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
- Katarina 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
   Katarina 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, which 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 that this should already be in place. 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 disbursed; $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 deemed infeasible due to ramp constraints and required parking lot improvements that the property owner could not undertake. The property owner has made other requested improvements. Simultaneously, a READY 2.0 / Lilly Foundation grant—led by an 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 a preference for eliminating the match requirement entirely, noting that it is a barrier for applicants 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
- Katarina 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.