	y be charged upon job ed by crew foreman. 80 dayiถ accordance with						



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

David Mann

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	\$ 8,200.00
Mann Plumbing provides one year workmanship warranty	
Prenared hy:	
Prepared by:	



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

Business Address:

Phone: (812) 332-7361

Fax: (812) 650-7182

The Warehouse is seeking funding from the City of Bloomington, IN, to renovate and upgrade the current kitchen facilities to better support its free feeding program. Currently, the program operates Monday through Thursday, serving 40-50 people each day. Additionally, The Warehouse hosts three large community meals annually, with attendance reaching up to 1,000 people per event.

To complete the necessary kitchen improvements, The Warehouse will be obtaining multiple contractor quotes. An additional plumbing contractor will provide a quote for the same scope of work, ensuring a competitive and thorough assessment of the costs involved. Cassidy Electric is preparing a quote for the electrical upgrades required for the kitchen improvements.

During the recent home show, Phil, who previously installed flooring in the Gen215 area, offered an estimate of approximately \$10,500 to coat the floor in the new kitchen area. While a new floor coating is not essential, it would enhance the space by brightening the area and adding a non-slip surface for increased safety.

The requested funding will help ensure that the kitchen is adequately equipped and maintained to continue serving the community effectively and safely. These upgrades will enhance the efficiency of meal preparation and distribution, allowing The Warehouse to better meet the needs of those relying on its services.

I was not sure how to add note so I hope this will work.

David

