

**Bloomington Urban Enterprise Association**  
**Board Meeting**  
June 8, 2022, 12:00 p.m.

Join Zoom Meeting

<https://bloomington.zoom.us/j/89686989011?pwd=ZmNBWW8vYWRkbTFOZkJMelg2YVI>  
[EUT09](#)

Meeting ID: 896 8698 9011

Passcode: 755445

One tap mobile

+13126266799,,89686989011#,,,,\*755445# US (Chicago)

+19292056099,,89686989011#,,,,\*755445# US (New York)

	<b>Roll Call</b>	JK
<b>I.</b>	<b>Approval of Minutes</b> N//A	
<b>II.</b>	<b>Reports from Officers and Committees</b>	
	• Financial Reports (Vote)	JK
	• Director’s Report	JK
<b>III.</b>	<b>New Business</b>	JD
	• Cook Center / SBDC annual report and funding request (Vote)	
	• People’s Market Vendor Fest–Anti-Racism Scholarship (Vote)	JK
	• Facade Grant Application—Johnson Creamery (Vote)	JK
	• 2022 Zone Arts Grants (Vote)	HW
<b>IV.</b>	<b>Unfinished Business</b>	JK
<b>V.</b>	<b>General Discussion</b>	
<b>VI.</b>	<b>Adjournment</b>	

**Next BUEA Meeting will be on Wednesday, July 13, 2022**

*Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or e-mail [human.rights@bloomington.in.gov](mailto:human.rights@bloomington.in.gov).*

*Covid-related room capacity restrictions have been lifted in City of Bloomington facilities. However, out of concern for each other’s well-being, masks are recommended for those with health concerns or at particular risk of disease transmission. Free masks are available from City staff. If you are ill or have been exposed to Covid, please participate online. Thank you for your cooperation and welcome back!*

## Bloomington Urban Enterprise Association

## Profit &amp; Loss

06/01/22

April 2022

Accrual Basis

	Apr 22	Jan - Apr 22
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Business Zone Loan Interest	18.50	112.54
Late Fees - Zone Loans	0.00	16.38
Zone Membership Fees	14,754.94	18,810.94
<b>Total Income</b>	14,773.44	18,939.86
<b>Expense</b>		
<b>Grants</b>		
Dimension Mill Zone Day Passes	1,000.00	1,000.00
Zone Arts Grants	0.00	3,250.00
<b>Total Grants</b>	1,000.00	4,250.00
<b>Insurance Expense</b>	0.00	3,506.00
<b>Scholarships</b>		
Business Scholarships	0.00	650.00
DEI Training Scholarships	1,000.00	1,000.00
<b>Total Scholarships</b>	1,000.00	1,650.00
<b>Special Projects</b>		
Lemonade Day	2,500.00	2,500.00
<b>Total Special Projects</b>	2,500.00	2,500.00
<b>Total Expense</b>	4,500.00	11,906.00
<b>Net Ordinary Income</b>	10,273.44	7,033.86
<b>Other Income/Expense</b>		
<b>Other Income</b>		
Interest Income	81.78	426.11
<b>Total Other Income</b>	81.78	426.11
<b>Net Other Income</b>	81.78	426.11
<b>Net Income</b>	<b>10,355.22</b>	<b>7,459.97</b>

## Bloomington Urban Enterprise Association

06/01/22

## Balance Sheet

Accrual Basis

As of April 30, 2022

	Apr 30, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Cash &amp; Cash Equivalents</b>	
<b>First Financial Bank</b>	
FFB - Checking	-5,151.96
FFB - Money Market	82.36
FFB - Savings	1,842,554.66
<b>Total First Financial Bank</b>	1,837,485.06
<b>German American Bank</b>	215,260.57
<b>IU Credit Union</b>	203,317.99
<b>Peoples State Bank</b>	104,188.57
<b>Total Cash &amp; Cash Equivalents</b>	2,360,252.19
<b>Total Checking/Savings</b>	2,360,252.19
<b>Total Current Assets</b>	2,360,252.19
<b>Other Assets</b>	
<b>Notes Receivable - Long Term</b>	
Big Brothers Big Sisters	25,000.00
Big Time Trading	25,000.00
Bloomington Pets Alive	10,000.00
Bloomington Massage & Body Work	20,000.00
BTown Beauty Supply	15,000.00
Gaian Hands	7,000.00
KC Designs	20,000.00
Lash Envy	5,170.00
Michael's Uptown Cafe	7,777.64
My Fin, The Tap	9,719.70
My Sport's Locker	50,000.00
PALS	25,000.00
Red Tire Cab	12,000.00
Sew Secret	5,000.00
Spiral Bodies	19,000.00
The Right Hand Lady LLC	6,000.00
Vanishing Aesthetics	50,000.00
<b>Total Notes Receivable - Long Term</b>	311,667.34
<b>Total Other Assets</b>	311,667.34
<b>TOTAL ASSETS</b>	<b>2,671,919.53</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Opening Balance Equity	1,565,019.23
Unrestricted Net Assets	1,099,440.33
Net Income	7,459.97
<b>Total Equity</b>	2,671,919.53
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,671,919.53</b>

**Bloomington Urban Enterprise Association**  
**Profit & Loss Budget vs. Actual**  
**January through April 2022**

06/01/22

Accrual Basis

	Jan - Apr 22	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Expense</b>			
Advertising and Promotion	0.00	1,000.00	-1,000.00
Bank Service Charges	0.00	0.00	0.00
<b>Grants</b>			
City Art Program	0.00	30,000.00	-30,000.00
Dimension Mill Zone Day Passes	1,000.00	1,000.00	0.00
Facade Grants	0.00	40,000.00	-40,000.00
Grants-Miscellaneous	0.00	15,000.00	-15,000.00
Recover Forward Grants	0.00	0.00	0.00
School Grants	0.00	35,000.00	-35,000.00
Zone Arts Grants	3,250.00	80,000.00	-76,750.00
<b>Total Grants</b>	4,250.00	201,000.00	-196,750.00
Insurance Expense	3,506.00	3,500.00	6.00
Miscellaneous Expense	0.00	500.00	-500.00
Payroll Expenses	0.00	8,000.00	-8,000.00
<b>Professional Fees</b>			
Accounting	0.00	2,500.00	-2,500.00
Management	0.00	40,000.00	-40,000.00
Project Administration	0.00	12,210.00	-12,210.00
<b>Total Professional Fees</b>	0.00	54,710.00	-54,710.00
<b>Professional Services</b>			
SBDC	0.00	45,000.00	-45,000.00
<b>Total Professional Services</b>	0.00	45,000.00	-45,000.00
<b>Scholarships</b>			
Business Scholarships	650.00	5,000.00	-4,350.00
Resident Scholarships	0.00	10,500.00	-10,500.00
<b>Total Scholarships</b>	1,650.00	15,500.00	-13,850.00
<b>Special Projects</b>			
Lemonade Day	2,500.00	2,500.00	0.00
<b>Total Special Projects</b>	2,500.00	2,500.00	0.00
<b>Void</b>	0.00	0.00	0.00
<b>Total Expense</b>	11,906.00	331,710.00	-319,804.00
<b>Net Ordinary Income</b>	-11,906.00	-331,710.00	319,804.00
<b>Net Income</b>	<b>-11,906.00</b>	<b>-331,710.00</b>	<b>319,804.00</b>

## Bloomington Urban Enterprise Association

## Profit &amp; Loss Budget vs. Actual

06/01/22

January through April 2022

Accrual Basis

	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>	
<b>Expense</b>	
Advertising and Promotion	0.0%
Bank Service Charges	0.0%
Grants	
City Art Program	0.0%
Dimension Mill Zone Day Passes	100.0%
Facade Grants	0.0%
Grants-Miscellaneous	0.0%
Recover Forward Grants	0.0%
School Grants	0.0%
Zone Arts Grants	4.1%
<b>Total Grants</b>	<b>2.1%</b>
Insurance Expense	100.2%
Miscellaneous Expense	0.0%
Payroll Expenses	0.0%
Professional Fees	
Accounting	0.0%
Management	0.0%
Project Administration	0.0%
<b>Total Professional Fees</b>	<b>0.0%</b>
Professional Services	
SBDC	0.0%
<b>Total Professional Services</b>	<b>0.0%</b>
Scholarships	
Business Scholarships	13.0%
Resident Scholarships	0.0%
<b>Total Scholarships</b>	<b>10.6%</b>
Special Projects	
Lemonade Day	100.0%
<b>Total Special Projects</b>	<b>100.0%</b>
Void	0.0%
<b>Total Expense</b>	<b>3.6%</b>
<b>Net Ordinary Income</b>	<b>3.6%</b>
<b>Net Income</b>	<b>3.6%</b>



March 21, 2022

Jane Kupersmith

Director, Bloomington Urban Enterprise Association (BUEA), City of Bloomington  
Economic & Sustainable Development Department (ESD)  
401 N. Morton St., Suite 150 PO Box 100  
Bloomington, Indiana 47402

Dear Jane:

The Ivy Tech Gayle & Bill Cook Center for Entrepreneurship, the South-Central Small Business Development Center and the Mill are providing this progress report for the Bloomington Urban Enterprise Association (BUEA) Board of Directors per our grant Agreements for FY 2021/22 to update everyone on progress to date. This report documents progress and value to the BUEA and Enterprise Zone:

**Ivy Tech-Cook Center Report:**

**Cook Center Program Support:** We provided business mentoring to over 50 small businesses, many in the Zone during the past year. We also provided business valuations for over 12 small businesses in 2021 with most of the participating small businesses from Bloomington and 4 from the Enterprise Zone. This program is exciting because it helps provide a baseline assessment about the financial performance of a business over the past 2-3 years and is an essential tool in helping entrepreneurs decide to sell or buy a business. We also partnered with the Mill to promote several pitch events and the ISBDC INTAP program for 2021/22.

**Training/Education:** Cook Center staff focused much of its activity with small businesses impacted by the pandemic as it continued into 2021/22. This includes over 50 client businesses in the Zone, over 150 in the City of Bloomington and ~175 in Monroe County. Cook Center staff also provided 5 webinars on topics related to small business resiliency due to the Pandemic including topics like financial modeling related to stimulus programs, E-Commerce and digital marketing and succession planning for small businesses. We partnered with the Mil, the Bloomington Chamber of Commerce and others on additional programming where we promoted it to Zone and Bloomington-area businesses. Most all of these were on-line due to the pandemic, although there have been a few in early 2022 at the Mill in person.



We distributed timely updates on the many fiscal stimulus programs like the Small Business Administration (SBA) Economic Injury Disaster Loan (EIDL) program, Indiana Small Business Restart Grant and other local initiatives to help with fiscal needs as the pandemic continues. We continue to work with the many chambers of commerce, economic development organizations, IU, City, County, the Mill and other regional partners to help with initiatives to get small businesses stabilizing their operations and growing to the best of their ability due to the pandemic.

**South Central SBDC Report:**

Client advising with the intent of focusing especially on the benefits the BUEA can provide to Zone businesses: SBDC business advisors provided services to ~175 clients from Monroe County (150 City clients and 45 BUEA clients) in 2021/22. Most of our activities were also focused on the pandemic-related effects on small businesses and marketing the many programs for fiscal relief at the Federal, State, local and regional levels. We continued to market the SBA EIDL program, Indiana Restart Grant and other relief programs leading to fiscal stability for most all clients served. Many of our clients continue to come from the hardest hit industry sectors like food and beverage, retail, hospitality and tourism as can be expected.

In partnership with IU's MSIS program at the Kelley School of Business, we continued to manage the IU HOPE digital project, which is a program that pares IU students who lost internships and jobs due to the pandemic and pared them with small businesses needing help getting their e-commerce footprint developed to attract more customers due to shut downs and restrictions on brick and mortar businesses. Over 600 projects were done statewide from June 2020 – March 2022 and over 20% were in Monroe County/City/Zone. Projects included website upgrades, social media platforms launched, e-commerce tools onboarded and other projects critically important to retail, restaurants, bars, manufacturers and others facing tough economic conditions since the pandemic limited visitors to our many businesses in person.

Our outreach and engagement services included one-on-one and group consultations via video conferencing platforms on their efforts to start a new business and/or sustain their existing business. We also provided webinars where we partnered with the Chamber, The Mill, and other partners. We provided industry reports to most all clients free of charge throughout the year to help with their efforts to attract customers. We provided free LivePlan business planning tool accounts to some area Zone businesses in 2021/22.



Additionally, the SBDC marketed the ISBDC Technical Assistance Program to local businesses, the Mill and several in the Zone participated and received funding for projects that enabled them to reach their market with an innovative product or service. Overall 5 Zone businesses received awards, with funding of \$100,000 for mentors to provide the services for the businesses. Six Zone-based vendors were used for these projects to provide professional services to our clients in the Zone, keeping the funding local. Terri Brown provided Launching Your Own Business workshops at the Mill in 2021 for people looking to start a new small business as well as monthly, on-line sessions due to the pandemic.

We also had 3 new business starts in the Zone last year, with most all others starting in Bloomington/Monroe County.

The BUEA is listed as a sponsor for all our activities of the Cook Center and SBDC throughout the year. Most of our collateral materials were created into digital formats in 2021 and these all included BUEA logo and messaging. This includes our Small Business Guide we provide to all businesses looking to start up a new venture.

Surveys for all clients assisted were sent via the ISBDC Lead Center in early 2022 with overwhelming positive feedback from all local clientele served in 2021. Over 100 clients responded from our region.

### **The Mill Report:**

**ReBoot**, a 6-week entrepreneurship program for targeted populations, including formerly incarcerated people, launched in 2021 with a cohort of 7 participants who were referred to us by the New Leaf, New Life staff. The program works with participants to focus their business ideas, get customer validation, and culminates with a pitch showcase. Participants develop a business idea throughout the program, participate in skill-building classes, and engage in a speaker series. At the end of the program, all participants deliver their business pitches with the opportunities for participants to receive seed funding for their new businesses. All ReBoot participants receive a free Mill membership to continue supporting the entrepreneurs after the program is finished.

Danielle Morris best illustrates the impact of ReBoot from our inaugural cohort. Over six weeks, Danielle transformed from someone unsure of her business idea to a leader in the cohort and confident in what she is building. She immediately invested her seed funding in building a website and upgrading equipment. She's been in The Mill regularly to work on her business, Heroine Studios Photography. And for every session she books, Danielle donates a photography session to a woman in recovery. She said, "Thank you so much for everything; you put a lot of effort into all of us! I believe you have built confidence in all of us and opened up the door for new opportunities!"

Additionally, Danielle applied for The Mill's Crossroads Pitch Competition in October of 2021. Crossroads is a statewide pitch competition for early-stage companies based in Indiana. 30 companies competed in Crossroads and Danielle's Heroine Studios pitch placed in the top 10 of the competition. Both Danielle and Cassie Blatz applied to the gBETA Bloomington/Columbus fall cohort. gBETA is a nationally ranked pre-accelerator program designed to stimulate company growth and prepare entrepreneurs for securing investments and gaining acceptance to traditional equity-based accelerators. Though neither made the

501 NORTH PROFILE PARKWAY  
BLOOMINGTON, INDIANA 47404  
IVYTECH.EDU/ENTREPRENEURSHIP





final cut for the fall cohort, both continued to receive support from the dedicated gBETA staff as well as ongoing support from The Mill. **SHIP**

Ivy Tech Community College Bloomington

The Mill is dedicated to making entrepreneurship accessible to everyone, no matter their background, race, or gender. To that end, we're expanding the ReBoot program in 2022. On March 28, we're launching a ReBoot cohort designed specifically for veterans. We have 6 participants signed up and have lined up support and guest speaking engagements with the ISBDC, Bunker Labs, Elevate Ventures, and entrepreneurs and founders who are also veterans. In late summer, we'll run another cohort for the formerly incarcerated and this winter we'll launch a cohort for women, specifically stay-at-home mothers or caregivers looking to re-enter the workforce who want to pursue starting a business as an alternative way of doing that. These groups often lack support, encouragement, access to resources, and financial backing, among other social barriers that make entrepreneurship seem unattainable.

**Code/IT Academy** (formerly The Mill Code School), a coding and information technology upskilling program for local residents, completed 2 cohorts in 2021 - one focused on CompTIA Network+ and the other was an introduction to software development. Each 10-week session is focused on building technical skills, building a network among other local technical professionals, and professional development training. The Mill partners with Ivy Tech Bloomington, specifically the Career Coaching and Employer Connections team to provide career coaching, resume review, and mock interviews with local employers.

In 2021, Code/IT Academy engaged 45 individuals from across Monroe County. As a BUEA business, The Mill is proud to welcome (and specifically recruit) BUEA residents to this program. So far, 16% of Code/IT participants live in the BUEA zone. We're also proud of the diversity in our program and continue our commitment to welcoming people who are underrepresented in the technology sector.

- Bloomington Urban Enterprise Zone residents = 15%
- Female = 40%
- LGBTQ+ = 25%
- Non-white = 36%
- No College Degree = 55%
- Un/Underemployed = 25%

The BUEA funds were used to purchase 15 loaner laptops, which are now available to any Code/IT Academy participant who does not have access to a laptop. These laptops, plus the free memberships to The Mill during the Code/IT sessions, remove technological barriers (including access to high-speed internet) and allow the participants to interact directly with our Mill membership and tech community. The goal is to continue to welcome more and more people into Bloomington's growing tech sector.

We're expanding Code/IT Academy in 2022! The program will run 3 cohorts this year, which will all be held in person at The Mill. Our first cohort started a few weeks ago and has 25 participants in the CompTIA Security+ session.

**In Conclusion:**

We hope the above activities speaks to the value provided for the BUEA for its investment in our Cook Center and SBDC services related to these Agreements. We appreciate your investment and trust in Ivy Tech and the SBDC for the benefit of Zone residents and businesses. We look forward to partnering with you in 2022/23 on similar initiatives to keep the momentum and come out of the pandemic with a sustained small business base and opportunities for new ventures as the economic climate improves.

**GAYLE AND BILL COOK CENTER FOR ENTREPRENEURSHIP**  
 LOCATED AT THE INDIANA CENTER FOR THE LIFE SCIENCES  
 501 NORTH PROFILE PARKWAY  
 BLOOMINGTON, INDIANA 47404  
 IVYTECH.EDU/ENTREPRENEURSHIP



**GAYLE & BILL COOK CENTER  
FOR ENTREPRENEURSHIP**  
Respectfully,  
Ivy Tech Community College Bloomington

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Steve Bryant  
Executive Director, Gayle & Bill Cook Center for Entrepreneurship  
Ivy Tech Community College-Bloomington &  
Regional Director, South Central Small Business Development Center

**GAYLE AND BILL COOK CENTER FOR ENTREPRENEURSHIP**  
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501 NORTH PROFILE PARKWAY  
BLOOMINGTON, INDIANA 47404  
[IVYTECH.EDU/ENTREPRENEURSHIP](http://IVYTECH.EDU/ENTREPRENEURSHIP)

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Ivy Tech is an accredited, equal opportunity, affirmative action community college.

**2022 FUNDING PROPOSAL  
 IVY TECH, COOK CENTER FOR ENTREPRENEURSHIP, & THE MILL**

<b>Service</b>	<b>Description / Deliverable</b>	<b>Anticipated Audience /Impact</b>	<b>Performing Agency</b>	<b>Associated Cost</b>
<b>Customized Business Education</b>	Development of customized training programs as needed to support BUEA businesses. Topics may include: financial, Quickbooks Online, E-commerce, digital marketing, talent development, employee retention, customer service and others as identified by zone business owners.	Up to 15 workshops and training events	Ivy Tech CCEC, Cook Center	\$ 30,000.00
<b>The Mill Code School</b>	Upskilling training for under/unemployed who are underrepresented in tech and tech-adjacent jobs in software development, IT Administration, etc.	50 participants, preference to zone residents	The Mill and Ivy Tech	\$ 15,000.00
<b>TOTAL FOR ALL SERVICES</b>				<b>\$ 45,000.00</b>

***About the Gayle and Bill Cook Center for Entrepreneurship (Cook Center):***

The Gayle & Bill Cook Center for Entrepreneurship at Ivy Tech provides practical tools and resources to help the entrepreneurs of south central Indiana start or grow their businesses. The Cook Center offers a variety of resources for entrepreneurs looking to start or grow their businesses, including academic entrepreneurship classes and informal workshops. In partnership with the ISBDC office, the Center provides free consulting and assistance with business plans, financials, and other issues.

***About the Ivy Tech Career Coaching and Employer Connections (CCEC):***

Ivy Tech Career Coaching and Employer Connection team works to create work and career focused workshops and training for local partners. By using the expertise of campus faculty we are able to create unique and robust programs to help companies grow and develop talent. We offer a variety of topics that can cover many needs and have the ability to create customized training to support new areas.

***About Dimension Mill (The Mill):***

The Mill's mission is to help launch and accelerate startup with the vision to become Indiana's center of gravity for entrepreneurship. The Mill provides critical access to early-stage companies, first and foremost to a community of peers and mentors, and secondly to capacity-building resources and startup capital. Our programs help accelerate innovative ideas and technologies into business concepts.



## MEMORANDUM

To: BUEA Directors  
From: Jane Kupersmith, Executive Director  
Re: People's Coop Market Fest support

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The People's Cooperative Market, a local nonprofit, has applied for and received a permit to host a series of six events in the Butler Park Community Gardens parking lot in the summer and fall of 2022. These events will provide an opportunity for People's Market Vendors to sell directly to customers and a People's Market CSA pick-up. People's Market provides "sponsored boxes" at no cost to residents who request them. Paying customers may purchase sponsorships of boxes that contain produce, dairy, and meat. People's Cooperative Market strives to, "work towards intersectional anti-racism, create space for food justice work, create meaningful collaborations, build equity, cultivate liberation, and ensure access to local food, art, and education."

The City of Bloomington Parks Department reduced the application fees by \$10/day in accordance with their policy for nonprofit applicants. However the associated event fees remain untenable for People's Market at \$542 per event. The City of Bloomington Parks Department deferred payment of the fees while the People's Market pursues financial support from the BUEA and other avenues.

Given the People's Market's connection to the Zone and its residents through the provision of free and local food; given their activation of an underutilized space in the Enterprise Zone; given the burden of expense related to this event; and given the Parks Department's unwillingness to waive additional fees, BUEA staff recommends that the Board support this series of events through the Zone DEI/Anti-racism Scholarship program, for which the board allocated \$15,000 and for which the Zone currently has two other active applications.

**Staff recommends a match of \$1,625 from this budget line.**



**Mailing Address**

**Administrative Offices**  
401 N. Morton St. Suite 250  
PO Box 848  
Bloomington, IN 47402  
Phone: (812) 349-3700  
Fax: (812) 349-3705  
[parks@bloomington.in.gov](mailto:parks@bloomington.in.gov)  
[www.bloomington.in.gov/parks](http://www.bloomington.in.gov/parks)

**Allison-Jukebox  
Community Center**  
351 South Washington Street  
Bloomington, IN 47401  
(812) 349-3731

**Banneker Community Center**  
930 West 7<sup>th</sup> Street  
Bloomington, IN 47402  
(812) 349-3735

**Cascades Golf Course**  
3550 North Kinser Pike  
Bloomington, IN 47402  
(812) 349-3764

**Frank Southern Ice Arena**  
1965 South Henderson Street  
Bloomington, IN 47401  
(812) 349-3740

**Switchyard Park**  
1601 S. Rogers St.  
Bloomington, IN 47403  
812-349-3400

**Twin Lakes Recreation Center**  
1700 West Bloomfield Road  
Bloomington, IN 47403  
(812) 349-3720

**Inclusive Recreation**  
(812) 349-3747

**Maintenance, Landscaping  
& Cemetery Operations**  
(812) 349-3498

**Urban Forestry**  
(812) 349-3716

Date: May 4, 2022

Lauren:

We are pleased to inform you, the request for a Special Event Permit for CSA Distribution Market has been approved for the following event/dates/times/location:

Event: CSA Distribution Market

Date(s): Saturdays: May 7, 2022 to October 29, 2022

Times: Setup 8am, event starts at 9am, event ends at 12pm, tear down to be completed by 12:30pm. The times will be the same for every Saturday.

Location: Butler Park, 9<sup>th</sup> Street Parking Lot

**Next Steps:**

Certificate of Insurance listing the City of Bloomington Parks and Recreation Department as an additional insured. This should be sent to Hsiung Marler, and must be received before use of location. Certificate of Insurance may cover both the People's Cooperative Market and the CSA Distribution Market.

There is a conflict with August 6<sup>th</sup> and a conflict with dates of the Market Fest. CSA Distribution Market will only offer delivery on August 6<sup>th</sup> and Market Fest dates.

Organizer must clean up after event. Any trash that doesn't fit in trash receptacles should be bagged and left near trash receptacles.

City of Bloomington Parks and Recreation will waive charges as long as event is in compliance with permit.

City of Bloomington Parks and Recreation will open one restroom for event. The second restroom will be open once available.

No money will be exchanged on site.

Event should be set up only utilizing west end of the parking lot.

Use of Banneker Community Center as a rain date or other use, is not an option as part of this permit.

Non-compliance may result in loss of permit.

**Policy Reminders:**

All tents and other temporary structures must be weighted down, no staking.

Please be aware the situation regarding COVID may change in the future. This may change the determination to allow the event, or requiring new safety/health precautions

Please feel free to contact Hsiung Marler 812.349.3961 or via email [marlerh@bloomington.in.gov](mailto:marlerh@bloomington.in.gov) should you have any questions regarding your event.

Sincerely,

A handwritten signature in cursive script that reads "Kim Clapp".

Kim Clapp  
Office Manager

Cc: Parks Operations  
Switchyard Park General Manager  
Parks Sports Division

# INVOICE



CITY OF BLOOMINGTON  
parks and recreation

PO Box 100  
Bloomington, IN 47402  
Attention: Amy Silkworth

Invoice Number: 1822SUP20

Date: May 4, 2022

People's Cooperative Market  
642 N Madison St.  
Bloomington, IN 47404  
Attn: Lauren McCalister

Quantity	Description	Unit Price	Total
1	Application Fee	\$25.00	\$25.00
6	Permit Fee/per day	\$150.00	\$900.00
1	Damage Deposit (Refundable)	\$75.00	\$75.00
15	Vendor Fee x 6 days	\$25.00	\$2,250.00
Non-profit fees are contingent on Department receiving orngainzers 501c3 number		<b>TOTAL DUE</b>	<b>\$3,250.00</b>

Please make checks payable to City of Bloomington

Mail To:  
PO Box 100  
Bloomington, IN 47402  
Attention: Amy Silkworth

**Office Use Only:**

Deposit in revenue line:

201-18-189006-41020 - \$3,150.00

201-18-189006-43220 \$0.00

201-24105 - \$75.00

201-18-181000-43310 \$25.00

Notify: [clappk@bloomington.in.gov](mailto:clappk@bloomington.in.gov) when deposit has been made.

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**TO:** Jane Kupersmith, BUEA Staff; BUEA Directors  
**FROM:** Gloria M. Colom Braña, BHPC Staff  
**RE:** Support for the BUEA Grant for 400 W 7<sup>th</sup> St. (Johnson's Creamery Historic District)  
**DATE:** June 13, 2022

The Bloomington Historic Preservation Commission approved Certificate of Appropriateness COA 22-27 for the stabilization of the Johnson's Creamery smokestack through partial demolition on March 24, 2022. The City of Bloomington had issued an unsafe order to Peerless Development, the property owners due to the smokestack's lean and spalling. As a result Peerless Inc. commissioned a structural report from Arcee Engineers, Inc. that recommended the following actions:

- Remove the entire structure down to the 60' above grade level. Salvage face shells from sound brick for spall repair below this level. Dispose of steel plate roof/beams and straps above 60' level.
- Remove the inner brick liner and all debris in the bottom of the stack.
- Inspect the remaining steel straps and repair as necessary.
- Remove spalled and/or cracked brick and patching material from previous spall repairs. Replace the entire face shell with brick salvaged from above. Assume a total of 250 of these will be repaired.
- Epoxy inject approximately 250 LF of cracks.
- Properly cut out and tuckpoint all of the remaining mortar joints.
- Install a new concrete roof system with venting.

The Certificate of Appropriateness was based on these proposed actions. However, the stabilizing action of lowering the smokestack from the approximately the 140 feet it currently measures to 60 feet incurs a sizable cost. As the Historic Preservation Program Manager and staff to the Historic Preservation Commission, I wholeheartedly support the requested funding amount of \$50,000 as it will contribute to the feasibility of the project and the ongoing preservation of the Johnson's Creamery Historic District as a whole.

Att: COA 22-27  
Arcee Report

Bloomington Urban Enterprise Association



## **Historic Façade Grant Application**

**Return to:**

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

## Historic Farçade Grant Program Application

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

All information will be kept confidential.

<b>Applicant (include the names of all partners):</b> 400 W. 7th LLC	<b>Phone:</b> 630-712-2400
<b>Applicant Address (include Zip Code):</b> 105 S. York St. Suite 350 Elmhurst, IL 60126	
<b>Address of the Property to be renovated (include Zip Code):</b> 400 W. 7th St Bloomington, IN 47404	
<b>Ownership:</b> Individual <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Corporation (Specify: _____ ) Non-Profit Organization <input type="checkbox"/> Association (Specify: _____ )	
Federal ID #: 84-3341911  Year of incorporation: 2.5                              Length of time at this location: 2.5 years	
Contact Person: Tel: ( 630 ) 712-2400 Please give a brief description of your business/organization:  Real estate development and investment company. Our company focuses on multifamily and student housing development but have invested in all types of real estate.	
Have you participated in any Zone tax incentives?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If so, which ones?	
<b>Requested amount of BUEA funds \$ 50,000</b>	

**Project Description:**

Reduction of the smokestack from 140 feet to 60 feet in height. The exterior of the chimney will be repaired to infill degraded and missing mortar joints and fill cracks with new, sound materials. A water seal product will be applied to the entire exterior surface of the chimney to provide additional protection from moisture.

**\*Please include drawings or photographs illustrating proposed changes to façade**

**Economic Impact:**

Total number of jobs at location: 4

Number of new jobs added from project: 0

New jobs: # of FT 0 # of PT 0

Average management/professional staff wage: N/A

Average service staff wage: N/A

Average wage for new jobs: N/A

Do these new jobs have benefits: Yes  No

Please describe:

Please estimate how BUEA funds will be spent:

Total Façade Cost: \$ 350,000

BUEA Funds Requested: \$ 40,000

Project Balance: \$ 310,000

Source for Funding: \$

Loan: \$ 200,000

Cash: \$ 110,000

Site Improvements: \$

Other (describe): \$

Do you have a clear title to the property?

Yes

No

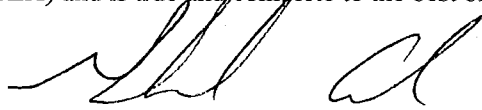
Total Estimated Cost of Overall Project: \$350,000

Estimated construction start date: August 15, 2022
Estimated construction completion date: September 30, 2022 - October 15, 2022
Do you have access to an older or archival photograph of the building? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Have you discussed this project with the City Planning Department? If yes, please attach copy of approval letter. If no, please specify date of meeting. Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (Meeting date: _____ )
Is this property listed on the Bloomington Historic Sites and Structures list? Yes, notable If so, what is the rating on the property?
Is the property located in a local or National Register historic district? If so, which one? Yes, West Side Historic District
Have you hired a contractor? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, who? _____ Address: _____
Will the contractor or subcontractors be Zone businesses? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, list _____ There are no local contractors to choose from.
Have you contacted and worked with the HAND Historic Preservation Program Manager in order to produce an appropriate restoration/rehabilitation plan for the façade? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Have you applied for the \$500 façade rendering grant from the Bloomington Historic Preservation Commission? (this is not required) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

**The following must be included for submission:**

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

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



\_\_\_\_\_  
Applicant

6-13-22

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant

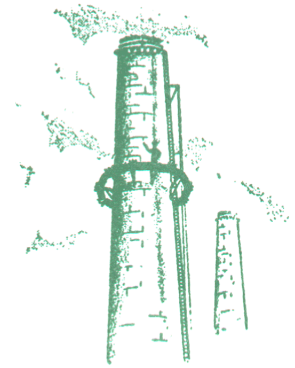
\_\_\_\_\_  
Date

# GERARD CHIMNEY COMPANY

4607 BECK AVENUE - ST. LOUIS, MISSOURI 63116

314-772-9696

FAX: 314-664-9105



April 11, 2022

PEERLESS DEVELOPMENT  
105 South York Street, Suite 350  
Elmhurst, Illinois 60126

Attention: Joseph Patrick  
Director of Development

Subject: Restoration of Radial Brick Chimney - Rev. 1  
Johnson's Creamery – Bloomington, Indiana

Mr. Patrick:

Regarding our recent correspondence, I thank you for all courtesies extended. At that time, pricing was requested for the restoration and repair to the radial brick chimney at Johnson's Creamery, located in Bloomington, Indiana.

The following Proposals are based upon prior discussions and include means and methods described in prior Proposals.

## Option A – Removal of Chimney to 60' AGL & Restoration

Upon our work crew's arrival at the site, the work area will be roped off and warning signs posted to prevent unauthorized personnel from entering the work area. Your site representative will be shown the flagged area and asked to sign an acknowledgment.

To prevent damage, all vehicles parked within a 50' radius of the chimney must be moved or relocated while the work is underway.

Temporary ladder sections will be installed from ground level to the top of the chimney. Sections will be secured to existing lightning protection downloads or new masonry expansion anchors will be installed.

## PEERLESS DEVELOPMENT

Elmhurst, IL

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If our site superintendent finds the masonry is of sound construction in the upper "leaning" area of the chimney, an external bracket-type chimney scaffold will be installed.

Installation of the bracket-type scaffold provides access to all external and internal areas of the shell and liner wall to perform demolition and/or repair tasks.

A power elevator and other staging equipment may also be used in conjunction with the bracket-type scaffold as required.

An enlarged cleanout opening will be installed in the chimney wall at ground level to facilitate removal of demolition debris as demolition progresses. The enlarged opening will be cut in accordance with structural evaluation. Design will be performed by an engineer who specializes in the design of industrial chimneys and is licensed in the State of Indiana.

Prior to commencement of demolition, existing debris will be removed from the chimney interior and placed in containers for removal and disposal.

Existing chimney cap, cover and structural support beams will be removed from the chimney. Debris will be pushed toward the interior of the chimney liner and permitted to fall freely to the chimney floor.

The chimney will be demolished to a height of 60' AGL and includes the removal of the cellular antennae components, conductor, grounds, mechanical anchors and connections and structural supports prior to our arrival at the site.

Steel plate and beam sections will be of suitable reduced size to allow sections to pass freely to the top of the foundation at ground level without striking and/or causing damage to the vertical walls.

The chimney will be lowered via the piecemeal method, using hand tools and/or pneumatic air hammers. Debris will be pushed toward the interior of the chimney and allowed to fall freely to dropped to the inside of the chimney and allowed to accumulate on top of the chimney foundations at ground level.



## PEERLESS DEVELOPMENT

Elmhurst, IL

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To prevent the development of point loads and bridging of debris, generated material will be periodically removed from the interior of the chimney at ground level. Debris will be removed from the floor of the chimney and placed into containers or stockpiled near the base of the chimney prior to removal from the site and delivery to an approved disposal or recycling terminal that accepts normal construction debris.

**Individual face brick will be salvaged, cleaned and palletized at ground level for use during the restoration of the remaining column.**

Any appurtenances installed on or within the chimney inclusive of but not limited to steel tension bands, lighting protection air terminals, conductors, anchors and/or other components within the area to be demolished will be removed in a similar manner to and in conjunction with the masonry shell and dropped to the interior of the chimney for disposal with other debris and there will be no attempt for separation, segregation and/or salvage of debris.

Should it be determined after removal to 60' AGL that the shell wall is not of sufficiently sound, additional demolition may be necessary until sound masonry is reached. Any additional removal of height will be communicated with your representative and time-and-material, unit-pricing or firm-pricing provided.

Should additional removal be required, upon receipt of written authorization or signed change order, the chimney height will be reduced until sound masonry is encountered.

After the required height is removed, the restoration of the remaining chimney column will begin.

A complete cover will be installed over the top of the chimney. The cover will consist of a wood frame, plywood sheathing, and a reinforced monolithic concrete slab. All material will be fabricated on site to fit the chimney.

The reinforcing rod will be secured to dowels embedded in the shell wall and evenly spaced around the perimeter of the cover.

The cover will be 4" in thickness at its peak located near the center of the chimney and the upper surface sloped toward the exterior to promote runoff and prevent pooling of precipitation.

## PEERLESS DEVELOPMENT

Elmhurst, IL

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A weatherproof vent will be installed in the cap fabricated from PVC pipe with elbow and wire mesh screen or other material to prevent infiltration of moisture and nesting of birds.

A new complete lightning protection system will be installed in accordance with current NFPA Standards.

The new system will consist of 4 air terminals, top encircling cable and two downloads positioned at 180° spacing.

Vertical downloads will be secured with pinch-type masonry anchors at 4' nominal spacing.

Air terminals will be secured to point holders with continuity achieved at a top encircling cable positioned at the base of the air terminals.

The encircling cable will be secured to the downloads at brass four-way connectors.

The new system will terminate at ground level at 10' copper ground rods.

After the chimney is properly grounded and protected from damage due to lightning strike, the remaining height of the column will be restored.

The exterior of the chimney will be repaired to infill degraded and missing mortar joints and fill cracks with new sound materials to prevent infiltration of moisture and prohibit further structural deficiencies and accelerated degradation of the column.

If normal building access/egress avenues fall within the extents of the exclusion zone, alternate routes must be established for use during working hours. Exterior doors leading from the plant into the work area must remain locked and barricaded during normal working hours with signs warning of dangers due to potential falling objects from work being performed overhead.

With the scaffold in place allowing access to the areas to be repaired, mortar joints and/or cracks within the shell wall will be thoroughly inspected.

## PEERLESS DEVELOPMENT

Elmhurst, IL

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Deteriorated mortar joints will be raked or cut out to a depth sufficient to obtain a good key for new mortar to a minimum depth of  $\frac{3}{4}$ " and maximum depth of 1- $\frac{1}{4}$ ". Mortar joints will be brushed clean and flushed with water prior to the placement of lifts of Type-N field or pre-mixed masonry mortar. The mortar will be mixed and installed per manufacturer's recommendation.

Mortar joints and/or cracks that are open  $\frac{1}{8}$ " in width or less will be sealed with water-resistant silicone caulk.

A maximum of 250 linear feet of through-wall and/or structural cracks will be repaired using epoxy injection.

Cracked, spalled and/or damaged brick faces where greater-than 50% of the brick face is loose, has shifted from the plane of the adjacent wall, or that has fallen to ground level will be ground out. **Removed or missing faces will then be patched with salvaged brick or with new 4" face brick.** Patched brick will be laid in place with tuckpointing mortar and anchors if necessary.

Loose and unsound material will be removed at spalls, and voids will be filled with tinted mortar and troweled to match the contour of adjacent wall.

Existing steel tension bands will be inspected as encountered during masonry repairs. Sound bands will be wire brushed and cleaned prior to receiving a two-coat application of acid and moisture resistant metal paint. **Water tables** will be installed on the upper edges of each band section to prevent precipitation from flowing and collecting behind steel bands.

Bands that have cracked welds or severe deterioration will be removed and replaced with new tension bands. Ne band sections will be fabricated from  $\frac{1}{4}$ " thick by 3" wide A36 flat bar that is rolled to the outside diameter of the chimney. At connections, bands will be secured by connectors or welded at top, bottom, and ends along minimum 6" overlaps.

All new and existing bands will receive a two-coat application of acid and weather resistant metal paint using standard colors to match existing bands. Upper edges will be sealed with silicone caulking.

The existing cleanout door and frame will be cleaned and coated to match the restored steel tension bands.

## PEERLESS DEVELOPMENT

Elmhurst, IL

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This is a clear, water-repellent coating that resists acid and alkali and prevents moisture penetration. The method of application will be via brush or roller.

The abandoned breaching opening will be sealed utilizing concrete block, with courses laid in a straight wall configuration with a ½" thick bed and vertical mortar joints. Block will be secured in place with metal anchors doweled into the perimeter of the breaching penetration through the existing column at alternating courses.

After the block is in place, a façade of standard red common brick will be laid to infill and seal the opening.

To provide additional protection for the newly restored exterior masonry surfaces, a one-coat application of Siloxane water seal as manufactured by Prosoco will be applied to the external chimney column and concrete cover.

For all repairs as included in Option A that account for the reduced demolition scope and expanded restoration as described above, a total price of Three Hundred Fifty Thousand Dollars (\$350,000.00) is submitted and remains valid if performed during the same single mobilization.

Estimated duration for the work included in Option A is 55 working days.

### Option B - Removal of Chimney to 75' AGL & Restoration

The restoration performed in Proposal Option B will be identical in regard to means and methods and will only vary as to the addition or subtraction of total work included in each task.

The chimney will be removed as described in Option A, however demolition will terminate at 75' AGL provided a sound substrate is encountered.

All restoration will be performed in the remaining chimney height as described in Option A.

An additional 50 linear feet of epoxy injection crack repair will be performed, for a total of 300 linear feet.

For all repairs as included in Option B that account for the reduced demolition scope and expanded restoration as described above, a total price of Three Hundred Seventy-Five Thousand Dollars (\$375,000.00) is submitted and remains valid if performed during the same single mobilization.

Estimated duration for Option B is 67 working days.

All above pricing includes sales taxes on materials and rental equipment used on the project (if applicable) but does not include any other taxes (state or local), licenses, permits, fees, or bonds. The appropriate tax exemption certificates are to be furnished to Gerard Chimney Company by the Owner.

The above pricing remains valid for 30 days from the date of this Proposal.

Gerard Chimney Company will submit invoice for Seventy-Five Thousand Dollars (\$75,000.00) upon mobilization to the site, with payment becoming due within 15 days of our arrival at the site.

Gerard Chimney Company crew will immediately commence staging, rigging and installation of protection in preparation of demolition upon arrival however should payment be delayed for any reason not caused by actions or inactions caused by Gerard Chimney Company, work will be stopped until initial payment is received. Downtime delays resulting from non-payment of initial or progress invoices will be subject to downtime charges.

For the above work, all labor and materials will be guaranteed for a period of one year after completion. All work will be performed in accordance with standard industry practices. The work will be performed by non-union craftsmen who are experienced in chimney repair, under the supervision of a competent foreman.

The following is not included herein and must be provided by the Owner or others:

- 220-volt, 50-amp single-phase electric power at or near the base of the chimney
- Potable water source at or near the base of the chimney

The removal of normal waste generated from this project is included. However, the handling, removal, and/or disposal of hazardous waste, asbestos, contaminated material, lead paint, or any like substance requiring special handling or treatment that must be taken to a specific dump/disposal is not included in this Proposal. Testing of any material for hazardous content is not included in this Proposal and should be performed by the Owner or others prior to the start of the work. Gerard Chimney can perform the testing at added costs. Title to all hazardous waste material will remain with the Owner.

## PEERLESS DEVELOPMENT

Elmhurst, IL

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The above Proposal remains valid for a period of 30 days from the date of this proposal and must be performed during the same single mobilization.

Emergent or emergency work may be performed in conjunction with the inspection project on a time-and-material or firm-price basis after receipt of written authorization or change order.

Delays and/or cancellations or work stoppages caused directly or indirectly by COVID-19 including any federal, regional, state, municipal, local and/or corporate restrictions and/or mandates, supply chain disruptions, energy curtailment or any other event not due to the action or inaction of Gerard Chimney Company will be subject to cost for downtime, material and equipment rental, commercial travel and mobilization charges.

For all the above work, all labor and materials will be guaranteed for a period of one year after completion. All work will be performed in accordance with standard industry practices. The work will be performed by non-union craftsmen who are experienced in stack repair and inspection, under the supervision of a competent foreman.

All personnel that will mobilize to perform work at the site will receive COVID-19 testing and receive negative results prior to mobilizing to the site.

In accordance with OSHA "Confined Space Regulations", an evaluation of the chimney interior must be performed prior to entry for the interior project. As part of this proposal, Gerard Chimney will analyze the interior for confined space hazards including testing the atmosphere for safe levels of oxygen, combustibles and carbon monoxide. Testing of additional gases unique to the job location will be the responsibility of the Owner or others.

If the interior is found safe to enter, the interior work will continue. If the interior is found hazardous, the hazardous condition(s) must be removed by the Owner or others and reevaluated for safe conditions prior to entry.

If the hazardous condition(s) cannot be eliminated, the cost for manpower, materials, equipment, and emergency rescue to comply with the "Permitted Confined Space Entry" requirements will be in addition to the price quoted herein. The "Permitted Confined Space Entry" requirements can be performed by the Owner or by our personnel on an hourly or firm-price basis.

PEERLESS DEVELOPMENT  
Elmhurst, IL  
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We look forward to working with your firm on this project. Please contact our office if additional information is required, or if you have any questions.

Gerard Chimney Company currently has personnel and equipment available to commence your project shortly after receipt of contract or purchase order.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Maddock', written in a cursive style.

John H. Maddock  
President

