



Bloomington Urban Enterprise Association Board Meeting
December 10, 2025, at noon, In-person at
City Hall-1-Hooker Conference Room

Join Zoom Meeting

<https://bloomington.zoom.us/j/84576005312?pwd=SERpaXRLenV0U0J6dXICNTVGVMNPUT09>

Meeting ID: 845 7600 5312

Passcode: 953182

The City offers virtual options, including CATS public access television (live and tape-delayed) available at <https://catstv.net/>. Auxiliary aids for individuals with disabilities are available upon request, provided adequate notice is given. Please call 812-349-3429 or e-mail human.rights@bloomington.in.gov.

- **Roll Call**
 - Approval of Minutes - November 2025
- **Unfinished Business**
 - Historic Facade Grant
 - First Christian Church
- **New Business -**
 - 2026 Budget Review
 - 2026 BUEA Calendar
- **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

Regular Meeting Minutes - October 2025

Date: Wednesday, October 8, 2025

Time: 12:00 p.m. – ~1:01 p.m.

Location: McCloskey Conference Room, City Hall

Board Members

- Heather Robinson – Present (In person)
- Phil Amerson – Present (In person)
- Mary Morgan – Present (In person)
- Jane Kupersmith – Present (In person)
- Kate Rosenbarger – Present (Remote)
- Felisa Spinelli – Present (Remote)
- Michael Hover – Absent
- Brad Wisler – Absent
- Virginia Githiri – Absent

Staff & Legal Counsel

- De De La Rosa – Present (In person), BUEA Staff / ESD
- Cheryl Gilliland – Not present (financials provided), Controller's Office
- Aleksandrina Pratt – Present (In person), City Attorney

Guests

- Eric Ost – Community Member (In person)

Meeting Minutes

- **Call to Order**
 - The meeting was called to order at 12:00 p.m. by Chair Heather Robinson. Technical issues delayed the start while remote members activated cameras for roll call. A quorum was established once Kate Rosenbarger successfully connected.
- **Approval of October 2025 Minutes**
 - Motion to approve by Amerson; second by Morgan. Unanimous approval.

Financial Report – October 2025

- Presented by De De La Rosa. Key updates:
 - Zone Improvement Grants committed: \$76,130.51; remaining balance: \$58,869.49.
 - Pending Building Improvement Grant estimated at up to \$6,000.
 - Climate Resiliency funds to potentially support two SEEL grants at \$10,000 each.
 - Arts Incubator \$100,000 unspent; will carry into 2026 budget.
- Motion to approve financials by Morgan; unanimous approval.

Director's Report

- De provided updates on the 2026 budget, staffing cost adjustments due to the CROWE study, and development of the 2026 meeting calendar.

Grant Reviews

- Fox Capital 415 LLC – Safety & Security Grant
Approved: \$5,000.
- Bellwether Properties – Safety & Security Grant
Approved: \$2,475.
- Both grants were approved unanimously via roll call.

Grant Scoring Rubric Discussion

- City Attorney Aleksandrina Pratt presented statutory guidance:
Funding outside the Zone is permissible if it:
 1. Aids employment of Zone residents,
 2. Improves the physical environment of the Zone,
 3. Encourages retention/turnover of capital in the Zone.

The board supported developing a rubric with “direct / indirect / none” scoring across these three criteria. Quarterly grant review cycles and administrative approval for small grants were also endorsed.

December Meeting Schedule

- The December 10 meeting has been extended to 12:00–1:30 p.m. Future November/December meetings will follow this format.

Economic Development Framework Presentation

- Jane Kupersmith presented the City's updated economic development goals, focusing on workforce and wage growth, housing barriers, early learning access, and investment in the creative economy.

Remarks for Good of the Order –

- **Phil Amerson**
Phil announced he will step down from the board at year-end upon turning 80. He delivered closing remarks and a benediction quoting Wendell Berry. Board members expressed gratitude for his service.

Adjournment

The meeting adjourned at approximately 1:10 p.m.

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.

Bloomington Urban Enterprise Association



Historic Façade Grant Application

Return to:

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

Historic Façade Grant Program Application

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

All information will be kept confidential.

Applicant (include the names of all partners): 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 Zip Code): 205 East Kirkwood Avenue, Bloomington, IN 47408	
Ownership: <div style="display: flex; justify-content: space-between;"> Individual Partnership Corporation (Specify:) </div> <div style="display: flex; justify-content: space-between;"> <u>Non-Profit Organization</u> Association (Specify:) </div>	
Federal ID #: <div style="display: flex; justify-content: space-between;"> <div> Year of incorporation: </div> <div> Length of time at this location: 125 years </div> </div>	
Contact Person: Tel: (812) 360-7772 Mike Donham Please give a brief description of your business/organization: -First Christian Church is a Disciples of Christ Church that has been located on the corner of Kirkwood Avenue and Washington Street in Bloomington, IN for over 125 years -The church provides weekly religious services, as well as provides extensive support for the community at large. -An overview of this support is attached to this application.	
Have you participated in any Zone tax incentives? Yes <u>No</u> 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 limestone, 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:

No new jobs will be created; however, with these renovations, First Christian Church will be able to continue their service to the community in the form of Emergency Shelter housing, weekly breakfasts, AA weekly meetings, Habitat for Humanity, Stages of Bloomington (a youth theater group), Mobility Aids Lending Library (MALL), and various other programs.

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: \$ Capital campaign - church members along with a Grant from Sacred Hearts

Loan: \$

Cash: \$

Site Improvements: \$

Other (describe): \$

Do you have a clear title to the property?

Yes

No

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

Estimated construction start date: 08/2025
Estimated construction completion date: 01/2026
Do you have access to an older or archival photograph of the building? <input checked="" type="radio"/> Yes <input type="radio"/> No
Have you discussed this project with the City Planning Department? If yes, please attach copy of approval letter. If no, please specify date of meeting: <input checked="" type="radio"/> Yes <input type="radio"/> No (Meeting date:)
Is this property listed on the Bloomington Historic Sites and Structures list? If so, what is the rating on the property?
Is the property located in a local or National Register historic district? If so, which one?
Have you hired a contractor? Yes <input checked="" type="radio"/> No <input type="radio"/> If yes, who? Address:
Will the contractor or subcontractors be Zone businesses? Yes <input type="radio"/> No <input type="radio"/> If yes, list
Have you contacted and worked with the HAND Historic Preservation Program Manager in order to produce an appropriate restoration/rehabilitation plan for the façade? Yes <input type="radio"/> No <input type="radio"/>
Have you applied for the \$500 façade rendering grant from the Bloomington Historic Preservation Commission? (this is not required) Yes <input type="radio"/> No <input type="radio"/>

The following must be included for submission:

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

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

Michael Dorte FCC
Applicant

7/10/2025
Date

Applicant

Date



Figure 20: Sanctuary Fan Coil Unit (Exposed)

Figure 8: Heating Water System Pumps

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



Cracking above arch.



Failed mortise and tenon joint of stair stringer.



Rotting window frame in West Building covered with sealant.



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



Stone lintel rotated downward over east side window near south end.



- 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.

Wells Masonry

RESTORATION, INC.

Indiana's Mastercraftsman in Building Restoration and Preservation
16 S. Westside Drive New Palestine, IN 4163 Phone - 317. 672.7790 - Fax - 317. 672.7789
Email: keith.roberts@wellsasonry.com

CONTRACT

First Christian Church Façade & Structural Repairs - 2025

Keith Roberts

7/16/2025

PROPOSAL/CONTRACT

Proposal Date: 7/16/2025

CONTRACT No.: 25-038

Wells Masonry Restoration, Inc. (an Indiana Corporation), located at: **16 S. Westside Drive New Palestine, IN 46163** submits the following proposal to: **First Christian Church 205 E. Kirkwood Ave. Bloomington, IN 47408 ("Purchaser")**, to provide labor, material and equipment to complete the work described under "Scope of Work" (the "Work") at the following location: **205 E. Kirkwood Ave. Bloomington, IN 47408** (the "Site")

SCOPE OF WORK

Repairs to be made as per the plans, specifications and addendum No. 1, created by ARSEE Engineers, Inc. and as included or excluded in scope clarifications to follow.

- **Project Name:** First Christian Church Façade & Structural Repairs – 2025
- **Drawings by:** ARSEE Engineers, Inc. 9715 Kincaid Dr. Suite-100 Fishers, IN 46037-9470
- **Drawings Issued:** May 15, 2025

Scope clarifications:

- **Deleted from scope:** The installation of stainless steel sheetmetal at backside of parapets has been removed from the project scope of work and is not included herein. Only tuckpointing at these locations.
- **Deleted from scope:** Two of the R7 upper pilaster repairs located at the northern end of plan sheet R200 east & plan sheet R202 west Nave elevations have been removed from the project scope of work and are not included herein. These two are partial pilasters.
- Per the engineer we have not included any provisions for interior access scaffolding, or any interior work associated with or related to the exterior pilaster repair work locations at the Nave
- Per our pre-bid meeting, the owner will provide site laydown accommodations at the southwest corner of the property lawn area for allowing laydown when it becomes necessary. Lawn repairs are the responsibility of WMRI. Two additional parking spots to the east ally are to be provided for our use.
- Street / Alley closure permits are included.
- July / August 2025 start 120 day estimated completion after mobilization.

Contract Sum: \$320,000.00 – Three Hundred Twenty Thousand Dollars and .00/100

GENERAL CONDITIONS:

Work Hours: Hours of onsite work shall be Monday through Saturday between the hours of no earlier than 7:00 A.M. to no later than 5:30 P.M.

Supervision: We will provide full-time onsite supervision for the duration of the project. Our workers are fully covered by workman's Compensation insurance and \$5,000,000 Comprehensive General Liability Insurance. WMRI will have purchaser listed as a named insured on its comprehensive general liability insurance policy and keep the policy in force for one year after project completion.

Water: Where available, utilization of water supply at exterior hose bibs shall be provided. Cost associated with water utilization shall be the responsibility of the owner.

Electrical Power: Where available, utilization of an exterior 110-volt power supply to provide power to portable power stations for remote location hookup of power tools shall be made available to WMRI. Cost associated with utilization of power shall be the responsibility of the owner.

Clean-up: All work generated debris will be removed from the site in an appropriate trash collection container suitable for the size of the project and emptied as necessary to keep site free of construction generated debris.

Engineer / Owners Representative: At the request of the owner, WMRI will always provide access to the site and work to the engineer or other representative of the owner for the purposes of scope and performance verification at no additional cost to the owner.

Material: All material is guaranteed as specified. All work is to be completed in a substantial workmanlike manner according to specifications submitted, per standard industry practice.

Alterations: Any alterations from the specifications involving extra costs will be executed by written agreements and will be paid from the contingency allowance if approved. All agreements are contingent upon strikes, accidents, or delays beyond our control. The owner is to carry fire, tornado, and all other necessary insurance.

Restricted Work Hours: WMRI shall abide by the City of Bloomington work restrictions and any restrictions on applicable permits. WMRI shall ensure that the sanctuary, including the choir loft and stairs, is unobstructed and free from tools and debris from Saturday evenings until Monday mornings. Further, no work is to be performed, and the sanctuary is to be free from tools, debris and support/lifting equipment from the evening of September 24, 2025, through the morning of September 28, 2025.

Weather: Weather conditions must be within the manufacturer's recommended specifications for installation of materials. Weather will also be monitored daily for safe working conditions.

Hold Harmless: Wells Masonry & Restoration Inc. shall be held harmless from and against all claims, suits or damages resulting in anyway whatsoever from mold, fungi, organic pathogens, or any other airborne contaminants, that may be present at the jobsite before, during or after Wells Masonry has completed its work pursuant to this contract.

Liability Disclaimer: The Proposal set forth herein is the result of the Company's initial inspections of the Owner's Property and was developed based upon the Company's experience

in the industry and the Company's work on similar projects. Wells Masonry Restoration, Inc. does not employ a licensed architect or engineer, therefore the "Proposal" is not and should not be considered an "engineer's report" or an "architects' report". As a result, the Company hereby disclaims any liability whatsoever that may relate to the Company's analysis of the existing conditions of the Owner's Building and the Company's recommendations for repair/remediation.

Rights Reserved: WMRI reserves the right to discuss and propose changes to any of the above work. Any changes in scope and price, or significant changes in the schedule are to be in writing and approved by both parties.

Terms: Payment will be made within 15 days upon receipt of an invoice or as otherwise outlined in this document. WMRI reserves the right to submit bi-weekly progress billing for work performed and materials purchased, depending on the project duration. Collection cost including but not limited to: Collection agency fees, reasonable attorney fees and court cost. Balance shall also be subject to interest at a rate of 1.5% a month from the date of service.

ACCEPTANCE:

This Proposal shall expire automatically unless the above-named purchaser shall have delivered a copy of this Proposal, duly signed by it, to the Contractor on or before the 30th day from the date hereof. No modification by Purchaser to this Proposal, or to the General Conditions, shall become a part of the contract unless specifically agreed to in writing by Contractor, and shall automatically make this Proposal void and of no effect. The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified.

Date Accepted: Jul 31 2025

By: James Watson

By: Wells Masonry Restoration, Inc.

Title: Trustee - FCL



To: Bloomington Urban Enterprise Association Board Members
CC: Aleksandrina Pratt, Assistant City Attorney; Cheryl Gilliland, Deputy Controller
From: Andrea de la Rosa, Executive Director, BUEA, AD for Small Business Development City of Bloomington
Date: December 10, 2025
Re: 2026 Bloomington Urban Enterprise Association Budget Memorandum

The Bloomington Urban Enterprise Association (BUEA) continues its mission to improve the economic, physical, and social environment for Zone residents and businesses. The proposed **2026 budget totals \$696,503** and is funded through Enterprise Zone Investment Deduction (EZID) participation fees. The increase in the budgeted amount will support strategic planning, expand capacity (and therefore implementation of programs), and account for overall increases in administration costs.

	2025 Budget	2025 YTD	var.	2026
Total income	\$ 458,780.00	\$ 834,008.12	\$ 375,228.12	\$ 519,000.00
RRF Loan Conversion Program total	\$ -	\$ -	\$ -	\$ (100,000.00)
Total expenditures	\$ (634,500.00)	\$ (395,833.52)	\$ 238,666.48	\$ (696,503.00)
Net income	\$ (175,720.00)	\$ 438,174.60	\$ 613,894.60	\$ (277,503.00)

Key Budgetary Priorities

- **Expenses:**
 - **Administrative:** Allocation of \$168,003 for management of the BUEA, which includes an increase for professional services (staffing). Other items include insurance, accounting, advertising, and marketing, as well as technology and resource overhead used by City staff. The 2026 budget includes an additional \$25,000 to add an administrative consultant to assist the Executive Director with program management.
 - **Grants - Education:** Investing \$92,500 in programs and scholarships benefitting resident education, and expanding K-12 education support.
 - **Grants - Entrepreneurship:** Allocating \$56,000 to programs and scholarships benefitting business education, technical assistance, and entrepreneurship.

- **Grants-Arts and Culture:** Investing \$260,000 in arts and culture initiatives. This includes recommitting \$100,000 to the development of an arts incubator in BUEZ's southern corridor, which was unspent in 2025.
- **Grants-Zone Improvement:** Earmark \$120,000 in grant funding directly assisting small businesses and non-profits with physical improvements, emergency assistance, and financial aid, including an appropriation of \$20,000 to Sustainability to fund two SEEL Energy Efficiency Grants specifically targeting zone residents.
- **One-time expenses:** Converting approximately \$100,000 of existing loans since 2020 held by the BUEA from the Rapid Response Fund into grants.
- **Income**
 - Year-to-date gross income (as of November 30, 2025) - \$834,008.12, and Projected 2026 gross income - \$519,000

EXPENSES

Administrative

The Administrative budget for 2026 is \$168,003. This is an increase of \$77,003 over 2025. This increase is based on the actual increased costs of employment and actual staff time. The total allocation for management services of \$89,703 accounts for adjusted wages related to the 2024 Crowe study implementation, fringe benefits, and a cost-of-living adjustment (COLA) based on staff's actual hourly commitments.

The technology resources used by staff have also been included, with a proposed \$2,800 allocated for these expenses, categorized under IT/Subscriptions/Dues. Additionally, \$25,000 is designated to facilitate the hiring of an administrative consultant. Staff will present a request for quote (RFQ) to the BUEA for approval, and staff will facilitate the selection process.

Insurance Expense and Accounting Services will remain the same at \$7,000 and \$1,500, respectively.

An allocation of \$30,000 has been designated to support the administration of the Enterprise Zone Investment Deduction (EZID) program and strategic planning initiatives.

Ten thousand dollars is committed to the Marketing Consultant/Advertising/Marketing line to support efforts to improve the distribution of the BUEA grant, scholarship, and business incentives offered in the Zone. Ivy Tech will be a key partner in these efforts.

Staff requests a total allocation of \$168,003 to the Administrative category of the budget.

Grants - Education

The BUEA's budget commitments to education and entrepreneurship for the 2025 fiscal year will directly benefit approximately 400 elementary and middle school students in the Zone. Because of the impact of Senate Enrolled Act-1 (SEA-1), Monroe County Community Schools Corporation (MCCSC) will experience a significant decrease in state-distributed property tax revenue. The BUEA has taken the opportunity to increase annual program funding from \$50,000 to \$75,000 with the approval of the MCCSC 2025-26 Emerging Workforce Technological Education Grant proposal at the October 2025 meeting.

Staff has redirected funding from Uncategorized Grants (previously DEI training grants) and Unbudgeted Grants to the annual MCCSC commitment to meet the obligation. The education portion of the budget will rise from \$67,500 to \$92,500.

Grants - Entrepreneurship

The BUEA's budget commitments to entrepreneurship for the 2026 fiscal year will directly support, on average, 50 Zone businesses through an annual allocation of \$45,000.

The Business Enhancement Scholarship covers costs for economic development courses, business workshops, professional organization membership dues, or conference registration fees for the business owner or any business employee. The total allocation for 2026 is \$10,000.

Dimension Mill Zone day passes are single-day passes available to Zone residents, employees, and business owners for work at Dimension Mill. BUEA funding of \$1000 will cover 50-day passes in 2026.

The 2024 and 2025 Cook Center funds were spent in 2025, resulting in a total year-to-date expenditure of \$93,400 in the Grants - Entrepreneurship category. However, the budget decreased from \$76,000 (2025 Budget) to \$56,000 (2026 Budget), with the transfer of Uncategorized Grants and Unbudgeted Grants to the FMCCS.

Grants - Arts and Culture

An allocation of \$50,000 is provided to support the 2026 Arts Project and Operating Grant cycles. This budget line, formerly known as Zone Arts Grants, has been renamed as Bloomington Arts Commission (BAC) Arts Project and Operations Grants. The BAC manages this grant programming for the BUEA by evaluating, approving, and allocating funds to support projects and 501(c)(3) organizations whose work occurs mainly within the BUEZ.

\$40,000 is allocated for City Arts Programming. Of this amount, \$25,000 is designated for Constellation Stage & Screen to operate the City-owned John Waldron Arts Center. This funding supports staffing, exhibitions, and the continuation of the Open Stages program. The remaining \$15,000 is set aside for discretionary use within the Zone to address unexpected or urgent

financial needs of artists and arts organizations.

A \$100,000 allocation from 2025 is redesignated for infrastructure and professional development programs at the Arts Incubator located at 300 W. Hillside Drive. The project continues to advance, but major expenses are now anticipated in 2026. These funds will support the installation of an ADA entrance and the onboarding of eight early- and mid-career artists. ESD and its partners, including Indiana University, are pursuing a \$1.5 million READI 2.0 grant to develop the facility over the next four years.

Grants - Zone Improvement

Zone Improvement Grants provide targeted relief to businesses and nonprofits. The Direct Assistance—Small Business and Community Support allocation continues to fund small-dollar grants. In contrast, the Safety & Security, Building Improvement, and Accessibility Modification lines will continue supporting larger-scale improvement projects.

A \$5,000 reallocation from Small Business Safety & Security and Business Accessibility Modification to Business Building Improvement increases that fund to \$40,000. Additionally, Direct Assistance—Small Business and Community Support is reduced by \$15,000 due to underutilization in its first year.

The Climate Resiliency Programs & Grants line—now renamed the SEEL Energy Efficiency Grant Program—will fund two energy-efficiency projects for Zone businesses, non-profits, or multifamily residential units housing low-income residents (<80% AMI) and will be administered by Sustainability within ESD. Although funds remain unspent in 2025, the \$20,000 allocation will remain for use in 2026.

Total allotment for Zone Improvement Grants has decreased from \$135,000 to \$120,000.

ONE-TIME EXPENSES

Rapid Response Grantmaking:

Approximately \$128,667.74 in loan principal, late fees, and interest remains outstanding on the Rapid Response Fund (RRF) Loan Program. All remaining RRF Loan recipients will be eligible to apply for a complete loan-to-grant conversion. It is anticipated that not all businesses will be eligible for loan conversion; however, a total of \$100,000 has been allocated for the program to cover all outstanding loan principal balances. The board approved the RRF Loan Conversion Program on September 10, 2025.

INCOME

BUEA's revenue comes from the Enterprise Zone Investment Deduction (EZID), which offers 80 percent abatements on personal and real property, with the remaining 20 percent paid to BUEA

as participation fees. The implementation of SEA-1 will lead to an approximate \$12,000 reduction in participation fees for 2026. However, considering the current and past-due EZID participation fees totaling \$ 734,460.10, the 2025 budget, initially projected to have a \$175,720 deficit, now shows a surplus of \$252,454.60. As of November 30, 2025, the year-to-date gross income is \$834,008.12.

The total projected gross income for 2026 is \$519,000.

Summary

The 2025 year-to-date income of \$834,008 and expenditures of \$405,834 result in a positive balance of \$428,175 for 2025. Projected 2026 income of \$519,000, expenditures of \$696,503.00, and the planned RRF Loan Conversion Program allocation of \$100,000, lead to a 2026 deficit of \$277,503.00.

2026 BUEA Budget

	2023 EOY	2024 EOY	2025 Budget	2025 YTD	var.	2026	YTD numbers are based on the last bank statements submitted to the Board and real time internal record keeping of debits and credits
INCOME							
Refunded AIEZ fee	\$ 15,575.13	\$ 3,426.00	\$ 3,500.00	\$ 13,097.72	\$ (9,597.72)	\$ 10,000.00	Refund varies annually - average amount around 13k. 10k is a conservative estimate
Banking Interest Income	\$ 86,945.25	\$ 94,847.93	\$ 84,000.00	\$ 85,044.85	\$ (1,044.85)	\$ 84,000.00	
EZID loan program interest	\$ -	\$ -	\$ 20,000.00	\$ -	\$ 20,000.00	\$ 12,000.00	Bank EZIDs
EZID Income (zone membership fees)	\$ 256,265.75	\$ 92,856.24	\$ 350,000.00	\$ 734,460.10	\$ (384,460.10)	\$ 413,000.00	Business EZIDs (Projected loss due to SB-1. Two Personal Property EZIDs - Bloomington Iron & Metal (\$767), Catalent Indiana (\$10,938.72)). 2025 overage due to the Catalent back payments
RRF Loan Interest	\$ 3,985.23	\$ 1,788.89	\$ 1,280.00	\$ 1,162.92	\$ 117.08	\$ -	Moved to RRF Loan Conversion Program - 2026
Late Fees - RRF Loans	\$ 302.89	\$ 136.94	\$ -	\$ 242.53	\$ (242.53)	\$ -	Moved to RRF Loan Conversion Program - 2026
RDC Participation Fee	\$ 67,344.23	\$ 6,188.01	\$ -	\$ -	\$ -	\$ -	
Late Fees - Zone Loans	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Uncategorized Income	\$ 1,118.52	\$ -	\$ -	\$ -	\$ -	\$ -	
Sub-Total	\$ 431,537.00	\$ 199,244.01	\$ 458,780.00	\$ 834,008.12	\$ 375,228.12	\$ 519,000.00	

EXPENSE							
ADMINISTRATIVE							
Professional Services- Management	\$ (85,000.00)	\$ (47,500.00)	\$ (50,000.00)	\$ (50,000.00)	\$ -	\$ (89,703.00)	Staff agreement with the City of Bloomington - increased by \$39,703 for 2026
Professional services- Support Staff			\$ -	\$ -	\$ -	\$ (25,000.00)	an administrative consultant to assist the Executive Director - new for 2026
IT/Subscriptions/Dues	\$ (19,355.30)	\$ -	\$ -	\$ -	\$ -	\$ (2,800.00)	Annual IT costs/add. overhead
Insurance Expense	\$ (3,033.00)	\$ (3,246.00)	\$ (7,000.00)	\$ (6,561.00)	\$ 439.00	\$ (7,000.00)	
Professional Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Accounting & Tax Services	\$ (568.98)	\$ (1,500.00)	\$ (1,500.00)	\$ (1,400.00)	\$ 100.00	\$ (1,500.00)	Accounting & Tax Services
Project administration	\$ -	\$ -	\$ (25,000.00)	\$ (14,750.00)	\$ 10,250.00	\$ (30,000.00)	To support the admin of the EZID Program, for strategic planning, 5-YEAR projections - 5k increase for 2026
Marketing Consultant/Advertising/Marketing	\$ -	\$ -	\$ (10,000.00)	\$ -	\$ 5,000.00	\$ (10,000.00)	To support the marketing of expanded programming (all) - Ivy Tech Partnership providing support to the BUEA
Miscellaneous Expenses	\$ (39.99)	\$ (69.99)	\$ (2,500.00)	\$ -	\$ 2,500.00	\$ (2,000.00)	Miscellaneous Expenses
Bank Service charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Postage/Printing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Sub-Total	\$ (107,997.27)	\$ (52,315.99)	\$ (96,000.00)	\$ (72,711.00)	\$ 23,289.00	\$ (168,003.00)	

Grants - Education:							
School Grants (MCCSC Foundation)	\$ (50,000.00)	\$ (50,000.00)	\$ (50,000.00)	\$ (50,000.00)	\$ -	\$ (75,000.00)	Annual commitment - 25k increase for 2026
Resident Economic Independence Scholarships	\$ (8,154.00)	\$ (3,831.00)	\$ (15,000.00)	\$ (1,790.00)	\$ 13,210.00	\$ (15,000.00)	a scholarship to attend post-secondary classes to further their economic independence
Lemonade Day	\$ (2,500.00)	\$ (2,500.00)	\$ (2,500.00)	\$ (2,500.00)	\$ -	\$ (2,500.00)	Annual Commitment to the Boys & Girls Club supporting youth entrepreneurship
Sub-Total	\$ (60,654.00)	\$ (56,331.00)	\$ (67,500.00)	\$ (54,290.00)	\$ 13,210.00	\$ (92,500.00)	

Grants - Entrepreneurship:							
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2026 BUEA Budget

	2023 EOY	2024 EOY	2025 Budget	2025 YTD	var.	2026	YTD numbers are based on the last bank statements submitted to the Board and real time internal record keeping of debits and credits
Ivy Tech/SBDC/Cook Center	\$ (45,000.00)	\$ -	\$ (45,000.00)	\$ (90,000.00)	\$ (45,000.00)	\$ (45,000.00)	Annual grant agreement
Business Economic Enhancement Scholarship	\$ (2,816.42)	\$ (1,000.00)	\$ (10,000.00)	\$ (2,400.00)	\$ 7,600.00	\$ (10,000.00)	Used to pay for economic development classes, business workshops, professional organization membership dues, or conference registration fees for the business owner or any business employee.
Dimension Mill Zone day passes	\$ (1,000.00)	\$ (1,000.00)	\$ (1,000.00)	\$ (1,000.00)	\$ -	\$ (1,000.00)	1-day pass per to work at the Mill
Uncategorized grants	\$ -	\$ -	\$ (10,000.00)	\$ -	\$ 10,000.00	\$ -	Moved to BBIG
Unbudgeted Grants	\$ 4,400.00	\$ -	\$ (10,000.00)	\$ -	\$ 10,000.00	\$ -	Moved to BBIG as funds have not been utilized multiple years
Sub-Total	\$ (44,416.42)	\$ (2,000.00)	\$ (76,000.00)	\$ (93,400.00)	\$ (17,400.00)	\$ (56,000.00)	

Grants - Arts and Culture:							
Arts Incubator	\$ -	\$ -	\$ (100,000.00)	\$ -	\$ -	\$ (100,000.00)	ADA-accessible construction costs & professional development program for resident artists. This expense may carry over to 2026; as it has yet to be spent
Bloomington Arts Commission Arts Project and Operations grants	\$ (42,050.00)	\$ (37,650.00)	\$ (50,000.00)	\$ (27,982.00)	\$ 22,018.00	\$ (50,000.00)	Bloomington Arts Commission Arts Project and Operations grants
City Arts Programming	\$ (5,750.00)	\$ -	\$ (40,000.00)	\$ (25,000.00)	\$ 15,000.00	\$ (40,000.00)	Discretionary spending on City-led arts initiatives, including \$25,000 to Waldron Arts Center operating expenses
Historic Façade Grant	\$ -	\$ (30,000.00)	\$ (50,000.00)	\$ (40,000.00)	\$ 10,000.00	\$ (50,000.00)	Historic building improvements
Unbudgeted grants	\$ -	\$ (20,545.00)	\$ (20,000.00)	\$ (14,620.00)	\$ 5,380.00	\$ (20,000.00)	
Sub-Total	\$ (47,800.00)	\$ (88,195.00)	\$ (260,000.00)	\$ (107,602.00)	\$ 152,398.00	\$ (260,000.00)	

Grants - Zone Improvement							
Direct Assitance Small Business & Community Support	\$ -	\$ -	\$ (25,000.00)	\$ (2,000.00)	\$ 23,000.00	\$ (10,000.00)	Funding for physical improvements and emergency assistance. - decreases by 15k as funding was underutilized in 2025
SEEL Energy Efficiency Grant Program	\$ -	\$ -	\$ (20,000.00)	\$ -	\$ 20,000.00	\$ (20,000.00)	Administered by Sustainability (ESD) 2 energy efficiency grants for small biz/non-profit
Small Business Safety & Security	\$ (2,091.90)	\$ (5,011.94)	\$ (35,000.00)	\$ (22,996.25)	\$ 12,003.75	\$ (30,000.00)	Improve the general security of businesses - 5k decrease for 2026
Business Building improvement	\$ (6,111.00)	\$ (10,000.00)	\$ (30,000.00)	\$ (45,557.77)	\$ (15,557.77)	\$ (40,000.00)	Assist small business owners in updating and improving internal and external structures - 10k increase for 2026
Business Accessibility Modification	\$ (6,111.00)	\$ (2,300.00)	\$ (25,000.00)	\$ (7,276.50)	\$ 17,723.50	\$ (20,000.00)	Help business owners complete ADA modifications that do not meet the requirements - 5k decrease for 2026
Sub-Total	\$ (14,313.90)	\$ (17,311.94)	\$ (135,000.00)	\$ (77,830.52)	\$ 57,169.48	\$ (120,000.00)	
Grant & Sponsorship Budget Total	\$ (152,870.42)	\$ (163,837.94)	\$ (538,500.00)	\$ (405,833.52)	\$ 228,666.48	\$ (528,500.00)	Total grant funding decrease \$10,000

ONE-TIME EXPENSES

Rapid Response Grantmaking							
RRF Loan Conversion Program Expense	\$ -	\$ -	\$ -	\$ (99,300.93)	\$ -	\$ (100,000.00)	Total amount projected to be converted into loans as of September 2025

SUMMARY

2026 BUEA Budget

	2023 EOY	2024 EOY	2025 Budget	2025 YTD	var.	2026
Total income	\$ 431,537.00	\$ 199,244.01	\$ 458,780.00	\$ 834,008.12	\$ 375,228.12	\$ 519,000.00
RRF Loan Conversion Program total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (100,000.00)
Total expenditures	\$ (260,867.69)	\$ (216,153.93)	\$ (634,500.00)	\$ (405,833.52)	\$ 228,666.48	\$ (696,503.00)
Net income	\$ 170,669.31	\$ (16,909.92)	\$ (175,720.00)	\$ 428,174.60	\$ 603,894.60	\$ (277,503.00)

YTD numbers are based on the last bank statements submitted to the Board and real time internal record keeping of debits and credits



To: De 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, Staff Liaison to the Bloomington Arts Commission (BAC)

Date: December 1, 2025

Re: Bloomington Arts Commission recommendations for BUEA 2025 Art Operations Grants + Additional 2025 BUEA Arts Expenses

The BUEA allocated \$50,000 for 2025 Zone Arts Grants, which the Bloomington Arts Commission has been entrusted to allot as part of its annual Arts Projects and Operations grant cycles. The BUEA previously supported awarding \$27,983 in 2025 Arts Project grants. The BAC recommends that the BUEA award an additional \$23,500 in 2025 Zone Art Grant funds to the arts organizations listed below as part of its 2025 Operations grant cycle.

BUEA Zone Arts Operations Grants are meant to support arts-focused 501(c)3s whose activities take place within the boundaries of the Bloomington Urban Enterprise Zone or significantly impact Zone residents and visitors. Organization's annual operating budget cannot exceed \$500,000. Award amount cannot exceed five percent of an organization's operating budget or \$5000.

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

- *Organizational Capacity*- organizations must demonstrate a clear mission and the planning to achieve it, must be fiscally sound, and have staff or volunteers committed to doing the work to achieve your mission.
- *Community Impact*- organizations must address a community need, engage in larger community dialogues and reach out to or connect with the various communities that exist in Bloomington.

Funded organizations 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

The BAC received a total of 21 Arts Operations grant applications during 2025. Based on our evaluation, we recommend that the BUEA fund the following 7 grant applicants a total of \$23,500:

Grant/Org Name	Organization Mission	Award Amount
Bloomington Creative Glass Center	A nonprofit organization committed to bringing affordable, high quality education about glass to the people of southern Indiana. Open to any and all who have an interest in glass, regardless of age or experience.	\$4,500.00
Early Music Associates Inc. dba Bloomington Early Music	Bloomington Early Music is committed to our mission to enrich, educate, and inspire audiences and performers through musical performance that is informed by history. We support emerging and established talent that is local, regional, national, and international and the performance of early music that crosses genre and culture and engages all residents of our city and the region in ways that invite them to connect to history and to each other through this music.	\$3,500.00
Lotus Education & Arts Foundation	Lotus's mission is to experience, explore, and celebrate the world's diversity through music and the arts.	\$5,000.00
Monroe County Civic Theater	The purpose of the Corporation is to involve the local community in the experience of live theater. Its aim is to enable members of the community of every age, sex, and background to learn about and participate in every aspect of theater, including play selection, acting, lighting, costume making, publicity, and set construction. It also offers the public an opportunity to enjoy quality productions of both well-known and less frequently seen plays.	\$1,000.00
Off Night Productions Company	Off Night Productions produces contemporary theater music on off nights of the traditional performance prioritizing leadership and creative opportunities for and non-binary artists while centering sustainable all areas of production. We believe that theatre that equity leads. By expanding access to creative and performance opportunities for women and nonbinary creatives, spotlighting underrepresented voices and	\$2,000.00

	and reshaping industry norms, we envision a more sustainable, and innovative performing arts landscape.	
WFHB Community Radio	WFHB exists to provide an open forum for the exchange and discussion of ideas and issues, and to celebrate and increase the local cultural diversity.	\$5,000.00
Women Writing for (a) Change Bloomington	Our mission is to create safe and inspiring learning opportunities for individuals who wish to pursue the art of writing as a tool for growth and change. We believe in the power of writing to connect people to the deeper parts of themselves and to one another. We believe that creative and conscious communities hold the key to positive transformation in our world. We provide an attentive setting in which every voice is honored, nurtured, and celebrated.	\$2,500.00

If the BUEA elects to award the 2025 Zone Art Operations grants at the recommended amount, it will have spent \$51,483. during 2025 on Zone arts grants, \$1483.00 over the allocated \$50,000. We recommended that this overage be pulled from the \$15,000 in unspent funds in the “discretionary spending on City-led arts initiatives,” category of the BUEA’s 2025 Arts and Culture grants budget.

The BAC also requests that an additional \$4000 be paid to Lotus Foundation for a 2024 BUEA Zone Arts Operations grant that was not paid out during the previous year due to missing paperwork.

In addition to the potential awarding of \$51,483 for 2025 Zone Art grants and the additional \$4000 payment to Lotus for its 2024 grant, \$25,000 has been paid to Constellation Stage and Screen for their 2025 BUEA Operations grant. This brings the total amount of spending against the 2025 Arts and Culture grants budget to \$80,483.

We request that the \$100,000 allocated for the artist studio space during 2025 be carried over to 2026. Due to delays in the READI 2.0 granting process, the timeline for opening our artist studios has been delayed. While work on this project has been slower than anticipated, we are confident in our ability to spend these funds in 2026. We are working with a contractor to install an ADA entrance to the space, and are preparing to welcome a cohort of 8 early and mid-career artists into the space. In January 2026, once the artists have settled into the space, we will work with them and other stakeholders to plan a master buildout of the space and a suite of professional development programs for the artists. We propose that BUEA funds go to these and the ADA entrance installation. The READI 2.0 grant allocation process is anticipated to pick back up in Q1 of 2026. ESD is collaborating with multiple partners, including Indiana University, to secure a READI 2.0 grant of approximately 1.5 million to build out the facility over the next four years. The grant requires a 1:1 match of public funds, and the BUEA’s contribution to this project will go toward this match.

2025 Annual EZID Activity – Summary

Program Overview

The Enterprise Zone Investment Deduction (EZID) encourages capital investment in Bloomington’s designated Enterprise Zone.

It reduces real property and personal property taxes for qualifying investments such as building improvements, new machinery, and infrastructure located outside TIF districts.

Compliance Process

- **Applications:** Businesses file Form EZ-2 and EZ-BR with the Monroe County Auditor between January 1 – May 15, with one 30-day extension allowed.
- **Determinations:** The Auditor must issue decisions by August 15; applicants have 45 days to appeal.
- **Annual Requirements:** Businesses pay a 20% participation fee of total EZID savings to the BUEA, maintain tax good standing, and submit annual compliance forms (EZ-2 and EZ-BR).
- **Recapture:** Deductions can be revoked if property use changes or moves outside the zone within ten years.

Economic Impact

EZID participation fees are the primary revenue source for the Bloomington Urban Enterprise Association (BUEA), which reinvests funds into:

- Small-business and façade improvement grants
- Resident scholarships and workforce development
- Arts and accessibility programs
- Administrative support for BUEA operations

2025 Summary – All Projects

Total Projects Reviewed: 16

Total Layers Across Projects: 19

Business / Owner	Address	Key Details	Expiration (Pay Year)
Catalent Indiana LLC (Layers 1–3)	1300 S Patterson Dr	Manufacturing equipment	2031–2032

Cook Pharmica LLC	1300 S Patterson Dr	37.15-acre R&D facility (PUD)	2031
Fox 415 LLC / Two Sticks Bakery	415 S Washington St	9 rental units + bakery	2028–2029–203 5
Fox Lair Development LLC	422 S Washington St	24 market-rate rental units	2026
Dwellings III LLC (2)	572–586 E Hillside Dr	3 buildings, 30 rental units	2025
ERL-14 LLC	1280 N College Ave	46 rental units	2026
GMS-Pavilion Properties LLC	601 N Walnut St	16 rental units	2024
Hays Building LLC	1100 N Walnut St	13 units	2024
HAT Living LLC	1109 S Rogers St	3 units	2028
Hillside Manors Oz LLC	926 E Hillside Dr	40 units	2033
Nathan Simon	923 S Rogers St	5 units	2029
Olaf Lava 933 LLC	933 N Walnut St	Office + rental units	2028
Park South LLC	600–602 E Hillside Dr	2 buildings, 50 units	2030
Bloomington Iron & Metal Inc	503 N Rogers St	Industrial facility	2025

SCP 9 North College LLC / 9 North Holdings LLC	504–512 N College Ave	26 rental units	2025
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Aggregate Totals

- **Residential Units:** 262 total units
- **Commercial Units / Properties:** 12 commercial structures (including industrial, mixed-use, and office spaces)

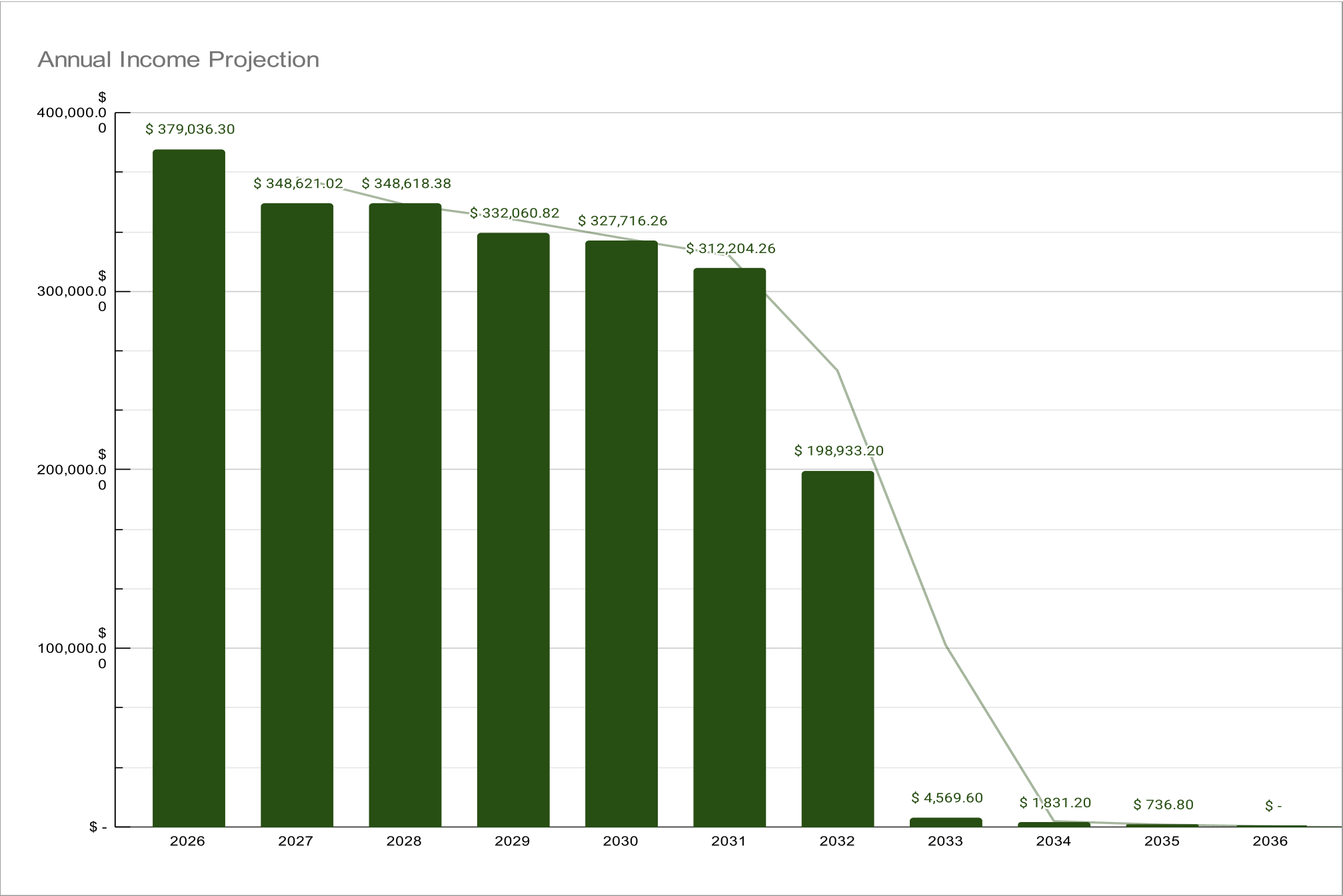
Financial Partners & Lenders

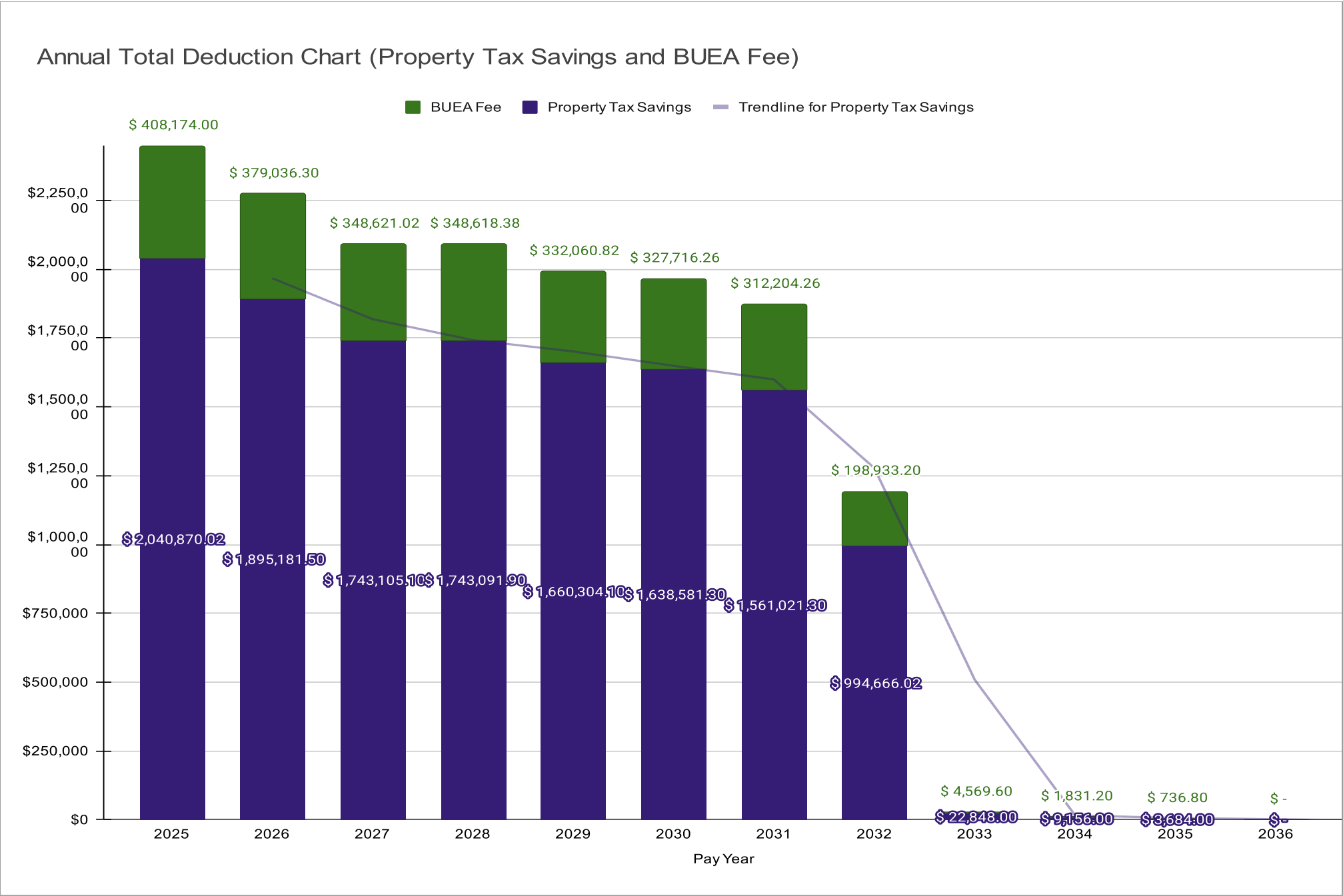
- The National Bank of Indianapolis
- German American Bank
- First Financial Corporation / Bank
- Indiana University Credit Union

Closing Summary

The **2025 EZID compliance review** verified full adherence to program and state requirements across **16 active projects** and **265 total residential units**.

Participation fees—equal to **20% of annual tax savings**—remain the BUEA’s core revenue stream.





2026	January 14	February 11	March 11	April 8	May 13	June 10	July8	August 12	September 9	October14	November11	December 8
Notes			First Ezid Reminder/Invoices sent	Second Ezid Reminder Sent	EZID/Participation Fees Due		No Meeting				Budget - 90 minute meetings	
			All grants received before March 3 will be included in the March meeting packet. Grant applications are due to the Board one week before the scheduled board meeting (March 4)			All grants received before June 2 will be included in the June meeting packet. Grant applications are due to the Board one week before the scheduled board meeting (June 2)			All grants received before September 1 will be included in the September meeting packet. Grant applications are due to the Board one week before the scheduled board meeting (September 2)			
											Any application received in Sept/Oct and outstanding grant applications will be reviewed in November & December. Applications received in November and December will be considered and review Q1 of 2027	
Board		Officer Elections	Q1 Grant Review			Q2 Grant Review			Q3 Grant Review		Q4 Grant Review	Q4 Grant Review
Staff		2025 Q4 Financial Report			Q1 Financial Report			Q2 Financial Report		Q3 Financial Report		
		Consultant RFP Due										
Presentations									EZID Presentation	CDFI Friendly		
										MCCSC		