

Bloomington Urban Enterprise Association Meeting

AGENDA for July 15, 2026, at 12 p.m.

This meeting will be held in person in the **McCloskey Conference Room (Suite 150, City Hall, 401 N. Morton St)** and may also be accessed via Zoom at the following link:

<https://bloomington.zoom.us/j/84576005312?pwd=SERpaXRLenV0U0J6dXlCNTVGVmNPUT09>

Meeting ID: 845 7600 5312

Passcode: 953182

Bloomington Urban Enterprise Association meetings can be watched on CATS TV, available here:

<https://catstv.net/>.

Materials for this meeting can be found on the Bloomington Urban Enterprise Association's website, which is located at the following address: <https://bloomington.in.gov/business/buea/meetings>

1. Roll Call

- Approval of Minutes - June 2026

2. Director's Report

3. New Business - Voting Items

- Signature Ownership
- Approval of f1RSTNAVIGATOR™ - Online Account Access upgrade and payment
- Grant Approvals
 - Allocation of Business Enhancement funds for the Builders Room Program
 - Friendly Beasts Cidery
 - ADA Grant
 - Safety & Security Grant
 - Cicada Cinema Inc
 - ADA Grant

4. Old Business

5. General discussion

6. Adjournment

Board Membership

Pursuant to applicable law and policy, and in compliance with Indiana Code 5-14-9-6, the following details are provided regarding the officers serving on this committee:

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
Kate Rosenberger	Common Council	2/1/2025 - 1/31/2029
Katarina Koch	Common Council	2/1/2026 - 1/31/2030
Virginia Githiri	Mayor	2/1/2024 - 1/31/2028

Jane Kupersmith	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

The City of Bloomington is committed to providing equal access to information. If you encounter difficulties accessing this notice or related meeting materials, please contact the Department of Economic and Sustainable Development at 812-349-3419 or e-mail esd@bloomington.in.gov, and provide your name, contact information, and a link to or a description of the document or web page you are having trouble accessing.

City Of Bloomington - Bloomington Urban Enterprise Association Meeting Minutes

Meeting Information

Date: Wednesday, June 10, 2026

Time: 12:05 pm

Location: City Hall, Bloomington, Indiana

Notice: The meeting was appropriately posted and noticed.

Additional Notes or Summary: Hybrid meeting (in-person and video conference). Felisa Spinelli participated remotely.

Attendance:

Board Members Present:

- Virginia Githiri
- Felisa Spinelli (remote)
- Michael Hover
- Katerina Koch
- Heather Robinson
- Jane Kupersmith
- Kate Rosenberger
- Brad Wisler

Staff Present:

- De de la Rosa, Economic & Sustainable Development (Staff Liaison)

Guests:

- None noted.

1. Call to Order

Meeting called to order. A quorum was present. Felisa Spinelli participated remotely via video conference.

2. Approval of Minutes – May 2026

May 2026 minutes were presented. No comments or corrections noted.

Motion: To approve May 2026 minutes as presented.

Second: Seconded.

Roll Call Vote:

Felisa Spinelli – Yes
Katerina Koch – Yes
Jane Kupersmith – Yes
Heather Robinson – Yes
Brad Wisler – Yes

Michael Hover — Yes

Virginia Githiri — Yes

Result: Minutes approved.

3. Director's Report

Overpayment — Secretly Group: A processing error resulted in an overpayment to Secretly Group. The grant was disbursed in full rather than the matched amount, as discussed. The Director has requested repayment of the difference, due within one month.

Stone Municipal Group Contract: Contract signed with Stone Municipal Group, who has been evaluating EZIDs for the past several years. Meetings with Stone will resume later this month.

State Enterprise Zone Review: The Office of Financial Management and Analysis is conducting a statewide review of enterprise zones. The Director has been asked to provide a shapefile or address list of all properties within the zone and an analysis of EZIDs from 2019 to the present. GIS resources and Stone's records will support this effort; some archival work is needed for pre-employment records.

4. Financial Report

Bank Statement Access: No first-quarter financial report was available due to ongoing difficulties obtaining statements from German American Bank. The Executive Director summarized the situation: access to accounts is highly restricted, with the Executive Director currently having no view-only access. Staff is working to resolve this through potential online banking tools and view-only access for the Executive Director. A board member expressed full support for granting the Director view-only access and noted this should have been in place already. German American Bank indicated that it is ready to facilitate online access; a resolution is expected soon.

Grant Expenditure Summary (shared via spreadsheet): Note: spreadsheet formulas have been corrected since the prior meeting (from subtraction to addition).

Education: \$77,500 disbursed; \$15,000 balance.

Entrepreneurship: \$48,000 in commitments and disbursements; \$7,800 balance.

Arts and Culture: \$25,000 in commitments and disbursements (Operations for Grant and Constellations, broken out separately this year); \$185,000 balance.

Zone Improvement: \$51,000 committed or dispersed; \$159,000 balance.

Arts Incubator Update: Jane Kupersmith provided an update on the arts incubator (OG Sproutbox building). Accessibility improvements to the original site were found to be infeasible due to ramp constraints and required parking lot improvements the property owner could not undertake. The property owner has made other requested improvements. Simultaneously, a READY 2.0 / Lilly Foundation grant—led by a IU-led consortium—proposes relocating the incubator to a different site within the Enterprise Zone, with an umbrella goal of supporting artist entrepreneurship. Information is expected to be released in early July; staff plans to bring a recommendation to the board

at that time. The Director confirmed intent to retain existing funding in support of this effort.

Note on The Rub (Zone Improvement): The Rub appeared as “ready to go” in the spreadsheet due to a staff error, but no disbursement has been made. The grant was not formally approved in prior minutes and is being brought forward for approval today.

5. New Business

Capital Improvement Grant Eligibility Language

The Director presented updated eligibility criteria applicable to all capital improvement grants. The criteria have been consolidated under a single header for clarity and public-facing use. Key points from board discussion:

Eligibility language will be updated to reflect that grants are available to businesses and nonprofits that are physically located in the zone or primarily serve zone residents—consistent with the standard established in prior meetings.

The ineligibility of perpetual/routine maintenance is now explicitly stated, addressing the issue raised by the WonderLab application.

The Minor Improvement Grant (up to \$1,000, staff-approved) is specifically for small repairs (e.g., broken windows, locks); it does not cover major renovations or structural overhauls.

Capital improvement grants cover the physical space/building; equipment and personal property acquisition are outside the scope of these grants.

Action Item: Director to update eligibility language to apply the zone-or-serving-zone-residents standard consistently across all capital improvement grants and publish for public use.

Match Waiver and In-Kind Labor Match Options

The Director presented two options developed by Taegan Garner prior to her leave: an in-kind labor match worksheet and a match waiver for qualifying small businesses. The board engaged in extended discussion. Key points:

In-Kind Labor Match: Allows applicants to count in-kind labor toward the required match using a simple worksheet. Board members found the worksheet clear and practical.

Match Waiver: Proposed criteria: fewer than 50 employees (full- and part-time) and less than \$1 million in annual gross revenue. Applicants submit a match waiver request form. Discussion raised whether the revenue threshold adequately captures need, particularly for food/beverage businesses with high gross revenues but thin margins. The Director and several board members favored retaining size-based criteria rather than need-based criteria to avoid gaming. A board member suggested adding a narrative hardship section to the waiver form to allow contextual judgment.

Physical Location Requirement for Waiver: The draft waiver required applicants to be physically located in the zone. Board members questioned this given the broader eligibility standard (zone-impacting organizations may apply). Since capital improvement grants fund physical building improvements, there was support for

retaining a location requirement for the waiver specifically, while allowing outside-the-zone applicants to still apply with the standard match. The Director indicated flexibility on this point.

No-Match Option: The Director and several board members expressed preference for eliminating the match requirement entirely, noting it is a barrier for applicants who are seeking funds precisely because they lack capital. Felisa Spinelli reiterated that match requirements disproportionately burden smaller businesses.

Kate Rosenberger noted the value of match requirements in leveraging dollars and ensuring applicants have some investment in the project, particularly for organizations outside the zone. She suggested that organizations with leverage capacity should still be encouraged to bring a match, while those without should have a clear path to a waiver or no-match option.

Action Item: Director to return with a refined proposal at the July meeting incorporating board feedback, including: revised revenue threshold consideration, a narrative hardship section on the waiver form, and further discussion of the no-match option.

Grant Approval – The Rub (Business Building Improvement Grant)

The Rub is located in the Grant Building. The grant covers painting, patching, and priming of walls and hallway treatment. The building is owned by CFC (Community Facilities Corporation), which is providing a match and conducting additional improvements to address moisture and cracking issues. Board members reviewed photos and noted the difficult foot-traffic location. No concerns raised.

Motion: To approve the Business Building Improvement Grant for The Rub.

Second: Seconded.

Roll Call Vote:

Felisa Spinelli – Yes
Michael Hover – Yes
Brad Wisler – Yes
Virginia Githiri – Yes
Heather Robinson – Yes
Jane Kupersmith – Yes
Katerina Koch – Yes
Kate Rosenberger – Yes

Result: Grant approved.

6. Adjournment

Meeting adjourned. The Director will send a Doodle poll to determine the July meeting date (a non-holiday Wednesday in July). Felisa Spinelli noted she will attend remotely in July.

Director's report - BUEA 7/15/2026

Banking Update

- Jane is awaiting access to the online GAB Account.
- Need to designate a third signatory for accounts and give De read-only permissions by vote. Once approved, a letter from legal and the meeting minutes will be submitted to each banking institution. Each one requires different ID vetting. After the new signatory is in place, De will work with them to sort out each vetting process.
- f1RSTNAVIGATOR™ - Online Account Access - Will allow for large ACH and wire transfers, control over transactions, and better visibility

Budget v Balance

- Approval of BEE Scholarship - \$510.00

Strategic Planning

- Meeting with Michelle King (PhoneBox) to discuss next steps - when, where, & how

Grant Approvals

Allocation of Business Enhancement funds for 812labs' Builder's Room Program - \$7000

812 Labs, a technology startup and consultancy based in Bloomington, is dedicated to helping small businesses understand and implement emerging technologies in practical and accessible ways. In partnership with Amplify Bloomington and the Greater Bloomington Chamber of Commerce, 812 Labs supports initiatives that enable local businesses to develop AI-powered tools, enhance their operations, and boost long-term competitiveness in Bloomington and the Indiana Uplands region.

The Builder's Room is a 6-week cohort program that pairs weekly 2-hour group sessions with optional participant support and a culminating Community Showcase/Demo Day. It is designed for established small businesses (generally 2+ years in operation, 1–25 employees), including Bloomington Urban Enterprise Zone businesses. Rather than training business owners to become software developers, the program teaches them to use AI-assisted development tools like Replit to identify real workflow problems and build practical, plain-language prototypes—covering vibe coding, business automation, customer-facing applications, back-office automation, and employee engagement—that they can put to use in their own operations. The proposed BUEA expansion would fund the addition of up to 10 BUEZ businesses to the cohort, covering platform access, Zone-specific recruitment, onboarding, technical setup, and additional participant support.

This would exhaust the BEE funding for 2026; however, the 2025 budget had \$7600 remaining.

Friendly Beasts

Accessibility Grant - \$9749

Remodeling a new location and updating several features to ensure ADA compliance. This involves constructing an accessible bathroom, replacing entry doors, installing a new ordering countertop that meets ADA standards, and building a landing at the rear exit to serve as a refuge point.

Total cost: \$12,998.00

Amount contributed by Friendly Beasts: \$3,249.50

Amount requested from BUEA: \$9,749

Safety and Security Grant - \$4845

Friendly Beasts Cidery is remodeling its new location. The project will require constructing a two-hour fire-barrier wall between the cidery and an adjacent tenant to reduce the fire area occupancy for each tenant, which will involve a code review, architectural drawings, and additional framing and drywall. The business also intends to add a panic bar to an existing door and update locks and security more generally. Finally, the project will require hard-wiring exit signs and security lights.

Total cost: \$6,460.00

Amount contributed by Friendly Beasts: \$1,615.00

Amount requested from BUEA: \$4,845.00

Cicada Cinema Inc.

Accessibility Grant - \$7965

Cicada Cinema is renovating a former warehouse into a small community movie theater, a project that triggers ADA compliance requirements because movie theaters are classified as Group A-1 Assembly spaces under the Indiana Building Code. As part of the renovation, Cicada must build a second ADA-compliant restroom with appropriate proportions, fixtures, and grab bars, and modify the existing restroom to meet ADA standards. The project also includes constructing a vestibule to block light and sound from the lobby from entering the auditorium, which will likewise be built to full ADA compliance.

TOTAL \$10,619

Cicada Cinema Committed Funding \$2,654.75

Amount requested from BUEA \$7965

BUEA MEMO - Elimination of Grant Match Requirement; Scoring Process and Roles

Staff recommends eliminating the match requirement for BUEA capital improvement grants, effective at the start of the next annual budget cycle, as it has historically excluded applicants most in need of funding but lacking capital. Rather than adopting a match waiver or in-kind labor worksheet considered in May and June, staff recommends removing the match requirement outright, as either alternative would add administrative steps and lengthen the award timeline given BUEA's single-staff capacity. The scoring rubric remains unchanged, with the award amount continuing to serve as the Board's tool of discretion for applicants without demonstrated financial need. Staff also recommends increasing the per-grant allocation to accommodate anticipated growth in applications, as well as a revised roles-and-responsibilities framework for the application review and award process.

Grants - Education:	2025 Budget	2025 disbursed	2025 Balance	2026 Budget	Disbursed/	Balance	Description
School Grants (MCCSC Foundation)	\$ 50,000.00	\$ (50,000.00)	\$ -	\$ 75,000.00	\$ (75,000.00)	\$ -	Annual commitment - 25k increase for 2026
Resident Economic Independence Scholarships	\$ 15,000.00	\$ (1,790.00)	\$ 13,210.00	\$ 15,000.00	\$ -	\$ 15,000.00	a scholarship to attend post-secondary classes to further their economic independence
Lemonade Day	\$ 2,500.00	\$ (2,500.00)	\$ -	\$ 2,500.00	\$ (2,500.00)	\$ -	Annual Commitment to the Boys & Girls Club supporting youth entrepreneurship
Sub-Total	\$ 67,500.00	\$ (54,290.00)	\$ 13,210.00	\$ 92,500.00	\$ (77,500.00)	\$ 15,000.00	

Grants - Entrepreneurship:	2025 Budget	2025 disbursed	2025 Balance	2026 Budget	Disbursed/	Balance	Description
Ivy Tech/SBDC/Cook Center	\$ 45,000.00	\$ (90,000.00)	\$ (45,000.00)	\$ 45,000.00	\$ (45,000.00)	\$ -	Annual grant agreement
Business Economic Enhancement Scholarship	\$ 10,000.00	\$ (2,400.00)	\$ 7,600.00	\$ 10,000.00	\$ (3,710.00)	\$ 6,290.00	classes, business workshops, professional organization membership dues, or conference registration fees for
Dimension Mill Zone day passes	\$ 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	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ -	\$ -	Moved to BBIG as funds have not been utilized multiple years
Sub-Total	\$ 76,000.00	\$ (93,400.00)	\$ (17,400.00)	\$ 56,000.00	\$ (48,710.00)	\$ 7,290.00	

Grants - Arts and Culture:	2025 Budget	2025 disbursed	2025 Balance	2026 Budget	Disbursed/	Balance	Description
Arts Incubator	\$ 100,000.00	\$ -	\$ 100,000.00	\$ 100,000.00	\$ -	\$ 100,000.00	ADA-accessible construction costs & professional development program for resident artists
Bloomington Arts Commission Arts Project and Operations grants	\$ 50,000.00	\$ (27,982.00)	\$ 22,018.00	\$ 50,000.00	\$ (25,000.00)	\$ 25,000.00	Discretionary spending on City-led arts initiatives, including \$25,000 to Waldron Arts Center operating expenses
City Arts Programming	\$ 40,000.00	\$ (40,000.00)	\$ -	\$ 40,000.00	\$ -	\$ 40,000.00	Project and Operations grants
Unbudgeted grants	\$ 20,000.00	\$ (14,620.00)	\$ 5,380.00	\$ 20,000.00	\$ -	\$ 20,000.00	Assistance for the O.T. 987 installation in the Trades District
Total	\$ 210,000.00	\$ (82,602.00)	\$ 292,602.00	\$ 210,000.00	\$ (25,000.00)	\$ 185,000.00	

Grants - Zone Improvement:	2025 Budget	2025 disbursed	2025 Balance	2026 Budget	Disbursed/ Committed in 2026	Balance as of May 2026
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Direct Assistance Small Business (BUEA Minor Repair Grant) & Community Support	\$ 25,000.00	\$ (2,000.00)	\$ 23,000.00	\$ 10,000.00	\$ (1,820.00)	\$ 8,180.00	<i>New funding- physical improvements, emergency assistance, and financial aid.</i>
SEEL Energy Efficiency Grant Program	\$ 20,000.00	\$ -	\$ 20,000.00	\$ 20,000.00	\$ -	\$ 20,000.00	<i>Administered by Sustainability (ESD)</i>
Historic Façade Grant	\$ 50,000.00	\$ (30,000.00)	\$ 20,000.00	\$ 90,000.00	\$ (40,000.00)	\$ 50,000.00	<i>Historic building improvements</i>
Small Business Safety & Security	\$ 35,000.00	\$ (22,996.25)	\$ 12,003.75	\$ 30,000.00	\$ (5,000.00)	\$ 25,000.00	<i>To Improve the general security of businesses</i>
Business Building improvement	\$ 30,000.00	\$ (45,557.77)	\$ (15,557.77)	\$ 40,000.00	\$ (4,094.16)	\$ 35,905.84	<i>To assist small business owners in updating and improving internal and external structures</i>
Business Accessability Modification	\$ 25,000.00	\$ (7,276.50)	\$ 17,723.50	\$ 20,000.00	\$ -	\$ 20,000.00	<i>To help business owners complete ADA modifications to meet requirements</i>
Total	\$ 185,000.00	\$ (107,830.52)	\$ 77,169.48	\$ 210,000.00	\$ (50,914.16)	\$ 159,085.84	

Grants Include:

Bobbi Boos, Bloomington Farm Stop \$820.00
 Eric Weingold, GM - World Foods \$1,000.00
 WonderLab Museum of Science, \$4,094.16
 Lisa Keplinger -That's the Rub, LLC- \$6,550.00
 First Christian Church of Bloomington \$40,000.00

Sarah Cheney, \$1,200.00
 Kaytee Lorentzen, \$1,200.00
 Adnan Javeed, \$800.00
 Justin Fox - Fox \$5,000
 Katie Sensabaugh - \$510.00

Skolak, John (4532)

Program Name : buea-enhancement-grant

Status: Submission Confirmation

Submit Time: 2026/05/16 at 3:31 PM EDT

Organization Address

642 N Madison ST
Bloomington, IN 47404

Answered on : 2026-05-15
Meets eligibility

Proof of address (utility bill, lease, etc)

[Screenshot 2026-05-16 141833.png](#)

Answered on : 2026-05-16

Organization Name

812 Labs

Answered on : 2026-05-16

How did you hear about this scholarship?

Online Research

Answered on : 2026-05-16

Applicant Name

John E Skolak

Answered on : 2026-05-16

Job Title or Role

Founder

Answered on : 2026-05-16

Email

john@812labs.com

Answered on : 2026-05-16

Phone Number

+1 812-327-0713

Answered on : 2026-05-16

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

Technology Startup / Small Business Consultancy

Answered on : 2026-05-16

Organization Website

812labs.com

Answered on : 2026-05-16

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

812 Labs is a Bloomington-based technology startup and consultancy focused on helping small businesses understand and apply emerging technology in practical, accessible ways. Through partnerships with Amplify Bloomington and the Greater Bloomington Chamber of Commerce, 812 Labs supports programs that help local businesses build AI-assisted tools, improve operations, and strengthen long-term competitiveness in Bloomington and the Indiana Uplands region.

Answered on : 2026-05-16

Have you received this scholarship in the past?

No

Answered on : 2026-05-16

Total Funding Requested (\$1200 Max)

7000.00

Answered on : 2026-05-16

Institution Offering Class or Activity

Amplify, Mill, Bloomington Chamber

Answered on : 2026-05-16

Class Activity Description

2 Cohorts - AI Builders Room - No Code building for business. 812 Labs will be the Education Partner/Facilitator

Answered on : 2026-05-16

Please upload invoices, receipts, class schedule, or syllabus for the class or activity.

[The Builders Room.pdf](#)

Answered on : 2026-05-16

How would participating in this program help your organization fulfill its mission?

812 Labs' mission is to help local businesses apply emerging technology in practical, accessible ways. This BUEA request would allow us to add up to 10 Bloomington Urban Enterprise Zone businesses to The Builder's Room cohorts, giving them access to AI-assisted tools, onboarding, and hands-on support. Each business will work on a real operational, marketing, or customer-service challenge and leave with a practical tool, prototype, or workflow improvement they can use to strengthen their business.

Answered on : 2026-05-16

Standard Signature

Yes

Answered on : 2026-05-16

Hidden Questions :

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

N/A



Dashboard



Members



Meeting Rooms



Billing



Account



Events



About Us



Benefits



Shop



How to Guides

Account

Profile Team Members Bookings Allowance Visitors Tickets Terms And Conditions

Personal Company

Personal

Everyone

Photo



Name*

John Skolak

Skills

- AI
- COMMUNITY BUILDING
- ENTREPRENEURSHIP
- ENTREPRENEURSHIP SUPPORT
- PHOTOGRAPHY
- SEO
- SAAS APPS
- SMALL BUSINESS CONSULTING
- STRATEGIC PLANNING
- STRATEGIC PLANNING FOR GROWTH

Bio

I've spent most of my career working at the intersection of hospitality, business growth, and technology—across restaurant operations, foodservice distribution, strategic sales, and SaaS. Today, I'm focused on building projects through 812 Labs and Best Food Forward Bloomington that combine community impact, food systems, and practical innovation, while also supporting local business through my work at the Chamber. I'm especially interested in ideas that solve real problems, strengthen local connections, and help people build smarter.

Contact Details

Everyone

The Builder's Room

Vibe Coding for Main Street: Build Real Tools, Boost Your Bottom Line

Working Syllabus / Program Outline

BUEA Zone Business Expansion Add-On

Program Format:

6-week cohort program, with weekly 2-hour group sessions, optional participant support, and a separate Community Showcase / Demo Day.

Target Participants:

Established small businesses, including Bloomington Urban Enterprise Zone businesses, generally operating 2+ years with 1–25 employees.

Program Purpose:

The Builder's Room helps small business owners use AI-assisted development tools, such as Replit or comparable platforms, to build practical digital tools for their own operations. The goal is not to turn business owners into software developers. The goal is to help them identify real workflow problems, use plain language to build or prototype practical tools, and leave with something they can use in their business.

BUEA Expansion Purpose:

BUEA funding would allow the program to add up to 10 additional Bloomington Urban Enterprise Zone businesses into the cohort model. These funds would support platform access, Zone-specific recruitment, onboarding, technical setup, and additional participant support.

The approved Builder's Room application describes a 6-week cohort model focused on vibe coding, business automation, customer-facing applications, back-office automation, employee engagement, and a public Community Showcase / Demo Day.

Program Learning Outcomes

By the end of the cohort, participating businesses should be able to:

- Identify a real business workflow, customer service, marketing, or operations problem that could be improved with AI-assisted tools.
- Use plain-language prompting to describe a tool, workflow, or automation they want to build.
- Build or prototype at least one practical digital tool for their business.
- Understand how to safely and responsibly use AI-assisted platforms in a small business setting.
- Create a maintenance and adoption plan for continued use after the program.

- Present their tool or prototype during the Community Showcase / Demo Day.
-

Weekly Syllabus

Week 1: What Is Vibe Coding? + Choosing a Business Problem

Focus:

Demystifying AI-assisted development and helping each participant choose a realistic first project.

Topics Covered:

- What AI-assisted development and “vibe coding” mean in plain language
- What kinds of tools small businesses can build without traditional coding experience
- How to identify repetitive tasks, customer friction, or internal bottlenecks
- Choosing a realistic first tool or workflow to improve

Participant Output:

Each business identifies one practical use case to work on during the cohort.

Examples may include:

- Customer intake form
 - FAQ assistant
 - Scheduling or booking workflow
 - Inventory tracker
 - Reporting dashboard
 - Staff checklist or SOP tool
 - Marketing or sales follow-up tool
-

Week 2: Build Your First Tool

Focus:

Turning a business problem into a simple prototype.

Topics Covered:

- How to write clear prompts for AI-assisted tools
- How to describe a business process step-by-step
- How to map inputs, decisions, and outputs

- Getting started in Replit or a comparable platform
- Creating a first simple tool, form, workflow, or automation

Participant Output:

Each participant begins a first working prototype or structured tool plan.

Week 3: Customer-Facing Applications

Focus:

Using AI-assisted tools to improve customer communication, lead capture, and service workflows.

Topics Covered:

- Customer FAQs and response tools
- Chatbot concepts and limitations
- Booking, quote, or inquiry forms
- Customer intake workflows
- Lead capture and follow-up processes
- Maintaining human oversight and quality control

Participant Output:

Each participant creates or advances a customer-facing tool, script, workflow, or prototype.

Week 4: Back-Office Automation

Focus:

Using AI-assisted tools to reduce repetitive internal work.

Topics Covered:

- Inventory or task tracking
- Simple reporting dashboards
- Internal workflow assistants
- Spreadsheet-to-tool concepts
- Automating repetitive administrative tasks
- Reviewing tool accuracy and business usefulness

Participant Output:

Each participant builds or advances an internal operations tool or automation plan.

Week 5: Bring Your Employee Session — Marketing, Sales, and Team Adoption**Focus:**

Helping the business owner involve an employee, manager, or trusted team member so the tool can be used beyond the cohort.

Topics Covered:

- AI-assisted marketing and sales support
- Email, campaign, and follow-up workflows
- Staff training and adoption
- Assigning responsibility for the tool
- Identifying risks, quality-control needs, and maintenance steps

Participant Output:

Each business creates a simple tool adoption plan, including who will use the tool, how often it will be used, and what training is needed.

Week 6: Final Build Lab + Implementation Plan**Focus:**

Finalizing the participant's tool or prototype and preparing for continued use after the cohort.

Topics Covered:

- Final prototype review
- Troubleshooting and refinement
- Tool maintenance planning
- 30/60/90-day implementation planning
- Preparing a short demo or explanation for the Community Showcase

Participant Output:

Each participant leaves with:

- A working prototype or practical tool plan
- A summary of the business problem addressed

- A basic maintenance plan
- A 30/60/90-day implementation plan
- A short demo outline for the Community Showcase

Separate Event: Community Showcase / Demo Day

The Community Showcase / Demo Day will be held separately from the final class session.

Purpose:

Participants present their tools, prototypes, or workflow improvements to peers, program partners, local leaders, and invited community members.

Showcase Outcomes:

- Celebrate participating businesses
- Demonstrate practical AI adoption among local small businesses
- Highlight Zone business participation
- Share lessons learned with the broader business community
- Create visibility for future cohorts and funders

Note on Program Development

This syllabus is a working program outline based on the approved Builder’s Room grant application. The final curriculum may be refined before launch in coordination with program partners, facilitators, and participant needs, while maintaining the core goals of AI-assisted tool building, business workflow improvement, and practical technology adoption for Main Street businesses.

BUEA Budget

Original Grant Category	BUEA Expansion Use	Amount
A. Personnel – Zone Expansion Support	Additional coordination, onboarding, technical assistance, coaching, and partner support for 10 added Zone businesses	\$2,800
B. Supplies – Zone Recruitment Materials	Zone-specific outreach, application support, participant communications, printed/digital materials	\$600

Original Grant Category	BU EA Expansion Use	Amount
C. Other: Technology – Platform Access	Replit or comparable platform access for 10 additional Zone businesses for 12 months	\$2,400
D. Other: Demo Day / Community Showcase	Added showcase support, participant documentation, Zone business visibility, event materials	\$500
E. Other: Program Space / Participant Access	Supplemental space, meeting access, or Mill-related participant support for added Zone businesses	\$700
Total BU EA Request		\$7,000

Foster, Tobias (5246)

Program Name : buea-accessibility

Status: Submission Confirmation

Submit Time: 2026/07/02 at 12:56 PM EDT

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

615 N Fairview ST

Units 2 & 3

Bloomington, IN 47404

Answered on : 2026-07-02

Meets eligibility

Organization Name

Friendly Beasts Cider LLC

Answered on : 2026-07-02

How did you hear about this program?

BUEA Website

Answered on : 2026-07-02

Applicant Name

Tobias Foster

Answered on : 2026-07-02

Job Title or Role

Owner

Answered on : 2026-07-02

Email

tobyjfoster@gmail.com

Answered on : 2026-07-02

Phone Number

+1 708-710-8146

Answered on : 2026-07-02

Additional Contacts

Jacob Schumacher

Ryan Woods

Fatima Carson

Answered on : 2025-03-12

Additional Contacts - \$this's Email Address

jacob.t.schumacher@gmail.com

Answered on : 2026-07-02

Additional Contacts - \$this's Email Address

ryanwoods77@hotmail.com

Answered on : 2026-07-02

Additional Contacts - \$this's Email Address

fatimacarson@gmail.com

Answered on : 2026-07-02

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

Cidery & Taproom

Answered on : 2026-07-02

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

Answered on : 2026-07-02

Years in Operation

8

Answered on : 2026-07-02

Organization Mailing Address

1111 W 10th St
Bloomington, IN 47404

Answered on : 2026-07-02

How many employees does your organization have?

4

Answered on : 2026-07-02

Organization Website

friendlybeastscider.com

Answered on : 2026-07-02

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

Friendly Beasts Cider formed from a passion for crisp tasting cider. Our ciders are always fermented and blended right here in Bloomington, and all of our juice is pressed in Indiana from Indiana apples grown on a family orchard. Our family friendly taproom and patio on the B Line trail is also intended to be a warm and welcoming gathering space for the community. Our lease at the current location expires on 8/31/26, and we found a new location (also on the B-Line) that we hope will be a great new chapter and continue with our current business model, purpose, and goals.

Answered on : 2026-07-02

Have you previously received a BUEA Improvement Grant?

Yes

Answered on : 2026-07-02

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 (received Building Improvement Grant but it was over 12 months ago)

Answered on : 2026-06-23

Is your facility located within a historic district?

Yes

Answered on : 2026-06-23

Does your organization own or lease your facility?

Lease

Answered on : 2026-06-23

Property Owner Name

Matt Murphy

Answered on : 2026-07-02

Property Owner Email Address

mrmurp@gmail.com

Answered on : 2026-07-02

When does your current lease period end?

07/01/2029

Answered on : 2026-07-02

Do you intend to renew your lease?

Yes

Answered on : 2026-07-02

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

Confirm

Answered on : 2026-07-02

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

9748.50

Answered on : 2026-07-02

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

We will be remodeling a new location and updating several aspects of it to be ADA-compliant. Work includes building a new, accessible bathroom, replacing entry doors, building a new countertop (for ordering) to meet ADA standards, and constructing a landing at the rear exit to serve as a point of refuge.

Answered on : 2026-07-02

Project Start Date

07/01/2026

Answered on : 2026-07-02

Project End Date

09/30/2026

Answered on : 2026-07-02

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

No

Answered on : 2026-07-02

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

[615 Fairview Rear Landing.jpg](#)

[615 Fairview Interior.jpg](#)

[615 Fairview Entry Threshold.jpg](#)

[615 Fairview Entry Door.jpg](#)

Answered on : 2026-07-02

Please upload quotes, invoices or receipts for the improvements.

[Dan Woerner Quote.jpg](#)

[26-0630 plumbing proposal.pdf](#)

[CDF Doors Quote 1487007.pdf](#)

[FRIENDLY BEASTS PROPOSAL.pdf](#)

Answered on : 2026-07-02

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.

We intend to apply for a BUEA Safety and Security Grant to help cover other expenses related to this

remodel

Answered on : 2026-07-02

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

Yes

Answered on : 2026-07-02

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

[BUEA Business Accessibility Modification Grant Budget.pdf](#)

Answered on : 2026-07-02

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

Friendly Beasts is a small business that has always strived to spend within our means while maintaining a space that is vibrant, inclusive, and welcoming to the community. This program would help ensure that we are able to complete the remodel of our new location in a way that will greatly improve the overall accessibility of the space.

Answered on : 2026-07-02

Standard Signature

Yes

Answered on : 2026-07-02

Hidden Questions :

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

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











Attn: Toby Foster
Friendly Beast
615 N. Fairview, Suite 2 & 3
Bloomington, IN 47404

June 30, 2026

Re: Install owner provided fixtures, necessary water lines, drains, slab cutting and pour back.

Harrell-Fish proposes to provide the labor, materials and tools to complete the following

Inclusions:

- Installation includes the following items
- 1 - Three compartment sink
- 1 – utility sink
- 3 – hand sinks
- 1 – dump sink
- 1 – grease interceptor
- 1 – back flow preventor
- Dishwasher and ice maker
- New bathroom water closet and lavatory
- Startup and verify operation
- Sales Tax
-

Exclusions:

- Overtime/Shift Work.
- Any repairs outside of scope listed above
- Electrical upgrades
- Ice machine water filter provided by owner
- All fixtures, sinks, water closets and appliances are provided by the owner
- Installing bathroom grab bars, mirrors and paper dispensers
- New wall exhaust fan
- Lift rental

Total Project Investment – \$14,800

Client Acceptance Date

Due to increased volatility in the cost of raw materials, this quote is valid for 15 days. If the price of material significantly increases, this quote may be adjusted proportionately. Thank you for the opportunity to submit this proposal. Please contact me with any questions.

Sincerely,
Paul Jones
Account Manager
pjones@harrell-fish.com

This proposal is subject to the accompanying HFI Standard Terms and Conditions

BLOOMINGTON | EVANSVILLE



INDIANAPOLIS | FORT WAYNE



HFI Standard Terms and Conditions

1. This proposal shall be considered withdrawn if not accepted within fifteen (15) days.
2. HFI shall provide only trained and qualified technicians employed and/or subcontracted and supervised by us.
3. All labor is to be performed during HFI's regular working hours, unless noted in this proposal.
4. Until final payment is made, HFI will retain the title to all materials and equipment it installs.
5. Unless stated otherwise in this proposal, payment is due in full upon completion of work. Any account not fully paid with thirty (30) days of completion or due date shall bear interest at the rate of 2% per month.
6. In the event Client's account is referred to attorneys for collection, Client shall pay reasonable attorney fees, court costs and other collection costs.
7. Client shall carry fire, extended coverage and all other necessary insurance for its premises.
8. Client hereby assumes the risk of loss or damage to the equipment installed by HFI from any cause whatsoever after the equipment is installed.
9. Every attempt will be made to complete the work on the date(s) specified, but because HFI may have no control over equipment availability and delivery, all completion dates are estimates only.
10. HFI shall not be liable for damage, injury, illness, loss or delays resulting from asbestos, fire, explosion, flooding, the elements, labor troubles, mold or mold-related substances, or any other cause beyond our control.
11. HFI shall not be liable for injuries to persons or damage to property except those directly caused by negligent acts of omissions or HFI's employees. This term shall be subject to paragraph 15 below.
12. HFI shall not be responsible for any damages incurred due to inability of the building structure to properly support the installed equipment, or for expense incurred in removing, replacing or refinishing part of the building structure necessary for the performance of any service or installation, unless otherwise noted in this proposal.
13. HFI shall not be liable for any present or futures taxes, charges or other government fees, or any items of equipment, labor or special tests required or recommended by insurance companies, equipment vendors or governmental authorities.
14. HFI nor its employees or agents are experts in the identification of hazardous substances or materials. Therefore, Client agrees that HFI shall not be liable for the identification, detection, abatement, encapsulation, storage, removal or transportation of mold, mold-like substances, or any regulated or hazardous substances. Regulated or hazardous substances may include, but are not limited to asbestos, certain refrigerants and refrigerant oils. If any such substances or materials are encountered during the course of work, HFI may stop work until all such substances or materials have been removed and/or any hazard or liability is eliminated. HFI shall be granted an extension of time to complete performance equal to the delay, and HFI reserves the right to be compensated for any loss due to a delay.
15. Client agrees that, notwithstanding any other term or condition, HFI shall not be liable for any property damage or loss (whether direct or indirect), personal injury or illness, or death caused by the presence of mold or similar substances in, around, or emanating from any of the materials or equipment supplied, installed, serviced, or required by HFI.
16. This agreement contains the entire understanding between HFI and the Client; any modifications, amendments or changes must be in writing and signed by both parties.
17. Client is hereby notified of the existence of certain lien rights pursuant to Indiana Code 32-28-3-1 et. seq. Client's signature shall constitute acknowledgement and receipt of this notice of HFI's lien rights.
18. HFI shall provide a one (1) year limited labor warranty on new equipment installations.
19. The manufacturer provides a limited warranty on the equipment for you. Such warranty is typically a one (1) year limited parts warranty on new equipment installations and five (5) years on compressors.
20. Regular, recommended maintenance must be provided by a qualified provider and documented in writing or all warranties are void.
21. For residential work, and unless otherwise negotiated, payment terms are approved check or cash with 50% of contract amount due upon contract signing so we can order the equipment. The remaining 50% of contract amount is due upon job completion. Our installer will collect your final payment before he leaves the job site. All payments by credit card are subject to a 3% fee.
22. For non-residential work, and unless otherwise negotiated, payment is due upon receipt of invoice. Payments are approved check or cash. All payments by credit card are subject to a 3% fee.
23. Any alteration or deviation from the attached written specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above this agreement.
24. HFI does not provide tax advice. It is the responsibility of the customer to verify all tax credits, deductions and energy rebates.

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Job Name
CDF Quote Number: #1487007

Created: 07/02/2026

Quote Status: Unpaid Quote

Expires: 09/30/2026

Your project deserves the best, and we're excited to be part of it. Please review this quote and reach out to us with any questions or changes. CDF is committed to being on time and accurate for all our customers.

Ship to:

Toby Foster
1111 W 10th St
Bloomington, Indiana, 47404
United States
T: (708) 710-8146



Package Name

Price

Qty

Subtotal

Package 1

Lead Time: 7 Business Days

\$2,615.17

01

\$2,615.17

Storefront Doors

Price

Qty

Subtotal

\$1,762.11

01

\$1,762.11

Handing: Double Door Concealed Vertical Rods, Stile: Narrow Stile, Finish: Clear Aluminum, Nominal Width: 6'0", Nominal Height: 7'0", Bottom Rail: 10" Bottom Rail, Hardware: CVR Exit Devices, Hinges: Pivot Hinge, Glass Prep: Prepped for 1/4" Glass

Storefront Door Glass

\$95.18

02

\$190.36

Brand: CDF, Width: 30-3/4", Height: 69-9/16", Glass Thickness: 1/4", Glass Type: Clear Tempered, Glass Use: Storefront Door Glass

Storefront Frame

\$405.62

01

\$405.62

Handing: Double Door Concealed Vertical Rods, Finish: Clear Aluminum, Nominal Width: 6'0", Nominal Height: 7'0", Hardware: CVR Exit Devices, Hinges: Pivot Hinge, Glass Prep: Prepped for 1/4" Glass

Closer

\$85.75

02

\$171.50

Type: Surface Mounted Closer, Finish: Aluminum, Size: 2-5 Adjustable, Grade: Grade 2, Arm: Tri Pack Arm, Duty: Standard Duty

Drop Plate

\$42.79

02

\$85.58

Type: Drop Plate for Storefront Closer, Finish: Aluminum

7 Business Day Lead Time or Less

Delivery - Standard

Need your order faster? We can help! Select Fast Track online or contact our team for help expediting production of your order.

Subtotal	\$2,615.17
Crate Fee	\$129.00
Liftgate Fee	\$65.00
Quote Subtotal	\$2,809.17
Estimated Tax	\$217.30
Shipping & Handling	\$360.00
Total	\$3,386.47

CDF is your trusted commercial door supplier. Our door experts can answer any door questions you have and help you select the best products for your project and timeline. Need a change made or a quicker lead time? Give us a call. We are here to help!

FAST TRACK PRODUCTION

Need your doors in a hurry?

Try out CDF's Fast Track Production to put your order at the front of the line.



★★★★★
BEST PRICE

PRICE MATCH GUARANTEE

View/Edit Quote Online



To place your order, edit, or review your quote online, please login to your account or contact our sales team.

View your account or pay online by scanning the QR code or visiting [CDF Distributors](#)

Need help?

- Call or text (855) 769-9895
- Email your sales representative at sales@cdfdoors.com

Terms & Conditions

- A 2.99% processing fee will be applied to all credit card payments.
- Special Order products cannot be returned
- Full Terms & Conditions can be found on our site at <https://www.cdfdistributors.com/terms/>
- Review handing at <https://www.cdfdistributors.com/handing/>

CDF is your trusted commercial door supplier. Our door experts can answer any door questions you have and help you select the best products for your project and timeline. Need a change made or a quicker lead time? Give us a call. We are here to help!

Dan Woerner

TO: FRIENDLY BEASTS

INVOICE / ESTIMATE

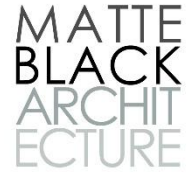
DATE: 6/22/26

Itemized receipts available upon request.

	DESCRIPTION		TOTAL
FIRE BARRIER	MATERIALS	\$1500	
	LABOR	\$2100	
			\$3600.
BATHROOM	MATERIALS	\$500	
	(DOOR)	(\$250?)	
	LABOR (FRAMING + DRYWALL)	\$1400	\$1900. ⁰⁰
			(+ DOOR)
		SUBTOTAL	
		TOTAL DUE	

THANK YOU FOR YOUR BUSINESS!

Proposal for Design Services



Friendly Beasts Tenant Improvement

Toby Foster
708.710.8146
tobyjfoster@gmail.com

Toby,

Please find the following proposal for design services based on our previous discussions. If you have any questions please feel free to contact me at your convenience. Thanks and I look forward to working with you on this project.

Project Description

Tenant Improvement of an Existing Space at 615 N Fairview St in Bloomington, IN.

Scope of Services

The following design and drawing production will include:

- Cover Sheet with Relevant Code Information & Life Safety Plan
- Proposed Floor Plan with Notes & Dimensions and Door Schedule
- Electrical & Plumbing Plans and Riser Diagram
- Firewall Detail

Design Fees

Architectural Fees for the services will be performed on an hourly basis (see Billing Rates below) with a not-to-exceed amount of \$5,400.00. Any alterations to the Scope will require a readjustment of the fees as mutually agreed upon between the Architect & Owner. Billing will be monthly based on the completed work with detailed invoices. Fees will be due within thirty (30) days of invoice receipt.

Billing Rates

Principal Architect:	\$200.00/Hour
Associate Architect:	\$120.00/Hour

If this proposal is satisfactory please sign below and return to initiate the work.

Thanks again for the opportunity to work together on this project.

_____ Owner	 _____ Architect	05/22/26
-------------	--	----------

Toby Foster, Owner

Matt Ellenwood, AIA, LEED AP

Sheet1

Friendly Beasts Cider LLC
BUEA Business Accessibility
Modification Grant Request Budget

Item	Cost	Notes
Architectural drawings	\$1,800.00	Total quote is \$5,400 – allocated 1/3 towards accessibility improvements
Framing & Drywall – New ADA-compliant bathroom	\$2,150.00	Received quote from Dan Woerner (Minnie Wray LLC)
Plumbing for new ADA-compliant bathroom	\$4,933.00	Total quote is \$14,800 – allocated 1/3 towards accessibility improvements
New entry door	\$3,115.00	Cost of doors is \$2,615 – added \$500 for installation and fixing existing threshold to be ADA-compliant
Construct new landing outside rear exit to act as point of refuge	\$500.00	
Construction of new ADA-compliant section of existing countertop for ordering	\$500.00	

Total cost	\$12,998.00
Amount contributed by Friendly Beasts	\$3,249.50
Amount requested from BUEA	\$9,748.50

Foster, Tobias (5234)

Program Name : buea-safety-and-security

Status: Submission Confirmation

Submit Time: 2026/07/07 at 8:05 PM EDT

Safety and Security Grant Overview

I have read and understand the grant overview.

Answered on : 2026-06-23

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

615 N Fairview ST

Units 2 & 3

Bloomington, IN 47404

Answered on : 2026-07-02

Meets eligibility

Organization Name

Friendly Beasts Cider LLC

Answered on : 2026-07-02

How did you hear about this program?

BUEA Website

Answered on : 2026-07-02

Applicant Name

Tobias Foster

Answered on : 2026-07-08

Job Title or Role

Owner

Answered on : 2026-07-08

Email

tobyjfoster@gmail.com

Answered on : 2026-07-08

Phone Number

+1 708-710-8146

Answered on : 2026-07-08

Additional Contacts

Jacob Schumacher

Ryan Woods

Fatima Carson

Answered on : 2025-03-12

Additional Contacts - \$this's Email Address

jacob.t.schumacher@gmail.com

Answered on : 2026-07-02

Additional Contacts - \$this's Email Address

ryanwoods77@hotmail.com

Answered on : 2026-07-02

Additional Contacts - \$this's Email Address

fatimacarson@gmail.com

Answered on : 2026-07-02

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

Cidery & Taproom

Answered on : 2026-07-02

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

LLC

Answered on : 2026-07-02

Years in Operation

8

Answered on : 2026-07-02

Organization Mailing Address

1111 W 10th St
Bloomington, IN 47404

Answered on : 2026-07-02

How many employees does your organization have?

4

Answered on : 2026-07-02

Organization Website

friendlybeastscider.com

Answered on : 2026-07-02

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

Friendly Beasts Cider formed from a passion for crisp tasting cider. Our ciders are always fermented and blended right here in Bloomington, and all of our juice is pressed in Indiana from Indiana apples grown on a family orchard. Our family friendly taproom and patio on the B Line trail is also intended to be a warm and welcoming gathering space for the community. Our lease at the current location expires on 8/31/26, and we found a new location (also on the B-Line) that we hope will be a great new chapter and continue with our current business model, purpose, and goals.

Answered on : 2026-07-02

Have you previously received a BUEA Improvement Grant?

Yes

Answered on : 2026-07-02

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 (received Building Improvement Grant but it was over 12 months ago)

Answered on : 2026-06-23

Is your facility located within a historic district?

Yes

Answered on : 2026-06-23

Does your organization own or lease your facility?

Lease

Answered on : 2026-06-23

Property Owner Name

Matt Murphy

Answered on : 2026-07-02

Property Owner Email Address

mrmurp@gmail.com

Answered on : 2026-07-02

When does your current lease period end?

07/01/2029

Answered on : 2026-07-02

Do you intend to renew your lease?

Yes

Answered on : 2026-07-02

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

Confirm

Answered on : 2026-07-02

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

[letter of approval for Friendly Beast BUEA .pdf](#)

Answered on : 2026-07-07

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

4845.00

Answered on : 2026-07-07

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

We will be remodeling a new location and will need to construct a 2-hour fire barrier wall between us and another tenant in order to reduce the fire area occupancy for each tenant. This involves a code review, architectural drawings, and additional framing and drywall. We also intend to add a panic bar to an existing door and update locks/security in general. Finally, we will need to hard wire exit signs and security lights.

Answered on : 2026-07-07

Project Start Date

08/01/2026

Answered on : 2026-07-07

Project End Date

09/30/2026

Answered on : 2026-07-07

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

No

Answered on : 2026-07-07

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

[FRIENDLY BEASTS A10 20260619.pdf](#)

[615 Rear Exit.jpg](#)

Answered on : 2026-07-07

Please upload quotes, invoices or receipts for the improvements.

[Dan Woerner Quote.jpg](#)

[FRIENDLY BEASTS PROPOSAL.pdf](#)

[26-14 Friendly Beasts Invoice 01.pdf](#)

Answered on : 2026-07-07

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.

We also applied for a BUEA Business Accessibility Modification Grant to help cover other expenses related to this remodel

Answered on : 2026-07-08

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

Yes

Answered on : 2026-07-02

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

[BUEA Safety and Security Grant Budget.pdf](#)

Answered on : 2026-07-07

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

Friendly Beasts is a small business that has always strived to spend within our means while maintaining a space that is vibrant, inclusive, and welcoming to the community. This program would help ensure that we are able to update this building to comply with current fire and safety codes to help ensure the safety of our guests in the event of an emergency.

Answered on : 2026-07-07

Standard Signature

Yes

Answered on : 2026-07-02

Hidden Questions :

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

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

To: City of Bloomington / BUEA

Re: Letter of Approval for 615 N. Fairview for Friendly Beasts Cider Co.

Date: 7/7/26

To whom it may concern,

As the owner and Lessor at 615 N. Fairview Street, Bloomington, IN 47404, I do hereby give my full support and approval for my tenants, Friendly Beasts Cider Co., to pursue and use BUEA funding, along with any other resources available to them, for the purposes of their build-out and business operation needs within the leased premises.

Sincerely,

Matt Murphy, owner

(812) 327-7357

mrmurp@gmail.com

FRIENDLY BEASTS CIDER MANUFACTURER T.I.

MATTE
BLACK
ARCHITECTURE

2021 EAST WEXLEY ROAD
BLOOMINGTON, IN 47401
TELEPHONE: 812.345.6549
MATTE@MATTEBLACKARCH.COM
WWW.MATTEBLACKARCH.COM

FRIENDLY BEASTS CIDER MANUFACTURER
TENANT IMPROVEMENT
615 N FAIRVIEW ST, SUITE 2-3 BLOOMINGTON, IN 47401



DATE 06.19.26
ISSUE PERMIT
JOB NO. 26-18
CHECKED BY MDE

© MATTEBLACK ARCHITECTURE
THESE DRAWINGS ARE THE SOLE PROPERTY OF
THE ARCHITECT AND ANY REPRODUCTION OR
USE FOR CONSTRUCTION MUST BE APPROVED
BY THE ARCHITECT WITH PRIOR CONSENT. ALL
REVISIONS SHALL BE DOCUMENTED AND SENT
TO THE ARCHITECT FOR REVIEW BEFORE BEING
REQUIRED FOR PERMITTING OR CONSTRUCTION.

A1.0
CODE REVIEW
LIFE SAFETY &
FLOOR PLANS

DOOR SCHEDULE										(X)
NO.	DOOR								FIRE RAT.	REMARKS
	SIZE						FRAME			
	WIDTH	HEIGHT	THICK.	TYPE	MATERIAL	GLAZING		LOCK SET		
A	3'-0"	6'-8"	1 3/4"	1	ALUMINUM	TEMP.	ENTRY	ALUMINUM	-	AUTO-CLOSER, KICK PLATE
B	3'-0"	6'-8"	1 3/4"	2	STEEL	-	ENTRY	STEEL	-	AUTO-CLOSER
C	3'-0"	6'-8"	1 3/8"	2	WOOD	-	PRIVACY	WOOD	-	AUTO-CLOSER, KICK PLATE
D	3'-0"	6'-8"	1 3/8"	2	WOOD	-	STOREROOM	WOOD	-	AUTO-CLOSER, KICK PLATE
E	4'-0"	6'-8"	1 3/8"	3	WOOD	-	STOREROOM	WOOD	-	



DOOR GENERAL NOTES

A. FINAL DOOR SELECTION BY OWNER.

B. "T" DESIGNATES TEMPERED SAFETY GLAZING.

C. DOOR HARDWARE TO HAVE LEVER TYPE HANDLE HARDWARE OR PANIC DEVICE HARDWARE ON ACCESSIBLE UNITS, AND PUBLIC AREAS. (PER SECTION 1008.1.9.1, IBC)

POWER & LIGHTING LEGEND	
	120V DUPLEX RECEP. +12" A.F.F. TO BOTTOM, U.N.O
	GROUND FAULT CIRCUIT INTERRUPTER. +46" A.F.F. TO BOTTOM, U.N.O
	220V DUPLEX RECEP. +12" A.F.F. TO BOTTOM, U.N.O
	120V SINGLE POLE SWITCH, +48" A.F.F. TO TOP
	120V THREE-WAY SWITCH, +48" A.F.F. TO TOP
	120V SINGLE POLE SWITCH WITH DIMMER, +48" A.F.F. TO TOP
	EXTERIOR EMERGENCY WALL LIGHT FIXTURE W/BATTERY BACK-UP
	EXIT SIGN W/BATTERY BACK-UP
	120V BATTERY BACKUP SMOKE DETECTOR, INTERCONNECTED W/ALARM
	WALL SCONCE LIGHT
	CEILING-MOUNTED EXHAUST FAN W/LIGHT
	WALL VANITY LIGHT

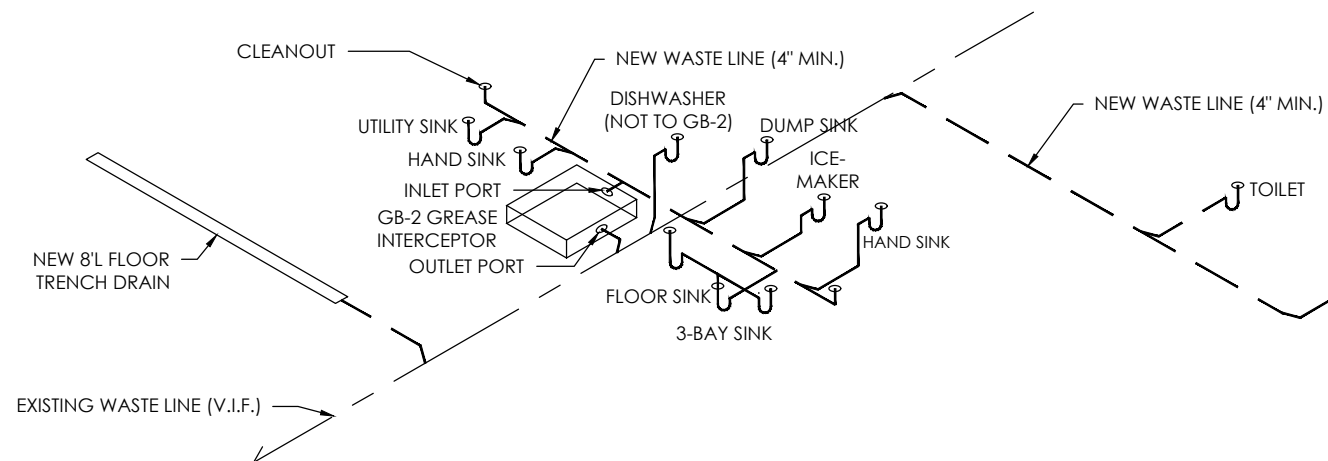
ELECTRICAL GENERAL NOTES & SPECIFICATIONS

- ALL INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH THE INDIANA ELECTRICAL CODE (675 IAC 17-1.8 IEC) BASED ON THE 2008 NATIONAL ELECTRICAL CODE WITH INDIANA AMENDMENTS. ALL LIGHTING SYSTEMS SHALL MEET OR EXCEED ASHRAE 90.1-2007 (WITH INDIANA AMENDMENTS) AND 2010 IECC REQUIREMENTS.
- ALL BRANCH WIRING TO BE COPPER, MIN. WIRE SIZE #12. ALL WIRE #8 OR LARGER TO BE STRANDED.
- ELECTRICAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE AVAILABLE SHORT CIRCUIT CURRENT AT THE SUPPLY TERMINALS FROM THE SERVICE ENTRANCE CONDUCTORS OF THE POWER COMPANY. THE SERVICE EQUIPMENT SHALL MEET OR EXCEED THIS RATING PER THE CURRENT INDIANA ELECTRICAL RULES.
- ALL DISTRIBUTION PANELS SHALL HAVE TYPE WRITTEN LABELS.

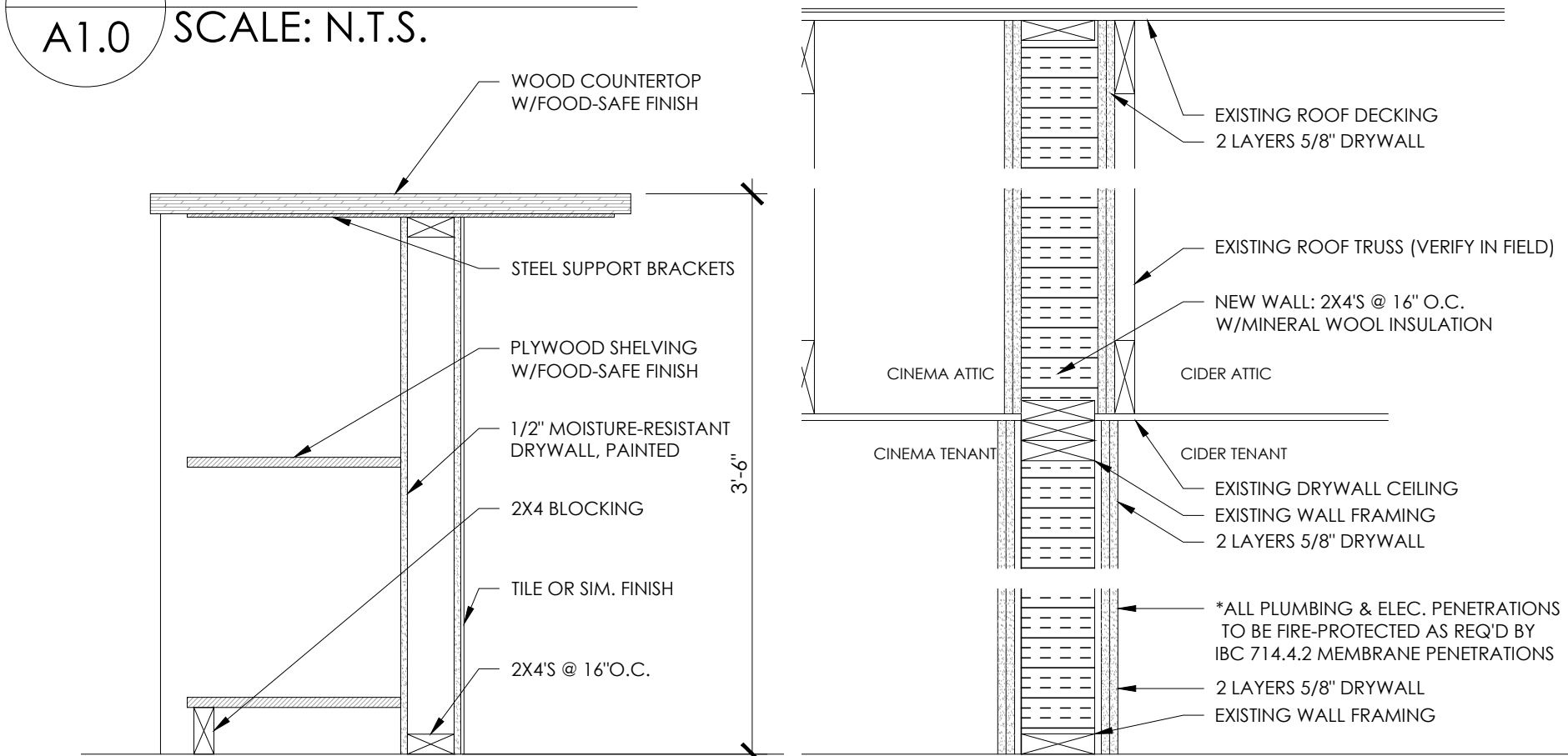
PLUMBING NOTES & SPECIFICATIONS

- ACTUAL INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH 675 IAC 16, INDIANA PLUMBING CODE. ALL PROPOSED PLUMBING SYSTEMS SHALL BE INSTALLED TO MEET OR EXCEED ASHRAE 90.1-2007 (WITH INDIANA AMENDMENTS) AND 2009 IECC REQUIREMENTS SPECIFICALLY REGARDING PIPING INSULATION AND MANDATORY WATER HEATER EFFICIENCIES.
- ALL DWV PIPING SHALL BE ABS OR PVC AS REQUIRED. ALL POTABLE WATER PIPING SHALL BE CPVC. ALL BELOW SLAB WATER LINES SHALL BE TYPE-L SOFT COPPER (CONTINUOUS) WITH INSULATIVE SLEEVE AT THRU SLAB LOCATIONS. ALL EXPOSED WATER LINES (HOT AND COLD) SHALL HAVE INSULATIVE SLEEVE.

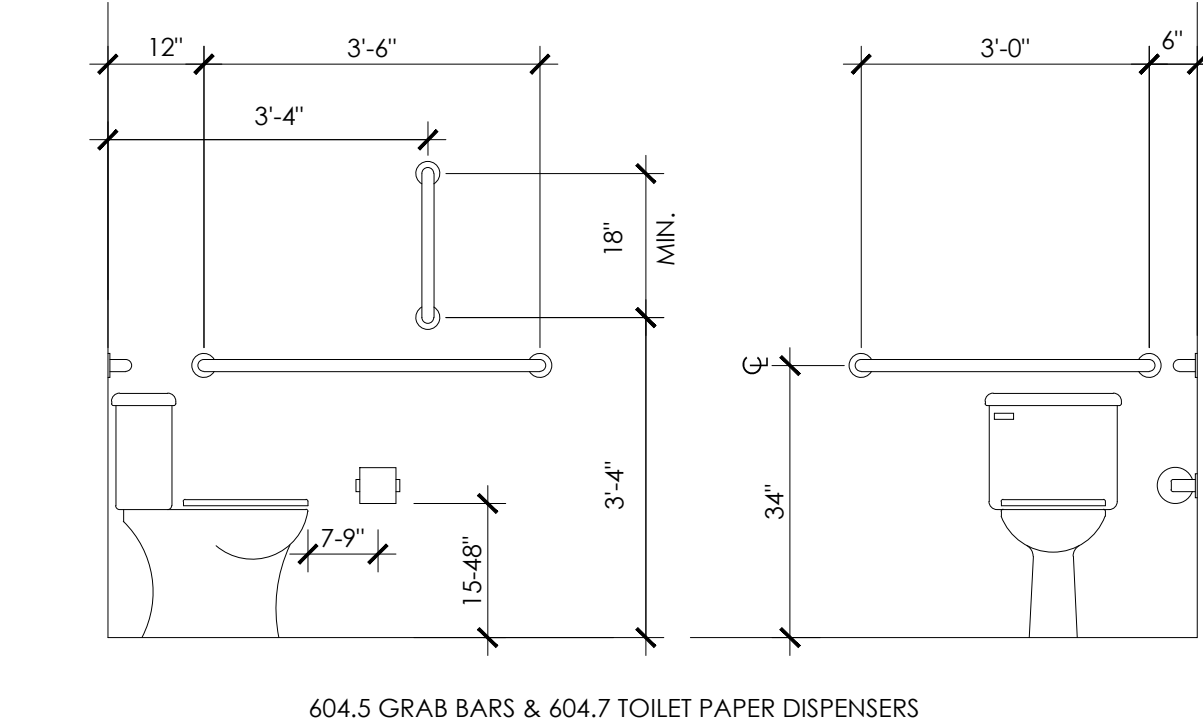
CODE REVIEW			
2014 INDIANA BUILDING CODE (2012 INTERNATIONAL BUILDING CODE WITH INDIANA AMENDMENTS), ANSI A117.1-2009			
OWNER INFO:			
FRIENDLY BEASTS CIDER (TOBY FOSTER) 615 N FAIRVIEW ST, SUITE 2-3 BLOOMINGTON, IN 47404 708.710.8146 TOBY.FOSTER@GMAIL.COM			
SHEET INDEX			
A1.0 CODE REVIEW, LIFE SAFETY PLAN, FLOOR PLAN, DETAILS			
GENERAL NOTES (APPLICABLE TO ALL TRADES)			
- ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT AND LOCAL BUILDING CODES AND ANY AMENDMENTS OR INTERPRETATIONS OF THE LOCAL BUILDING OFFICIAL. - THESE DRAWINGS AND ALL NOTES ARE INTENDED TO SET MINIMUM STANDARDS OF CONSTRUCTION. IF THERE IS A CONFLICT BETWEEN DRAWINGS, NOTES OR MANUFACTURER'S INSTRUCTIONS, THE MORE STRINGENT REQS. SHALL APPLY. - CHECK AND VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY OWNER & ARCHITECT OF ANY DISCREPANCIES. - ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF SHEATHING, CENTER OF WALL OPENING (DOOR OR WINDOW) AND CENTER OF COLUMN, U.N.O. INTERIOR DIMENSIONS ARE TO FACE OF STUDS AND FACE OF CABINETS, U.N.O. - PROVIDE ALL NECESSARY TEMPORARY SUPPORT FOR WALLS, FLOORS AND ROOFS PRIOR TO COMPLETION OF PERMANENT VERTICAL AND LATERAL LOAD SYSTEMS.			
LOCATION MAP			
SCALE: N.T.S.			



07 PLUMBING DIAGRAM
A1.0 SCALE: N.T.S.

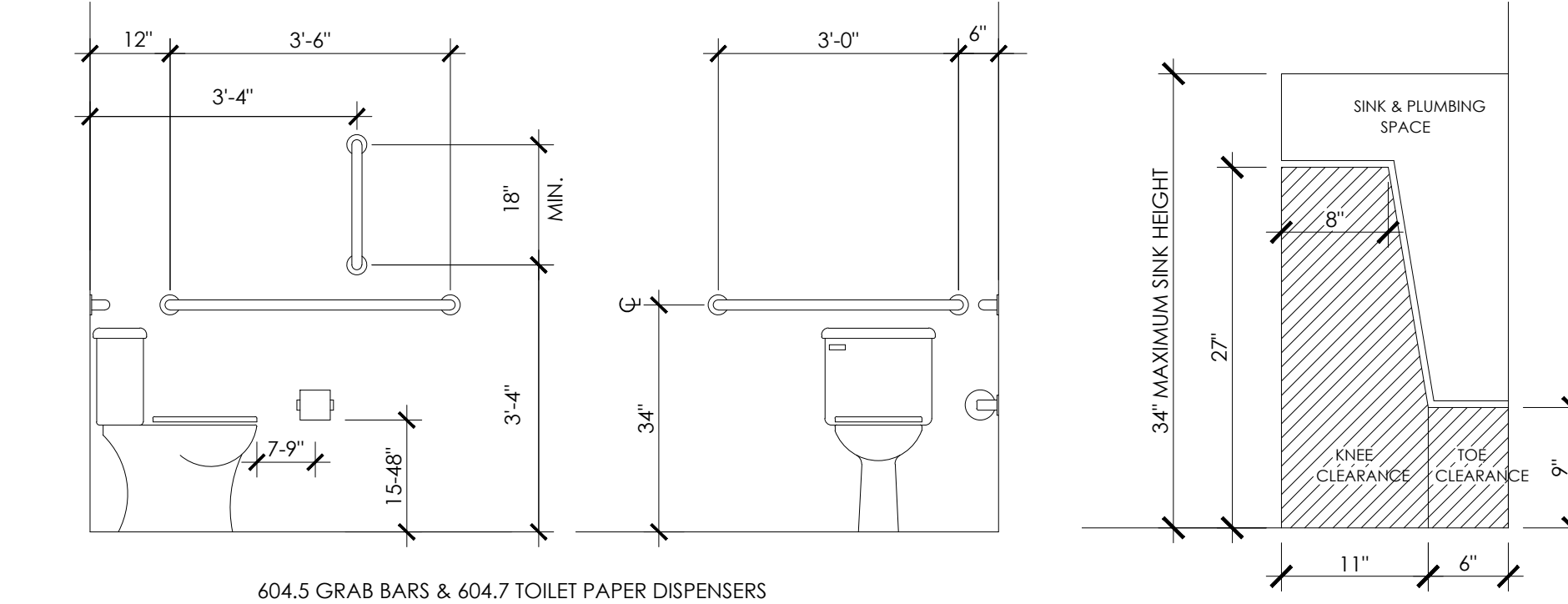


06 NEW BAR SECTION
A1.0 SCALE: N.T.S.



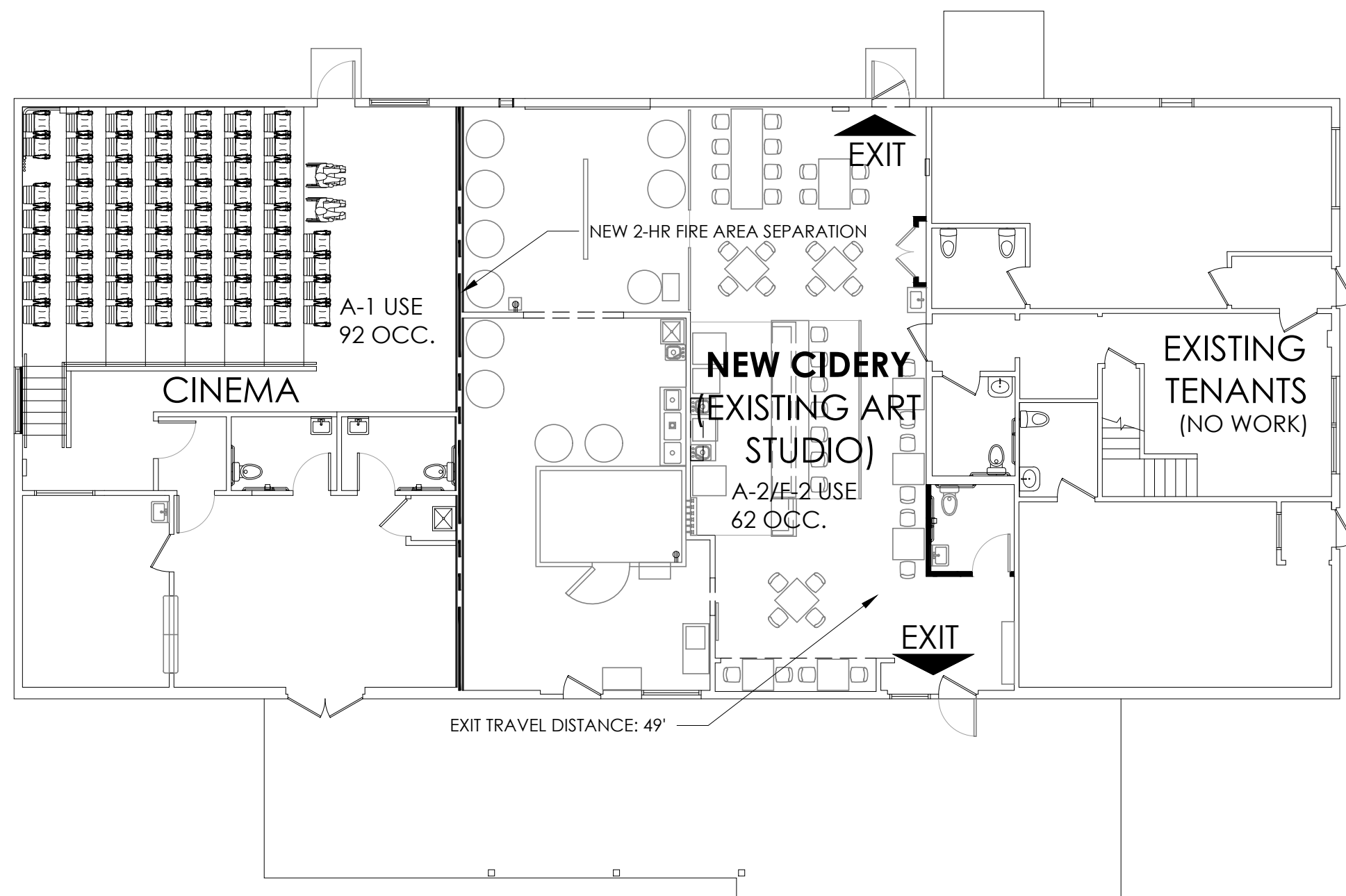
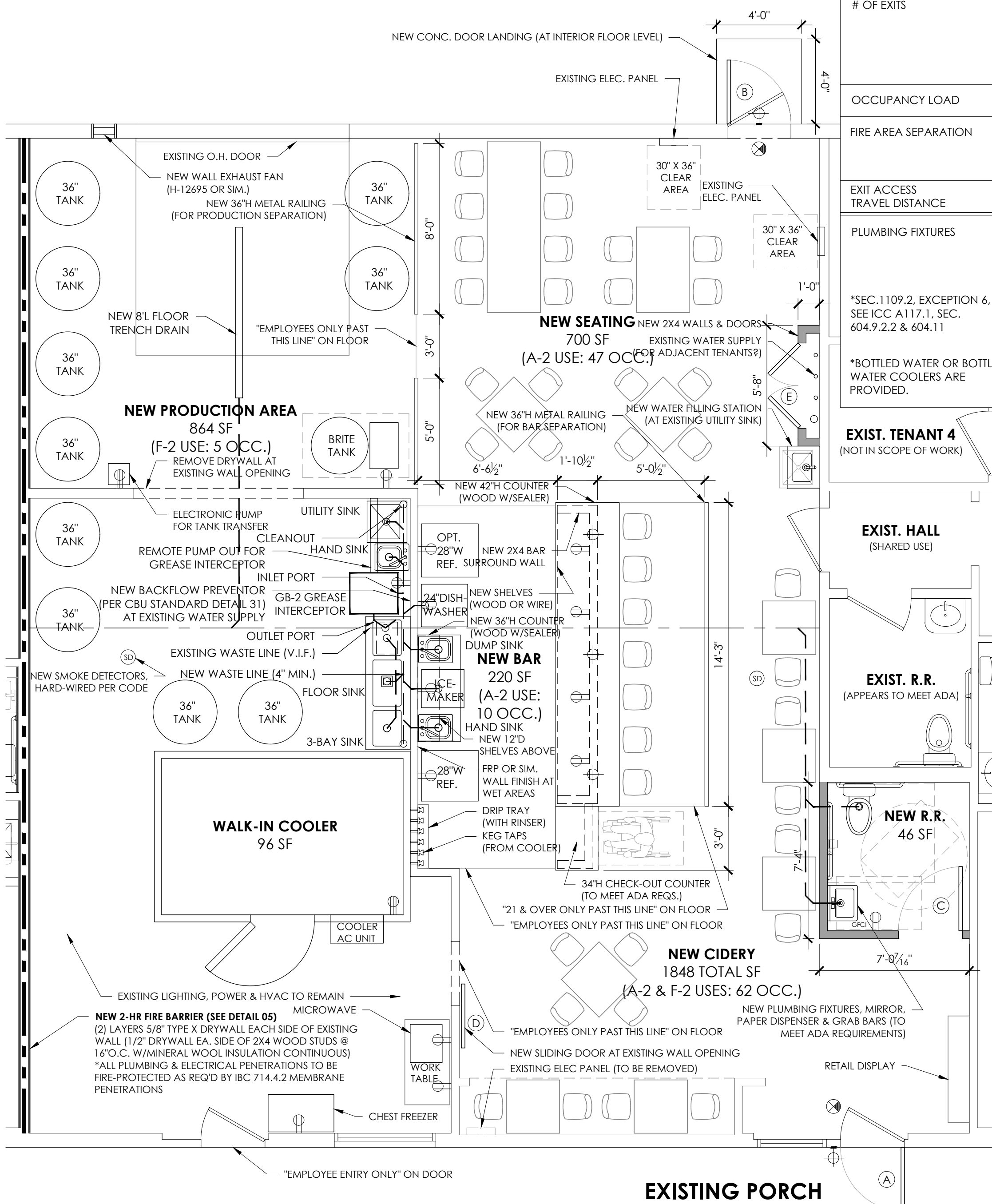
04 ADA TOILET GRAB BAR DIAGRAM
A1.0 SCALE: 1/2" = 1'-0"

05 2-HR FIRE BARRIER
A1.0 SCALE: 1" = 1'-0"



03 ADA SINK CLEAR.
A1.0 SCALE: 1" = 1'-0"

02 FIRST FLOOR PLAN
A1.0 SCALE: 1/4" = 1'-0"



01 FIRE SEPARATION / LIFE SAFETY PLAN
A1.0 SCALE: N.T.S.



Dan Woerner

TO: FRIENDLY BEASTS

DATE: 6/22/26

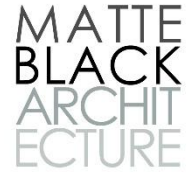
Itemized receipts available upon request.

	DESCRIPTION		TOTAL
FIRE BARRIER	MATERIALS	\$1500	
	LABOR	\$2100	
			\$3600.
BATHROOM	MATERIALS	\$500	
	(DOOR)	(\$250?)	
	LABOR (FRAMING + DRYWALL)	\$1400	\$1900. ⁰⁰
			(+ DOOR)
		SUBTOTAL	
		TOTAL DUE	

Venmo & Zelle payments to Dan Woerner / (336)202-4191 / dtwoerner@gmail.com

THANK YOU FOR YOUR BUSINESS!

Proposal for Design Services



Friendly Beasts Tenant Improvement

Toby Foster
708.710.8146
tobyjfoster@gmail.com

Toby,

Please find the following proposal for design services based on our previous discussions. If you have any questions please feel free to contact me at your convenience. Thanks and I look forward to working with you on this project.

Project Description

Tenant Improvement of an Existing Space at 615 N Fairview St in Bloomington, IN.

Scope of Services

The following design and drawing production will include:

- Cover Sheet with Relevant Code Information & Life Safety Plan
- Proposed Floor Plan with Notes & Dimensions and Door Schedule
- Electrical & Plumbing Plans and Riser Diagram
- Firewall Detail

Design Fees

Architectural Fees for the services will be performed on an hourly basis (see Billing Rates below) with a not-to-exceed amount of \$5,400.00. Any alterations to the Scope will require a readjustment of the fees as mutually agreed upon between the Architect & Owner. Billing will be monthly based on the completed work with detailed invoices. Fees will be due within thirty (30) days of invoice receipt.

Billing Rates

Principal Architect:	\$200.00/Hour
Associate Architect:	\$120.00/Hour

If this proposal is satisfactory please sign below and return to initiate the work.

Thanks again for the opportunity to work together on this project.

_____ Owner	 Architect	05/22/26
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Toby Foster, Owner

Matt Ellenwood, AIA, LEED AP



P.O. Box 1117
Bloomington, IN 47402
Phone 812.318.2930
www.springpointarchitects.com

INVOICE

TO
Toby Foster
Friendly Beasts Cidery
tobyjfoster@gmail.com

DATE May 15, 2026
PROJECT Code Review
PROJECT No. 26-14
INVOICE No. 01

Work This Billing Period, April 1 - April 30, 2026

- Develop preliminary code review for 615 N. Fairview
 - Client meeting to review code
 - Consult with Monroe County building commissioner
-

Billed This Period

Principal Architect -	4.00	hours	x	\$	140	\$	560.00
Landscape Architect	-	hours	x	\$	110	\$	-
CAD Tech I	-	hours	x	\$	90	\$	-
CAD Tech II	-	hours	x	\$	70	\$	-
Total Billed This Period						\$	560.00

Reimbursables

- Mileage		\$	-
- Printing		\$	-
Total Reimbursables		\$	-

Total Due	\$	560.00
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Please make checks payable to Springpoint Architects, p.c.
Payment is due within 21 days. If you have any questions concerning this invoice,
contact your Project Manager at 812.318.2930
Thank you for your business!

Sheet1

Friendly Beasts Cider LLC
 BUEA Business Accessibility
 Modification Grant Request Budget

Item	Cost	Notes
Architectural drawings	\$1,800.00	Total quote is \$5,400 – allocated 1/3 towards accessibility improvements
Framing & Drywall for Fire-Barrier Wall	\$3,600.00	Received quote from Dan Woerner (Minnie Wray LLC)
Install exit signs with emergency lighting	\$250.00	Estimated cost (will be worked in to other electrical work)
Install panic bar on exit door	\$250.00	Estimated cost
Code consultant	\$560.00	Conducted by Springpoint Architects

Total cost	\$6,460.00
Amount contributed by Friendly Beasts	\$1,615.00
Amount requested from BUEA	\$4,845.00

Crum, Kate (5152)

Program Name : buea-accessibility

Status: Submission Confirmation

Submit Time: 2026/07/05 at 4:32 PM EDT

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

615 N Fairview ST
Bloomington, IN 47404

Answered on : 2026-06-12
Meets eligibility

Organization Name

Cicada Cinema Inc.

Answered on : 2026-06-12

How did you hear about this program?

Contact in Bloomington city government

Answered on : 2026-06-12

Applicant Name

Kate Crum

Answered on : 2026-07-05

Job Title or Role

Development Lead

Answered on : 2026-07-05

Email

development@cicadacinema.com

Answered on : 2026-07-05

Phone Number

+1 937-925-2205

Answered on : 2026-07-05

Additional Contacts

Josh Brewer

Answered on : 2026-06-12

Additional Contacts - \$this's Email Address

manager@cicadacinema.com

Answered on : 2026-06-12

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

Movie Theater

Answered on : 2026-07-05

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

Non-Profit

Answered on : 2026-07-05

Years in Operation

10

Answered on : 2026-07-05

Organization Mailing Address

818 W 6th Street
Bloomington, IN 47404

Answered on : 2026-07-05

How many employees does your organization have?

0

Answered on : 2026-07-05

Organization Website

<https://cicadacinema.com/>

Answered on : 2026-07-05

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

Cicada Cinema originated as a pop-up movie theater in Bloomington, IN in 2016. Our mission is to provide high-quality screenings of underrepresented cinema—the old, the new, and the locally created. Volunteer run and community driven, Cicada Cinema aims to create an independent space for film and film lovers. We are currently making the move to a permanent location, which will allow us to expand our offerings and provide a new space for the community to gather.

Answered on : 2026-07-05

Have you previously received a BUEA Improvement Grant?

No

Answered on : 2026-07-05

Is your facility located within a historic district?

Yes

Answered on : 2026-07-05

Does your organization own or lease your facility?

Lease

Answered on : 2026-07-05

Property Owner Name

Matt Murphy

Answered on : 2026-07-05

Property Owner Email Address

mrmurp@gmail.com

Answered on : 2026-07-05

When does your current lease period end?

05/01/2028

Answered on : 2026-07-05

Do you intend to renew your lease?

Yes

Answered on : 2026-07-05

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

Confirm

Answered on : 2026-07-05

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

10000.00

Answered on : 2026-07-05

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

Cicada Cinema is currently renovating a former warehouse space to serve as a small community movie theater. Because movie theaters are classified as Group A-1 Assembly spaces under Indiana Building Code, these renovations must necessarily include the construction of a second ADA-compliant restroom (the existing restroom also requires some modifications for ADA compliance). The new restroom will need to be correctly proportioned for ADA compliance and outfitted with ADA-compliant fixtures and grab bars. Additionally, Cicada will be constructing a vestibule to keep light and sound from the lobby from entering the auditorium, and we are committed to ensuring that space is also constructed in a fully ADA-compliant manner. As a community space, the theater should be accessible and welcoming to everyone.

Answered on : 2026-07-05

Project Start Date

07/15/2026

Answered on : 2026-07-05

Project End Date

08/15/2026

Answered on : 2026-07-05

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

No

Answered on : 2026-07-05

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

[2026 Pre-Renovation Photographs.pdf](#)

Answered on : 2026-07-05

Please upload quotes, invoices or receipts for the improvements.

[HFI_ Murphy Suite 1 _ 615 N Fairview St.pdf](#)

Answered on : 2026-07-05

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.

Cicada Cinema will be receiving a \$50,000 matching grant from the Indiana Housing and Community Development Authority's (IHCDA) CreatINg Places initiative. Because we have been able to raise matching funds via the initiative's Patronicity platform, Cicada will receive those grant funds from the IHCDA after July 15th. This grant is for the entire renovation project, not for the ADA accessibility renovations specifically.

Answered on : 2026-07-05

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

Yes

Answered on : 2026-07-05

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

[Cicada Cinema BUEA Project Budget.pdf](#)

Answered on : 2026-07-05

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

Participating in this program will help Cicada Cinema to be in compliance with Indiana Building Code as we make renovations to our new theater space. This compliance with state building code will ensure that the space is safe and accessible for the entire community.

Answered on : 2026-07-05

Standard Signature

Yes

Answered on : 2026-07-05

Hidden Questions :

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

N/A

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

N/A

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

N/A



Cicada Cinema
615 N Fairview, Suite 1
Bloomington, IN
47404

2026 Pre-Renovation Photographs

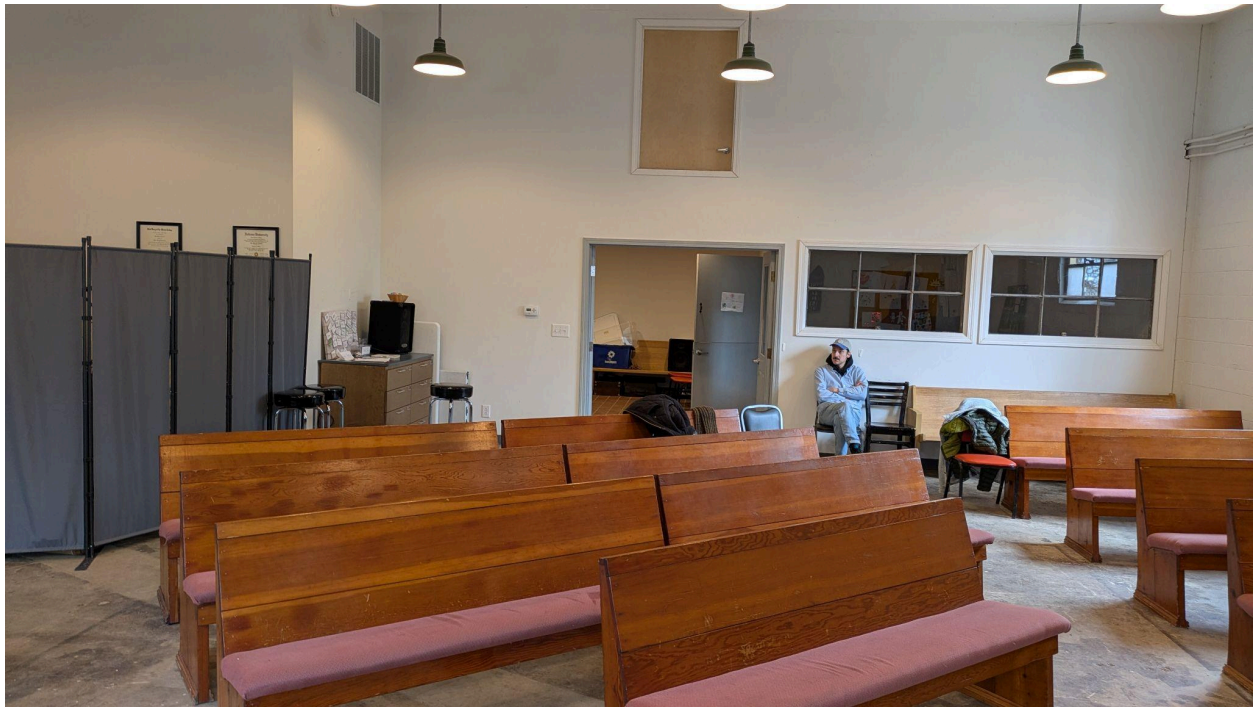
Auditorium - North Wall



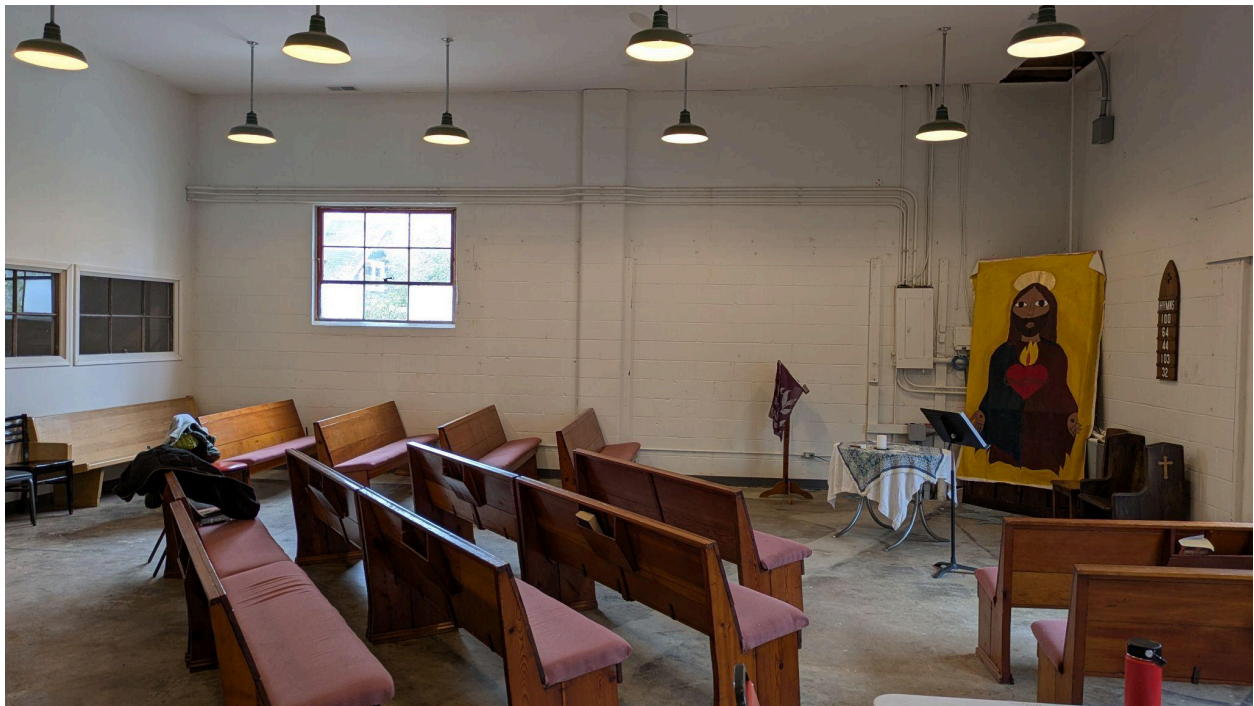
Auditorium - West



Auditorium - East Wall



Auditorium - South Wall



Lobby - South Wall



Lobby - West Wall



Office



ADA Accessible Bathroom





Attn: Matt Murpy

Phone: 812-327-7357

Email: mrmurp@gmail.com

March 26th, 2026

RE: 615 N Fairview St. Plumbing

Harrell-Fish, LLC. proposes to furnish labor; tools and materials for the plumbing work needed for suite 1.

Inclusions

- Saw cut and pour back concrete in suite 1 for drain locations
- Rough-in under slab sanitary waste and drains for suite 1 bathroom
- Rough-in of all pex water lines for sinks, toilets, and point of use water heater for suite 1 bathroom addition
- Provide/install bosch water heater, p-traps, supply lines and stops for suite 1
- Install client provided sinks and toilets for suite 1
- Labor
- Sales Tax
- Test Water Supply and Drains

Warranty

- Manufacturer's Warranty
- 1-Year Labor and Materials

Exclusions

- High voltage electrical
- Work outside above stated scope

Investment- \$6,500

Accepted: _____ Date: _____

Thank you for the opportunity to submit this proposal. Please do not hesitate to contact me with any further questions.

Sincerely,

BLOOMINGTON | EVANSVILLE



INDIANAPOLIS | FORT WAYNE



HARRELL-FISH, INC.

Justin Ferguson

812-219-6367

jferguson@harrell-fish.com

This proposal is subject to the accompanying HFI Standard Terms and Conditions

BLOOMINGTON | EVANSVILLE



INDIANAPOLIS | FORT WAYNE

Cicada Cinema BUEA Project Budget:
ADA Bathroom and Vestibule

ITEM	# of Item	\$ / Item	Total Cost of	Source Company or	Web link to Item or Company
Plumbing (new drain line, vent, water lines)	1	\$6,500	\$6,500	HFI	https://harrell-fish.com/
Conctete (fill plumbing trench)	30	\$5.73	\$171.90	Menards	https://www.menards.com
ADA Toilet	1	\$259	\$259	Menards	https://www.menards.com/main/bath/toilets/two-piece-toilets/american-standard-titan-reg-2-piece-tall-elongated-toilet/743aa051-020/p-1444423968538-c-5974.htm
ADA Wall Mounted Sink	1	\$105.63	\$105.63	Home Depot	https://www.homedepot.com/p/KOHLER-Kingston-21-3-in-x-18-25-in-Wall-Mounted-Bathroom-Sink-in-White-Vitreous-China-K-2005-0/100076935
ADA Grab Bars (bundle)	1	\$85.99	\$85.99	Amazon	https://www.amazon.com/Prestige-Grab-Bar-Bundle-Compliance/dp/B07LG4NHBD?th=1
36" Interior Bathroom Door Solid Core (ADA Compliant)	1	\$77.00	\$77.00	Menards	https://www.menards.com/main/doors-windows-millwork/interior-doors/interior-slab-doors/mastercraft-reg-hardwood-flush-interior-door-only/4091060/p-1444448165701-c-12245.htm
2x4 (92"x5/8)	30	\$3.52	\$105.60	Menards	https://www.menards.com
2x4 (8' Stud)	14	\$3.85	\$53.90	Menards	https://www.menards.com
2x4, 12'	3	\$5.74	\$17.22	Menards	https://www.menards.com
2x8, 14'	8	\$11.29	\$90.32	Menards	https://www.menards.com
3/4" Plywood Sheet 4x8'	4	\$30.20	\$120.80	Menards	https://www.menards.com
2x4 Treated, 8', Wall Sill	5	\$4.71	\$23.55	Menards	https://www.menards.com
2x8 Joist Hangers	11	\$2.68	\$29.48	Menards	https://www.menards.com
3 1/8" Constuction Screws (box)	2	\$13.94	\$27.88	Menards	https://www.menards.com
3" Still Sealer	1	\$7.18	\$7.18	Menards	https://www.menards.com
1/2" x 4 1/2" Wedge Anchors (box)	1	\$16.98	\$16.98	Menards	https://www.menards.com
Base Board Molding (pack) 3 1/4"	1	\$214.00	\$214.00	Menards	https://www.menards.com/main/doors-windows-millwork/moulding/baseboard-mouldings/mastercraft-reg-7-16-x-3-1-4-x-12-long-primed-craftsman-base-propack-10-pack/e1e314m-12/p-1642874279400682-c-13428.htm
36" Solid Core Door (Vestibule, ADA Compliant)	2	\$336.00	\$672.00	Home Depot	https://www.homedepot.com/p/Masonite-36-in-x-80-in-2-Panel-Smooth-Solid-Core-Primed-Composite-Interior-Door-Slab-16838/202768993
Soundsulate MLV Roll (4'x25')	3	\$250	\$750	Amazon	https://www.amazon.com/Soundsulate-Soundproofing-Barrier-ADDITIONAL-OPTIONS/dp/B017DVK1IE?th=1
Automatic Door Seal	2	\$124.99	\$249.98	Amazon	https://www.amazon.com/Automatic-Bottom-Surface-Mounted-Anodized/dp/B008GWOIG?crd=28KT9DR7J6700&dib=eyJ2IjojMSJ9.tAhtPBS6iTqB-jm4WqlLq0vmi6WFAv2STJuNvWM-1FPdPuawTxxSA8beCjuGnpA3lpdBW4Z14EVaghtKChedGUlmdWF4M774l41eLrq8yPo4MXCstatJ8DGG6vVPpO6ms3l5mfr3HDD9SWXYqKsljkROoc4Qu4utpom1z1FburWEACu7tuQLtcW1SPfL9mNNf8brQmmlv2KcGisjllJF4KZ8kg -iQBOU-YuSMGKwxgk1OBvlDECv0nn9NblooXhxthlx30Hk40qbWZyZirdfssy-lqVwnQefTB3rB8.VGCpUd6huRF-MnMBzmsliWtA4nO32jEeWa65nq5-fEY&dib_tag=se&keywords=automatic+door+seal&qid=1782269308&s=hi&srefix=automatic+door+seal%2Ctools%2C169&sr=1-4
Sound & Fire Block Mineral Wool Insulation Batt	5	\$62.61	\$313.05	Menards	https://www.menards.com/main/building-materials/insulation/insulation-rolls-batts/johns-manville-sound-fire-block-reg-mineral-wool-insulation-batt-3-x-15-1-4-x-47/90020891/p-1568096959604-c-5780.htm
QuietRock 1/2-in x 4-ft x 8-ft 500 Regular Drywall Panel	14	\$51.98	\$727.72	Lowes	https://www.lowes.com/pd/QuietRock-Common-1-2-in-x-4-ft-x-8-ft-Actual-0-5-in-x-4-ft-x-8-ft-500-Drywall-Panel/3069747
TOTAL			\$10,619		
Cicada Cinema Committed Funding			\$2,654.75		

ITEM	# of Item	\$ / Item	Total Cost of	Source Company or	Web link to Item or Company
Cinema Technology					
<i>Epson Large Venue Laser Projector & Lens</i>	1	\$18,400	\$18,400	Experience Technology	https://experiencetechnology.n
<i>Control 4 Automated Dimmer</i>	6	\$250	\$1,500	Experience Technology	https://experiencetechnology.n
<i>Marantz Audio/Video Preamplifier Processor</i>	1	\$5,990	\$5,990	Experience Technology	https://experiencetechnology.n
<i>Tascam Blu-Ray Disc Player w/ Rack Kit</i>	1	\$890	\$890	Experience Technology	https://experiencetechnology.n
<i>Roku Media Streaming Device</i>	1	\$100	\$100	Experience Technology	https://experiencetechnology.n
<i>HDMI Wall Input</i>	1	\$500	\$500	Experience Technology	https://experiencetechnology.n
<i>Control 4 Control System Processor</i>	1	\$1,660	\$1,660	Experience Technology	https://experiencetechnology.n
<i>Control 4 Touch-Panel Controller w/ Power</i>	1	\$1,350	\$1,350	Experience Technology	https://experiencetechnology.n
<i>Araknis Network Switch</i>	1	\$550	\$550	Experience Technology	https://experiencetechnology.n
<i>Araknis Control System Router</i>	1	\$490	\$490	Experience Technology	https://experiencetechnology.n
<i>Cabling for A/V Equipment</i>	1	\$290	\$290	Experience Technology	https://experiencetechnology.n
<i>Speaker Wire</i>	1	\$1,800	\$1,800	Experience Technology	https://experiencetechnology.n
<i>Wattbox Power Management</i>	1	\$1,250	\$1,250	Experience Technology	https://experiencetechnology.n
<i>Other parts, wiring, and connectors for A/V</i>	1	\$700	\$700	Experience Technology	https://experiencetechnology.n
<i>A/V Installation, Programming, Setup, and</i>	1	\$23,750	\$23,750	Experience Technology	https://experiencetechnology.n
Materials for Auditorium Buildout					
<i>2"x6"x10" lumber</i>	28	\$7	\$196	Menards or Black Lumber	https://www.menards.com/
<i>5/8" Drywall</i>	18	\$16	\$288	Menards or Black Lumber	https://www.menards.com/
<i>5/8" plywood decking</i>	4	\$44	\$176	Menards or Black Lumber	https://www.menards.com/
<i>32" x 84"solid core double doors</i>	2	\$255	\$510	Menards or Black Lumber	https://www.menards.com/
<i>Door hardware, swinging in, Trudoor LCN1450T</i>	2	\$210	\$420	Menards or Black Lumber	https://www.menards.com/
<i>2x8x12 lumber</i>	95	\$9	\$855	Menards or Black Lumber	https://www.menards.com/
<i>3/4" plywood decking</i>	18	\$44	\$792	Menards or Black Lumber	https://www.menards.com/
<i>Step lighting for risers</i>	12	\$30	\$360	Menards or Black Lumber	https://www.menards.com/
<i>Steel exit door + frame</i>	1	\$1,200	\$1,200	Menards or Black Lumber	https://www.menards.com/ https://www.doitbest.com/black-lumber
<i>Exit lighting</i>	2	\$250	\$500	Menards or Black Lumber	https://www.menards.com/ https://www.doitbest.com/black-lumber
<i>Trim</i>	1	\$200	\$200	Menards or Black Lumber	https://www.menards.com/ https://www.doitbest.com/black-lumber
<i>Nails/Screws/Other hardware</i>	1	\$200	\$200	Menards or Black Lumber	https://www.menards.com/ https://www.doitbest.com/black-lumber
<i>Commercial carpeting (per sq. ft.)</i>	500	\$2	\$1,000	Menards	https://www.menards.com/
<i>Lighting</i>	1	\$3,500	\$3,500	Used	
<i>Paint</i>	1	\$460	\$460	Menards	https://www.menards.com/
<i>10 yard Dumpster for clean up</i>	1	\$340	\$340	JBL Disposal	https://www.jbldisposal.com/
Concession/Food Service Equipment					
<i>Commercial 52.6" Beverage Refrigerator</i>	1	\$1,140	\$1,140	IceCasa	https://icecasausa.com/
<i>Beverage Cooler</i>	1	\$200	\$200	Best Buy	https://www.bestbuy.com/
<i>Commercial Popcorn Machine</i>	1	\$1,250	\$1,250	WebstaurantStore	https://www.webstaurantstore.com/
Other Equipment					
<i>Assistive Listening Devices, Set of 10</i>	1	\$785	\$785	Conference Microphones.com	https://conferencemicrophones.com/
<i>Outdoor Poster Display</i>	1	\$4,500	\$4,500	Outdoor Display Cases	https://outdoordisplaycases.com/
Software					
<i>Volunteer Management System/per year</i>	1	\$408	\$408	Volgistics	https://www.volgistics.com/
<i>Microsoft Teams (Phone)/per year</i>	1	\$300	\$300	Microsoft Teams	https://www.microsoft.com/
Contracted Services					
<i>Security System</i>	1	\$5,185	\$5,185	BTech Bloomington	https://www.btechllc.com/
<i>Architectural Design Fees + Design Release</i>	1	\$4,400	\$4,400	Matte Black Architecture, Inc.	https://matteblackarch.com/
<i>Fire Wall Construction</i>	1	\$7,000	\$7,000		
<i>2nd Bathroom & Vestibule Construction</i>	1	\$10,619	\$10,619		
<i>Fire + Security Door Retrofitting</i>	1	\$425	\$425	Allen Hall, Locksmith	
<i>Electrician Services</i>	1	\$4,250	\$4,250		
Total project development cost:			\$110,679		
IHCDA Committed Funding (pending):			\$50,000		
Cicada Cinema Inc. Committed Funding			\$46,000		