

**Bloomington Urban Enterprise Association  
Board Meeting (Hybrid)  
September 14, 2022, 12:00 p.m.**

McCloskey Conference Room, #135, City Hall

OR

Join Zoom Meeting:

<https://bloomington.zoom.us/j/82709647096?pwd=eE1BYjZsMitXRdQwQXpEMDJsN21yQT09>

Meeting ID: 827 0964 7096

Passcode: 083604

One tap mobile

+19292056099,,82709647096#,,,,\*083604# US (New York)

+13017158592,,82709647096#,,,,\*083604# US (Washington DC)

- |  |           |
|--|-----------|
| Roll Call                                    | Crowley   |
| I. Approval of Minutes                       | Crowley   |
| A. July 2022                                 |           |
| B. May & June 2022 to be approved in October |           |
| II. Reports from Officers and Committees     |           |
| A. Director's Report                         | Crowley   |
| B. Financial Reports—May, June, July         | Gilliland |
| III. New Business                            |           |
| A. Mill Facade Grant - extension request     | Crowley   |
| B. Arts Grants Process Review                | Warren    |
| IV. Unfinished Business                      |           |
| V. General Discussion                        |           |
| VI. Adjournment                              |           |

**Next BUEA Meeting will be on Wednesday, October 12, 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**

### **Board Meeting**

July 06, 2022

12:00 pm

### **Minutes**

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

#### **Roll Call - Kupersmith**

- Paul Ash
- Julie Donham
- Karin St. John
- Jackie Yenna
- Scot Wright (Virtual)
- Kate Rosenberger (Virtual)
- Jane Kupersmith (Staff)
- Chaz Mottinger (Staff)
- Holly Warren (Staff)

#### **I. Approval of Minutes – March 2022 & April 2022**

\* Motion to approve March 2022 minutes by Jackie Yenna. Motion seconded by Paul Ash. The minutes were unanimously approved.

\* Motion to approve April 2022 minutes by Jackie Yenna. Motion seconded by Paul Ash. The minutes were unanimously approved.

#### **II. Reports from Officers and Committees**

- Financial Reports - Kupersmith
  - Jane will revisit the Zone Membership Fees budget of \$262,867.00 in order to check if the budget includes RDC Fees.
  - Payroll expense for Marketing Assistant has been approved by the Board. Once Legal gives a final approval, Jane and Chaz will post an RFQ. No status change.
  - Jane will process the Professional Services Fee the City charges the BUEA for management.
  - SBDC is misplaced on the budget spreadsheet. Professional Services line will be removed as a category from budget
  - The Board reviewed financials but will vote on the updated balance sheet, Profit & Loss, and Budget during the Aug 2022 BUEA meeting.
- Director's Report - Kupersmith
  - Rapid Response Loans
    - The original plan was to select a loan servicer so that borrowers could better navigate their loan repayment plans. The services selected have been unresponsive and there has been no success in replacing them. The controller's

office did not want to delay payments so they are receiving paper checks from borrowers. BUEA has sent new repayment schedules to borrowers with new due dates. BUEAs current target is to have the online serving onboarding in August and live in September.

- The August 2022 meeting is canceled.
- The September 2022 meeting will be run by ESD staff members pending Jane's replacement.

### III. New Business - Kupersmith

#### A. Facade Grant Application—the Mill—preview by Kupersmith

- Postponed

### IV. Unfinished Business

#### A. Facade Grant App—Johnson Creamery (Vote) - Kupersmith

- Peerless Project requests \$50,000 from BUEA for a Historical Facade grant to redevelop the Johnson Creamery Smoke Stack.
  - The Peerless Project presented a proposal to the BUEA to help fund restore the Johnson Creamery smoke stack which has been deemed unstable by the Department of Housing and Neighborhood Development (HAND). The developer is asking for funding as they have incurred more additional costs than they have expected in the restoration process.
  - The board agreed to approve \$20,000 for the restoration of the project. The full amount was not granted in order to leave some funds in case other projects arise before the end of the fiscal year.

\*Motion to approve \$20,000 Historical Facade grant to the Peerless Project to restore the Johnson Creamery Smoke stack in order to comply with their order from HAND by Karin St. John. Motion seconded by Jackie Yenna. The vote was unanimously approved.

#### B. 2022 Zone Arts Grants (Vote) - Warren

- The Arts Project Grant received a total of 40 applications (almost double what they received in Fall 2021 grant cycle). 28 applications were approved for funding at a total cost of \$51,874.00. Ten applications that were approved are BUEZ eligible which means that the organization or entity receiving the grant is located within the BUEZ or the programming the entity is doing will benefit BUEZ residents. The total cost of the 10 BUEA eligible projects is \$25,652.00. The Board needs to take a vote on whether they chose to approve these 10 projects using BUEA grants.

\*Motion to approve 8 BUEZ Art Project Grants excluding Rosa's Midwest & B-Town Beauty Supply (these two projects will be funded by BAC). The Orbit room's approval is contingent upon the organization keeping the equipment (bought with BUEA funds) activated for 2 years pending damage or theft. Motion made by Karin St. John. Jackie Yenna second motion. The motion was unanimously approved. The total amount approved is \$20,652.

C. Emerging Artists Grant Cycle Overview - Warren

- Postposted

**V. General Discussion**

- No General Discussion

**VI. For the Good of the Order**

- Thank you to Jane Kupersmith for all her contributions to the BUEA during her time with the organization.

**VII. Adjournment**

- Motion to adjourn at 1:36 pm by Paul Ash. Motion Seconded by Jackie Yenna. The motion was unanimously approved.

**Next BUEA Meeting will be on Wednesday, September 14, 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

09/09/22

## Balance Sheet

Accrual Basis

As of June 30, 2022

	Jun 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	-7,835.38
FFB - Money Market	72.37
FFB - Savings	2,324,536.09
<b>Total First Financial Bank</b>	2,316,773.08
<b>German American Bank</b>	215,332.53
<b>IU Credit Union</b>	203,368.68
<b>Peoples State Bank</b>	104,214.26
<b>Total Cash &amp; Cash Equivalents</b>	2,839,688.55
<b>Total Checking/Savings</b>	2,839,688.55
<b>Total Current Assets</b>	2,839,688.55
<b>Other Assets</b>	
<b>Notes Receivable - Long Term</b>	
Big Brothers Big Sisters	25,000.00
Big Time Trading	25,000.00
Blooming Pets Alive	10,000.00
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	7,499.86
My Fin, The Tap	9,428.33
My Sport's Locker	50,000.00
PALS	24,457.62
Red Tire Cab	12,000.00
Sew Secret	5,000.00
Spiral Bodies	19,000.00
Vanishing Aesthetics	50,000.00
<b>Total Notes Receivable - Long Term</b>	284,555.81
<b>Total Other Assets</b>	284,555.81
<b>TOTAL ASSETS</b>	<b>3,124,244.36</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	459,784.80
<b>Total Equity</b>	3,124,244.36
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,124,244.36</b>

## Bloomington Urban Enterprise Association

## Profit &amp; Loss

June 2022

09/09/22

Accrual Basis

	Jun 22	Jan - Jun 22
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
AIEZ Fees Refunded	17,466.51	17,466.51
Business Zone Loan Interest	17.95	148.71
Late Fees - Zone Loans	0.00	16.38
Zone Membership Fees	9,698.12	464,535.28
<b>Total Income</b>	<b>27,182.58</b>	<b>482,166.88</b>
<b>Expense</b>		
Bank Service Charges	10.00	9.99
Grants		
Dimension Mill Zone Day Passes	0.00	1,000.00
Zone Arts Grants	0.00	3,250.00
Grants - Other	3,250.00	3,250.00
<b>Total Grants</b>	<b>3,250.00</b>	<b>7,500.00</b>
Insurance Expense	0.00	3,506.00
Scholarships		
Business Scholarships	1,302.42	1,952.42
DEI Training Scholarships	2,500.00	3,500.00
Resident Scholarships	3,000.00	4,095.00
<b>Total Scholarships</b>	<b>6,802.42</b>	<b>9,547.42</b>
Special Projects		
Lemonade Day	0.00	2,500.00
<b>Total Special Projects</b>	<b>0.00</b>	<b>2,500.00</b>
<b>Total Expense</b>	<b>10,062.42</b>	<b>23,063.41</b>
<b>Net Ordinary Income</b>	<b>17,120.16</b>	<b>459,103.47</b>
<b>Other Income/Expense</b>		
Other Income		
Interest Income	110.46	681.33
<b>Total Other Income</b>	<b>110.46</b>	<b>681.33</b>
<b>Net Other Income</b>	<b>110.46</b>	<b>681.33</b>
<b>Net Income</b>	<b>17,230.62</b>	<b>459,784.80</b>

## Bloomington Urban Enterprise Association

09/09/22

## Balance Sheet

Accrual Basis

As of July 31, 2022

	Jul 31, 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	-5,167.38
FFB - Money Market	72.37
FFB - Savings	2,332,374.66
<b>Total First Financial Bank</b>	2,327,279.65
<b>German American Bank</b>	215,367.93
<b>IU Credit Union</b>	203,368.68
<b>Peoples State Bank</b>	104,214.26
<b>Total Cash &amp; Cash Equivalents</b>	2,850,230.52
<b>Total Checking/Savings</b>	2,850,230.52
<b>Total Current Assets</b>	2,850,230.52
<b>Other Assets</b>	
<b>Notes Receivable - Long Term</b>	
Big Brothers Big Sisters	23,997.74
Big Time Trading	25,000.00
Blooming Pets Alive	10,000.00
BTown Beauty Supply	14,097.21
Gaian Hands	6,578.69
KC Designs	18,796.30
Lash Envy	5,170.00
Michael's Uptown Cafe	7,360.97
My Fin, The Tap	9,282.24
My Sport's Locker	50,000.00
PALS	23,453.69
Red Tire Cab	11,518.92
Sew Secret	5,000.00
Spiral Bodies	17,856.47
Vanishing Aesthetics	46,990.70
Notes Receivable - Long Term - Other	-207.26
<b>Total Notes Receivable - Long Term</b>	274,895.67
<b>Total Other Assets</b>	274,895.67
<b>TOTAL ASSETS</b>	<b>3,125,126.19</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	460,666.63
<b>Total Equity</b>	3,125,126.19
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,125,126.19</b>

## Bloomington Urban Enterprise Association

09/09/22

## Profit &amp; Loss

Accrual Basis

July 2022

	Jul 22	Jan - Jul 22
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
AIEZ Fees Refunded	0.00	17,466.51
Business Zone Loan Interest	781.55	930.26
Late Fees - Zone Loans	5.61	21.99
Zone Membership Fees	0.00	464,535.28
<b>Total Income</b>	<b>787.16</b>	<b>482,954.04</b>
<b>Expense</b>		
Bank Service Charges	0.00	9.99
Grants		
Dimension Mill Zone Day Passes	0.00	1,000.00
Zone Arts Grants	0.00	3,250.00
Grants - Other	0.00	3,250.00
<b>Total Grants</b>	<b>0.00</b>	<b>7,500.00</b>
Insurance Expense	0.00	3,506.00
Scholarships		
Business Scholarships	0.00	1,952.42
DEI Training Scholarships	0.00	3,500.00
Resident Scholarships	0.00	4,095.00
<b>Total Scholarships</b>	<b>0.00</b>	<b>9,547.42</b>
Special Projects		
Lemonade Day	0.00	2,500.00
<b>Total Special Projects</b>	<b>0.00</b>	<b>2,500.00</b>
<b>Total Expense</b>	<b>0.00</b>	<b>23,063.41</b>
<b>Net Ordinary Income</b>	<b>787.16</b>	<b>459,890.63</b>
<b>Other Income/Expense</b>		
<b>Other Income</b>		
Interest Income	94.67	776.00
<b>Total Other Income</b>	<b>94.67</b>	<b>776.00</b>
<b>Net Other Income</b>	<b>94.67</b>	<b>776.00</b>
<b>Net Income</b>	<b>881.83</b>	<b>460,666.63</b>



**ADDENDUM TO HISTORIC FAÇADE GRANT AGREEMENT**  
**between the**  
**BLOOMINGTON URBAN ENTERPRISE ASSOCIATION**  
**and**  
**DIMENSION MILL, INC.**

This Addendum supplements the Historic Façade Grant Agreement (“Agreement”) between the Bloomington Urban Enterprise Association (“BUEA”) and Dimension Mill, Inc. (“Grantee”), as follows:

1. Term of Agreement. The term of the agreement shall be extended until July 1, 2023.
2. Activities to be performed by the Grantee. In addition to the activities described in the Agreement, Grantee may also use the funds for repairs regarding exterior lighting fixtures and roofing as detailed in Exhibit A-1, which is attached to this Addendum.
3. Project Completion. All activities funded under the Agreement and this Addendum shall be completed by July 1, 2023.
4. Integration: This Addendum is an integrated component of the Agreement.
5. In all other respects, the Agreement shall remain in effect as originally written.

IN WITNESS WHEREOF, the parties have caused this Addendum to be executed the day and year last written below:

**BLOOMINGTON URBAN ENTERPRISE  
ASSOCIATION**

**DIMENSION MILL, INC.**

\_\_\_\_\_  
Julie Donham, Chair

\_\_\_\_\_  
Pat East, Executive Director

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**EXHIBIT A-1**

[Page intentionally left blank]



Dimension Mill Inc.  
642 N Madison Street  
Bloomington, IN 47404

## Exterior Light & Roofing Repair

### LIGHTS

The Mill has 22 exterior lights that were installed as part of the original building renovation in 2018 (11 on the west/front wall; 5 on the north and east walls; and 3 on the south wall). The lights themselves are fine. However, the bricks to which they are attached are old and soft. In the original installation, the lights were attached to the masonry incorrectly, using the wrong screws and inadequate support behind the fixtures to house the wires. Over time, the screws slowly pull out of the soft brick, and the lights start to sag. Eventually the lights fall off the brick and dangle, held only by hazardous exposed wires (see photos). Special masonry screws, anchors, and fixture boxes are needed behind the lights to provide adequate support.

The cost to have a mason from Golden Hands Construction correctly re-affix 2 existing lights that became hazardous was \$250. There are 20 remaining lights, some of which are already sagging. Because exposed electrical wire is a safety hazard, the attachment of the remaining lights needs to be proactively addressed. It is uncertain if all of the fixtures will need reattaching. If they were, the total cost of the project to reaffix 20 lights, based on the previous cost for 2, would be \$2,500. The three lights on the south side of the building will require work on a two-story ladder and might be more difficult to repair, so the total cost could be a little higher (around \$3,000). Since it's unknown whether any of the lights were correctly installed, until the lights are removed, an exact cost can't be estimated.

### ROOFING

The Mill's roof had several leaks that were repaired earlier this year. On March 22, 2022, Steve's Roofing and Sheet Metal made the following repairs:

- Second to last bay, 6 spots were re-welded
- On the flat roof part, an additional 6 spots/corners needed to be re-welded and patched
- Far end (bays 4 & 5) had a 2ft and 1ft spot that needed welded and patched
- Around 42 patches were used

The total bill was \$2,100, which The Mill has paid and requests reimbursement for.

### TOTAL REQUEST

- \$250 reimbursement for repair of 2 dangling exterior lights
- \$3,000 for repair of other 20 lights
- \$2,100 reimbursement for roof patches
- **TOTAL: \$5,350**

Pat East  
Executive Director  
pat@dimensionmill.org  
317.965.2155 (c)

Jason Whitney  
Chair of the Board  
jaswhitn@iu.edu  
765.994.0086 (c)

[DIMENSIONMILL.ORG](http://DIMENSIONMILL.ORG)  
@ dimension\_mill  
dimension\_mill  
DimensionMill

**SRS**

# Steve's Roofing & Sheet Metal

**SRS Invoice**

5108 S Commercial St - Bloomington, IN 47403-8821  
Located in Robinson Industrial Park at the Southwest Corner of Victor Pike & South Hwy 37  
Phone (812) 824-3006 ~ Fax (812) 824-3009

BILL TO:

**Dimension Mill  
642 N Madison  
Bloomington, IN 47404**

DATE	3/22/22
INVOICE #	19081
TERMS	Due Upon Rece...

NOTICE: Warranties are NOT Valid until Invoices are Paid In Full.  
A Finance Charge based on 24% APR will be charged on all amounts over 10 days.  
A \$25.00 Monthly Statement Fee will assessed on all accounts over 30 days.

P.O. #: contract/Patrick East  
PROJECT: 3210

DESCRIPTION OF WORK COMPLETED	AMOUNT
Repaired the peak flashing on four affected "Saw Tooth". Repaired the leak at the HVAC unit on the West side.  Mailed past due on 6/2/822 e-mailed invoice on 3/22/22	2,100.00

**Past Due  
PLEASE SEND CH  
IMMEDIATELY**

*Thank You! We Appreciate Your Business!*

**TOTAL AMOUNT DUE \$2,100.00**

Tired of Hassling with Gutter Cleaning? Our No-Clog Gutter Shield is a Solid Aluminum Shield that is Custom Fabricated to fit your Existing Gutters to create a Self-Flushing Gutter System that is Guaranteed! This System eliminates seasonal gutter cleaning and protects your home from the damages of overflowing gutters and excessive ice build-up due to clogged gutter systems!  
**Call to Schedule Your Free Estimate Today!**

Our Services also include Certified Velux Skylight & Roof Window Installation, Roof Stain Removal & Treatment, Custom Copper Roofing, and Annual Roof & Gutter Maintenance.

*Please detach and return this section with your payment for proper credit. Retain this invoice for your permanent records.*

Dimension Mill  
642 N Madison  
Bloomington, IN 47404

Payment Type:  Check  Visa  Mastercard

Card No. \_\_\_\_\_

Name on Card \_\_\_\_\_

Signature \_\_\_\_\_