



**Bloomington Urban Enterprise Association Board Meeting**

**September 11, 2024**

**Noon.**

**In-Person CityHall-1-McCloskey Conference Room**

**Join Zoom Meeting**

**<https://bloomington.zoom.us/j/84576005312?pwd=SERpaXRLenV0U0J6dXlCNTVGVMNPOT09>**

**Meeting ID: 845 7600 5312**

**Passcode: 953182**

- **Roll Call**
  - Approval of minutes from August Special Session 2024
- **Financial Report**
  - TBD
- **New Business**
  - Proposal for Small Business Minor Emergency Grant
  - Director's Report
    - EZID Activity Report
- **Unfinished Business**
- **General Discussion**
- **Adjournment**

**The next BUEA Meeting is on October 9, 2024, at 12pm.**

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).

**Bloomington Urban Enterprise Association Board Meeting**  
**Special Session**  
**August 27, 2024**  
**11:00 AM.**  
**MINUTES**

**Roll Call:** The meeting called to order at 11:00 am

Virginia Githiri, Michael Hover, Mary Morgan, Phil Amerson, Heather Robinson, Chris Cockerham,  
Felisa Spinelli, Jane Kupersmith, Kate Rosenbarger, Virginia Githiri

Staff: De de la Rosa, Holly Warren, Matthew Burns

- **Minutes:** August 14th. Mary moves. Virginia seconds. Unanimously approved.
- **New Business**
  - Matthew Burns, O'Neill Service Corps Fellow, presents information on income inequality in Bloomington. Since 1970, income inequality in the United States has been steadily increasing. The smaller purchasing power of the middle class means fewer customers for small businesses. It exasperates structural inequalities, harms entrepreneurship, and makes the population less healthy, among other impacts.
  - Bloomington has the highest income inequality level in the state of Indiana post-pandemic. Coupled with the relatively high cost of rent and utilities, the impacts of income inequality are exasperating. These levels are among the highest compared to other college towns and cities nationwide.
  - The BUEA has 11,729 residents, with a median age of 27.1. The median household income is \$28,574, despite an unemployment rate of only 2.9%.
  - Some remedies considered included improving social capital, providing direct stimulus to residents, and implementing policies to make the BUEA more resilient in recessions.
- ~~**Unfinished Business**~~
- **General Discussion**
  - Felissa connected the difficult environment for Bloomington residents and small businesses to the construction on Second Street. She underscored that strategic plans must be met with action as people feel left behind by their community.
- **Adjournment:** The meeting adjourned at 11:58 AM.

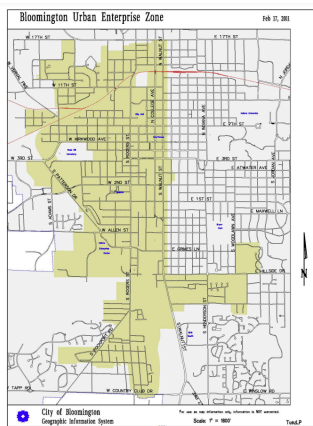
# Small Business Minor Emergency Grant

*The grant will be available online.*

*This grant will not have the word count minimums - unlike the Small Business Safety & Security Grant.*

## Preface:

The Small Business Minor Emergency Grant is a Safety and Security Grant subsection available to small businesses and non-profit organizations in the Bloomington Urban Enterprise Association's (BUEA) downtown zone. Applicants are limited to a single Small Business Minor Emergency Grant per fiscal year. This grant may not be used to support the purchase of weapons or devices that may cause physical harm to humans or animals. The BUEA staff and board hold the right not to approve any project they deem unsuitable for this grant.



## Purpose:

This grant program is designed to provide rapid financial support to small businesses and non-profit organizations needing minor repairs. The goal is to help companies and non-profit organizations maintain operations by addressing urgent repair needs that may otherwise disrupt business continuity. The grant offers up to \$1,000 to cover the cost of repairs, ensuring businesses can quickly resolve issues and continue serving their customers.

## Eligibility Criteria:

- Business:
  - Must be a small business (defined as fewer than 50 employees or less than \$5 million in annual revenue).
  - It must be located within the Bloomington Urban Enterprise Zone.
  - The business must have been operational for at least six months.
- Non-profit organization
  - Must be a registered 501(c)3 with fewer than 25 paid employees.
  - It must be located within the Bloomington Urban Enterprise Zone.
  - The business must have been operational for at least six months.
- Business or Non-profit organizations may not have received the following grants within the last 12 months.
  - Business Building Improvement Grant - award over \$5000
  - Safety & Security Grant - award over \$5000

- Business Accessibility Grant -award over \$5000
- Historic Facade Grant

#### **Types of Repairs Covered:**

- Minor repairs needed to maintain safe operations (e.g., plumbing, electrical, HVAC).
- Repairs to physical infrastructure directly impacting business operations (e.g., window replacement, door repairs).
- Repairs that address accessibility concerns (e.g., ramp fixes, handrails).
- Fixing signage or exterior issues that affect business visibility and customer access.

#### **Ineligible Expenses:**

- Routine maintenance (e.g., cleaning, cosmetic upgrades).
- Major renovations or structural overhauls.
- Purchases of new equipment or supplies not related to repairs.
- Debt repayment or refinancing of existing loans.

#### **Funding Amount:**

- Grants are available up to \$1,000 per business, with no matching funds required.

#### **Application Process:**

- **Application Submission:**
  - Complete the online application form, including a repair description, how it impacts business operations, and the estimated cost.
  - Provide at least one estimate from a licensed contractor or service provider for the proposed repair work.

#### **Review Process:**

- Applications will be reviewed on a rolling basis to ensure rapid response.
- The BUEA staff may contact businesses for additional information or clarification.
- Funding decisions will be made within **seven (7) business days** of application submission.

#### **Grant Disbursement:**

- Approved funds will be disbursed directly to the business within **ten business days** after approval.
- The applicant must submit receipts and proof of completed repairs within **30 days of fund disbursement**.

#### **Preview of online application content :**

- Are you located in the Bloomington Urban Enterprise Zone?
- Contact information:
  - Name
  - Name of business
  - Physical address of the business
  - Phone number for direct contact
  - Email
- Does this business have less than 50 employees (25 for non-profits)?
- Have you been in operation for more than six months?
- How long have you been at your current location?

- What is your repair need?
- Attach a photo or video of the “before” status
- How was the damage incurred?
- Describe your repair timeline:
- Project cost estimate:
- Describe your financial need:
- Additional information we should consider in your application:
- Optional -Police report or insurance claim

If initially approved, you will have one (1) month to provide proof of business address (utility bill, current lease, or deed). Once completed, applicants must submit an “after” photo of the project.

## Grant Agreement Statement

By applying for the Rapid Funding for Minor Business Repairs Grant, the applicant acknowledges and agrees to the following terms and conditions:

**Use of Funds:** If awarded, the grant funds will be used exclusively to complete necessary repairs as outlined in the application, reimburse the applicant for repair costs already incurred, and supplement a portion of the repair costs not covered by insurance.

**Proof of Use:** The applicant agrees to provide receipts, invoices, and evidence of payment to demonstrate that the grant funds were used solely for the intended repair purposes. The applicant also agrees to submit photos and any other required documentation showing the completion of the repairs within **\*\*30 days\*\*** of receiving the funds.

**Misuse of Funds:** The applicant understands that any misuse of the grant funds, including but not limited to using the funds for expenses unrelated to the specified repairs, may result in:

- A demand for repayment of the total grant amount, under \$1,000.
- Disqualification from future funding opportunities within the state of Indiana.
- Legal action to recover funds and pursue damages for fraud, misrepresentation, or breach of contract.
- Reporting the misuse to local or relevant regulatory bodies and may result in additional civil or criminal penalties.

By applying for this grant, the applicant agrees to comply with these terms and conditions and certifies that all information provided in the application is true and accurate to the best of their knowledge.

*The BUEA Board meets on the second Wednesday of the month at noon—email [buea@bloomington.in.gov](mailto:buea@bloomington.in.gov) for more information.*

# Urban Enterprise Association

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## *2023 Pay 2024 Enterprise Zone Compliance*

Bloomington Urban  
Enterprise Zone Meeting  
(September 11, 2024)

**Andrea “De” de la Rosa**

Assistant Director, Small Business Development  
[de.delarosa@bloomington.in.gov](mailto:de.delarosa@bloomington.in.gov)

# Agenda

- Summary of EZID Program
- Evaluative Criteria and Process
- Compliance Review Process
- Economic Impact of Enterprise Zone Incentive Deductions

# Summary of EZID Program

The Enterprise Zone Investment Deduction (EZID) is a tax incentive designed to encourage investments in designated enterprise zones, which are economically distressed areas that need revitalization. An eligible investment is the amount of money invested in a qualified property or activity within the zone.

- **Real Property Tax Investment Deduction:** Reduces taxes on capital improvement investments in real property within the zone and outside of a TIF district
- **Personal Property Tax Investment Deduction:** Reduces taxes on the increased value of tangible personal property investments within the zone, including new equipment, building improvements, infrastructure, and machinery retooling.



# Evaluative Criteria and Application Process

## Authorization Process:

Application Process: Businesses must apply for the EZID through the Monroe County Auditor. This involves

1. Submitting Form EZ-2, EZ-BR and any additional documentation required by the county and the Bloomington Urban Enterprise Association in person or by mail between January 1 and May 15 and must be postmarked on or before that date.
2. Applicants may submit an extension to the auditor before May 15 for no more than a thirty (30) day extension.
3. County auditor must notify the applicant of the determination before August 15 of the assessment year
4. If the applicant disagrees with the determination, they may appeal for a review of the determination by filing a complaint with the office of the clerk of the circuit or superior court no later than forty-five (45) days after the auditor gives the applicant notice of determination.

# Compliance Review Process

## Roles & Responsibilities in EZID Approvals:

**Local Administration:** The BUEA oversees the enterprise zone program in Bloomington, providing guidance and ensuring compliance with state and local regulations.

**Annual Requirements:** To maintain eligibility for the deduction each year, businesses must submit required documentation and remain in good standing with all state and local tax obligations.

**Recapture Provisions:** If the property is moved out of the enterprise zone or ceases to be used for a qualifying purpose within the ten-year period, the deduction may be subject to recapture, meaning the previously deducted amounts may need to be added back to taxable income.

# Compliance Review Process

## Annual Reporting

- **Annual Fees:** The business must pay an annual participation fee to the UEA, 20% of the tax savings from the EZ Investment Deduction.
- **Compliance Reporting:** The business is required to file an annual report (EZB-R & EZ-2) with the UEA and AIEZ to maintain its eligibility. This report includes details on employment levels, investment activities, and other zone-related benefits.
- **Renewal:** The business must continue to renew its registration with the UEA and recertify its eligibility each year to continue receiving the deduction.

# Economic Impact of Enterprise Zone Investment Deductions

- The fees collected from the EZID program are the primary source of funding for the Bloomington Urban Enterprise Association. This funding is redistributed by the BUEA in the form of sponsorships, grants, and scholarships to residents, businesses, and non-profit organizations within the enterprise zone. The funds also support the administration of the association by the City of Bloomington.

**Catalent Indiana LLC (Layer 1)/ Chris Condon - DuCharme,  
McMillen & Associates, Inc.**

**1300 South Patterson Drive/ 53-109-18003-37**



## Commercial

### Catalent Indiana LLC (Layer 1)/ DuCharme, McMillen & Associates, Inc.

1300 South Patterson Drive./ 53-109-18003-37

**Personal Property Description:** Manufacturing equipment

**Development Status:** N/A

**Tax District:** Perry

**TIF District:** N/A

**Expires:** Pay 2032

**Staff Recommendation:** Compliant with EZID commitments.

**Catalent Indiana LLC (Layer 1)/ Chris Condon - DuCharme, McMillen & Associates,  
Inc.**

1300 South Patterson Drive./ 53-109-18003-37

<b>Deduction Type: Enterprise Zone ("EZID")</b>	Personal Property Improvement Deduction
<b>Deduction Length, Rate:</b>	10-year, 100% (Year 4 of Deduction)

<b>Category</b>	<b>Company Filed (EZ-2)</b>	<b>Category</b>	<b>Company Filed (EZB-R)</b>
<b>Property Tax Savings:</b>	\$898,230.70	<b>Investment Deduction:</b>	\$42,447,460.00
<b>Employment Expense Credit:</b>	\$0	<b>BUEA Fee:</b>	\$ 179,646.14
<b>Loan Interest Credit:</b>	\$0	<b>Base Year:</b>	2022 Pay 2023
<b>New Capital Investment:</b>	TBD	<b>Expiration Year</b>	2031 Pay 2032
		<b>Base Value:</b>	\$57,761,430

**Catalent Indiana LLC (Layer 2)/  
DuCharme, McMillen & Associates, Inc.**  
1300 South Patterson Drive./ 53-109-18003-37





## Commercial

**Catalent Indiana LLC (Layer 2)/ Chris Condon - DuCharme, McMillen & Associates, Inc.**

1300 South Patterson Drive/ 53-109-18003-37

**Personal Property Description:** Manufacturing equipment

**Development Status:** N/A

**Tax District:** Perry

**TIF District:** N/A

**Expires:** Pay 2031

**Staff Recommendation:** Compliant with EZID commitments.

**Catalent Indiana LLC (Layer 2)/ Chris Condon - DuCharme, McMillen & Associates,  
Inc.**

1300 South Patterson Drive/ 53-109-18003-37

<b>Deduction Type: Enterprise Zone ("EZID")</b>	Personal Property Improvement Deduction
<b>Deduction Length, Rate:</b>	10-year, 100% (Year 3 of Deduction)

<b>Category</b>	<b>Company Filed (EZ-2)</b>	<b>Category</b>	<b>Company Filed (EZB-R)</b>
<b>Property Tax Savings:</b>	\$38,675.96	<b>Investment Deduction:</b>	\$1,827,70
<b>Employment Expense Credit:</b>	\$0	<b>BUEA Fee:</b>	\$ 7735.19
<b>Loan Interest Credit:</b>	\$0	<b>Base Year:</b>	2021 Pay 2022
<b>New Capital Investment:</b>	TBD	<b>Expiration Year</b>	2031 Pay 2032
		<b>Base Value:</b>	\$59,589,130

**Catalent Indiana LLC (Layer 3)/ DuCharme, McMillen &  
Associates, Inc.**

1300 South Patterson Drive/ 53-109-18003-37



## Commercial

**Catalent Indiana LLC (Layer 3)/ Chris Condon - DuCharme, McMillen  
& Associates, Inc.**

1300 South Patterson Drive/ 53-109-18003-37

**Property Description:** Manufacturing equipment

**Development Status:** N/A

**Tax District:** Perry

**TIF District:** N/A

**Expires:** Pay 2031

**Staff Recommendation:** Compliant with EZID commitments.

**Catalent Indiana LLC (Layer 3)/ Chris Condon - DuCharme, McMillen & Associates,  
Inc.**

1300 South Patterson Drive/ 53-109-18003-37

<b>Deduction Type: Enterprise Zone ("EZID")</b>	Personal Property Improvement Deduction
<b>Deduction Length, Rate:</b>	10-year, 100% (Year 2)

<b>Category</b>	<b>Company Filed (EZ-2)</b>	<b>Category</b>	<b>Company Filed (EZB-R)</b>
<b>Property Tax Savings:</b>	\$467,060.94	<b>Investment Deduction:</b>	\$22,071,780.00
<b>Employment Expense Credit:</b>	\$0	<b>BUEA Fee:</b>	\$93,412.19
<b>Loan Interest Credit:</b>	\$0	<b>Base Year:</b>	2020 Pay 2021
<b>New Capital Investment:</b>	TBD	<b>Expiration Year</b>	2030 Pay 2031
		<b>Base Value:</b>	\$78,216,954

**Cook Pharmica LLC/ Chris Condon - DuCharme, McMillen &  
Associates, Inc.**

1300 South Patterson Drive/ 53-08-05-400-032.000-009



**Cook Pharmica LLC/ Chris Condon - DuCharme, McMillen & Associates, Inc.**

1300 South Patterson Drive./ 53-08-05-400-032.000-009

**Property Description:** Research & Development Facility, 37.15 acres

**Zoning:** Planned Unit Development (PUD)

**Development Status:** Repair/rehabilitation of existing facilities

**Tax District:** Perry

**TIF District:** Yes

**Expires:** Pay 2031

**Staff Recommendation:** Compliant with EZID commitments.

# Cook Pharmica LLC/ Chris Condon - DuCharme, McMillen & Associates, Inc.

1300 South Patterson Drive/ 53-08-05-400-032.000-009

<b>Deduction Type: Enterprise Zone ("EZID")</b>	Real Property Improvement Deduction
<b>Deduction Length, Rate:</b>	10-year, 100% (Year 3 of Deduction)

<b>Category</b>	<b>Company Filed (EZ-2)</b>	<b>Category</b>	<b>Company Filed (EZB-R)</b>
<b>Property Tax Savings:</b>	\$ 573,799.56	<b>Investment Deduction:</b>	\$27,115,900
<b>Employment Expense Credit:</b>	\$0	<b>BUEA Fee:</b>	\$114,759.91
<b>Loan Interest Credit:</b>	\$0	<b>Base Year:</b>	2020 Pay 2021
<b>New Capital Investment:</b>	TBD	<b>Expiration Year</b>	2030 Pay 2031
		<b>Base Value:</b>	\$39,813,700



**Fox 415 LLC / Justin Fox**  
*415 S. Washington St./ 53-08-04-213.000-009*



# Commercial

## Fox 415 LLC / Justin Fox

*415 S. Washington St./ 53-08-04-213.000-009*

**Property Description:** Residential & Retail; Nine (9) rental units, Two Sticks Bakery

**Zoning:** Mixed-Use Medium-Scale (MM)

**Development Status:** Complete

**Tax District:** Perry

**TIF District:** No

**Expires:** Pay 2029

**Staff Recommendation:** Compliant with EZID commitments.

# Fox 415 LLC / Justin Fox

415 S. Washington St./ 53-08-04-213.000-009

<b>Deduction Type: Enterprise Zone ("EZID")</b>	Real Property Improvement Deduction
<b>Deduction Length, Rate:</b>	10-year, 100% (Year 5 & 6 of Deduction)

Category	Company Filed (EZ-2)	Category	Company Filed (EZB-R)
<b>Property Tax Savings:</b>	\$20,907	<b>Investment Deduction:</b>	\$988,000
<b>Employment Expense Credit:</b>	\$0	<b>BUEA Fee:</b>	\$4,181.41
<b>Loan Interest Credit:</b>	\$0	<b>Base Year:</b>	2017 Pay 2018
<b>New Capital Investment:</b>	\$27,500	<b>Expiration Year</b>	2028 Pay 2029
		<b>Base Value:</b>	\$0

**Fox Lair Development LLC / Justin Fox**  
*422 S Washington St./ 53-08-04-200-167.000-009*



# Commercial

**Fox Lair Development LLC / Justin Fox**  
*422 S Washington St./ 53-08-04-200-167.000-009*

**Property Description:** Residential - Rental 24 units - market rate

**Zoning:** Mixed-Use Downtown Downtown Core (MD-DC)

**Development Status:** Complete

**Tax District:** Perry

**TIF District:** Yes

**Expires:** Pay 2026

**Staff Recommendation:** Compliant with EZID commitments.

# Fox 415 LLC / Justin Fox

422 S. Washington St./ 53-08-04-213.000-009

<b>Deduction Type: Enterprise Zone ("EZID")</b>	Real Property Improvement Deduction
<b>Deduction Length, Rate:</b>	10-year, 100% (Year 8 & 9 of Deduction)

Category	Company Filed (EZ-2)	Category	Company Filed (EZB-R)
<b>Property Tax Savings:</b>	\$ 35,726.12	<b>Investment Deduction:</b>	\$1,688,300
<b>Employment Expense Credit:</b>	\$0	<b>BUEA Fee:</b>	\$ 7,145.22
<b>Loan Interest Credit:</b>	\$0	<b>Base Year:</b>	2014 Pay 2015
<b>New Capital Investment:</b>	\$57,500	<b>Expiration Year</b>	2025 Pay 2026
		<b>Base Value:</b>	\$0

**AJL - 703 LLC/Doug Giles**  
632 N. College Ave / 53-05-33-206-021.000-005



# Commercial

**AJL - 703 LLC/Doug Giles**

632 N. College Ave / 53-05-33-206-021.000-005

**Property Description:** Other Commercial Housing - Three (3) rental units.

**Zoning:** Mixed-Use Downtown Downtown Gateway (MD-DG),

**Development Status:** Complete

**Tax District:** Bloomington

**TIF District:** Yes

**Expires:** Pay 2026

**Staff Recommendation:** Compliant with EZID commitments.



**AJL - 703 LLC/Doug Giles**  
 632 N. College Ave / 53-05-33-206-021.000-005

<b>Deduction Type: Enterprise Zone ("EZID")</b>	Real Property Improvement Deduction
<b>Deduction Length, Rate:</b>	10-year, 100% (Year 8 of Deduction)

Category	Company Filed (EZ-2)	Category	Company Filed (EZB-R)
<b>Property Tax Savings:</b>	\$ 12,650.50	<b>Investment Deduction:</b>	\$ 596,300.00
<b>Employment Expense Credit:</b>	\$0	<b>BUEA Fee:</b>	\$ 2,530.10
<b>Loan Interest Credit:</b>	\$0	<b>Base Year:</b>	2015 Pay 2016
<b>New Capital Investment:</b>	TBD	<b>Expiration Year</b>	2025 Pay 2026
		<b>Base Value:</b>	\$297,400

**Dwellings III, LLC (2)/Max Lauchli**  
600 E Hillside Dr, STE 4/ 53-08-09-201-036.000-009



# Commercial

## **Dwellings III, LLC (2)/Max Lauchli**

600 E Hillside Dr, STE 4/ 53-08-09-201-036.000-009

**Property Description:** Three (3) Buildings, Thirty (30) rental units

**Zoning:** Mixed-Use Neighborhood Scale (MN);

**Development Status:** Complete

**Tax District:** Perry

**TIF District:** No

**Expires:** Pay 2025

**Staff Recommendation:** Compliant with EZID commitments.

**Dwellings III, LLC (2)/Max Lauchli**  
 572, 582, 586 E. Hillside Dr./ 53-08-09-201-036.000-009

<b>Deduction Type: Enterprise Zone ("EZID")</b>	Real Property Improvement Deduction
<b>Deduction Length, Rate:</b>	10-year, 100% (Year 9 & 10 of Deduction)

<b>Category</b>	<b>Company Filed (EZ-2)</b>	<b>Category</b>	<b>Company Filed (EZB-R)</b>
<b>Property Tax Savings:</b>	\$ 43,079.18	<b>Investment Deduction:</b>	\$ 2,030,600.00
<b>Employment Expense Credit:</b>	\$0	<b>BUEA Fee:</b>	\$ 8,615.84
<b>Loan Interest Credit:</b>	\$0	<b>Base Year:</b>	2012 Pay 2013
<b>New Capital Investment:</b>	\$ 27,725.00	<b>Expiration Year</b>	2024 Pay 2025
		<b>Base Value:</b>	\$0

## ERL-14 LLC/Doug Giles

1280 N. College Ave./ 53-05-33-200-026.000-005



# Commercial

## ERL-14 LLC/Doug Giles

1280 N. College Ave./ 53-05-33-200-026.000-005

**Property Description:** One (1) Building, 46 rental units

**Zoning:** Mixed-Use Medium-Scale (MM)

**Development Status:** Complete

**Tax District:** Bloomington

**TIF District:** Yes

**Expires:** Pay 2026

**Staff Recommendation:** Compliant with EZID commitments.

**ERL-14 LLC/Doug Giles**  
1280 N. College Ave./ 53-05-33-200-026.000-005

<b>Deduction Type: Enterprise Zone ("EZID")</b>	Real Property Improvement Deduction
<b>Deduction Length, Rate:</b>	10-year, 100% (Year 9 of Deduction)

Category	Company Filed (EZ-2)	Category	Company Filed (EZB-R)
<b>Property Tax Savings:</b>	\$ 133,412.65	<b>Investment Deduction:</b>	\$ 6,288,600.00
<b>Employment Expense Credit:</b>	\$0	<b>BUEA Fee:</b>	\$ 26,682.53
<b>Loan Interest Credit:</b>	\$0	<b>Base Year:</b>	2016 Pay 2017
<b>New Capital Investment:</b>	TBD	<b>Expiration Year</b>	2025 Pay 2026
		<b>Base Value:</b>	\$0

**GMS-Pavilion Properties LLC (Walnut St)/Steven Hoffman**  
601 N. Walnut Street/ 53-05-33-206-012.000-005





# Commercial

**GMS-Pavilion Properties LLC (Walnut St)/Steven Hoffman**  
601 N. Walnut Street/ 53-05-33-206-012.000-005

**Property Description:** One (1) building, Sixteen (16) rental units

**Zoning:** Mixed-Use Downtown Downtown Gateway (MD-DG)

**Development Status:** Complete

**Tax District:** Bloomington

**TIF District:** Yes

**Expires:** Pay 2024

**Staff Recommendation:** Compliant with EZID commitments.

# GMS-Pavilion Properties LLC (Walnut St)/Steven Hoffman

601 N. Walnut Street/ 53-05-33-206-012.000-005

<b>Deduction Type: Enterprise Zone ("EZID")</b>	Real Property Improvement Deduction
<b>Deduction Length, Rate:</b>	10-year, 100% (Year 10 of Deduction)

Category	Company Filed (EZ-2)	Category	Company Filed (EZB-R)
<b>Property Tax Savings:</b>	\$ 24,938.23	<b>Investment Deduction:</b>	\$ 1,175,500.00
<b>Employment Expense Credit:</b>	\$0	<b>BUEA Fee:</b>	\$ 4,987.65
<b>Loan Interest Credit:</b>	\$0	<b>Base Year:</b>	2013 Pay 2014
<b>New Capital Investment:</b>	\$0	<b>Expiration Year</b>	2023 Pay 2024
		<b>Base Value:</b>	\$103,700

**Hays Building LLC/Eric Dainton**  
1100 N Walnut St./ 53-05-33-202-002.000-005



# Commercial

## **Hays Building LLC/Eric Dainton**

1100 N Walnut St./ 53-05-33-202-002.000-005

**Property Description:** One (1) building, Thirteen (13) Units

**Zoning:** Mixed-Use Student Housing (MS)

**Development Status:** Complete

**Tax District:** Bloomington

**TIF District:** No

**Expires:** Pay 2024

**Staff Recommendation:** Compliant with EZID commitments.

**Hays Building LLC/Eric Dainton**  
1100 N Walnut Street / 53-05-33-202-002.000-005

<b>Deduction Type: Enterprise Zone ("EZID")</b>	Real Property Improvement Deduction
<b>Deduction Length, Rate:</b>	10-year, 100% (Year 10 of Deduction)

Category	Company Filed (EZ-2)	Category	Company Filed (EZB-R)
<b>Property Tax Savings:</b>	\$ 15,300.26	<b>Investment Deduction:</b>	\$ 721,200.00
<b>Employment Expense Credit:</b>	\$0	<b>BUEA Fee:</b>	\$ 3,060.05
<b>Loan Interest Credit:</b>	\$0	<b>Base Year:</b>	2013 Pay 2014
<b>New Capital Investment:</b>	\$0	<b>Expiration Year</b>	2023 Pay 2024
		<b>Base Value:</b>	\$0

**HAT Living LLC/Yuhan Huang**  
1109 S Rogers St./ 53-08-05-401-049.000-009



# Commercial

## HAT Living LLC/Yuhan Huang

1109 S Rogers St./ 53-08-05-401-049.000-009

**Property Description:** One (1) Building, Three (3) Units

**Zoning:** Residential Small Lot (R3);

**Development Status:** Complete

**Tax District:** Perry

**TIF District:** Yes

**Expires:** Pay 2028

**Staff Recommendation:** Compliant with EZID commitments.

**HAT Living LLC/Yuhan Huang**  
1109 S Rogers St./ 53-08-05-401-049.000-009

<b>Deduction Type: Enterprise Zone ("EZID")</b>	Real Property Improvement Deduction
<b>Deduction Length, Rate:</b>	10-year, 100% (Year 6 of Deduction)

<b>Category</b>	<b>Company Filed (EZ-2)</b>	<b>Category</b>	<b>Company Filed (EZB-R)</b>
<b>Property Tax Savings:</b>	\$ 1,320.45	<b>Investment Deduction:</b>	\$ 62,400.00
<b>Employment Expense Credit:</b>	\$0	<b>BUEA Fee:</b>	\$ 264.09
<b>Loan Interest Credit:</b>	\$0	<b>Base Year:</b>	2016 Pay 2017
<b>New Capital Investment:</b>	TBD	<b>Expiration Year</b>	2027 Pay 2028
		<b>Base Value:</b>	\$270,900



## Hillside Manors Oz LLC/Timothy A Hanson

1028 E Hillside Dr/53-08-09-104-199.000-009



# Commercial

## Hillside Manors Oz LLC/Timothy A Hanson

926 E Hillside Dr/53-08-09-104-199.000-009

**Property Description:** One (1) building, Forty (40) units

**Zoning:** Residential Multifamily (RM)

**Development Status:**

**Tax District:** Perry

**TIF District:** No

**Expires:** Pay 2033

**Staff Recommendation:** Compliant with EZID commitments.

# Hillside Manors Oz LLC/Timothy A Hanson

926 E Hillside Dr/53-08-09-104-199.000-009

<b>Deduction Type: Enterprise Zone ("EZID")</b>	Real Property Improvement Deduction
<b>Deduction Length, Rate:</b>	10-year, 100% (Year 2 of Deduction)

Category	Company Filed (EZ-2)	Category	Company Filed (EZB-R)
<b>Property Tax Savings:</b>	\$ 33,174.10	<b>Investment Deduction:</b>	\$ 1,567,700.00
<b>Employment Expense Credit:</b>	\$0	<b>BUEA Fee:</b>	\$ 6,634.82
<b>Loan Interest Credit:</b>	\$0	<b>Base Year:</b>	2020 Pay 2021
<b>New Capital Investment:</b>	\$0	<b>Expiration Year</b>	2031 Pay 2032
		<b>Base Value:</b>	\$0

## **Nathan Simon/Nathan Simon**

923 S. Rogers St/53-08-05-401-022.000-009



# Commercial

**Nathan Simon/Nathan Simon**

923 S. Rogers St/53-08-05-401-022.000-009

**Property Description:** One (1) building, Five (5) Units

**Zoning:** Residential Small Lot (R3)

**Development Status:** Complete

**Tax District:** Perry

**TIF District:** Yes

**Expires:** Pay 2029

**Staff Recommendation:** Compliant with EZID commitments.

**Nathan Simon/Nathan Simon**  
923 S. Rogers St/53-08-05-401-022.000-009

<b>Deduction Type: Enterprise Zone ("EZID")</b>	Real Property Improvement Deduction
<b>Deduction Length, Rate:</b>	10-year, 100% (Year 5 of Deduction)

<b>Category</b>	<b>Company Filed (EZ-2)</b>	<b>Category</b>	<b>Company Filed (EZB-R)</b>
<b>Property Tax Savings:</b>	\$ 2,336.17	<b>Investment Deduction:</b>	\$ 110,400.00
<b>Employment Expense Credit:</b>	\$0	<b>BUEA Fee:</b>	\$ 467.23
<b>Loan Interest Credit:</b>	\$0	<b>Base Year:</b>	2018 Pay 2019
<b>New Capital Investment:</b>	\$4,400	<b>Expiration Year</b>	2028 Pay 2029
		<b>Base Value:</b>	\$56,000

**Olaf Lava 933 LLC/Doug Giles**  
933 N. Walnut St./53-05-33-204-044.000-005



# Commercial

**Olaf Lava 933 LLC/Doug Giles**

933 N. Walnut St./53-05-33-204-044.000-005

**Property Description:** Office and Rental Units

**Zoning:** Mixed-Use Medium-Scale (MM)

**Development Status:**

**Tax District:** Bloomington

**TIF District:** Yes

**Expires:** Pay 2028

**Staff Recommendation:** Compliant with EZID commitments.



**Olaf Lava 933 LLC/Doug Giles**  
 933 N. Walnut St./53-05-33-204-044.000-005

<b>Deduction Type: Enterprise Zone ("EZID")</b>	Real Property Improvement Deduction
<b>Deduction Length, Rate:</b>	10-year, 100% (Year 6 of Deduction)

Category	Company Filed (EZ-2)	Category	Company Filed (EZB-R)
<b>Property Tax Savings:</b>	\$ 21,669.00	<b>Investment Deduction:</b>	\$ 1,021,400.00
<b>Employment Expense Credit:</b>	\$0	<b>BUEA Fee:</b>	\$ 4,333.80
<b>Loan Interest Credit:</b>	\$0	<b>Base Year:</b>	2014 Pay 2015
<b>New Capital Investment:</b>	TBD	<b>Expiration Year</b>	2027 Pay 2028
		<b>Base Value:</b>	\$57,700

**Park South LLC/Max Lauchli**  
600 E Hillside Dr, STE 4/53-08-09-104-100.000-009



# Commercial

**Park South LLC/Max Lauchli**  
600 & 602 E Hillside Dr. /53-08-09-104-100.000-009

**Property Description:** Two (2) Buildings, 50 Units

**Zoning:** Planned Unit Ordinance (PUD)

**Development Status:** Complete

**Tax District:** Perry

**TIF District:** No

**Expires:** Pay 2030

**Staff Recommendation:** Compliant with EZID commitments.

**Park South LLC/Max Lauchli**  
600 E Hillside Dr, STE 4/53-08-09-104-100.000-009

<b>Deduction Type: Enterprise Zone ("EZID")</b>	Real Property Improvement Deduction
<b>Deduction Length, Rate:</b>	10-year, 100% (Year 4, 5 and 6 of Deduction)

Category	Company Filed (EZ-2)	Category	Company Filed (EZB-R)
<b>Property Tax Savings:</b>	\$ 105,326.76	<b>Investment Deduction:</b>	\$ 4,977,400.00
<b>Employment Expense Credit:</b>	\$0	<b>BUEA Fee:</b>	\$ 21,065.35
<b>Loan Interest Credit:</b>	\$0	<b>Base Year:</b>	2017 Pay 2018
<b>New Capital Investment:</b>	\$29,500	<b>Expiration Year</b>	2029 Pay 2030
		<b>Base Value:</b>	\$106,400

**Bloomington Iron and Metal Inc/Harold Dumes**  
503 N. Rogers St./53-105-12350-00



# Commercial

**Bloomington Iron and Metal Inc/Harold Dumes**  
503 N. Rogers St./53-105-12350-00

**Property Description:** Other industrial structure

**Zoning:** Mixed-Use Downtown Showers Technology (MD-ST)

**Development Status:** Complete

**Tax District:** Bloomington

**TIF District:** Yes, but N/A

**Expires:** Pay 2025

**Staff Recommendation:** Compliant with EZID commitments.

# Bloomington Iron and Metal Inc/Harold Dumes

503 N. Rogers St./53-105-12350-00

<b>Deduction Type: Enterprise Zone ("EZID")</b>	Real Property Improvement Deduction
<b>Deduction Length, Rate:</b>	10-year, 100% (Year 9 of Deduction)

Category	Company Filed (EZ-2)	Category	Company Filed (EZB-R)
<b>Property Tax Savings:</b>	\$ 3,857.52	<b>Investment Deduction:</b>	\$ 181,830.00
<b>Employment Expense Credit:</b>	\$0	<b>BUEA Fee:</b>	\$ 771.50
<b>Loan Interest Credit:</b>	\$0	<b>Base Year:</b>	2014 Pay 2015
<b>New Capital Investment:</b>	\$25,000	<b>Expiration Year</b>	2024 Pay 2025
		<b>Base Value:</b>	\$204,270

**SCP 9 North College LLC/9 North Holdings LLC/James G Baldini**  
504 - 512 N. College Ave/53-05-33-300-036.000-005





## Commercial

**SCP 9 North College LLC/9 North Holdings LLC/James G Baldini**  
504 - 512 N. College Ave/53-05-33-300-036.000-005

**Property Description:** One (1) building, Twenty-six (26) rental units

**Zoning:** Mixed-Use Downtown Downtown Core (MD-DC)

**Development Status:** Complete

**Tax District:** Bloomington

**TIF District:** Yes, but N/A

**Expires:** Pay 2025

**Staff Recommendation:** Compliant with EZID commitments.

# SCP 9 North College LLC/9 North Holdings LLC/James G Baldini

504 - 512 N. College Ave/53-05-33-300-036.000-005

<b>Deduction Type: Enterprise Zone ("EZID")</b>	Real Property Improvement Deduction
<b>Deduction Length, Rate:</b>	10-year, 100% (Year 9 of Deduction)

<b>Category</b>	<b>Company Filed (EZ-2)</b>	<b>Category</b>	<b>Company Filed (EZB-R)</b>
<b>Property Tax Savings:</b>	\$ 43,817.46	<b>Investment Deduction:</b>	\$ 2,065,400.00
<b>Employment Expense Credit:</b>	\$0	<b>BUEA Fee:</b>	\$ 8,763.49
<b>Loan Interest Credit:</b>	\$0	<b>Base Year:</b>	2014 Pay 2015
<b>New Capital Investment:</b>	\$0	<b>Expiration Year</b>	2024 Pay 2025
		<b>Base Value:</b>	\$3,320,400

**The National Bank of Indianapolis/Christine List**  
107 North Pennsylvania, Indianapolis, IN 46204

**Deduction Type: Enterprise Zone Loan Interest Tax Credit**

**Loan Type: One (1) Business/Commercial**

<b>Category</b>	<b>Company Filed (EZ-2)</b>	<b>Category</b>	<b>Company Filed (EZB-R)</b>
<b>Property Tax Savings:</b>	N/A	<b>Investment Deduction:</b>	\$0
<b>Employment Expense Credit:</b>	N/A	<b>BUEA Fee:</b>	\$ 1,492.00
<b>Loan Interest Credit:</b>	\$ 7,459.00	<b>Base Year:</b>	N/A
<b>New Capital Investment:</b>	N/A	<b>Expiration Year</b>	N/A
		<b>Base Value:</b>	N/A

**German American Bank/Laura Seib**  
711 Main Street, Jasper IN, 47546

**Deduction Type: Enterprise Zone Loan Interest Tax Credit**

**Loan Type: Thirty-five (35) Business/Commercial**

<b>Category</b>	<b>Company Filed (EZ-2)</b>	<b>Category</b>	<b>Company Filed (EZB-R)</b>
<b>Property Tax Savings:</b>	N/A	<b>Investment Deduction:</b>	N/A
<b>Employment Expense Credit:</b>	N/A	<b>BUEA Fee:</b>	\$ 13,893.00
<b>Loan Interest Credit:</b>	\$ 69,466.00	<b>Base Year:</b>	N/A
<b>New Capital Investment:</b>	N/A	<b>Expiration Year</b>	N/A
		<b>Base Value:</b>	N/A

**First Financial Corporation/Kacie Benell**  
One First Financial Plaza, Terre Haute, IN 47807

**Deduction Type: Enterprise Zone Loan Interest Tax Credit**

**Loan Type: One (1) Business/Commercial**

<b>Category</b>	<b>Company Filed (EZ-2)</b>	<b>Category</b>	<b>Company Filed (EZB-R)</b>
<b>Property Tax Savings:</b>	N/A	<b>Investment Deduction:</b>	N/A
<b>Employment Expense Credit:</b>	N/A	<b>BUEA Fee:</b>	26.03
<b>Loan Interest Credit:</b>	\$ 130.15	<b>Base Year:</b>	N/A
<b>New Capital Investment:</b>	N/A	<b>Expiration Year</b>	N/A
		<b>Base Value:</b>	N/A

**First Financial Bank/Kristy Osting**  
536 N College Ave., Bloomington, IN 47404

**Deduction Type: Enterprise Zone Loan Interest Tax Credit**

**Loan Type: Eight (8): 1-Residential Refinance, 3-Business, 4-Commercial**

Category	Company Filed (EZ-2)	Category	Company Filed (EZB-R)
Property Tax Savings:	N/A	Investment Deduction:	\$0
Employment Expense Credit:	N/A	BUEA Fee:	\$5901.00
Loan Interest Credit:	\$29,503.00	Base Year:	N/A
New Capital Investment:	N/A	Expiration Year	N/A
		Base Value:	N/A

# Indiana University Credit Union/William T Hitchcock

105 E Winslow Rd., Bloomington, IN 47401

**Deduction Type: Enterprise Zone Loan Interest Tax Credit**

**Loan Type: One (1) Business/Commercial**

Category	Company Filed (EZ-2)	Category	Company Filed (EZB-R)
Property Tax Savings:	N/A	Investment Deduction:	N/A
Employment Expense Credit:	N/A	BUEA Fee:	\$ 1101.00
Loan Interest Credit:	\$ 5506.00	Base Year:	N/A
New Capital Investment:	N/A	Expiration Year	N/A
		Base Value:	N/A

# THANK YOU.

## Questions?

**Andrea “De” de la Rosa**

Assistant Director, Small Business Development  
[de.delarosa@bloomington.in.gov](mailto:de.delarosa@bloomington.in.gov)