

# Bloomington Urban Enterprise Association Board Meeting May 14, 2025 at 12 p.m. In-Person City Hall-1-McCloskey Conference Room Join Zoom Meeting

https://bloomington.zoom.us/j/84576005312?pwd=SERpaXRLenV0U0J6dXICNTVGVmNPUT09

Meeting ID: 845 7600 5312 Passcode: 953182

- Roll Call
  - o Approval of minutes April 2025
- Director's Report
  - General Updates
  - RRF Discussion
- Financial report
  - o 2025 Q1 Report
  - o Grant Budget Update and Discussion
- New Business
  - Grant Approvals
    - Historic Facade Grant
      - Eurton Qualified Opportunity Fund
    - Accessibility Grant
      - Juniper Art Gallery
    - Safety & Security Grant
      - WFHB
      - The Forge
    - Business Building Improvement Grants
      - Andrew Davis Clothiers
      - Hazen Insurance
      - The Warehouse
- Unfinished Business
- General Discussion
- Adjournment

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 9, 2025

12 p.m.

## In-Person CityHall-1-McCloskey Conference Room Join Zoom Meeting

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Meeting ID: 845 7600 5312 Passcode: 953182

#### **Board Members Present:**

- Mary Morgan
- Kate Rosenbarger
- Heather Robinson
- Jane Kupersmith
- Felicia Spinelli (virtual)
- Phil Amerson
- Michael Hover
- Virginia Githiri (virtual)

#### Staff & Guests:

- Andrea DeLaRosa, ESD
- Audrey Brittingham, City Attorney
- Cheryl Gilliland, Deputy Controller
- Toby Foster (Friendly Beasts)
- Aleks Pratt, Asst. City Attorney

#### Call to Order & Roll Call

The meeting was called to order. Roll call was conducted, and quorum was confirmed.

#### **Approval of March 2025 Meeting Minutes**

- Motion to approve: Mary Morgan
  - > Second: Phil Amerson
  - > Roll call vote: Unanimous approval
  - Motion passed.

#### **Director's Report**

- Loan Conversion Program: Draft developed with City offices and Legal; full proposal planned for May.
- Grant Revisions: Improved application clarity; added simplified budget template and landlord consent language.

Mill Clarifications: The funding details have been clarified. RDC permission is needed for upgrades, and an updated request is forthcoming.

#### **Financial Report**

- ◆ December 2024: Income \$7,780.88; Expenses \$68,450; Net -\$61,235.35
- ❖ Total Assets (12/31/24): \$3,024,383.07
- 2024 Year-End: Grants \$199,244.47 (37% of budget); Expenses \$250,653.93 (48.7%)
- ❖ Ivy Tech grant disbursement to be investigated.
- Motion to approve transition to quarterly financial reports: Blake Huber

- > Second: Mary Morgan
- > The motion was passed via roll call (unanimous).

#### 5. Grant Review: Friendly Beasts

- Request: \$2,557.77 for façade improvements and furnishings.
- Discussion addressed the eligibility of items under the current guidelines.
- The motion was passed to approve the full request, citing beautification and partial permanence.
- ❖ Motion to approve full \$2,557.77: Blake Huber
  - Second: Kate Rosenberger
  - > The motion was passed via roll call (unanimous).

#### **6. Other Business & Announcements**

- Catalent (Novo) is expected to remit approximately. \$700,000.
- Budget projections acknowledged but not reviewed due to time constraints.

#### Adjournment

Meeting adjourned at 1:00 PM.

#### BUEA Director's Report - May 2025

#### **General Updates-**

Met with Ivy Tech/SBDC and Keith Dayton from the Kelley School to discuss marketing and strategic planning for the BUEA.

#### **RRF Loan Conversion Program Summary**

This final program framework significantly reduces borrower documentation and reporting requirements compared to earlier drafts. Rather than requiring detailed financial hardship evidence or operational data, applicants now provide only basic business and loan information, a statement of need, and a signed agreement. This streamlined approach supports faster processing, reduces administrative overhead, and better aligns with the relief-oriented intent of the RRF. Staff developed this proposal in alignment with the priorities of the Office of the Controller and the Mayor's Office, which have expressed their full support for its implementation.

#### Key changes from prior drafts include:

- Eliminated burdensome financial documentation, a simplified application, and basic compliance checks.
- **Introducing a repayment inquiry** allows borrowers to voluntarily identify an amount they may still be able to repay, even if it is zero.

The total projected grant conversion is approximately \$125,000. Staff will review and approve applications on a rolling basis, and borrowers will receive a formal release of obligation through a signed conversion agreement. The board will be asked to update the 2025 budget to reflect these grants as expenditures.

Implementation will be phased over six months, beginning with internal process design and concluding with borrower notifications and agreement execution.

#### **Grant Applications**

**Updates:** The Mill has retracted its ADA grant request for door replacement. As significant repairs are being made to the building, the Mill must reassess the timeline for elective upgrades.

#### Eurton Qualified Opportunity Fund (EQOF) - Historical Façade Grant - \$20,000

EQOF requests \$20,000 in BUEA Historical Façade Grant funds to support masonry repairs at 601 N Morton Street, the site of the historic Showers Administration Building. Located in the Trades District and originally constructed around 1916, the building is undergoing a major renovation that began in late 2022. EQOF has restored approximately 90% of the original interior. The grant would help fund \$75,000 in necessary brick and limestone exterior repairs to preserve the building's historic character.

#### WFHB - Safety & Security Grant - \$2996.25

WFHB, a non-commercial, community-run educational radio station, seeks funding to replace a critical component of its Emergency Alert System (EAS). The current unit is outdated and no longer serviceable, jeopardizing the station's ability to broadcast emergency alerts such as severe weather warnings and AMBER alerts. The replacement is essential for maintaining FCC compliance and ensuring the station can continue

delivering vital information, particularly within the BUEZ zone where its 98.1 FM tower is located. This project supports WFHB's mission to provide diverse, locally driven programming and public safety communication.

#### Juniper Art Gallery - Business Accessibility Grant - Original ask \$9000, Adjusted \$7276.50

A community-focused arts hub, it showcases over 30 Indiana fine artists and supports hundreds of Fair-Trade artisans through its retail shop. The space also features a café and hosts monthly free creative events. The proposed project aims to make the business fully accessible by adding a switchback ramp to the front entrance and modifying the restroom for ADA compliance. Accessibility aligns with the gallery's mission to make the arts available to all, and the improvements will remove barriers currently preventing some community members from participating.

#### Andrew Davis Clothiers - Business Building Improvement Grant - \$10,000

Completed a full interior renovation in the Summer of 2024 to modernize and unify its space. Improvements included new flooring, fixtures, drywall, paint, and a new HVAC system. The remodel prioritized accessibility with features like larger dressing rooms, lower countertops, and an open layout. The renovation enhances both the customer experience and the store's overall functionality, creating a cohesive and accessible shopping environment.

#### Doug Hazen Insurance - Business Building Improvement Grant - \$10,000

Doug Hazen Insurance, active in the zone, reported serving 157 families with home or auto policies and managing 222 total policies, including 33 life insurance policies. They also carry 23 general liability policies for local businesses, many participating in the farmers' market and Food Truck Friday, though some owners live outside the zone.

The applicant partners with the City's HANDS Program and Habitat for Humanity, offering insurance education and supporting fundraising efforts. They are members of both the Bloomington Chamber of Commerce and the Bloomington Board of Realtors.

They recently faced an unexpected \$98,000 expense for interior building improvements, including window replacements and a stolen air conditioning unit, both tied to security issues in the area. The applicant emphasized that an active business presence can positively impact neighborhood conditions, citing their experience with Habitat projects.

#### The Forge - Safety and Security Grant - \$19,741.50

The Mill, a nonprofit center for entrepreneurship that manages The Forge in the Trades District, is requesting emergency funding to repair 14 windows at The Forge damaged by vandalism on April 2, 2025. These repairs are essential to restoring safety, maintaining the building's appearance, and ensuring uninterrupted tenant improvements during a phase when tenants are not yet paying rent. Located within the Urban Enterprise Zone, The Forge hosts several enterprise zone companies and contributes to Bloomington's innovation economy. Supporting this project aligns with BUEA's mission to foster economic development and revitalization in the zone.

#### The Warehouse - Building Improvement Grants - \$25,000

The Warehouse, operated by Realife Media, Inc., is a nonprofit community center located at 1525 S. Rogers Street in Bloomington, Indiana. Since 1990, the organization has employed 24 people and provides recreational and arts programming in a safe, relationship-centered environment. The Warehouse is requesting \$25,000 through the BUEA Business Building Improvement Grant Program to upgrade its kitchen electrical system by

installing a 200-amp, three-phase panel. This upgrade will support the efficient use of commercial kitchen appliances including refrigerators, ovens, steamers, and a new coffee bar for the Tiny Tots program. The project also includes overhead power installation and, if funds allow, a commercial dishwasher, which is being partially supported by a fundraiser hosted by the Bloomington Chamber of Commerce. The organization owns its facility, has not previously received a BUEA grant, and is prepared to match up to 50% of the total project cost. The proposed project is scheduled to begin on March 10, 2025, and be completed by March 31, 2025. Supporting documentation including contractor quotes and photos of the existing kitchen, was submitted with the application.

Budget V. Balance - Grants 2025

Grants - Arts and					Disbursed/ ommitted in		
Culture:	2024 Budget	2024 disbursed	2024 Balance	2025 Budget	2025	Balance	
							ADA-accessible
Arts Incubator	-	-	-	\$100,000.00	\$ 100,000.00	\$0.00	construction costs &
							Discretionary
City Art Program	\$40,000.00	\$23,800.00	\$16,200.00	\$40,000.00	\$ -	\$40,000.00	spending on City-led
							Bloomington Arts
Zone Art Grants	\$50,000.00	\$37,650.00	\$12,350.00	\$50,000.00	\$ -	\$50,000.00	Commission Arts
							Historic building
Historic Façade Grant	\$40,000.00	\$40,000.00	\$0.00	\$50,000.00	\$ 10,000.00	\$40,000.00	improvements
Unbudgeted Grants	\$20,000.00	<u>\$20,545.00</u>	(\$545.00)	\$20,000.00	\$ -	\$20,000.00	
Total	<u>\$150,000.00</u>	<u>\$121,995.00</u>	\$28,005.00	<u>\$260,000.00</u>	\$110,000.00	<u>\$150,000.00</u>	

Grants - Zone Improvement:	2024 Budget	2024 disbursed	2024 Balance	2025 Budget		Disbursed/ ommitted in 2025	Balance	
Direct Assitance Small Business &	- 2024 Buuget	-	2024 Bulunoc	\$25,000.00	\$	-	\$25,000.00	New funding- physical improvements, emergency assistance, and financial
Climate Resiliency Programs & Grants	_	-		\$20,000.00	\$	-	\$20,000.00	Administered by Sustainability (ESD)
Small Business Safety & Security	\$25,000.00	\$5,011.94	\$19,988.06	\$35,000.00	\$	10,000.00	\$25,000.00	To Improve the general security of businesses
Business Building improvement	\$25,000.00	\$25,000.00	\$0.00	\$30,000.00	\$	15,557.76	\$14,442.24	To assist small business owners in updating and improving internal and
Business Accessabilty Modification	\$25,000.00	\$5,000.00	\$20,000.00	\$25,000.00	<u>\$</u>	<u>-</u>	\$25,000.00	To help business owners complete ADA modifications to meet
Total	<u>\$75,000.00</u>	<u>\$35,011.94</u>	\$39,988.0 <u>6</u>	<u>\$135,000.00</u>		<u>\$25,557.76</u>	<u>\$109,442.24</u>	

#### **Grants Include:**

Monroe Oil Buidling: \$10K Historic Façade, and \$10K Safety & Security for Windows/Doors Bloom Magazine: \$10K Building Business Improvement - Roof replacement

Gold Dust: \$3k Building Improvement

Friendly Beasts: 2557.76 Building Improvement

May 2025 projection						
Grants - Zone Improvement:	2024 Budget	2024 disbursed	2024 Balance	2025 Budget	ALL Proposed Grants Disbursed/	Balance
Direct Assitance Small Business & Community Support	\$0.00	-		\$25,000.00	\$ -	\$25,000.00
Climate Resiliency Programs & Grants	\$0.00	-		\$20,000.00	\$ -	\$20,000.00
Small Business Safety & Security	\$25,000.00	\$5,011.94	\$19,988.06	\$35,000.00	\$ 32,737.75	\$2,262.25
Business Building improvement	\$25,000.00	\$25,000.00	\$0.00	\$30,000.00	\$ 60,557.75	(\$30,557.75)
Business Accessabilty Modification	\$25,000.00	\$5,000.00	\$20,000.00	\$25,000.00	\$ 7,276.50	<u>\$17,723.50</u>
Total	\$75,000.00	\$35,011.94	<u>\$39,988.06</u>	<u>\$135,000.00</u>	<u>\$100,572.00</u>	\$34,428.00

# BUEA Bloomington Urban Enterprise Association

#### Memorandum

To: Bloomington Urban Enterprise Association Board Members

From: Andrea de la Rosa, Executive Director-Bloomington Urban Enterprise Association

Cc: Aleksandrina Pratt- Assistant City Attorney, Cheryl Gilliland- Deputy Controller, Jessica McClellan-

Controller, Margie Rice- Corporation Counsel, Gretchen Knapp- Deputy Mayor

Date: May 14, 2025

**RE:** Rapid Response Fund Loan Conversion to Grants

#### **Executive Summary**

The Rapid Response Fund (RRF) provided essential financial support to small businesses during the pandemic through low-interest loans. Staff propose converting remaining loans into grants for eligible businesses as part of the Bloomington Urban Enterprise Association's (BUEA) continued support toward economic recovery for pandemic-impacted businesses. As of March 1, 2025, approximately \$125,826 in loan principal remains outstanding. All remaining loan recipients will be eligible for complete loan-to-grant conversion, pending a brief application to verify use of funds and business operation status. This strategic shift reflects the BUEA's commitment to fostering small business stability and long-term revitalization of the enterprise zone. It also aligns with BUEA's mission to foster small business stability and long-term revitalization of the enterprise zone.

#### Accounting Treatment & Budget Impact

Staff recommends an application process that, for qualifying businesses, would result in reclassifying outstanding loan balances as grant disbursements. The following adjustments will be made:

#### 1. Balance Sheet Impact:

- Outstanding loan balances will be removed from "Total Notes Receivable Long Term" and recorded as "Small Business Grant Disbursements."
- This conversion will ensure that the financial records accurately reflect the program's economic development purpose rather than a loss due to default.

#### 2. Income Statement Treatment:

- The loans will be reclassified as grants under the "Grants" category as "Economic Recovery Grant" or a similar designation.
- This classification more accurately reflects the program's intent and impact, rather than attributing the expense to uncollectible debt.

#### 3. 2025 Budget Considerations:

• The total amount of loans eligible for this conversion should be allocated as an **expenditure in the 2025 budget** under grant assistance programs; the board will need to amend the budget.

#### **Compliance & Documentation**

Given that the EZID program funds the BUEA and, therefore, the RRF program, staff will ensure compliance by documenting the following:

• Eligibility criteria for loan conversion (e.g., business hardship, operational necessity, employment retention impact).

#### Strategic Benefits:

- 1. Supports struggling businesses, maintains local economic stability, and employment.
- 2. Strengthens downtown revitalization efforts by reducing financial burdens on key establishments.
- 3. Provides a transparent, policy-driven approach to debt relief, minimizing perceptions of arbitrary write-offs.

**Request for Approval:** Staff recommends that the BUEA formalize the following loan-to-grant conversion within the 2025 budget and adjust financial reporting accordingly. This approach ensures the program's continued impact while maintaining fiscal responsibility.

## **RRF Loan Conversion Program**

#### **Program Goals & Justification**

The RRF Loan Conversion Program aims to mitigate the long-term financial burden on small businesses impacted by the pandemic by converting outstanding loan balances into grants. Recognizing that many companies relied on multiple relief programs to survive, this initiative seeks to relieve the debt burden, promote economic stability, sustain local businesses, and aid in preventing closures.

#### Key objectives include:

- Reducing financial strain and promoting long-term sustainability for local businesses.
- Enhancing business stability by supporting operations and reinvestment.
- Reducing the operational burden of BUEA

#### **Eligibility Matrix**

Borrower Status	Loan Repayment Status	Conversion Consideration	Required Action
Financial Hardship Active Repayment to High Need Borrowers	Any	Conversion of remaining loan balance to grant	Documentation of any loan repayment
Non-Profits/501(c)(3)	Any	Conversion of remaining loan balance to grant	Documentation of loan repayment
Fully Repaid Borrowers	Loan fully repaid or near completion	Ineligible for conversion program. May receive priority consideration for future financial assistance programs.	No action required

#### **Application Process**

- 1. Application Submission:
  - Borrowers complete an online application, providing:
    - Business information (name, industry, employee count, location)
    - Loan details (amount received, remaining balance, repayment status)
    - The amount the borrower is capable of repaying (even if the sum is zero)
    - Statement of need or Proof of dissolution (for borrowers who have closed their business)
- 2. Prioritization & Expedited Review
- 3. Loan Conversion Approval & Notification:
  - o Borrowers receive a formal Release of Promissory Note.
  - Sign a loan conversion agreement to confirm compliance with the program's terms.

#### Staff Level Review

- 1. Conversion Structure:
  - All Borrowers: Full conversion of the remaining loan balance to a grant, subject to a basic compliance check.

#### **Review & Approval Process**

Applications will be vetted and reviewed by staff for compliance

Initial compliance check (all required documents submitted).

#### 2. Decision Framework:

Applicants receive formal notification within 30 to 60 days of submitting their application.

#### **Compliance & Accountability Measures**

#### 1. Borrower Certification Requirement:

 Borrowers sign an agreement and, where appropriate, an e-verify affidavit, confirming that the funds were used appropriately.

#### 2. Optional Post-Conversion Compliance:

 A concise impact report or narrative demonstrates ongoing operations or reinvestment in the local economy.

#### **Funding Source & Budget Impact**

#### 1. Available Funding:

o These loans are classified as long-term assets that are being converted into grants.

#### 2. Projected Budget Impact:

- o The board would vote to update the 2025 budget for grant conversion.
- The grants will be recorded as an expense in the 2025 budget.

#### Targeted implementation timeline

Phase	Key Actions	Timeline
Program Build Out	Creation of a process, committee	Month 1-2
Program Launch	Announce conversion program, begin outreach	Month 3
Application Window	Accept applications from borrowers	Months 4
Review Period	Process applications & prioritize hardship cases	Months 5
Decision & Approval	Notify borrowers, sign conversion agreements	Months 6

#### **Example of Promissory Note Release:**

#### **Release of Promissory Note**

On [Date of Original Note], the City of Bloomington, Indiana (the "Noteholder"), and [Borrower Name] (the "Borrower") entered into a Loan Agreement and Promissory Note in the original principal amount of \$[Loan] Amount] (the "Loan").

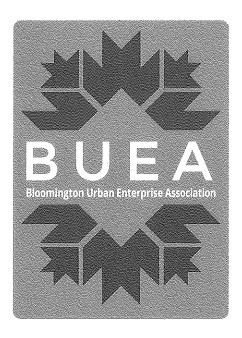
Pursuant to the Rapid Response Fund Loan Conversion Program, the Noteholder has elected to convert the remaining outstanding balance of the Loan into a grant. In consideration thereof, the Noteholder hereby releases, discharges, and forever satisfies the Borrower from any and all obligations, claims, demands, or liabilities arising under or related to the Loan Agreement and Promissory Note dated [Date of Original Note].

The Borrower shall have no further obligation to repay any portion of the Loan, and the Loan is deemed fully satisfied and discharged as of the date set forth below.

Dated this day of <b>[Month], [Year]</b> .	
	CITY OF BLOOMINGTON, INDIANA
	BY:
	BORROWER
	BY:SIGNATURE

PRINTED NAME

#### Bloomington Urban Enterprise Association



## Historic Façade Grant Application

#### Return to:

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

#### Historic Farçade Grant Program Application

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

All information will be kept confidential.

Applicant (include the names of all partners):  Eurton Qualified Opportunity Fund  Phone:  82-322-7303	
Applicant Address (include Zip Code): 11 4848 S. Walnut Pike, Blugt., FN 47401	
Address of the Property to be renovated (include Zip Code):  601 N. Morton Street	
Ownership: Individual Partnership Corporation (Specify: )	
Non-Profit Organization Association (Specify: )  Federal ID #: 88-436480	
Year of incorporation: 11-18-22 Length of time at this location: 24005	
Contact Person: Shawn Eurton Tel: (8Q) 322-7303 Please give a brief description of your	
business/organization:  EQOF was evented for the Renovation  of the "Showers Administration Building". Built	1
is 90% renovated to original in interior	my S
Have you participated in any Zone tax incentives?  Yes  No	
If so, which ones? Opportunity Zone	_
Requested amount of BUEA funds \$ 20,000	

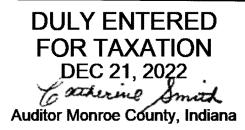
Project Description:
The Showers Administration is located in the
Trades District. The building was wit
Around 1916 & the brick & timestone
exterior is in need of \$175,000+ of
*Please include drawings or phytographs illustrating proposed changes to façade
Economic Impact: Covvently 10
Total number of jobs at location: 60+ Correction Number of new jobs added from project:
New jobs: # of FT
Average management/professional staff wage: #50//r Average service staff wage: #30+//v
Average wage for new jobs:
Do these new jobs have benefits: Yes No
Please describe:
Please estimate how BUEA funds will be spent: Total Façade Cost: \$ 75-410014 BUEA Funds Requested: \$ 2004 Project Balance: \$
Source for Funding: \$
Loan: \$ Cash: \$
Site Improvements: \$ Other (describe): \$
Do you have a clear title to the property?
Total Estimated Cost of Overall Project:
,

**Project Description:** 

Estimated construction start date: Stark 12-22
Estimated construction completion date: 90% Complete
Do you have access to an older or archival photograph of the building? Yes No No
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 No (Meeting date: )
Is this property listed on the Bloomington Historic Sites and Structures list? 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?
Have you hired a contractor? Yes No If yes, who? Address:
Will the contractor or subcontractors be Zone businesses?  Yes No if yes, list
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 No
Have you applied for the \$500 façade rendering grant from the Bloomington Historic Preservation  Commission? (this is not required)  Yes No

#### 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



2022017787 WAR \$25.00 12/21/2022 1:42:10 PM 4 PGS Eric Schmitz Monroe County Recorder IN Recorded as Presented

File Number: 54937

#### **WARRANTY DEED**

CITY OF BLOOMINGTON REDEVELOPMENT COMMISSION ("Grantor"), organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS to EURTON QUALIFIED OPPORTUNITY FUND, LLC, an Indiana limited liability company ("Grantee"), organized and existing under the laws of the State of Indiana, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is acknowledged, the following described real estate in Monroe County, Indiana:

Lots 7 and 8 in Hunter Addition to the City of Bloomington as recorded in Plat Book 3, page 29.

Tax Parcel No.: 53-05-33-206-019.000-005

Auditor's Parcel No.: 013-74380-00

#### SUBJECT TO:

- 1. Real estate taxes and assessments for the year 2022 due and payable 2023, and all subsequent taxes and assessments.
- 2. Any and all covenants, conditions, restrictions, agreements, limitations, encumbrances and easements, if any, which are either observable or of record.
- 3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
- 4. All covenants, conditions, restrictions, easements, and encumbrances as shown by the recorded plat of Hunter, recorded in <u>Plat Cabinet B</u>, <u>Envelope 3</u>, in the office of the Recorder of Monroe County, Indiana. NOTE: This exception omits any covenant, condition, or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. §3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. §3607, or (c) relates to a handicap, but does not discriminate against handicapped people.
- 5. Environmental Restrictive Covenant dated March 20, 2017, recorded March 24, 2017, as <u>Instrument No. 2017003800</u>, in the office of the Recorder of Monroe County, Indiana.

- 6. The terms and conditions of the Real Estate Conveyance Agreement dated the \_\_\_\_\_\_\_ day of December, 2022, by and between the City of Bloomington Redevelopment Commission ("RDC") and Eurton Qualified Opportunity Fund, LLC, an Indiana limited liability company ("Purchaser"), as amended, including the following:
  - "4. Retention Requirements: The RDC's conveyance is subject to the following restrictions:
    - A. <u>Renovation Schedule</u>. Purchaser agrees to begin renovation of the Administration Building on Lot 8 within **one (1) year from the Closing Date**, except due to Circumstances beyond Purchaser's control.
    - **B.** <u>Use Period</u>. Purchaser shall operate 100% of Lots 7 and 8 of the Real Estate, including any newly developed improvements, as non-residential space except by mutual written agreement between the Purchaser and the RDC.
    - C. <u>Historic Preservation</u>. Purchaser acknowledges that in the spirit of the historic district designation of Lot 8, in addition to exterior features, upon completing the renovation of the Real Estate, Purchaser will make reasonable effort, as financially feasible, to preserve, maintain, and restore historic interior features and details of the Administration Building, including but not limited to the trim, flooring and fireplaces.
    - D. <u>Intended Use.</u> Purchaser intends to use the Real Estate as professional office space, which should include (1) rental office space for technology-related tenants (office, maker space, etc.), and (2) general offices offered for professional use ("Intended Use"). The Intended Use and permitted uses under this agreement do not include residential use.
  - 5. <u>Transfer Back to RDC:</u> As part of the consideration for this conveyance, Purchaser and RDC, for themselves, and for their successors and assigns, agree to be bound by and shall fully comply with all the terms of this Real Estate Conveyance Agreement. If at any time within ten (10) years after the conveyance date, Purchaser materially fails to comply with the Retention Requirements, as defined by paragraph 4, above, and such breach continues for ninety (90) days after written notice from the RDC, then the Real Estate herein conveyed together with any improvements may, at the sole option of the RDC, be purchased by the RDC as defined below.

If RDC executes its option to purchase of the Real Estate under this Section, the RDC shall purchase the Real Estate in accordance with the Fair Market Value ("FMV"). The FMV shall be determined by two (2) intendent appraisers in a certified appraisal report based on the market value of the real estate, improvements and leaseholds, then in effect, employing methodologies that include, minimally, comparative analysis, income approach, and cost analysis. All appraisers shall be MAI certified and licensed in the State of Indiana and specifically experienced in valuation of commercial and investment property. The RDC shall pay all the costs and expenses of the conveyance and of the appraisal(s) that may arise under the terms of this section.

This Section 5 shall survive the Closing and remain in effect for a period of ten (10) years from the closing date."

7. Rights of Tenants, if any, under unrecorded leases, as to possession only.

The recorded plat of this addition is sometimes referred to as Hunter Addition, Hunters Addition, and Hunter's Addition.

NOTE: Balance of page left blank intentionally. Signatures and acknowledgements appear on following page(s).

In Witness Whereof, Grantor has executed the	nis deed on this 15	$\frac{4}{4}$ day of December	er, 2022.
CITY OF BLOOMINGTON REDEVELOPMED BY: Cirdy/Kinnamey, President  STATE OF INDIANA  COUNTY OF MONROE  Before me, Kenneth Kegan Burns State, this 15th day of December, 2022, pexecuted the foregoing deed; and who, having	) ) SS: ) , a l personally appeared (	Notary Public in and Cindy Kinnarney, Protected that any representations	OTARY SEAL  MINISSION NUMBER  PROTOBORO  If for said County and esident, who esentations therein
contained are true.  My Commission Expires:  //-30.25	V. 1	1/2	
11 20.25	Kenneth K	gan Burns Hendricks	, Notary Public
Mailing addresses:			
Per IC 32-21-2-3(e): Mailing address to which	n statements should l	oe mailed under IC	6-1.1-22-8.1: 4 <i>0</i>
The mailing address of the Grantee is			
	[must be a	a street address or i	rural route address]

This instrument was prepared by Morris H. Erickson, Attorney at Law, Bloomington, Indiana.

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. - Morris H. Erickson





Rose, DeJohn (1702)

**Program Name: buea-building** 

**Status: Submission Confirmation** 

Submit Time: 2025/03/24 at 5:42 PM EDT

#### **BUEA Major Building Improvement Grant Program Overview**

I have read and understand the grant overview.

Answered on: 2025-03-24

## Project Location - Please verify the project location is in the Bloomington Urban Enterprise Zone.

101 W Kirkwood AVE

**STE 119** 

Bloomington, IN 47404

Answered on: 2025-03-24

Meets eligibility

#### **Organization Name**

Andrew Davis Clothiers, Inc.

Answered on: 2025-03-24

## Which type of project are you applying for? Business Safety and Security Grant, Business Building Improvement Grant, Accessibility Modification Grant

**Business Building Improvement Grant** 

Answered on: 2025-03-24

#### How did you hear about this program?

CFC

Answered on: 2025-03-24

#### **Applicant Name**

DeJohn Rose

Answered on: 2025-03-24

#### Job Title or Role

**Chief Operating Officer** 

Answered on : 2025-03-24

#### **Email**

DeJohn@AndrewDavisClothiers.com

Answered on: 2025-03-24

#### **Phone Number**

+1 812-322-1891

Answered on : 2025-03-24

#### **Additional Contacts**

Answered on: 2025-03-24

#### What type best describes your organization? (restaurant, retail, school, etc.)

Retail Store

Answered on: 2025-03-24

## Organization Tax Classification Sole Proprietor, LLC, S-Corp, C-Corp, Partnership, Co-Op, Non-Profit, LLP

S-Corp

Answered on: 2025-03-24

**Years in Operation** 

23

Answered on: 2025-03-24

**Organization Mailing Address** 

101 W Kirkwood Ave

Ste 119

Bloomington, IN 47404-6134

Answered on: 2025-03-24

How many employees does your organization have?

4

Answered on: 2025-03-24

**Organization Website** 

https://www.andrewdavisclothiers.com

Answered on: 2025-03-24

Please describe your organization in a few sentences. What are your origins, purpose, mission, and/or goals?

We are a locally-owned specialty men's clothing retailer with a fundamental commitment is to provide unparalleled customer service and product assortment. Our goal is to develop a lasting, personal relationships with our customers and the community that we live in and service.

Answered on: 2025-03-24

Have you previously received a BUEA Improvement Grant?

No

Answered on: 2025-03-24

Is your facility located within a historic district?

Yes

Answered on: 2025-03-24

Does your organization own or lease your facility?

Lease

Answered on: 2025-03-24

**Property Owner Name** 

**CFC Properties** 

Answered on: 2025-03-24

**Property Owner Email Address** 

Mark.Webb@cfcproperties.com

Answered on: 2025-03-24

When does your current lease period end?

07/31/2037

Answered on: 2025-03-24

Do you intend to renew your lease?

Yes

Answered on: 2025-03-24

Please check the box to confirm that you are in communication with your facility's owner about this grant program.

Confirm

Answered on: 2025-03-24

## Total Funding Request (Suggested max \$10,000 - Funding requests over 10k may require in-person board review.)

10000.00

Answered on: 2025-03-24

#### Basic Project Details - Please give a description of your improvement project

We did a full gut remodel of our store in Summer of 2024. This included replacing floors, replacing fixtures, new drywall, new paint, and new HVAC system.

Answered on: 2025-03-24

#### **Project Start Date**

06/17/2024

Answered on: 2025-03-24

#### **Project End Date**

08/09/2024

Answered on: 2025-03-24

Does this project require a Certificate of Appropriateness due to historic designation or documentation that the Historic Preservation Program Manager has confirmed that you do not need a COA (such as a copy of an email)?

No

Answered on: 2025-03-24

#### Please upload photos of the project prior to improvements or "before" pictures.

IMG\_2100.jpg

IMG 1349.jpg

IMG 7950.JPG

IMG 7949.JPG

IMG\_3864.jpg

**IMG 6679.HEIC** 

IMG\_4600.jpg

IMG 4599.jpg

IMG\_4597.jpg

Answered on: 2025-03-24

#### Please upload quotes, invoices or receipts for the improvements.

20240628 Invoice from Jeff Stone - Andrew Davis.pdf

20240708 Invoice from Jeff Stone\_Andrew Davis.pdf

20240716 Andrew Davis Invoice Jeff Stone (1).pdf

20240724 Invoice from Jeff Stone\_Andrew Davis.pdf

20240731 Invoice from Jeff Stone\_Andrew Davis.pdf

20240807 Invoice from Jeff Stone\_Andrew Davis.pdf

20240807 Painting Invoice from Jeff Stone\_Andrew Davis.pdf

20240809 Invoice from Jeff Stone\_Andrew Davis.pdf

AfterPhoto1.JPEG

AfterPhoto2.JPEG

AfterPhoto3.JPEG

AfterPhoto4.JPEG

AfterPhoto5.JPEG

AfterPhoto6.JPEG

Answered on: 2025-03-24

Are you applying for any other grants or sources of funding for your project, from the City of Bloomington or otherwise? Please describe the sources, amounts, and funding status. N/A

Answered on: 2025-03-24

If you are applying for the Business Building Improvement Grant, can you match up to 50% of your total funding request?

Yes

Answered on: 2025-03-24

## How would participating in this program help address the needs of your organization and facility(ies)?

We are making our store more accessible, easy to shop, and modern. Some of our improvements include accessibility features such as larger dressing rooms, lower counter tops, and more open space. Our store previously felt like two different spaces and the renovation helps unite the spaces to provide a more cohesive shopping experience.

Answered on: 2025-03-24

#### **Standard Signature**

Yes

Answered on: 2025-03-24

#### **Hidden Questions:**

Address must be located inside the Bloomington Urban Enterprise Zone (BUEZ).

N/A

If you have received BUEA Improvement grants within the past 12 months, tell us which grant(s) have you received and the awarded amount(s).

N/A

Please upload your Certificate of Appropriateness (COA), or documentation (such as a copy of an email) that the Historic Preservation Manager confirmed that you do not need a COA.

N/A

If you are applying for the Safety & Security or Accessibility Grant, can you match up to 25% of your total funding request?

N/A

Item	Cost	
Labor	\$	25,715.00
Labor	Ψ	20,110.00
Materials	\$	5,596.81
Project Total	\$	31,311.81
Andrew Davis Clothes Contribution	\$	21,311.81
Requested BUEA Funding	\$	10,000.00

## **Jeff Stone Construction** 420 S. Curry Pike

Bloomington, Indiana 47403

Balance Due: \$6,670.00

7/16/2024

AD

Invoice Date:

File #:

**Andrew Davis Clothiers** 101 W. Kirkwood Avenue, Suite 119 Bloomington, IN 47404

#### Fees:

Labor Only:

Drywall	\$1,270.00
Zach – 6 days @ \$200/day	\$1,200.00
Jeremy – 5 days @ \$400/day	\$2,000.00
Jeff – 5.5 days @ \$400/day	\$2,200.00

**Total Invoice Account Summary:** \$6,670.00

> \$6,670.00 **Balance Due Now**

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## MENARDS - BLOOMINGTN 1285 South Liberty Dr Bloomington, IN 47403

KEEP YOUR RECEIPT RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for items on this receipt will be in the form of an in store credit voucher if the return is done after 10/15/24

If you have questions regarding the charges on your receipt, please email us at: BLOMfrontend@menards.com



0.46

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Sale Transaction TOGGLE 1G-WH

3713006 WH 2G JUMBO SWITCH PLATE 4 62.72

3713501 3/8" PLSIC NM CBL CNNCT

3650971 TOGGLE 4G-Win

3713093 2G 37 CI FB BOX-NAIL 3617002

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TOTAL TAX STATE OF IN 7% TOTAL SALE CHASE VISA 3135 PO # Andrew Davis Auth Code:00631G Chip Inserted a0000000031010

THE FOLLOWING REBATE RECEIPTS WERE PRINTED FOR THIS TRANSACTION: 3035

TC - d9963f418e31588e

TOTAL NUMBER OF ITEMS =

**GUEST COPY** 

The Cardholder acknowledges receipt of goods/services in the total amount shown hereon and agrees to pay the card issuer according to its current terms.

THIS IS YOUR CREDIT CARD SALES SLIP PLEASE RETAIN FOR YOUR RECORDS.

THANK YOU, YOUR CASHIER, Delynn

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### MENARDS - BLOOMINGTN 1285 South Liberty Dr Bloomington, IN 47403

KEEP YOUR RECEIPT
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for items on this receipt will be in the form of an in store credit voucher if the return is done after 10/10/14

If you have questions regarding the charges on your receipt, please email us at:
BLOMfrontend@menards.com



## Sale Transaction

HID DESINGE DEDATE DITTY

5554516	19.99
BIFOLD DR TOP GUIDE ROLL	4.00
4312322 BIFOLD DR TOP SPRNG PIVO	4.99
4312312	4.93
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TOTAL NUMBER OF ITEMS = 3

TC - a41ca393baacca4e

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THE FULLOWING REBATE RECEIPTS WERE PRINTED FOR THIS TRANSACTION: 3035

THANK YOU, YOUR CASHTER, Rhea Dawn

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LEARN MORE AT LOWES.COM/WYLOWESREWARDS

LOWE'S HOME CENTERS, LLC 350 NORTH GATES DR.

BLOOMINGTON, IN 47404 (812) 323-0899

- SALE

SALES#: S0634IEC 4468098 TRANS#: 152911001 07-18-24

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70370 BC 25-FT 16-GA ORANGE COR 9798

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SUBTOTAL:

TOTAL TAX: 5.35
INVOICE 82370 TOTAL: 81.82
UTSA: 81.82

76.47

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VISA: XXXXXXXXXXXXXX3135 AHOUNT: 81.82 AUTHCD: 044056 CHIP REFID:063469370107-07/18/24 11:08:11

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# OF ITEMS PURCHASED:
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S.
FOR DETAILS ON OUR RETURN POLICY, VISIT
LOVES.COM/RETURNS

A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR; CUSTOHER SERVICE DESK

NYLUNE'S REWARDS CREDIT CARDHOLDERS WET MORE.
FOR DETAILS VISIT LOWES.COM/MYLOWESREWARDS

SHARE YOUR FEEDBACK! Enter for a chance to be

ONE OF FIVE \$500 WINNERS DRAWN MONTHLY!

IENTRE EN EL SORTEO MENSUAL

PARA SER UNO DE LOS CINCO GANADORES DE \$500!

ENTER BY COMPLETING A SHORT SURVEY
UITHIN ONE WEEK AT: www.lowes.com/burvey

STANSIFER RADIO 1805 S WALNUT ST. BLOOMINGTON, IN 47401 (812)336-6339

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THANK YOU PLEASE COME AGAIN

# STANSIFER RADIO CO. INC.

WHOLESALE

WHOLESALE

1805 S. Walnut • Bloomington, IN 47401 • Ph.: 336-6339

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PACKING LIST

















Sweany, Jaime (1755)

**Program Name: buea-building** 

**Status: Submission Confirmation** 

Submit Time: 2025/04/01 at 10:24 AM EDT

### **BUEA Major Building Improvement Grant Program Overview**

I have read and understand the grant overview.

Answered on: 2025-03-27

# Project Location - Please verify the project location is in the Bloomington Urban Enterprise Zone.

615 W Kirkwood AVE Bloomington, IN 47404

Answered on: 2025-03-27

Meets eligibility

### **Organization Name**

Juniper Gallery, LLC

Answered on: 2025-03-27

# Which type of project are you applying for? Business Safety and Security Grant, Business Building Improvement Grant, Accessibility Modification Grant

Accessibility Modification Grant

Answered on: 2025-03-27

#### How did you hear about this program?

Michael Shermis

Answered on: 2025-03-27

### **Applicant Name**

Jaime Susanne Sweany

Answered on: 2025-03-27

#### Job Title or Role

Member/Owner

Answered on: 2025-03-27

#### **Email**

art@juniperartgallery.com

Answered on: 2025-03-27

#### **Phone Number**

+1 812-822-1663

Answered on : 2025-03-27

#### **Additional Contacts**

Answered on : 2025-03-27

### What type best describes your organization? (restaurant, retail, school, etc.)

Retail

Answered on: 2025-03-27

# Organization Tax Classification Sole Proprietor, LLC, S-Corp, C-Corp, Partnership, Co-Op, Non-Profit, LLP

LLC

Answered on: 2025-03-27

#### **Years in Operation**

7

Answered on: 2025-03-27

### **Organization Mailing Address**

615 W Kirkwood Ave Bloomington, IN 47404

Answered on: 2025-03-27

#### How many employees does your organization have?

5

Answered on: 2025-03-27

### **Organization Website**

juniperartgallery.com

Answered on: 2025-03-27

# Please describe your organization in a few sentences. What are your origins, purpose, mission, and/or goals?

Juniper Art Gallery represents 30+ Indiana fine artists, and we have a retail ("Artisan") shop that supports hundreds of local, regional, and international Fair-Trade artisans. Juniper has a small Cafe, and we have a whole calendar of monthly music, writing and other creative events which are free to the community. Our mission is to serve as a "hub" for the arts, and to make them accessible to everyone by offering a variety of price points when purchasing art and merchandise, plus offering opportunities to inspire both creativity and community participation in the arts.

Answered on: 2025-03-27

#### Have you previously received a BUEA Improvement Grant?

Yes

Answered on: 2025-03-27

# If you have received BUEA Improvement grants within the past 12 months, tell us which grant(s) have you received and the awarded amount(s).

The BUEA grant I received was over 20 years ago, for another business that I owned.

Answered on: 2025-03-27

#### Is your facility located within a historic district?

Yes

Answered on: 2025-03-27

#### Does your organization own or lease your facility?

Lease

Answered on: 2025-03-27

#### **Property Owner Name**

Thomas Gallagher

Answered on: 2025-03-27

#### **Property Owner Email Address**

tgallagh@homefinder.org

Answered on: 2025-03-27

#### When does your current lease period end?

03/31/2026

Answered on: 2025-03-27

#### Do you intend to renew your lease?

Yes

Answered on: 2025-03-27

Please check the box to confirm that you are in communication with your facility's owner about this grant program.

Confirm

Answered on: 2025-03-27

Total Funding Request (Suggested max \$10,000 - Funding requests over 10k may require in-person board review.)

9000.00

Answered on: 2025-04-01

#### Basic Project Details - Please give a description of your improvement project

The purpose of this project is to make my business handicapped accessible by building a switchback ramp where the current deck exists. Both front and back entrances have steps. The project also includes restroom modifications to make it accessible as well.

Answered on: 2025-04-01

#### **Project Start Date**

05/15/2025

Answered on: 2025-04-01

#### **Project End Date**

05/30/2025

Answered on: 2025-04-01

Does this project require a Certificate of Appropriateness due to historic designation or documentation that the Historic Preservation Program Manager has confirmed that you do not need a COA (such as a copy of an email)?

No

Answered on: 2025-04-01

Please upload photos of the project prior to improvements or "before" pictures.

20230521\_125124\_HDR.jpg

Answered on: 2025-04-01

#### Please upload quotes, invoices or receipts for the improvements.

SuperiorConstruction-ChrisLand-RampQuote-7-24.pdf

Bathroom-Quote-3-31-25.pdf

AgewiseDesign-Invoice.pdf

Answered on: 2025-04-01

Are you applying for any other grants or sources of funding for your project, from the City of Bloomington or otherwise? Please describe the sources, amounts, and funding status.

n/a

Answered on : 2025-04-01

If you are applying for the Safety & Security or Accessibility Grant, can you match up to 25% of your total funding request?

Yes

Answered on: 2025-04-01

# How would participating in this program help address the needs of your organization and facility(ies)?

It is extremely important to me personally, and as a business owner to have Juniper Art Gallery accessible to all. Making the arts accessible to all is built into my mission statement. There are several community members who currently cannot access my business, and that breaks my heart.

Answered on: 2025-04-01

### **Standard Signature**

Yes

Answered on: 2025-04-01

### **Hidden Questions:**

Address must be located inside the Bloomington Urban Enterprise Zone (BUEZ).

N/A

Please upload your Certificate of Appropriateness (COA), or documentation (such as a copy of an email) that the Historic Preservation Manager confirmed that you do not need a COA.

N/A

If you are applying for the Business Building Improvement Grant, can you match up to 50% of your total funding request?

N/A

Item	Cost	
Labor	\$	4,410.00
Materials	\$	4,342.00
Striping/paving	\$	950.00
Project Total	\$	9,702.00
Juniper Art Gallery		
Contribution'	\$	2,425.50
Requested BUEA Funding	\$	7,276.50



Bill To

Jupiter Gallery
Jaime Sweany
615 W. Kirkwood Ave
Bloomington, IN 47404

## Agewise Design, LLC

2550 N. Browncliff Lane Bloomington IN 47408

**Phone #** 812-369-1446

info@agewisedesign.com www.agewisedesign.com

$n \cdot n$	$\sim$
nvoi	. :-:
	$\sim$

Date	Invoice #
9/19/2023	AD-2309-1

Terms	Project
Due on receipt	

Quantity	Description	Rate	Amount
	Interior Design Fee for the Design of an Exterior Ramp into the Gallery Fee includes (2) meetings with Jaime Sweany and the Property Owner	75.00	300.00
		Sales Tax (7.0%)	\$0.00
		Balance Due	\$300.00
		Payments/Credits	\$0.00
		Total	\$300.00



4/2/2025



ESTIMATE NO.

Tyler Holloway 8123224310 holloway.carpentry812@gmail.com

FROM Holloway Carpentry 7791 S Zikes Rd Bloomington IN 47401 United States	FOR Jaime Sweany 615 W Kirkwood Ave Bloomington 47404 United States	•		
DESCRIPTION		QUANTITY	UNIT PRICE (\$)	AMOUNT (\$)
New ADA compliant toilet  Price varies on a chair height toilet, must be 17" from and no more than 19" from the ground. Anywhere from \$500 depending on how nice you want it.		1	350.00	350.00
New ADA approved grab bar  The flip up grab bars we discussed are anywhere fro \$200, the wall mounted non moving ones are \$30-\$5		1	200.00	200.00
Lower sink  ADA requirements specify sink must be no higher the of bowl, I measured yours at 36" but believe we can sink to eliminate the cost of new sink, just labor cost and possible repairs from where sink was located be	lower your for the work,	1	200.00	200.00
Entrance Cabinet  When looking at ADA requirements you must have 3 at the entrance of a bathroom, and doors should req strength and be operated 1 handed, your door is wid can be operated 1 handed and i measured 39" from the cabinet inside so I believe it can stay as is.	uire little e enough,	1	0.00	0.00
Labor to install toilet and grab bar		1	200.00	200.00
New plumbing materials for sink and toilet  If needed this would include new P trap and drain for water lines for toilet and sink.	r sink, new	1	100.00	100.00
Total (USD):				\$1,050.00

ISSUE DATE

3/31/2025

**VALID UNTIL** 

Issued by, signature:

Tyle Holling



## **Estimate**

Chris Land	Customer: Jaime Sweany	
9494 N Moon Rd	Job Address: Juniper Art Gallery	
Gosport, IN 47433	615 W Kirkwood	
812-585-2986	Bloomington, IN	
SuperiorConstructionGosport@gmail.com	<u>Date:</u> 7/21/24	
Project Description		Price
Build ADA compliant ramps off existing deck - one 16' ramp from	existing deck to new lower deck, another	
14' ramp down to parking lot - railing along both sides of ramp as	well as sides of lower deck	
replace 8 rotten / damaged deck boards on existing deck, replace	e two 8' sections of curved rim board	
on existing deck - all lumber to be pressure treated pine		
Materials		\$3,342.00
Labor		\$4,060.00
	Total:	\$7,402.00
This price reflects current material costs, which are subject to chan	ge before the materials are actually purcha	sed.
To accept this proposal, please sign and date.		
Signature	Date	

PAYMENT:  $\frac{1}{3}$  of total is due when materials are ordered,  $\frac{1}{3}$  is due when work begins, and the remaining  $\frac{1}{3}$  is due at completion of work. Any work above and beyond what is specified in this proposal will be an additional charge. Customer is responsible for obtaining any building permits and permissions. All leftover building materials are property of Superior Construction unless a time and materials payment plan has been agreed upon.



# **Bloomington Seal Coating & Paving**

Residential — Commercial — Industrial Free estimates-Bonded-Insured

*FOR ALL YOUR ASPHAL	LI AND PAVING NEE	<i>LDS*</i> Phone: 812-824-5461
1235 W. Old Capital Pike	Bloomin	ngtonSealCoating@yahoo.com
Bloomington, IN 47403		www.bscp1.com
PROPOSAL SUBMITTED TO:		<u>DATE:</u> 5/06/2025
Juniper Art Gallery		6,00,2020
STREET: 615 W. Kirkwood Avenue	JOB NAME:	
CITY, STATE AND ZIP CODE: Bloomington, IN 47404	IOB LOCATION:	
CONTACT NAME:	CONTACT EMAIL:	IOR PHONE.
	art@juniperartgallery.com	<u>JOB PHONE:</u> 812-219-2992
We hereby submit specifications and estimates for:      Will black out existing lines and repaint, per specific TOTAL: \$950.00	cations.	
<b>We Propose</b> hereby to furnish material and labor - complete please see of Please note: Prices above are subject to sudden market price increases.	ptions above	
increa		
Payment to be made as follows: Net 7 (payment in full 7 day.	s after invoice date) c	dollars (\$).
All material is guaranteed to be specified. All work to be completed in a workman like manner a cost will be executed only upon written orders and will become an extra charge over and above the control. Owner to carry fire	ne cost of the estimate. All agreements conting	
Acceptance of Contract - The above prices, specifications and	Authorized Signature	
conditions are satisfactory and are hereby accepted. You are authorized to do		
the work as specified. Payment will be made as outlined above.	Signature	

Signature\_

Date of Acceptance\_



## Turner, John (1861)

**Program Name: buea-building** 

**Status: Submission Confirmation** 

Submit Time: 2025/04/25 at 5:21 PM EDT

### **BUEA Major Building Improvement Grant Program Overview**

I have read and understand the grant overview.

Answered on: 2025-04-24

# Project Location - Please verify the project location is in the Bloomington Urban Enterprise Zone.

108 W 4th ST

Bloomington, IN 47404

Answered on: 2025-04-24

Meets eligibility

### **Organization Name**

Bloomington Community Radio INC. DBA WFHB

Answered on: 2025-04-24

# Which type of project are you applying for? Business Safety and Security Grant, Business Building Improvement Grant, Accessibility Modification Grant

**Business Building Improvement Grant** 

Answered on: 2025-04-24

#### How did you hear about this program?

word of mouth

Answered on: 2025-04-24

### **Applicant Name**

John Turner

Answered on: 2025-04-24

#### Job Title or Role

General Manager

Answered on: 2025-04-24

#### **Email**

manager@wfhb.org

Answered on: 2025-04-24

#### **Phone Number**

+1 812-323-1200

Answered on : 2025-04-24

#### **Additional Contacts**

Answered on : 2025-04-24

#### What type best describes your organization? (restaurant, retail, school, etc.)

Non-commerical Radio Station

Answered on: 2025-04-24

# Organization Tax Classification Sole Proprietor, LLC, S-Corp, C-Corp, Partnership, Co-Op, Non-Profit, LLP

Non-Profit

Answered on: 2025-04-24

#### **Years in Operation**

32

Answered on: 2025-04-24

**Organization Mailing Address** 

108 W 4th St

Bloomington, IN 47404

Answered on: 2025-04-24

How many employees does your organization have?

8

Answered on: 2025-04-24

**Organization Website** 

wfhb.org

Answered on: 2025-04-24

Please describe your organization in a few sentences. What are your origins, purpose, mission, and/or goals?

We are a non-commerical educational radio staion with a mission to provide diverse programming for the local community, by the local the local community.

Answered on: 2025-04-24

Have you previously received a BUEA Improvement Grant?

No

Answered on: 2025-04-24

Is your facility located within a historic district?

Yes

Answered on: 2025-04-24

Does your organization own or lease your facility?

Lease

Answered on: 2025-04-24

**Property Owner Name** 

City of Bloomington

Answered on: 2025-04-24

**Property Owner Email Address** 

de.delarosa@bloomington.in.gov

Answered on: 2025-04-24

When does your current lease period end?

01/01/2026

Answered on: 2025-04-24

Do you intend to renew your lease?

Yes

Answered on: 2025-04-24

Please check the box to confirm that you are in communication with your facility's owner about this grant program.

Confirm

Answered on: 2025-04-24

Please upload a letter of approval for the intended improvements from the property owner if you are leasing your space.

Answered on: 2025-04-25

# Total Funding Request (Suggested max \$10,000 - Funding requests over 10k may require in-person board review.)

5000.00

Answered on: 2025-04-25

#### Basic Project Details - Please give a description of your improvement project

WFHB is in need to replace an electronic component of our Emergency Alert System, known as EAS. Our EAS system is essential for automatically getting messages related to hazardous weather conditions, amber alerts, and other essential information in times of crisis. Our current unit is past its shelf life and is no longer serviceable. This grant would allow us to continue getting vital information to the community, especially in the BEAU zone, as our 98.1 FM tower is located within this zone.

Answered on: 2025-04-25

**Project Start Date** 

06/01/2025

Answered on: 2025-04-25

**Project End Date** 

06/01/2025

Answered on: 2025-04-25

Does this project require a Certificate of Appropriateness due to historic designation or documentation that the Historic Preservation Program Manager has confirmed that you do not need a COA (such as a copy of an email)?

No

Answered on: 2025-04-25

Please upload photos of the project prior to improvements or "before" pictures.

IMG\_1970.png

Answered on: 2025-04-25

Please upload quotes, invoices or receipts for the improvements.

Untitled.png

Answered on: 2025-04-25

Are you applying for any other grants or sources of funding for your project, from the City of Bloomington or otherwise? Please describe the sources, amounts, and funding status.

Answered on: 2025-04-25

If you are applying for the Business Building Improvement Grant, can you match up to 50% of your total funding request?

Yes

Answered on: 2025-04-25

Please upload a document or spreadsheet with a simple project budget, including your matching funding.

EAS Replacement budget.pdf

Answered on: 2025-04-25

How would participating in this program help address the needs of your organization and facility(ies)?

The Emergency Alert System is not only critical for dissiminating information to the public, it is required by the FCC, the regulatory acengy that determines policies and enforcement for station licensees. The

updated equipement helps to keep our license in good standing.

#### **Standard Signature**

Yes

Answered on: 2025-04-25

Answered on: 2025-04-25

### **Hidden Questions:**

Address must be located inside the Bloomington Urban Enterprise Zone (BUEZ).

N/A

If you have received BUEA Improvement grants within the past 12 months, tell us which grant(s) have you received and the awarded amount(s).

N/A

Please upload your Certificate of Appropriateness (COA), or documentation (such as a copy of an email) that the Historic Preservation Manager confirmed that you do not need a COA.

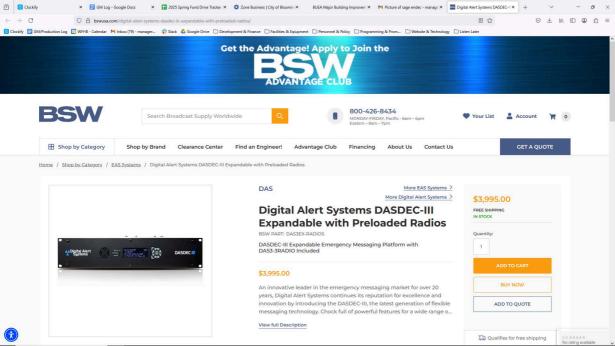
N/A

If you are applying for the Safety & Security or Accessibility Grant, can you match up to 25% of your total funding request?

N/A

	Inco	me	Expe	ense
to Broadcast Supply			\$	(3,995.00)
World from WFHB	\$	998.75		
from COB	\$	2996.25		





## Crawley, Victoria (1796)

**Program Name: buea-building** 

**Status: Submission Confirmation** 

Submit Time: 2025/04/17 at 4:36 PM EDT

### **BUEA Major Building Improvement Grant Program Overview**

I have read and understand the grant overview.

Answered on: 2025-04-15

# Project Location - Please verify the project location is in the Bloomington Urban Enterprise Zone.

617 N Madison ST

Bloomington, IN 47404

Answered on: 2025-04-15

Meets eligibility

### **Organization Name**

Dimension Mill Inc.

Answered on: 2025-04-15

# Which type of project are you applying for? Business Safety and Security Grant, Business Building Improvement Grant, Accessibility Modification Grant

**Business Safety and Security Grant** 

Answered on: 2025-04-15

#### How did you hear about this program?

De de la Rosa

Answered on: 2025-04-15

### **Applicant Name**

Victoria Crawley

Answered on: 2025-04-17

#### Job Title or Role

**Head of Operations** 

Answered on: 2025-04-17

#### **Email**

victoria@dimensionmill.org

Answered on: 2025-04-17

#### **Phone Number**

+1 812-278-4970

Answered on : 2025-04-17

#### **Additional Contacts**

Answered on: 2025-04-17

#### What type best describes your organization? (restaurant, retail, school, etc.)

Non-profit

Answered on: 2025-04-15

# Organization Tax Classification Sole Proprietor, LLC, S-Corp, C-Corp, Partnership, Co-Op, Non-Profit, LLP

Non-Profit

Answered on: 2025-04-15

#### **Years in Operation**

6

Answered on: 2025-04-15

#### **Organization Mailing Address**

642 N Madison St

Bloomington, IN 47404

Answered on: 2025-04-15

### How many employees does your organization have?

14

Answered on: 2025-04-15

#### **Organization Website**

dimensionmill.org

Answered on: 2025-04-15

# Please describe your organization in a few sentences. What are your origins, purpose, mission, and/or goals?

The Mill builds & nurtures Bloomington's startup ecosystem. We are a 501(c)(3) nonprofit center for entrepreneurship in Bloomington, funded by membership and event space fees, as well as by generous donations from corporate sponsors and angel investors from south-central Indiana.

Answered on: 2025-04-15

#### Have you previously received a BUEA Improvement Grant?

Nο

Answered on: 2025-04-15

### Is your facility located within a historic district?

No

Answered on : 2025-04-15

#### Does your organization own or lease your facility?

Lease

Answered on: 2025-04-15

#### **Property Owner Name**

Bloomington Redevelopment Commission

Answered on: 2025-04-15

#### **Property Owner Email Address**

jane.kupersmith@bloomington.in.gov

Answered on: 2025-04-15

#### When does your current lease period end?

12/31/2028

Answered on: 2025-04-15

#### Do you intend to renew your lease?

Yes

Answered on: 2025-04-15

# Please check the box to confirm that you are in communication with your facility's owner about this grant program.

Confirm

Answered on: 2025-04-15

Please upload a letter of approval for the intended improvements from the property owner if you are leasing your space.

Answered on: 2025-04-17

# Total Funding Request (Suggested max \$10,000 - Funding requests over 10k may require in-person board review.)

19741.50

Answered on: 2025-04-17

#### Basic Project Details - Please give a description of your improvement project

Repair of 14 windows damaged due to vandalism on April 2, 2025

Answered on: 2025-04-17

#### **Project Start Date**

04/17/2025

Answered on: 2025-04-17

#### **Project End Date**

05/16/2025

Answered on: 2025-04-17

Does this project require a Certificate of Appropriateness due to historic designation or documentation that the Historic Preservation Program Manager has confirmed that you do not need a COA (such as a copy of an email)?

No

Answered on: 2025-04-17

Please upload photos of the project prior to improvements or "before" pictures.

PXL\_20250403\_120813969.jpg

PXL\_20250403\_120905559.jpg

PXL\_20250403\_120945815.jpg

PXL\_20250403\_120955591.jpg

PXL\_20250403\_121008175.jpg

PXL\_20250403\_121025210.jpg

PXL\_20250403\_121236852.jpg

Answered on: 2025-04-17

#### Please upload quotes, invoices or receipts for the improvements.

Vandalism repair costs.pdf

Answered on: 2025-04-17

Are you applying for any other grants or sources of funding for your project, from the City of Bloomington or otherwise? Please describe the sources, amounts, and funding status.

Answered on: 2025-04-17

If you are applying for the Safety & Security or Accessibility Grant, can you match up to 25% of your total funding request?

Yes

Answered on: 2025-04-17

Please upload a document or spreadsheet with a simple project budget, including your matching funding.

Forge Window Repairs - Sheet1.pdf

Answered on: 2025-04-17

How would participating in this program help address the needs of your organization and facility(ies)?

Tenants are not yet paying rent, so this grant will provide funding to cover critical repairs to the windows that will keep tenant improvements on track and maintain a safe and beautiful appearance to the Trades District.

Answered on: 2025-04-17

### **Standard Signature**

Yes

Answered on: 2025-04-17

### **Hidden Questions:**

Address must be located inside the Bloomington Urban Enterprise Zone (BUEZ).

N/A

If you have received BUEA Improvement grants within the past 12 months, tell us which grant(s) have you received and the awarded amount(s).

N/A

Please upload your Certificate of Appropriateness (COA), or documentation (such as a copy of an email) that the Historic Preservation Manager confirmed that you do not need a COA.

N/A

If you are applying for the Business Building Improvement Grant, can you match up to 50% of your total funding request?

N/A

BUEA	\$19,741.50
Dimension Mill Inc.	\$6,580.50
Total	\$26,322.00



John Fernandez Interim Executive Director Dimension Mill Inc. john@dimensionmill.org

April 16, 2025

Dear BUEA Board Members,

I am writing to respectfully request emergency funding support from the Bloomington Urban Enterprise Association for the repair of fourteen broken windows at The Forge in the Trades District, caused by an act of vandalism on April 2, 2025.

The damage, which has impacted both the safety and appearance of our facility, requires immediate attention to restore the security of our building and ensure uninterrupted tenant improvements. We've been in close contact with the City of Bloomington regarding this incident, and city staff have been fully supportive of our efforts to move quickly with repairs.

Given The Mill's location within the Urban Enterprise Zone and its role as a central hub for entrepreneurship and innovation in Bloomington, including being home to several enterprise zone companies, we hope the BUEA will consider this request favorably as part of its mission to support economic development and revitalization in the zone, particularly in the phase of The Forge buildout where we do yet have paying tenants.

Thank you for your consideration and for your continued support of The Mill, The Forge, and the Trades District.

Warm regards,

John Fernandez
Interim Executive Director
Dimension Mill Inc.



















## WEDDLE BROS. BUILDING GROUP, LLC. PCO Pricing Sheet

PCO #: Quote

Project:	Forge Vandalism Repairs					_		
					<b>Class</b> SUP	Day	Shift Hourly Labor R	
					CARP F	Carr	Field Superintendent penter Foreman Rate:	\$85.00 \$74.88
					CARP	Carp	Carpenter Rate:	\$74.88 \$72.38
Description:	Cost to clean up, temporarily er	nclose, and	replace broken		LAB F	La	aborer Foreman Rate:	\$52.03
	windows.				LAB		Laborer Rate:	\$49.53
					OPER F	Ор	erator Foreman Rate:	\$76.73
Date:	4/15/2025				OPER		Operator Rate:	\$74.23
DESCRIPTION	N	Quantity	Class	Quantity	Unit	Rate	Extension	Totals
LABOR: Supervision/ Man	nagement	1	SUP	16	hours	\$85.00	\$1,360.00	
	<u> </u>	'			nours		\$0.00	
Clean up and tme	eporarily enclose windows	1	LS	1	LS	\$1,829.00	\$1,829.00	
							\$0.00	
							\$0.00 \$0.00	
							\$0.00	
							\$0.00	
			Total Man Hours		Total Days	2.125	Labor Subtotal	\$3,189.00
MATERIAL:		Quantity	Class	Quantity	Unit	Rate	Extension	
	rial to board up windows	1	LS	1	LS	\$349.14	\$349.14	
Water	na to board up windows	· ·	20			ΨΟΙΟ.ΤΙ	φο το. τ τ	
							Mat'l Subtotal	\$349.14
		Quantity	Class	Quantity	Unit	Rate	Extension	ψ549.14
EQUIPMENT:								
	40' Man lift	1	day	1	day	\$611.49	\$611.49	
	Job Truck	1	day	1	day	\$52.00	\$52.00	
			,		,		¥3=33	
	Fuel	1	LS	1	LS	\$43.67	\$43.67	
							Equip. Subtotal Total	\$707.16
SUBCONTRACT	ORS:						rotai	
Sevice Glass							\$20,815.00	
							Sub Subtotal	\$20,815.00
						Т	otal Prior to Markup	\$25,060.30
						Overhead	10.00%	\$424.53
						Profit	5.00%	\$212.27
						Subcontract	3.00%	\$624.45
							Total	\$26,321.55
							Rounded	\$26,322.00
Remarks:								
Tromans.								



#### DAILY SUMMARY REPORT

Date: 04/15/2025 Time: 11:12:41 AM

370

1

Project ID: 61592.01 Daily Diary Date

Project Name COB FORGE VANDALISM REPAIRS Date: Thursday, 04/03/2025

Foreman ID: 3934

Foreman Name: STEVEN WAYNE ENGLISH Transferred On: 4/7/2025 7:01:10 AM

Temperature & Weather:

AM: Clear

PM: Clear

High: **70 F** Low:

Low: 45 F Precip:

Site Hours Worked:

From: **10:00 AM** 

To:

3:00 PM

Inspector: Steve English

Ground Conditions / Day Type:

**Dry** Cal Days:

Work Day Work Days:

#### Work Performed

Vandalism to windows, had ten workers cleaning and boarding up openings.

0

Joe Haywood 3.5 hrs.

Trent Bachelor 3 hrs.

Jameel Golden 2.5 hrs.

Will Archer 2.5 hrs.

Jayms Chandler 4.5 hrs.

Eric Martin 4.5 hrs.

Steve English 4 hrs.

Brian Hornaday 4 hrs.

Eric Homes 1 hrs.

Derick Casper 1 hrs.

		Employee Summary		
Employee ID	Employee Name	Work Class	Regular Time	Over Time
292	JAMES ERIC MARTIN	Laborers 741 IN Building	4.50	0.00
934	STEVEN WAYNE ENGLISH	Carpenters 2 IN Building	4.00	0.00
967	TRINITY S BATCHELOR	Laborers 741 IN Building	3.00	0.00
74	JAYMS T CHANDLER	Carpenters 2 IN Building	4.50	0.00
7	DERECK M CASNER	Laborers 741 IN Building	1.00	0.00
5	JOEL B HAYWOOD	Carpenters 1 IN Builders	3.50	0.00
4	ERIC S HOLMES	Carpenters 1 IN Builders	0.00	1.00
82	BRIAN DUANE HORNADAY	Carpenters 1 IN Builders	4.00	0.00
39	JAMEEL LESLIE GOLDEN	Laborers 741 IN Building	2.50	0.00
64	WILLIAM LEWIS ARCHER	Laborers 741 IN Building	2.50	0.00

	Equipment Summary					
Equipment ID	Description	Wo	ork Time			
37758.	2014 GMC SIERRA 1500 2WD REGULAR CAB		4.00			
37766.	2016 GMC SIERRA 1500 2WD REG CAB		4.00			
	·	Total Hours:	8.00			

**Total Hours:** 

29.50

1.00

		Today's Quantities		
Cost Code	Description	Quantity Unit	Actual MH	Budgeted MH
600000.00.	WORK ORDERS Note:	0.000 LS	30.50	
		Today's Total:	30.50	0.00

#### Diary Images



#### DAILY SUMMARY REPORT

Date: 04/15/2025 Time: 11:12:41 AM

Project ID: 61592.01 Daily Diary Date

Project Name COB FORGE VANDALISM REPAIRS

Date:

Date: Thursday, 04/03/2025



**Diary Date:** 4/3/2025 1:00:00 AM **Taken On:** Apr 3 2025 12:35PM

Foreman: STEVEN WAYNE ENGLISH

Description:



**Diary Date:** 4/3/2025 1:00:00 AM **Taken On:** Apr 3 2025 12:36PM

Foreman: STEVEN WAYNE ENGLISH

Description:



**Diary Date:** 4/3/2025 1:00:00 AM **Taken On:** Apr 3 2025 12:35PM

Foreman: STEVEN WAYNE ENGLISH

Description:



#### DAILY SUMMARY REPORT

04/15/2025 Date: Time: 11:12:41 AM

Project ID: 61592.01 Daily Diary Date

**Project Name COB FORGE VANDALISM REPAIRS** 

Date:

Thursday, 04/03/2025



**Diary Date:** 4/3/2025 1:00:00 AM Taken On: Apr 3 2025 12:36PM

Foreman: STEVEN WAYNE ENGLISH

Description:



4/3/2025 1:00:00 AM **Diary Date:** Apr 3 2025 12:37PM Taken On:

STEVEN WAYNE ENGLISH Foreman:

Description:



**Diary Date:** 4/3/2025 1:00:00 AM Taken On: Apr 3 2025 12:35PM

STEVEN WAYNE ENGLISH Foreman:

Description:



### DAILY SUMMARY REPORT

Date: 04/15/2025 Time: 11:12:41 AM

Project ID: 61592.01 Daily Diary Date
Project Name COB FORGE VANDALISM REPAIRS
Date: Thursday, 04/03/2025

Daily MH Total:	30.50
Weekly MH Total:	30.50
Monthly MH Total:	30.50
ToDate MH Total:	30.50

61 592.01





LEARN MORE AT LOWES. COM/MYLOWESREWARDS

LOVE'S HOME CENTERS, LLC 350 NORTH GATES DR. BLOOMINGTON, IN 47404 (812) 323-0899

- SALE -

SALES#: S0634CQI 4719745 [RANS#: 915245488 04-03-25]

12192 15/32 CAT 3-PLY SHTG 32/1 322.00 14 0 23.00

SUBFORAL: 322.00
TOTAL FAX: 22.54
INVOICE 68390 FORAL: 344.54
4/C: 344.54

MC: XXXXXXXXXXXXX3632 AMOUNT: 344.54 AUTHCD: 021780 CHIP REFID:063468390586 04/03/25 10:45:24 \*PIN UERIFIED CUSTOMEF CODE: storm damage

TVR : 0000048000 TSI : E800

STORE: 0634 TERMINAL: 68 04/03/25 10:45:43
# OF ITEMS PURCHASED: 14
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S,
FOR FULL DETAILS ON OUR RETURN POLICY, VISIT
LOWES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

MY LOWE'S REMARDS CREDIT CARDHOLDERS GET MORE.
FOR DETAILS DISIT LOWES.COM/MYLOWESREWARDS

### Ice

KLEINDORFER'S HARDWARE & 1401 W. KIRKWOOD AVE. BLOOMINGTON, IN 47404 (812)332-0487

### SALE

MID: 6721719

TID: 001 REF#: 00000015

DID: 0001

Batch #: 093001 RRN: 00000015 04/03/25 12:14:23

04/03/25 APPR CODE: 014135

MASTERCARD Chip

AMOUNT

\$4.60

#### APPROVED

MASTERCARD

AID: A0000000041010

TVR: 00 00 08 80 00

0000FF

TSI: E8 00

ARC: 00

Thank You



April 4, 2025

**Proposal Submitted to:** 

Weddle Bros. Building Group 2182 W Industrial Park Dr Bloomington, In 47404

Attention: Tom Stone

Phone: (812) 339-9500

Email: tstone@weddlebros.com

Job Location:

TDTC - Bloomington 617 N. Madison St Bloomington, IN 47404

#### **Proposal**

For the sum of \$20,815.00, we propose the following:

- Replace fourteen (14) broken insulated units due to vandalism. Twelve (12) on ground level in storefront frames and two (2) on second floor curtainwall frame.
- All work to be done during our normal working hours (M F; 7a 3:30p).

Thank you for this opportunity to quote your glass and glazing needs.

All quotes subject to change after 30 days.

ACCEPTED BY		DATE:
FIRM NAME:		
SERVICE GLASS OF	INDIANAPOLIS INC.	
BY:	DATE:	
Jeremy Cre	omer	



#### **Payment Options**

Pay Online at:

Pay Online at: https://secure.billtrust.com/MACALLISTER/ig/signin



(800) 382-1896 M-F 8-5 EST

Mail Your Payment to: MacAllister Rentals Dept. 78731 P.O. Box 78000 Detroit, MI 48278-0731

**3721 WEST PROFILE PARKWAY BLOOMINGTON, IN 47404** 812-349-9220



Contract No.	6429265
Invoice No.	R67642926501
Date	4/03/25
Page	1

#### RENTAL RETURN INVOICE

2011	on, m. 10210 0101					2.40 FM	
_	_	D	ate out		Date	In	
	L 7324000	4/03	/25 11:00 AM		4/03/25 12	2:52 PM	
	B WEDDLE BROS CONSTRUCTION		Job Number		Purchase Order		
	S PO BOX 1330	1 - NEW	CONSTRUCTION	ON	61583.0	1111	
	S BLOOMINGTON, IN 47402		Job Location		Ord	dered by	
	E Phone: 812-339-9500		ERS STREET,			BROOKS	
	Cell: 812-339-9500		NSETHR	DECOMING	0001		
Qty	Equipment	Min	Day	Week	4 Week	Amount	
1	40' STRAIGHT BOOM	305.00	305.00	700.0		305.00	
1	1526615 Make: JLG Model: 4008 Ser #: 0300226604	305.00	305.00	700.0	1545.00	305.00	
	HR OUT1 3662.20 HR IN1 3662.90 TOTAL: .69						
SALES IT	EMS				•		
Qty	Item Number	Unit	Price	Bin Loc		Amount	
1	SURCHARGE	EA	25.00			25.00	
_	DELIVERY SURCHARGE						
1	INEX RENTAL EXCISE TAX	EA	12.48			12.49	
1	ENVIRONMENTAL FEE	EA	19.00			19.00	
_	ENVIRONMENTAL FEE					22.00	
	DELIVERY CHARGE					125.00	
	PICKUP CHARGE					125.00	
	FINAL BILL: 4/03/25 11:00 AM THRU 4/03/25 12:52 PM.						
					Sub-total	611.49	
FINAL	BILL: 4/03/25 11:00 AM THRU 4/03/25	12:52 PM.			Exempt:	2.2.2.2	
					Total	611.49	
					iotai	511.40	
	TANT! Please note and acknowledge safety instructi Initial, Lessee will provide All safety accessories as required, per safety instruction		ng here:				
PAYMEN	IT: Net-30 days from invoice date unless otherwise specified herein. A service of	harge will apply to al	•				
RENTAL coverage	EQUIPMENT PROTECTION PLAN ("REP"): Lessee will purchase REP (ter and provide MacAllister with proof of such coverage or if such insurance contains	rms at www.macallis coverage amounts	ster.com/rep and inco that are inadequate t	orporated herein o cover the Equip	by reference) if Lessee fa pment at any time.	ils to obtain insurance	
TERMS A	AND CONDITIONS: The rental agreement terms and conditions found at www. Equipment from or provision of Services by MacAllister (as defined in the Rental T	.macallister.com/ren	talterms ("Rental Ter	ms") are incorpo	rated herein by this refer	ence and apply to your jury waiver, warranty	

disclaimers, and limitations of MacAllister's liability. By accepting delivery of or using the Equipment or Services or making payment(s) to MacAllister for the same, Lessee agrees to be bound by the

ACCEPTED BY CUSTOMER

Rental Terms and REP Terms, even if this Rental Out form has not been fully executed.

### Hazen, Douglas (1874)

**Program Name: buea-building** 

**Status: Submission Confirmation** 

Submit Time: 2025/04/25 at 3:36 PM EDT

#### **BUEA Major Building Improvement Grant Program Overview**

I have read and understand the grant overview.

Answered on: 2025-04-25

### Project Location - Please verify the project location is in the Bloomington Urban Enterprise Zone.

1900 W 3rd ST

Bloomington, IN 47404

Answered on: 2025-04-25

Doesn't meet eligibility

#### Address must be located inside the Bloomington Urban Enterprise Zone (BUEZ).

Continue

Answered on: 2025-04-25

#### **Organization Name**

MDJ Property LLC

Answered on: 2025-04-25

### Which type of project are you applying for? Business Safety and Security Grant, Business Building Improvement Grant, Accessibility Modification Grant

**Business Building Improvement Grant** 

Answered on: 2025-04-25

#### How did you hear about this program?

Eric Spoonmore Bloomington Chamber of Commerce

Answered on: 2025-04-25

#### **Applicant Name**

Douglas Hazen

Answered on: 2025-04-25

#### Job Title or Role

Co Owner

Answered on: 2025-04-25

#### **Email**

dhazen@shelterinsurance.com

Answered on: 2025-04-25

#### **Phone Number**

+1 812-334-1413

Answered on: 2025-04-25

#### **Additional Contacts**

Marcy Hazen

Answered on: 2025-04-25

#### Additional Contacts - \$this's Email Address

mhazen.d743@shelterinsurance.com

Answered on: 2025-04-25

#### What type best describes your organization? (restaurant, retail, school, etc.)

Insurance Agency

Answered on: 2025-04-25

### Organization Tax Classification Sole Proprietor, LLC, S-Corp, C-Corp, Partnership, Co-Op, Non-Profit, LLP

LLC

Answered on: 2025-04-25

#### **Years in Operation**

19

Answered on : 2025-04-25

#### **Organization Mailing Address**

804 S Auto Mall Rd Bloomington, IN 47401

Answered on: 2025-04-25

#### How many employees does your organization have?

4

Answered on: 2025-04-25

#### **Organization Website**

shelterinsurance.com/doughazen

Answered on: 2025-04-25

## Please describe your organization in a few sentences. What are your origins, purpose, mission, and/or goals?

We have been a captive insurance agency with Shelter Insurance for the last 19 years here in Bloomington. We started what is called a scratch insurance agency where every client that we have we personally know and asked for their insurance business. Our purpose is to provide not only the correct coverage for our clients but to excel in Customer Service. From the beginning of our business we have answered our phone 24/7. Always being able for our clients. Our mission is to treat our clients with respect and dignity no matter what. Our goal is to give back to the community. Ways we do that is by volunteering for things like assisting Cody Toothman with HANDS, Habitat for Humanity, and helping the Bloomington Chamber of Commerce.

Answered on: 2025-04-25

#### Have you previously received a BUEA Improvement Grant?

No

Answered on: 2025-04-25

#### Is your facility located within a historic district?

No

Answered on: 2025-04-25

#### Does your organization own or lease your facility?

Own

Answered on: 2025-04-25

### Total Funding Request (Suggested max \$10,000 - Funding requests over 10k may require in-person board review.)

10000.00

Answered on: 2025-04-25

#### Basic Project Details - Please give a description of your improvement project

When we filed for the Sign Permit the city is requiring that we pave our back lot as well as planting more

trees and bushes. Total extra cost will be around \$26,000.00. Just the paving is going to cost us 18,500.00. This is after we have already paid for the interior of the building to be remodeled at the cost of 100,000.00. The Paving and extra landscaping was not figured into our budget or plans.

Answered on: 2025-04-25

#### **Project Start Date**

01/25/2025

Answered on: 2025-04-25

#### **Project End Date**

06/30/2025

Answered on: 2025-04-25

Does this project require a Certificate of Appropriateness due to historic designation or documentation that the Historic Preservation Program Manager has confirmed that you do not need a COA (such as a copy of an email)?

No

Answered on: 2025-04-25

Please upload photos of the project prior to improvements or "before" pictures.

IMG\_2923.jpeg

IMG\_2924.jpeg

IMG\_2925.jpeg

IMG\_2927.jpeg

IMG\_2926.jpeg

IMG\_0014.jpeg

IMG\_0016.jpeg

IMG\_0016-2.jpeg

IMG\_0018.jpeg

\_\_\_\_\_

IMG\_0017.jpeg

image000000.jpeg

Answered on: 2025-04-25

#### Please upload quotes, invoices or receipts for the improvements.

arnold asphalt.pdf

Estimate\_1158\_from\_J\_H\_Landscapes.pdf

Answered on: 2025-04-25

Are you applying for any other grants or sources of funding for your project, from the City of Bloomington or otherwise? Please describe the sources, amounts, and funding status.

Answered on: 2025-04-25

If you are applying for the Business Building Improvement Grant, can you match up to 50% of your total funding request?

Yes

Answered on: 2025-04-25

Please upload a document or spreadsheet with a simple project budget, including your matching funding.

IMG\_0020.png

Answered on: 2025-04-25

How would participating in this program help address the needs of your organization and facility(ies)?

For us to put up a sign and be able to occupy the building that we purchased we need to have these improvements. This will also allow clients and customers to be able to access our building easier. This will overall improve the area around our building and the area.

Answered on: 2025-04-25

#### **Standard Signature**

Yes

Answered on: 2025-04-25

#### **Hidden Questions:**

If you have received BUEA Improvement grants within the past 12 months, tell us which grant(s) have you received and the awarded amount(s).

N/A

**Property Owner Name** 

N/A

**Property Owner Email Address** 

N/A

When does your current lease period end?

N/A

Do you intend to renew your lease?

N/A

Please check the box to confirm that you are in communication with your facility's owner about this grant program.

N/A

Please upload a letter of approval for the intended improvements from the property owner if you are leasing your space.

N/A

Please upload your Certificate of Appropriateness (COA), or documentation (such as a copy of an email) that the Historic Preservation Manager confirmed that you do not need a COA.

N/A

If you are applying for the Safety & Security or Accessibility Grant, can you match up to 25% of your total funding request?

N/A

#### **Hazen Insurance - Applicant Summary**

- The applicant serves 157 families in the BUEZ with home or auto insurance policies.
- They manage a total of 222 active insurance policies within the BUEZ.
  - Thirty-three of these policies are life insurance.
  - The applicant also provides 23 general liability policies to businesses that operate in the BUEZ(e.g., at the farmer's market and Food Truck Friday). However, some business owners may live outside the immediate area.
- They collaborate with the **City of Bloomington's HANDS Program**, offering insurance education for first-time homebuyers.
- The applicant supports **Habitat for Humanity** through fundraising and by teaching insurance education to families preparing for homeownership.
- They are members of both the **Bloomington Chamber of Commerce** and the **Bloomington Board of Realtors**.
- The applicant recently encountered an unplanned expense of \$98,000 to improve the building interior, including:
  - Replacing windows broken by unhoused individuals
  - o Replacing an air conditioning unit that was stolen
- Based on years of experience working with Habitat for Humanity, the applicant believes that having an
  active business presence contributes to neighborhood improvement.

Item	Cost	
Landscaping	\$	6,237.00
Asphalt	\$	18,500.00
Paving	\$	24,935.00
Project bid total for exterior	\$	43,435.00
Hazen Insurance contribution	\$	33,435.00
Requested BUEA Funding	\$	10,000.00

Occupancy Permit Asphalt Lift For Back Section WHAT YOU THE CONSUMER NEED TO KNOW ABOUT THE ADOPTION OF HICA LAW IN 2012



From ARNOLD'S ASPHALT

3440 S LEONARD SPRINGS RD BLOOMINGTON, IN 47403 To Quote 6962595

Doug Hazen Hazen Insurance Issued April 23, 2025

Agency LLC

1900 W 3rd St Bloomington, IN 47404

ITEM QUANTITY PRICE TOTAL

### Back Parking - Graded And Lifted. 3.5" loose, 3" compacted.

\$18,500.00

1

\$18,500.00

[[[ Measured: 4131 sq ft parking lot ]]]

#### Project Details:

- Add Crushed Stone
- Grade/Compact/Level
- Lift Parking Area In #9 Asphalt
- Asphalt Tonnage; 70 tons.
- Stripe: New Layout. Roughly 12 spots for the rear. Six on each side.

#### NOTES:

- Asphalt installed 3.5" loose, 3" COMPACTED.
- #9 Surface Asphalt is excellent for strength.
- Doug, this type of installation is considered an industrial type of installation that will hold up to anything you toss at it.

For example, a waste truck that most people have come every week.

Eight (8) employees on-site to ensure this project moves along fast when installing hot asphalt that cools
down quickly $\sqrt{}$
Subhase is the KEV to it all. All your needed crushed is INCLLIDED

\_\_\_\_\_\_


#### Notes:

- Type of asphalt being installed is #9 Surface! Excellent for strength and ascetics  $\sqrt{\ }$
- Two days from start to finish; first day grading, compacting, layout markings painted and the second day lifted in asphalt  $\surd$
- Twenty four (24) Month Warranty Against Asphalt Failures  $\sqrt{\phantom{a}}$

#### **Additional Options**

Please select any of the following options: QUANTITY PRICE TOTAL

# □ OPTIONAL \*\*\*\*\*\* Existing Parking 1 \$5,000.00 \$5,000.00 Overlaid. DISCOUNTED

- Measurements: 2573 additional asphalt going out to the roadway.
- Mill out the area where the asphalt meets the concrete roadway skirt.
- Your new asphalt will be overlaid 2" loose, installed 2" 1.5" compacted.
- This area is from the back corner of your building to your concrete skirt that meets up to 3rd street.

#### **DETAILS:**

- Twenty-five additional tons of asphalt are needed  $\sqrt{\phantom{a}}$
- TAC (asphalt glue) applied for adhesion (40 gallons) $\sqrt{\phantom{a}}$
- Another tri-axle dispatched.
- Barricades are provided.
- No vehicle traffic will be permitted for at least 24 hours after completion.

Subtotal: \$18,500.00 Tax: \$0.00

Total: **\$18,500.00** 

To indicate your acceptance of the above, click the button below.

#### **ESTIMATE**

**J. H. Landscapes** 1731 Lanes East Dr Spencer, IN 47460-7057 jameshendrickson03@icloud.com +1 (812) 606-2738



Bill to

Hazen Insurance Agency LLC 804 S Auto Mall Rd Bloomington, IN 47401 US Ship to Hazen Insurance Agency LLC 804 S Auto Mall Rd Bloomington, IN 47401 US

#### Estimate details

Estimate no.: 1158

Estimate date: 03/06/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Sales	-Removal off all ivy/overgrowth from			\$5,722.00
		landscape beds \$560			
		-Install stone landscape border as shown in			
		design			
		-Custom Cobblestone landscape edging			
		installed in designated parameters \$1550			
		-5L river rock installed in all landscape			
		beds with permeable landscape fabric			
		underneath to aid in the prevention of			
		weeds & rock loss \$1300			
		-Plant Installation of designated plants			
		provided in the 2D and 3D renderings in the			
		landscape beds			
		(4 Firework Fountain Grasses, 4 Sky Pencil			
		Hollys, 8 Dwarf Nandinas, 15 Blue Fescue			
		Grasses, 7 Corral Bells, 2 Variegated			
		Hosta's, 4 Blue Arrow Junipers, 3 Lemon			
		Princess Spirea's \$2312			
2.	Retaining Wall Install	-Retaining wall installed in area of sign	1	\$515.00	\$515.00
	The same of the sa	installed to a semi-circle	·	ψ515.00	ψ313.00
		-The back of the circle will have a natural			
		trenched edge			
		Total		•	6,237.00





















