

**Bloomington Urban Enterprise Association  
Board Meeting  
March 10, 2021**

Join Zoom Meeting

<https://bloomington.zoom.us/j/91047761853?pwd=N0M0ZmNvK1UzK01YVnYyTkEzeXpRZz09> Meeting ID: 910 4776 1853 Passcode: 700780 One tap mobile

+13017158592,,91047761853# US (Washington D.C) +13126266799,,91047761853# US (Chicago) **Roll Call**

**I. Approval of Minutes**

- n/a

**II. Reports from Officers and Committees**

- Financial Report
- Director's Report

**III. New Business**

- Updates to Bylaws
- Historic Façade Grant Application: The Overlook

**IV. Unfinished Business**

- Signers on accounts

**V. General Discussion**

**VI. Adjournment**

**Next BUEA Meeting will be on Wednesday, April 14, 2021**

*Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or e-mail [human.rights@bloomington.in.gov](mailto:human.rights@bloomington.in.gov).*



**MEMORANDUM  
CITY OF BLOOMINGTON LEGAL DEPARTMENT**

**TO: Bloomington Urban Enterprise Association**  
**FROM: Larry Allen, Assistant City Attorney**  
**RE: Amending BUEA Bylaws**  
**DATE: March 8, 2021**

In 2020, the board began a discussion about the need to amend the Bloomington Urban Enterprise Association's bylaws to reflect the current status and language of Indiana law. To that end, I recommend consideration of three substantive amendments to the BUEA's bylaws.

**Proposed Amendments**

**1. Amend Article II, Section 2. Purposes:** This amendment should reflect recodification of enterprise zone statute from Ind. Code §§ 4-4-6.1-1 through 4-4-6.1-8 to Ind. Code § 5-28-15-1, *et seq.*

**2. Amend Article VI, Section 1. Appointment of Directors:** Article VI should be amended to reflect the statutory change from eleven (11) directors to twelve (12) under Indiana Code § 5-28-15-13:

(a) There is established in each enterprise zone an urban enterprise association (U.E.A.). The twelve (12) members of the U.E.A. shall be chosen as follows:

(1) The governor shall appoint the following:

(A) One (1) state legislator whose district includes all or part of the enterprise zone.

(B) One (1) representative of the corporation, who is not a voting member of the U.E.A. [changed from broader representative from state department of commerce by P.L. 4-2005]

(2) The executive of the municipality in which the zone is located shall appoint the following:

(A) One (1) representative of the plan commission having jurisdiction over the zone, if any exists.

(B) One (1) representative of the municipality's department that performs planning or economic development functions.

(C) Two (2) representatives of businesses located in the zone, one (1) of whom shall be from a manufacturing concern, if any exists in the zone.

(D) One (1) resident of the zone.

(E) One (1) representative of organized labor from the building trades that represent construction workers. [added as new member]

- (3) The legislative body of the municipality in which the zone is located shall appoint, by majority vote, the following:
- (A) One (1) member of the municipality's legislative body whose district includes all or part of the zone.
  - (B) One (1) representative of a business located in the zone.
  - (C) Two (2) residents of the zone, who must not be members of the same political party.

**3. Add Section for Electronic Meeting Participation:** If permitted by pending legislation, add to bylaws a policy allowing for electronic participation in accordance with Ind. Code § 5-14-1.5-3.5. For the last year, the BUEA and similar boards of political subdivisions have been able to meet virtually under the governor's emergency executive orders. Contrastingly, existing statutes impose limitations to electronic participation. However, proposed legislation has been introduced that may allow for a more flexible hybrid meeting model going forward. This would modernize the BUEA's ability to host hybrid in-person and electronic meetings.

#### **Schedule and Consideration**

To maximize efficiency given the timing of the current General Assembly session, which ends on April 30, 2021, a proposed draft of these recommended bylaw amendments, if approved in concept, would be circulated at the April 14th BUEA meeting for discussion. A final vote would then be taken on the proposed amendments on May 12, 2021.

Bloomington Urban Enterprise Association



# **Historic Façade Grant Application**

Return to:

Showers City Hall, Room 130  
401 N. Morton  
P.O. Box 100  
Bloomington, IN 47402  
(812) 349-3805

## Historic Façade 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.

<b>Applicant Information:</b>	
Applicant (include the names of all partners):  Mia Beach and the Center for Sustainable Living	Phone:  (765) 748-7012
Applicant Address (include Zip Code):  613 W 12th St, Bloomington IN 47404	
Address of the Property to be renovated (include Zip Code):  611 W. 12th St, Bloomington IN 47404	
Ownership:  <input type="checkbox"/> Individual <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation (Specify: _____) <input checked="" type="checkbox"/> Non-Profit Organization <input type="checkbox"/> Association (Specify: _____)	
Federal ID No.: _____	
Year of incorporation: _____ Length of time at this location: <u>4</u> years _____	
Contact Person: <u>Mia Beach</u> Tel: ( <u>765</u> ) <u>748-7012</u>	
Please give a brief description of your business/organization:  The Overlook is a project of the Center for Sustainable Living, which is a nonprofit organization based in Bloomington, Indiana for over twenty years. The space will eventually function as a small set of collective art studios, as well as a meeting space for the Center for Sustainable Living and the Glenn Carter Memorial Toolshare. We are in the process of transferring the building from an individual ownership to a land trust. Our goal is to provide a collaborative artistic environment that will offer the community a space to build, create, and share art supplies, tools, and resources.	
Have you participated in any Zone tax incentives? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If so, which ones?	
<b>Requested amount of BUEA funds \$ 10,000.00</b>	
<b>Project Description:</b>  Currently, the exterior of the Overlook building is covered in tarpaper shingles. There is some wear and decay on the siding, as well as broken windows that need to be replaced. We would like to replace the current, deteriorating exterior, as well as replace the broken windows in the rear portions of the building. When we purchased the building in 2017, we uncovered the original exterior of the building from 1932. Additionally, the gutters need to be replaced, and this façade improvement would cover that improvement. The original exterior was a simple, wooden tongue in groove siding. We feel that returning the building to the original wooden siding would be both an improvement to the stability and safety of the structure and would significantly improve the aesthetics of the building.	

\*Please include drawings or photographs illustrating proposed changes to the façade.

**Economic Impact:** Total number of jobs at

location: \_\_\_\_\_ 0 \_\_\_\_\_

Number of new jobs added from project: \_\_\_\_\_

Are the new jobs: FT (# \_\_\_\_\_) PT (# \_\_\_\_\_)

Average management/professional staff wage: \_\_\_\_\_ Average service staff wage: \_\_\_\_\_

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: \$ 22,000.00

BUEA Funds Requested: \$ 10,000.00

Project Balance: \$ 12,000.00

Source for Funding: Cash

Loan: \$ \_\_\_\_\_

Cash: \$ 12,000.00

Site improvements: \$ \_\_\_\_\_

Other (describe): \$ \_\_\_\_\_

Do you have clear title to the property?

Yes No

Total Estimated Cost of Overall Project:

\$22,000.00

Estimated construction start date:

March 2021

Estimated construction completion date:

April 2021

Do you have access to an older or archival photograph of the building?

Yes 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 historically eligible?

Yes No

Have you hired a contractor?

Yes No If yes, who? Jeshurun Construction Address: 1710 W 8th St, Bloomington IN 47404

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 received funding for façade rendering through the Historic Preservation Commission?

Yes  No

**The following must be included for submission:**

- Completed application with signatures and dated
- Copy of Deed to property, if applicable
- Offer to Purchase, if applicable
- Exterior drawing or rendering of proposed work
- Project specifications/work write up with estimates
- Zoning compliance/approval letter, if applicable
- Pro Forma Operating Budget
- Project Timeline

I hereby certify that the information provided in this application and supporting documentation is given for the purposes of obtaining financial assistance from the Bloomington Urban Enterprise Association (BUEA) and is true and complete to the best of my knowledge.

\_\_\_\_\_  
Applicant



\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

02/03/2021

\_\_\_\_\_  
Date



Jeshurun Construction

1710 West 8th Street

Bloomington, In. 47404

(812) 361-9604

[www.jeshurunconstruction.com](http://www.jeshurunconstruction.com)

## Proposal

Project:

# Maple Heights Community Ctr

Location: 611 W 12<sup>th</sup> St. Bloomington, Indiana, 47404

01/13/2021

We propose to supply all labor, material, equipment, and supervision necessary for restoration of existing facade on entire north elevation, east facing wall, and west elevation from front to loading dock, for the sum of \$22,000.00 (Twenty two thousand dollars). Included in this price is repair of subsiding and structural repairs as necessary to establish a stable, air sealed sub-siding, as well as the installation of new rough sawn vertical ship-lap 1x6 poplar siding, replacement of necessary gutters, and roof leak repair. Proposed completion date 4/30/2021.

We are looking forward to this project!

Max E. Smith





