

**Bloomington Urban Enterprise Association  
Board Meeting Minutes  
Virtual Meeting  
09-09-2020 12:00 PM**

**ROLL CALL**

**Members Present:** Paul Ash, Alex Crowley, Tracy Gates, Mary Morgan, Kate Rosenbarger, Karin St. John, Scot Wright, Jackie Yenna

**Members Absent:** Julie Donham

**City Staff Present:** Larry Allen, Kevin Curran, Jane Kupersmith, Marnina Patrick

**Members of the Public:** Brian Payne

**APPROVAL OF MINUTES:** Jackie Yenna made a motion to approve the minutes from August 12<sup>th</sup>, 2020. Mary Morgan seconded. Motion passed unanimously.

**REPORTS FROM OFFICERS & COMMITTEES:**

**Director's Report** – The ongoing project of reevaluating the zone map continues. Brittany Scholl, new SPEA fellow, is working on the research for the new Zone map. The website application update is for the business economic enhancement scholarship. The recently increased allocation for the scholarship was promoted to Zone businesses on Friday. As of this morning, there are thirteen applications are pending.

**Financial Report –**

**Balance sheet:** Currently a negative balance with First Financial Bank (FFB) in checking. This is due to FFB treats checking and savings as a combined available balance. Money Market is down year over year as that is what was used to fund the RRF loans. Other bank accounts haven't changed much. Only real activity is interest income. Total checking is up around \$132,000 year-over-year. **Accounts receivable:** Still working thru that to have an answer by the October meeting. **Notes receivable:** the big change is in regard to the two loans, That's the Rub and Soapy Soaps, that were funded out of BUEA that should have been funded out of the FFB. That money has been transferred back. The non-RRF loans continue to be paid down. The one that is not is the Topoligus Investments but Jane Kupersmith is working with that issue. The background is that the Topoligus loan dates back to 2011 of \$25K loan and a \$10K historic façade grant. The \$10K grant was paid back and that is what Topoligus thought that was all that they owed. They claim that a third party was applying for this and do not claim any responsibility on this outstanding balance. Brian Payne, former Assistant Director for Small Business Development and current Director of CDFI Friendly Bloomington, asked for clarification on the timeline as to when Topoligus made their last payment. Jane Kupersmith stated they haven't made a payment since 2016. Brian Payne shared

additional information in regards to James Topoligus having left messages acknowledging that he still owes money. Karin St. John then asked for clarification as to why the checking account is negative. Kevin Curran explained that typically when it is known that a check was going to be written there will be funds transferred from savings. Due to it being a sweep account there is a debit and then the credit comes in and this is a snapshot so the current credit has not then come in. **Accounts Payable:** Same situation as accounts receivable. Continuing to work on that and will have answer for October results by the end of October. **Total Liability and Equity:** The offset of total assets has gone up \$423,000 year-over-year. **Income statement:** The big dollars are in zone membership fees which are down about \$100,000 year-over-year. Jane Kupersmith elaborated that EZIDs continue to roll off and because of completion with the TIFF district there are not as many coming on. **Dues and Subscriptions:** This balance was an EZID refund so it was suggested that this would offset the EZID dues and subscriptions that are paid. The question is if this is a balance that needs to be paid back to the members and then if so it would needed to be paid back to the members. Jane Kupersmith shared that there was confirmation from AEIZ that it does not need to be paid. **Zone Arts Grants:** Business and resident scholarships running ahead. Lemonade Day needs to be looked at as to whether or not if it should be reclassified as 'special projects other'. **Net Income:** this is \$488,080.00 to give a total net income \$542,808.00 compared to a -\$358,213 and again that negative number included that million special projects to CDFI Friendly Bloomington. Scot Wright asked about The Owlery situation will have an impact on their status with the BUEA. Jane Kupersmith will reach out and report back next meeting. Scot Wright asked about the historic façade grant to Topoligus and why did they pay back a grant. Jane Kupersmith clarified that it is thought that Topoligus believed that they received a \$25,000 grant and a \$10,000 loan and that they have paid it back. Karin St. John stated how the historic documents will help to elucidate the situation. Conversation ensued about the formalities around accepting the financials. It was decided to make a motion about accepting the financials. Alex Crowley made a motion to accept the financials as presented. Jackie Yenna seconded the motion. Roll call vote passed unanimously.

**Committed Funds** – Committed funds for current programing were detailed. The RRF numbers are now accurately represented. Additional programming with MCCSC will be coming up and discussed in the next meeting. Mary Morgan asked for clarification that what information is being looked at is now updated on the BUEA website.

## **NEW BUSINESS**

- CDFI Friendly Bloomington update by the executive director, Brian Payne. It is the one-year anniversary of the contribution that BUEA made to capitalize CDFI Friendly Bloomington's capital enhancement pool. This pool of funds is for lending to local borrowers for community development projects alongside CDFIs. CDFIs are legal financing entities that are non-governmental but certified by US Treasury with a primary mission of delivering responsible, affordable lending to help low-income, low-wealth, and other disadvantage people and communities. CDFIs serves one or more target markets and maintains accountability to its defined target markets. This model is profitable but not profit-maximizing as it is accountable to

the community and mission rather than the shareholder. CDFIs typically fund non-profits, affordable housing, and small businesses. CDFI Friendly is acting as a facilitator to connect with CDFIs that don't have a presence here. The structure of CDFI Friendly is a 501 (c) (3) Nonprofit with seven board members with one full time director. The region served is the Indiana Uplands region and there are two upcoming projects: Richland Senior Housing and Bloomington Cooperative Living 921 Project. Overall, the majority of the deals are non-profits and small business projects. Brian Payne encouraged feedback and questions.

### **UNFINISHED BUSINESS**

- NONE

### **GENERAL DISCUSSION**

- NONE

### **ADJOURNMENT**

Jackie Yenna made a motion to adjourn. Mary Morgan seconded the motion. Meeting adjourned at 1:02 PM.