

Bloomington Urban Enterprise Association

Board Meeting
July 6, 2022, 12:00 p.m.

Hybrid Locations: McCloskey Conference Room, #135, City Hall

OR

Join Zoom Meeting

<https://bloomington.zoom.us/j/89686989011?pwd=ZmNBWW8vYWRkbTFOZkJMelg2YVIEUT09>

Meeting ID: 896 8698 9011

Passcode: 755445

One tap mobile

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

+16469313860,,89686989011#,,,,*755445# US

- | | | |
|------|--|----|
| | Roll Call | JK |
| I. | Approval of Minutes | |
| | A. March | |
| | B. April | |
| II. | Reports from Officers and Committees | |
| | A. Financial Reports—May (Vote) | JK |
| | B. Director’s Report | JK |
| III. | Unfinished Business | |
| | A. Facade Grant App—Johnson Creamery (Vote) | JK |
| | B. 2022 Zone Arts Grants (Vote) | HW |
| | C. Emerging Artists Grant Cycle Overview | HW |
| IV. | New Business | |
| | A. Facade Grant Application—the Mill—preview | JK |
| V. | General Discussion | |
| VI. | Adjournment | |

Next BUEA Meeting will be on Wednesday, August 10, 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. 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
Board Meeting
March 9, 2022
12:00 pm
Minutes

Meeting called to order at 12:00 p.m.

Roll Call JK

- Mary Morgan, Alex Crowley, Jackie Yenna, Karin St. John, Julie Donham, Paul Ash, Holly Warren, Scott Wright (Virtual), Brian Payne (Virtual), Jane Kupersmith (Staff)

I. Approval of Minutes–(Dec. 2021, Jan. 2022)

- Motion to approve December 2021 minutes by Jackie Yenna. Motion seconded by Karin St. John. The minutes were unanimously approved.
- Motion to approve January 2022 minutes by Jackie Yenna. Motion seconded by Mary Morgan. The minutes were unanimously approved.

II. Reports from Officers and Committees

• Financial Reports JK

- There has been very limited activity for the month of January 2022. Earned interest is reflected on the income statement. In February 2022 there was a loan and loan interest payment. The February 2022 balance sheet is not included in the financial reports for this month.

*Motion to approve January 2022 Financial Report by Jackie Yenna. Motion seconded by Paul Ash. The January 2022 Financial Report was unanimously approved.

- February 2022 Financial Report will be approved in April 2022

• Director's Report JK

- Grant Management Software Update
 - The turnaround time to get the software launched has taken longer than expected. Zone resident scholarships will start being dispersed in advance without the new software and multiple cycles will take place in order to make sure that the money is being disbursed through the year. The first arts grant cycle will also take place in May without using the new software.
- EZID Invoices
 - EZID invoices go out today. Jane has a meeting with a company that may have a personal property EZID.

- Catalent Update
 - City staff recommended and the City Council approved an abatement for personal property and real property for Catalent. This may bring 1,000 jobs with an average pay of \$30 per hour to Bloomington and the Enterprise Zone. The next step is for Catalent to take this offer to their board which will then make a decision on whether Calalent's expansion will be in Bloomington. One downside of an EZID and BUEA is the possibility of state change on personal property legislation and taxation.

III. New Business JD

- Hybrid meeting protocol JK
 - Larry Allen explained the Hybrid meeting policy for BUEA board members. Board members can participate virtually in however many meetings they would like. The protocol is any vote where there is at least one member participating virtually will have to be taken by roll call. In order to participate electronically, you have to be BOTH visible and have audio, not one or the other. Jane will circulate the 2021 electronic meeting policy. Board members are welcome to recommend changes to update the policy. The Board is not required to broadcast the meeting but will continue to do so. The meetings will track who is in person and who is attending the meetings virtually.

- CDFI Friendly Bloomington Update—Brian Payne

- CDFI Director Brian Payne updated the Board on the accomplishments of CDFI Friendly in Bloomington. Some of the highlights from the presentation were that Kinser Flats (50 unit complex that serves as a home for individuals suffering from behavioral health ailments) is now serving individuals. The second highlight is that CDFI-Friendly helped fund and develop the Bloomington Cooperative Living - 921 Project (renovated abandoned home into 18 new highly affordable co-op housing units) which will open its doors in the next couple of weeks. The third highlight is the Aurora Almanac-Public Art which is displayed in the downtown trades district. CDFI Friendly has created an energy efficiency lending program for nonprofits and residents. There are developments for an efficiency program to be made for small businesses.

- Hopewell Neighborhood update AC

- The city has acquired the old hospital site in which it will take part in the redevelopment process. The area will be developed with a mix of public and private investments. The public development will include an area called the Greenway in which the city will try to regrid the area to include 2 new streets which will connect the hospital to the B-line. This site development will be a ten year investment.

IV. Unfinished Business JK

- No Unfinished Business

V. General Discussion

- No general discussion

VI. For the Good of the Order

- Christopher Emge, Director of Advocacy for the Chamber, joined the meeting today.

VII. Adjournment

-Motion to Adjourn at 1:02 pm by Paul Ash. Motion Seconded by Jackie Yenna. The motion was unanimously approved.

Next BUEA Meeting will be on Wednesday, April 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.

Bloomington Urban Enterprise Association
Board Meeting
April 13, 2022
12:00 pm
Minutes

Meeting called to order at 12:00 p.m.

Roll Call JK

- Mary Morgan (Virtual), Alex Crowley, Jackie Yenna, Karin St. John, Julie Donham, Paul Ash, Holly Warren, Scott Wright (Virtual), Jane Kupersmith, Kate Rosenberger (Virtual), Christopher Endy (Chamber)

I. Approval of Minutes–(March 2022)

- Motion to approve March 2022 minutes by Jackie Yenna. Motion seconded by Karin St. John. The minutes were unanimously approved.

II. Reports from Officers and Committees

• Financial Reports JK

- Starting June 2022 the financial reports presented to the board will have comparative columns
- Not a lot of activity in February and March. More activity is expected in April and May.
- Karin St. John wants to look into creating long-term cash projections in order for the BUEA to spend wisely and appropriately in the next coming years. A suggestion to get started is looking into the Kelly School of Business which has student consultants who could do this work for free at the start of the next semester.

*Motion to approve February 2022 Financial Report by Jackie Yenna. Motion seconded by Paul Ash. The February 2022 Financial Report was unanimously approved.

*Motion to approve March 2022 Financial Report by Jackie Yenna. Motion seconded by Paul Ash. The March 2022 Financial Report was unanimously approved

• Director's Report JK

- Welcome, Chaz Mottinger!
 - New ESD Special Projects Manager
- Calalent EZID revenue for BUEA
 - Jane presented the change in Calalent EZID revenue. The previous annual income for the BUEA was \$ 204,329. The current annual income for the BUEA will be \$ 211,468.
- BUEA Outreach

- Resident Info Session - Banneker Community Center 04/29/22
- Business Owner Info Session- The Dimension Mill 04/30/22
- Chamber of Commerce Bastille Day 04/14/22
- BUEA Grant Idea Survey sent out

- Scholarship Application is posted online
 - The deadline is May 31, 2022
 - Jane has a meeting with the guidance department at Bloomington North HS to see if there are seniors interested in funding.
- Grant Management Software
 - Onboarding is still taking place.
- CDFI Friendly
 - The board is invited to an event CDFI Friendly is hosting at the FAR center tomorrow 4/13/2022
- The BUEA discussed the possibility of creating a version of a Business Improvement District (BID) for the Zone. Some ideas discussed were funding for cleaning and lighting as well as collaborating with Zone businesses or other organizations which currently provide services. This will be discussed further after May 31, 2022, when the Board gets the results of the BUEA Grant Idea Survey.

III. New Business JD

-No New Business

IV. Unfinished Business JK

- No Unfinished Business

V. General Discussion

- BUEA board members can only attend 50% of meetings virtually throughout the year. Board members can attend a maximum of **two consecutive** meetings virtually.

VI. For the Good of the Order

- N/A

VII. Adjournment

-Motion to Adjourn at 12:48 pm by Paul Ash. Motion Seconded by Jackie Yenna. The motion was unanimously approved.

Next BUEA Meeting will be on Wednesday, June 15, 2022

Bloomington Urban Enterprise Association

07/05/22

Profit & Loss

Accrual Basis

May 2022

| | <u>May 22</u> | <u>Jan - May 22</u> |
|--------------------------------|--------------------------|--------------------------|
| Ordinary Income/Expense | | |
| Income | | |
| Business Zone Loan Interest | 18.22 | 130.76 |
| Late Fees - Zone Loans | 0.00 | 16.38 |
| Zone Membership Fees | 169,405.61 | 188,216.55 |
| Total Income | <u>169,423.83</u> | <u>188,363.69</u> |
| Expense | | |
| Grants | | |
| Dimension Mill Zone Day Passes | 0.00 | 1,000.00 |
| Zone Arts Grants | 0.00 | 3,250.00 |
| Total Grants | <u>0.00</u> | <u>4,250.00</u> |
| Insurance Expense | 0.00 | 3,506.00 |
| Scholarships | | |
| Business Scholarships | 0.00 | 650.00 |
| DEI Training Scholarships | 0.00 | 1,000.00 |
| Total Scholarships | <u>0.00</u> | <u>1,650.00</u> |
| Special Projects | | |
| Lemonade Day | 0.00 | 2,500.00 |
| Total Special Projects | <u>0.00</u> | <u>2,500.00</u> |
| Total Expense | <u>0.00</u> | <u>11,906.00</u> |
| Net Ordinary Income | 169,423.83 | 176,457.69 |
| Other Income/Expense | | |
| Other Income | | |
| Interest Income | 121.65 | 547.76 |
| Total Other Income | <u>121.65</u> | <u>547.76</u> |
| Net Other Income | <u>121.65</u> | <u>547.76</u> |
| Net Income | <u><u>169,545.48</u></u> | <u><u>177,005.45</u></u> |

Bloomington Urban Enterprise Association

07/05/22

Balance Sheet

Accrual Basis

As of May 31, 2022

| | May 31, 22 |
|---|---------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Cash & Cash Equivalents | |
| First Financial Bank | |
| FFB - Checking | -5,151.96 |
| FFB - Money Market | 82.36 |
| FFB - Savings | 2,018,173.74 |
| Total First Financial Bank | 2,013,104.14 |
| German American Bank | 215,332.52 |
| IU Credit Union | 203,317.99 |
| Peoples State Bank | 104,188.57 |
| Total Cash & Cash Equivalents | 2,535,943.22 |
| Total Checking/Savings | 2,535,943.22 |
| Total Current Assets | 2,535,943.22 |
| Other Assets | |
| Notes Receivable - Long Term | |
| 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 | 9,574.15 |
| 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 |
| Vanishing Aesthetics | 50,000.00 |
| Total Notes Receivable - Long Term | 305,521.79 |
| Total Other Assets | 305,521.79 |
| TOTAL ASSETS | 2,841,465.01 |
| LIABILITIES & EQUITY | |
| Equity | |
| Opening Balance Equity | 1,565,019.23 |
| Unrestricted Net Assets | 1,099,440.33 |
| Net Income | 177,005.45 |
| Total Equity | 2,841,465.01 |
| TOTAL LIABILITIES & EQUITY | 2,841,465.01 |

Bloomington Urban Enterprise Association

07/05/22

Profit & Loss Budget vs. Actual

Accrual Basis

January through May 2022

| | Jan - May 22 | Budget | \$ Over Budget | % of Budget |
|------------------------------------|-------------------|-------------------|--------------------|------------------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| AIEZ Fees Refunded | 0.00 | 12,000.00 | -12,000.00 | 0.0% |
| Business Zone Loan Interest | 130.76 | 1,546.00 | -1,415.24 | 8.5% |
| EZID Loan Program Interest | 0.00 | 37,000.00 | -37,000.00 | 0.0% |
| Late Fees - Zone Loans | 16.38 | | | |
| Zone Membership Fees | 188,216.55 | 262,867.00 | -74,650.45 | 71.6% |
| Total Income | 188,363.69 | 313,413.00 | -125,049.31 | 60.1% |
| Expense | | | | |
| Advertising and Promotion | 0.00 | 1,000.00 | -1,000.00 | 0.0% |
| Bank Service Charges | 0.00 | 0.00 | 0.00 | 0.0% |
| Grants | | | | |
| City Art Program | 0.00 | 30,000.00 | -30,000.00 | 0.0% |
| Dimension Mill Zone Day Passes | 1,000.00 | 1,000.00 | 0.00 | 100.0% |
| Facade Grants | 0.00 | 40,000.00 | -40,000.00 | 0.0% |
| Grants-Miscellaneous | 0.00 | 15,000.00 | -15,000.00 | 0.0% |
| Recover Forward Grants | 0.00 | 0.00 | 0.00 | 0.0% |
| School Grants | 0.00 | 35,000.00 | -35,000.00 | 0.0% |
| Zone Arts Grants | 3,250.00 | 80,000.00 | -76,750.00 | 4.1% |
| Total Grants | 4,250.00 | 201,000.00 | -196,750.00 | 2.1% |
| Insurance Expense | 3,506.00 | 3,500.00 | 6.00 | 100.2% |
| Miscellaneous Expense | 0.00 | 500.00 | -500.00 | 0.0% |
| Payroll Expenses | 0.00 | 8,000.00 | -8,000.00 | 0.0% |
| Professional Fees | | | | |
| Accounting | 0.00 | 2,500.00 | -2,500.00 | 0.0% |
| Management | 0.00 | 40,000.00 | -40,000.00 | 0.0% |
| Project Administration | 0.00 | 12,210.00 | -12,210.00 | 0.0% |
| Total Professional Fees | 0.00 | 54,710.00 | -54,710.00 | 0.0% |
| Professional Services | | | | |
| SBDC | 0.00 | 45,000.00 | -45,000.00 | 0.0% |
| Total Professional Services | 0.00 | 45,000.00 | -45,000.00 | 0.0% |
| Scholarships | | | | |
| Business Scholarships | 650.00 | 5,000.00 | -4,350.00 | 13.0% |
| DEI Training Scholarships | 1,000.00 | | | |
| Resident Scholarships | 0.00 | 10,500.00 | -10,500.00 | 0.0% |
| Total Scholarships | 1,650.00 | 15,500.00 | -13,850.00 | 10.6% |
| Special Projects | | | | |
| Lemonade Day | 2,500.00 | 2,500.00 | 0.00 | 100.0% |
| Total Special Projects | 2,500.00 | 2,500.00 | 0.00 | 100.0% |
| Void | 0.00 | 0.00 | 0.00 | 0.0% |
| Total Expense | 11,906.00 | 331,710.00 | -319,804.00 | 3.6% |
| Net Ordinary Income | 176,457.69 | -18,297.00 | 194,754.69 | -964.4% |
| Other Income/Expense | | | | |
| Other Income | | | | |
| Interest Income | 547.76 | 1,240.00 | -692.24 | 44.2% |
| Total Other Income | 547.76 | 1,240.00 | -692.24 | 44.2% |
| Net Other Income | 547.76 | 1,240.00 | -692.24 | 44.2% |
| Net Income | 177,005.45 | -17,057.00 | 194,062.45 | -1,037.7% |



Bloomington Urban Enterprise Association Staff Report

Project: Request for BUEA approval of 2022 BAC Arts Project grants

Petitioner/Representative: ESD

Staff Representative: Holly Warren, Assistant Director for the Arts

Meeting Date: July 6, 2022

Report: The City of Bloomington Economic & Sustainable Development Department, in collaboration with the Bloomington Arts Commission, requests the BUEA's approval for 2022 Arts Projects grant proposals whose activity takes place primarily in the BUEA Zone. The BAC received 40 applications for its 2022 Arts Project grant cycle, almost twice as many as it received during its fall 2021 cycle. The BAC Grants subcommittee elected to fund a total of 28 of the 2022 Arts Projects applications for a total of \$51,874. 10 grants totalling \$22,844 in award funds are BUEA-eligible. The attached spreadsheet includes details of each of these 10 arts projects.



Bloomington Urban Enterprise Association Staff Report

Project/Event: Bloomington Arts Commission Emerging Artist Grant Cycle

Petitioner/Representative: ESD

Staff Representative: Holly Warren, Assistant Director for the Arts

Meeting Date: July 6, 2022

Report: The City of Bloomington Economic & Sustainable Development Department, in collaboration with the Bloomington Arts Commission, has established a new grants cycle for Emerging Artists. The purpose of the grant is to provide support to elevate the work of practicing artists to a higher caliber and/or greater visibility. The grant cycle closed on June 10, 2022, and 70 applications were received. The Bloomington Arts Commission is requesting that 2022 arts grant funds allocated by the BUEA be used to fund successful applicants who reside in the BUEA Zone. Details for the grants cycle are as follows:

- **Emerging Artist Eligibility Criteria:**
 - Artists should be age 18 and up, reside in Bloomington and may or may not have formal training in their artistic discipline.
 - Grants are up to \$2,000 and require no matching funds from the grantee; detailed budget NOT required for application, but applicants are expected to provide a narrative explaining how funds will be used
 - Emerging artist grants will not be awarded more than twice to the same applicant.

- **Application Review Criteria:**
 - Quality of work - Does the work demonstrate a serious engagement with art-making?
 - Commitment - Does the artist demonstrate commitment to advancing their practice professionally?

- **Next Steps:**
 - Applications will be reviewed during July 2022, with fund disbursements expected to take place in August 2022.
 - The BAC grants subcommittee members will use data collected during this round of applications to inform parameters for future emerging artist grant cycles.



TO: Jane Kupersmith, BUEA Staff; BUEA Directors
FROM: Gloria M. Colom Braña, BHPC Staff
RE: Support for the BUEA Grant for 400 W 7th 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

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

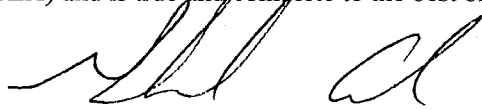
Total Estimated Cost of Overall Project: \$350,000

| |
|--|
| 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

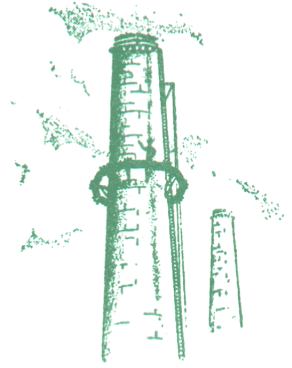
Date

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

Page No. 2

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

Page No. 3

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.

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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.

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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.

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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.

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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.

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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