

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.

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

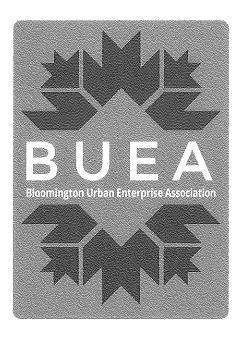
The Mill, a nonprofit center for entrepreneurship that manages The Forge in the Trades District, is requesting emergency funding to repair 14 windows at The Forge damaged by vandalism on April 2, 2025. These repairs are essential to restoring safety, maintaining the building's appearance, and ensuring 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.

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: 812-322-7303	
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: WC -)	
Non-Profit Organization Association (Specify:) Federal ID #: 88-436480	
Year of incorporation: 11-18-22 Length of time at this location: 240015	
Contact Person: Shawn Eurton Tel: (80) 322-7303 Please give a brief description of your	
business/organization: EQOF was evented for the Renaution of the "Showers Administration Building". Building".	1
is 90% renovated to original in interior	nny L
Have you participated in any Zone tax incentives? Yes No	
If so, which ones? Opportunity Zone	1
Requested amount of BUEA funds \$ 20,0000	

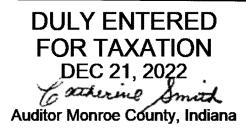
Project Description:
The Showers Administration is located in the
Trades District. The building was wit
Around 1916 & the brick & timestone
exterior is in need of \$175,000+ of
*Please include drawings or phytographs illustrating proposed changes to façade
Economic Impact: Covvently 10
Total number of 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: \$ 75-2000L BUEA Funds Requested: \$ 200L 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:
ı

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	his deed on this 154	day of December	r, 2022.
CITY OF BLOOMINGTON REDEVELOPME BY: Cirdy/Kinnamey, President STATE OF INDIANA COUNTY OF MONROE Before me, Kenneth Legan Burns State, this 15th day of December, 2022, pexecuted the foregoing deed; and who, having)) SS:) , a No personally appeared Cir	otary Public in and ady Kinnarney, Prested that any representations are the state of the state o	AKEGAN WISSION WISS
contained are true. My Commission Expires: //-30.25	16. F	/ 2	
11 20.25	Kenneth Key A resident of	yan Burns Hendricks	, Notary Public
Mailing addresses:			
Per IC 32-21-2-3(e): Mailing address to which	h statements should be	mailed under IC θ	6-1.1-22-8.1:
The mailing address of the Grantee is	((
	[must be a	street address or r	ural 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



