

**Bloomington Urban Enterprise Association
Board Meeting
April 14, 2021**

Join Zoom Meeting

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(Chicago)

Roll Call

I. Approval of Minutes

- Feb, March

II. Reports from Officers and Committees

- Financial Report—Feb, March
- Director’s Report

III. New Business

- Historic Façade Grants
 - Historic Façade Grant Guidelines—for discussion
 - The Overlook MOU—vote
 - Dimension Mill—review application, vote
- SBDC/Cook Center/Mill
 - 2020 annual report
 - 2021 funding request, vote
- AIEZ Member Participation Agreement, vote

IV. Unfinished Business

- Bylaws—review

V. General Discussion

VI. Adjournment

Next BUEA Meeting will be on Wednesday, May 12, 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.

**Bloomington Urban Enterprise Association
Board Meeting Minutes
Virtual Meeting
02-10-2021 12:00 PM**

ROLL CALL

Members Present: Paul Ash, Alex Crowley, 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, Brittany Scholl, Sean Starowitz

Members of the Public: None

APPROVAL OF MINUTES - The December and January minutes were included in the packet. Mary Morgan asked for an amendment to the December meeting minutes to state what the increase in the resident scholarship line was for. Also, Mary Morgan requested an amendment for the January minutes to include the names of the BUEA members elected to be officers. Jackie Yenna made a motion to approve with amendments and Paul Ash seconded the motion. Roll call vote passed unanimously.

REPORTS FROM OFFICERS & COMMITTEES

- **Director's Report** - Jane Kupersmith shared that Steve Bryant from SBDC will be redeploying funds from the Cook Institute Luncheon to additional small business support. As part of SBDC's annual funding package they typically earmark \$2000 for the Cook Institute Luncheon but it has been cancelled due to COVID. Additionally, Jane Kupersmith shared that at the last Association of Enterprise Investment Zone (AEIZ) quarterly meeting it was announced there is the HB-1025 bill that would extend enterprise zones for an additional five years. If this was to pass, then potentially there would be funding coming through the year 2038.
- **Financial Report** - see document in the packet for the financial report. Paul Ash made a motion to approve the financials. Scot Wright seconded the motion. Roll call vote passed unanimously.

NEW BUSINESS

- **Signatory Cards Update** - The signature cards at the financial institutions where BUEA has accounts will be updated. The signatories will be as follows: Karin St. John as Vice Chair, Mary Morgan as Secretary, Alex Crowley as Director of ESD, Kevin Curran as Deputy City Controller as well as Treasurer, and Jeffrey Underwood as City Controller. Alex Crowley's role was clarified as not an officer but that he is a board member who is on site where the records are held. Further clarification was made that Alex Crowley's position on the board is a result of his role as director so those two roles are never isolated. Additionally, it is part of the staffing agreement between the BUEA and the City.

It was stated that if anyone leaves their position, then their signatory authority for BUEA is automatically revoked. The process of the signatory cards authorizes an individual to sign for opening or closing of an account but that can only happen with a resolution from the BUEA. These signatory cards should be updated any time there is a change.

Additionally, the two signature process for physical checks was discussed. Since the pandemic started there has been a shift to more electronic payments and those do not have that requirement. To overcome that limitation with electronic payments the following procedure was put in place. First, Alex Crowley requests approval from the Office of the Controller by email and then the payment is triggered once approval has been given.

Jackie Yenna made a motion to accept the above list of individuals as signatories. The motion was seconded by Paul Ash. Roll call vote passed unanimously.

- Zone Resident Scholarship Disbursement Schedule - An inquiry was made by a student who stated that it was burdensome to pay the tuition, so they asked if the funds could be reimbursed up front. Jane Kupersmith stated that some thought had already gone into this issue therefore is now recommending a procedural change for the Zone Resident Scholarship. Instead of reimbursing after the schooling has been completed, the scholarship will be paid after enrollment verification at the start of the schooling. That way the student does not have to come up with the funds up front. Mary Morgan asked about what would happen if a student does not complete their class. The answer was that the main leverage would be that the individual would be disqualified from any future funding. Jackie Yenna expressed concern about what would happen if they do not pay. Alex Crowley proposed that it would be a trial run and if there are negative outcomes, then moving back to the original process would be considered. Kate Rosenberger agreed that trying it out for a year and then assessing is a good idea. Scot Wright motioned to change the process to paying the scholarship amount upfront to the institution upon proof of enrollment. The motion was seconded by Paul Ash. Roll call vote passed unanimously.
- Dimension Mill (DMI) - Zone Resident Scholarship request for Code School - DMI would like to request the BUEA board consider allowing the entirety of the resident zone scholarship to be deployed at once for the full tuition. In other words, to give \$1500 for the entire semester rather than \$750 twice. Jane Kupersmith's recommendation is to continue supporting the Zone residents without making too many changes to the program. Jackie Yenna expressed concern about changing processes for an external group. Alex Crowley proposed that DMI be asked to change the curriculum to two five week courses so as to reduce the risk of loss if the students are no longer enrolled at the mid-way mark. Jane Kupersmith stated that since DMI is partnering with Ivy Tech there may not be a possibility for that change. Karin St. John then disclosed that she is on the board at the Mill and stated that she is able to be impartial in the discussion. Kate Rosenberger asked for more information about the program. Jane Kupersmith shared that there were thirty graduates and two individuals that left the program. Karin St. John asked for a motion. Jackie Yenna made a motion to reconsider at the next meeting. Mary Morgan seconded the motion. Roll call vote passed unanimously.
- Recover Forward – Arts Grants - Sean Starowitz presented on the most recent round of grants. There were eight new first time applicants of which two qualified for the venue funds and three were organizations of color. This round was specifically for programming for this year as groups are still working under the limitations of COVID restrictions. The

review protocol has been shifted to an online process with an odd number of reviewers including some members of the public and graduate students. Mary Morgan asked about the reporting back requirements. Sean Starowitz explained there has to be documentation of all their promotional materials, events, and attendees. Lastly, a final report is due sixty days afterwards otherwise they would become ineligible for future funding. Mary Morgan stated it would be great for the BUEA to use social media to promote these organizations as well. Paul Ash motioned to approve the \$42,600 for the Rapid Response Grant making. Jackie Yenna seconded the motion. Roll call vote passed unanimously.

- Marketing / Social Media Update – Brittany Scholl presented on the strategic communication plan for BUEA's social media presence and outreach. As for Facebook, in the past twenty-eight days BUEA has acquired one hundred and sixty new page likes. Recently there has been a theme with the postings. Last week's focus was resident scholarships and this week has a business focus of highlighting the Business Economic Enhancement Scholarship (BEES). Later today there will be a spotlight on Kurt Cummins with Switchyard Brewery who has a strong social media following. Then later in the week there will be a post on the Historic Facade grant. Maintaining a consistent interaction from the Board is extremely important and emphasizing the outreach.

UNFINISHED BUSINESS

- Anti-Racism / Diversity Equity Inclusion Scholarship - At the last meeting, Jane Kupersmith was asked to return with a proposal to put more funding into the proposed program. The memo from last month was summarized and is included in the packet. The goal is to maximize the impact with as many organizations as possible and minimize funding because this is a novel program. It may take a year to understand how to meet the organizational needs in the best and most effective way for this program. Jane Kupersmith's recommendation is to increase the amount to \$15,000 with a limit of \$500 per organization with five employees or more. Also, there will be a prescreening question to attempt to get more first time appliers and there is a monetary incentive to have organizations collaborate together on a training. To clarify, the \$15,000 is going over the previous amount of \$5,000 that was budgeted for a difference of \$10,000. Jane Kupersmith will continue to work with Shatoyia Moss from the Community and Family Resources Department to get recommendations of organizations to provide the training. Paul Ash motioned to approve. Jackie Yenna seconded the motion. Roll call vote passed unanimously. Mary Morgan had left the meeting at this time.

GENERAL DISCUSSION

- NONE

ADJOURNMENT

Jackie Yenna moved to adjourn. Meeting adjourned at 1:25 PM.

**Bloomington Urban Enterprise Association
Board Meeting Minutes
Virtual Meeting
03-10-2021 12:00 PM**

ROLL CALL

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

Members Absent: Alex Crowley, Julie Donham

City Staff Present: Larry Allen, Conor Herterich, Jane Kupersmith, Marnina Patrick, Brittany Scholl, Sean Starowitz

Members of the Public: None

APPROVAL OF MINUTES – There are no minutes to approve.

REPORTS FROM OFFICERS & COMMITTEES

- **Director's Report** – Condolences have been sent to Kevin Curran's family. In the interim, Jeff Underwood will take over the financials for this board until a new person is hired for the role. In addition to this most recent round of arts grants being processed there will also be receipt of the EZID payments and that will be done in Quickbooks.
- **Financial Report** – There is no financial report this month. In April both the February and March finances will be reviewed.

NEW BUSINESS

- **Updates to Bylaws** - This has been discussed for some time as there are steps that can be taken to modernize BUEA's bylaws and bring them into sameness with Indiana code. Larry Allen did a review and is recommending the following three updates. First, to update the code referencing section as this section was recodified from title four to title five. Second, is to amend article six of the bylaws which oversees the amount of members as we have been in compliance but the bylaws did not reflect that. The third recommendation is to address electronic meetings by creating a policy. Before the pandemic, the law was that people could attend electronic meetings but people were not able to vote on final matters. Currently the General Assembly is considering updating that law to allow everyone full participation. We will need to wait and see what comes from the General Assembly and then a final vote can be taken on May 12, 2021. Larry Allen will return to the April 14th meeting with the form for the formal amendments to the bylaws. Mary Morgan asked about whether or not the BUEA should approach the Governor's Office about filling those positions. Jane Kupersmith will ask the other UEA's at their next meeting. Larry Allen explained that it may be about applications for the positions and that the BUEA may need to recruit for those positions.

- Historic Façade Grant Application: The Overlook - Historic Preservation Program Manager Conor Herterich presented on the property called The Old Godsey Cabinet Shop. This property is located at 611 W. 12th Street in the conservation district of the Maple Heights neighborhood. The Center for Sustainable Living purchased the property in 2019 with intent to turn it into a neighborhood community center. The project estimate is \$22,000 and the amount requested from BUEA is \$10,000. The north, east, and west elevations will have the insulbrick siding removed and then sub-siding with installation will then be installed. Also, the roof will be patched and a few windows on the south elevation will be replaced. Scot Wright asked how much of the total bid estimate is for work to be done on the front facing portion of the building. Discussion turned to what exactly is included in the bid and the need to separate out what the percentage is of the two facades that the grant can cover. Karin St. John asked if there was more than one bid to which the answer was no. Jackie Yenna asked about the bid process for this program. Conor Herterich stated that it is up to the applicant to get bids. Jane Kupersmith elaborated that it is a separate process from the City's bidding policies as it is a private project and the BUEA is an independent non-profit. Conor Herterich was asked to get more information in regards to what the bid covers so that it can be brought back to the next meeting. Jane Kupersmith received confirmation from Larry Allen about the board's ability to construct a motion for funding for up to two facades within the parameters of the grant program so it would not exceed the amount in the grant application. Discussion ensued about what is street facing as well as the overall façade amount and it was decided for the program guidelines to be reviewed. Karin St. John then recommended that the application form be updated to add a place for the applicant to state how many facades they are doing. The limitations of the façade grant being no more than two façades as well as delaying work until the grant gets approved needs to be explicit to the applicants. Scot Wright motioned to approve the application for a \$10,000 façade grant. Seconded by Paul Ash. Roll call vote passed unanimously.

UNEFINISHED BUSINESS

- Signers on Accounts - Jane Kupersmith stated that the process has not been concluded and the expectation is to have it finished for next meeting.

GENERAL DISCUSSION

- NONE

ADJOURNMENT

Jackie Yenna moved to adjourn. Meeting adjourned at 12:40 PM.

Bloomington Urban Enterprise Association

04/13/21

Profit & Loss

Accrual Basis

March 2021

	Mar 21	Mar 20	\$ Change
Ordinary Income/Expense			
Income			
Business Zone Loan Interest	0.00	19.28	-19.28
Zone Membership Fees	5,386.24	0.00	5,386.24
Total Income	5,386.24	19.28	5,366.96
Expense			
Grants			
Grants-Miscellaneous	1,000.00	0.00	1,000.00
Recover Forward Grants	24,000.00	0.00	24,000.00
Total Grants	25,000.00	0.00	25,000.00
Total Expense	25,000.00	0.00	25,000.00
Net Ordinary Income	-19,613.76	19.28	-19,633.04
Other Income/Expense			
Other Income			
Interest Income	0.00	524.76	-524.76
Total Other Income	0.00	524.76	-524.76
Net Other Income	0.00	524.76	-524.76
Net Income	-19,613.76	544.04	-20,157.80

Bloomington Urban Enterprise Association

04/11/21

Balance Sheet

Accrual Basis

As of March 31, 2021

	Mar 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Cash & Cash Equivalents	
First Financial Bank	
FFB - Checking	-126,795.04
FFB - Money Market	82.35
FFB - Savings	1,648,696.71
Total First Financial Bank	1,521,984.02
German American Bank	214,794.01
IU Credit Union	203,013.53
Peoples State Bank	103,980.40
Total Cash & Cash Equivalents	2,043,771.96
Total Checking/Savings	2,043,771.96
Total Current Assets	2,043,771.96
Other Assets	
Notes Receivable - Long Term	
Big Brothers Big Sisters	25,000.00
Big Time Trading	25,000.00
Bloomington Pets Alive	10,000.00
Bloomington Massage & Body Work	20,000.00
BTown Beauty Supply	15,000.00
Gaian Hands	7,000.00
KC Designs	20,000.00
Lash Envy	5,170.00
Michael's Uptown Cafe	9,583.21
My Fin, The Tap	11,704.98
My Sport's Locker	50,000.00
PALS	25,000.00
Red Tire Cab	12,000.00
Sew Secret	5,000.00
Spiral Bodies	19,000.00
The Right Hand Lady LLC	6,000.00
Topoligus Investments	15,972.15
Vanishing Aesthetics	50,000.00
Total Notes Receivable - Long Term	331,430.34
Total Other Assets	331,430.34
TOTAL ASSETS	2,375,202.30
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	192,752.29
Total Accounts Payable	192,752.29
Total Current Liabilities	192,752.29
Total Liabilities	192,752.29
Equity	
Opening Balance Equity	1,565,019.23
Unrestricted Net Assets	620,352.41
Net Income	-2,921.63
Total Equity	2,182,450.01
TOTAL LIABILITIES & EQUITY	2,375,202.30

2021 BUEA Grant Commitments

1/12/21	Approved 2021	Committed	Paid
	Budget		
Education:			
School Grants	\$35,000.00	\$0.00	
Resident Scholarships	\$9,000.00	\$4,500.00	
Lemonade Day	\$2,500.00	\$2,500.00	
Sub-Total	\$46,500.00	\$7,000.00	\$0.00
Business and Entrepreneurship:			
Business Scholarship Program	\$5,000.00	\$3,600.00	
SBDC/Cook Center	\$30,000.00	\$0.00	
Dimension Mill Zone day passes	\$1,000.00	\$1,000.00	
Unspecified Grants	\$5,000.00	\$0.00	
Sub-Total	\$41,000.00	\$4,600.00	\$0.00
Arts and Culture:			
Zone Art Grants	\$40,000.00	\$0.00	
Historic Façade Grant	\$30,000.00	\$10,000.00	
City Art Program	\$30,000.00	\$0.00	
Sub-Total	\$100,000.00	\$10,000.00	\$0.00
Grant Making Budget Sub-Total	\$187,500.00	\$21,600.00	\$0.00
ONE-TIME EXPENSES			
Rapid Response Grantmaking			
Emergency Arts Grants	\$65,025.00	\$42,600.00	
Business Scholarships	\$10,800.00		
Project administration	\$12,210.00		
One-Time Budget Sub-Total	\$88,035.00	\$42,600.00	\$0.00



Bloomington Urban Enterprise Association

HISTORIC FACADE PRESERVATION GRANT GUIDELINES

Sponsored by the Bloomington Urban Enterprise Association

DESCRIPTION

The Bloomington Urban Enterprise Association Historic Facade Preservation Grants are designed to protect the uniqueness of Bloomington by preserving and rehabilitating its historic downtown environment and maintaining structurally sound places of business. Financial assistance is available to qualifying business in the form of a grant of up to ten-thousand dollars.

ABOUT THE BLOOMINGTON URBAN ENTERPRISE ASSOCIATION (BUEA)

The mission of the Bloomington Urban Enterprise Association is to provide the means to improve the economic, physical and social environment for zone residents and businesses. The geographic boundaries of the Zone can be found at <http://bloomington.in.gov/buea>. Since its establishment by Indiana State Code 1992, the BUEA has created and retained hundreds of jobs and spurred millions of dollar in increased investment in the area.

ELIGIBILITY

All commercial, industrial, or residential investment properties on the historic survey and properties determined to be historic by City Staff within the Bloomington Urban Enterprise Zone are eligible to receive grant assistance for exterior rehabilitation. The applicant must participate in BUEA Zone incentives. If the applicant does not pay a participation fee because it cannot take advantage of any tax credit program, the applicant must apply to the Board of

Directors for an exception. Applicants should consult with the Historic Preservation program manager of the Housing and Neighborhood Development Department, City of Bloomington to ensure that their property is eligible for grant funding.

PROGRAM DETAILS

BUEA staff will review pertinent financial information submitted by the grantee and complete a feasibility analysis. The grant may be up to **\$10,000.00**. Funds may be used towards the cost of the actual facade rehabilitation or stabilization, and other costs relating to the requirement of various building codes. Funds may also be used for historically accurate signage. In addition, up to **\$500.00** of grant money may be used for expenses related to the design and/or engineering of the project. Please note that funds may not be used for indirect costs! These include shipping, travel, project management, etc. Also note that the application for a facade grant may be denied if the building has significant structural deficits, as determined by an inspector with the Housing and Neighborhood Development Department. If a building has two facades it is eligible for two grants and you will need to file two separate applications.

ASSISTANCE PRIOR TO SUBMISSION

If you have questions, want further information, or wish to apply for a grant, please contact Rachel Ellenson, Historic Preservation program manager at the Department of Housing and Neighborhood Development at ellensor@bloomington.in.gov.

After contacting the historic program manager, applicants should submit the following to the historic program manager:

- Completed Application
- Rendering of the proposed facade renovations

Staff will submit applications to the BUEA Board with a recommendation for approval or denial. If staff rejects an application, applicant may directly appeal the decision to the Board.

Brian Payne, Director
Bloomington Urban Enterprise Association
payneb@bloomington.in.gov

HISTORIC FAÇADE GRANT AGREEMENT
between the
BLOOMINGTON URBAN ENTERPRISE ASSOCIATION
and
THE OVERLOOK LAND TRUST d.b.a. THE CENTER FOR SUSTAINABLE LIVING

This Agreement, entered into this _____ day of April, 2021, by and between the Bloomington Urban Enterprise Association, Inc. (“BUEA”) and the Overlook Land Trust d.b.a. The Center for Sustainable Living (“Grantee”), WITNESSETH THAT:

WHEREAS, Grantee owns the “Godsey Cabinet Shop,” (“Building”) located at 611 W. 12th Street in Bloomington, Indiana;

WHEREAS, Grantee has applied for a Historic Façade Grant (“Grant”) to assist in the rehabilitation of the Building, as described in the Grantee’s Façade Grant Application (“Application”), which is attached to this Agreement as Exhibit A;

WHEREAS, the BUEA has certain funds available to grant for the purpose of historic rehabilitation; and,

WHEREAS, the BUEA wishes to make certain funds available to the Grantee for the rehabilitation of the Building;

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. Term of Agreement. This Agreement shall become effective upon execution and continue through December 31, 2021, unless terminated prior to that date pursuant to Section 9 herein.
2. Activities to be Performed by the BUEA. During the Term of Agreement, the BUEA agrees to provide funding to Grantee not to exceed 50% of the rehabilitation budget up to Ten Thousand Dollars (\$10,000.00) (“Funding”). The BUEA will release 90% the funds immediately and the remaining 10% will be released pending final project completion and certification by the historic preservation program manager. This funding is to be used exclusively for activities described herein and subject to the terms of this Agreement.

The BUEA’s Funding is subject to the appropriation and availability of funds. If funds for the BUEA’s Funding are not forthcoming or are insufficient, through the failure of any entity—including the BUEA—then the BUEA shall have the right to immediately terminate this Agreement without penalty.

3. Activities to be performed by the Grantee. The Borrower agrees to use the funds as follows:

Restoration of existing facade on entire north elevation, east facing wall, and west elevation from front to loading dock. To include 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.

Grantee will provide the BUEA with all individual receipts and/or invoices for the expenses related to the Building rehabilitation, up to the total amount of the BUEA's funding. All completed work must also be inspected by the BUEA or its designee prior to any release of funds.

Ten percent of the total Grant amount shall be withheld by the BUEA until the work has received final approval by the City of Bloomington's Program Manager responsible for historic preservation.

4. Project Completion. All activities funded under this Agreement shall be completed by December 31, 2021.
5. Supervision and Independent Contractor Status. The status of Grantee's employees providing services pursuant to this Agreement as employees of Grantee shall not be affected in any way by this Agreement. Said employees shall be subject solely to supervision by Grantee's supervisors.

During the Term of Agreement, Grantee shall be an independent contractor, and in no event shall any of its personnel, agents, or sub-contractors be construed to be, or represent themselves to be, employees of the City or the BUEA. Grantee shall be solely responsible for the payment and reporting of all employee and employer taxes, including social security, unemployment, and any other federal, state, or local taxes required to be withheld from employees or payable on behalf of employees.

6. Indemnification. Grantee agrees to indemnify and hold the BUEA, the City, and all agents, employees, and officers of the BUEA or the City harmless against all claims, actions, damages, liability, and expenses, including reasonable attorneys' fees and court costs, which may arise from performance of the activities funded under this Agreement, regardless of whether these claims may be brought by the Grantee or by any third party.
7. Waiver or Breach. The waiver by either party or breach of any provision of this Agreement by the other party shall not operate or be construed as a waiver of any subsequent breach by the parties. No waiver shall be valid unless it is in writing and signed by an authorized officer of the waiving party.
8. Attorney's Fees. If any action is brought to enforce this Agreement, the prevailing party shall be entitled to recover reasonable costs of enforcement, including court costs and attorney fees.

EXHIBIT A

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

*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 _____

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) 349-3507

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.

Applicant Information:	
Applicant (include the names of all partners): The Mill	Phone: 810-569-6502
Applicant Address (include Zip Code): 642 N Madison St, Bloomington, IN 47404	
Address of the Property to be renovated (include Zip Code): 642 N Madison St, Bloomington, IN 47404	
Ownership: <input type="radio"/> Individual <input type="radio"/> Partnership <input type="radio"/> Corporation (Specify: _____) <input type="radio"/> Non-Profit Organization <input checked="" type="radio"/> Association (Specify: City of Bloomington)	
Federal ID No.: _____ 35-6000954	
Year of incorporation: __2018_____ Length of time at this location: _____ 2.5 yrs _____	
Contact Person: __Melissa Ward_____ Tel: (810) __569-6502_____	
Please give a brief description of your business/organization: The Mill is a coworking space dedicated to launching and accelerating startups in Bloomington. The renovated historic building hosts offices, hot desks for coworking, meeting rooms, and a large event space.	
Have you participated in any Zone tax incentives? <input type="radio"/> Yes <input checked="" type="radio"/> No	
If so, which ones?	
Requested amount of BUEA funds \$ \$937.50	
Project Description: The windows on the north side exterior wall of the building do not have updated tuck pointing. This project is to install mortar caps/tuckpointing along above the north side windows areas to prevent water penetration into the building interior.	
*Please include drawings or photographs illustrating proposed changes to the façade.	

Economic Impact:

Total number of jobs at location: 8 employees of The Mill Number of new jobs added from project: 0

Are the new jobs: o FT (#_0_) o PT (#_0_)

Average management/professional staff wage: _76,000_ Average service staff wage: ___NA___

Average wage for new jobs: ___NA___

Do these new jobs have benefits: o Yes o No

Please describe:

No new jobs will be created from the mortar cap installation and tuckpointing repairs. It will allow our current customers to work without water leaking into their rented office spaces.

Please estimate how BUEA funds will be spent:

Total Façade Cost: \$ _1,875_

BUEA Funds Requested: \$ _937.50_

Project Balance: \$ _937.50_

Source for Funding: ___The Mill and City of
Bloomington_

Loan: \$ ___no loans___

Cash: \$ _____

Site improvements: \$ _____

Other (describe): \$ _____

Do you have clear title to the property?

Yes No **The City will have this info.**

Total Estimated Cost of Overall Project:
\$1,875

Estimated construction start date:
April 15

Estimated construction completion date:
April 22

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? **Golden Hands Construction, 334 South Jackson, Bloomington, IN 47403**

Will the contractor or subcontractors be Zone businesses?

Yes No If yes, list: **Unsure.**

Have you contacted and worked with the HAND Historic Preservation Program Manager in order to produce an appropriate restoration/rehabilitation plan for the facade?

Yes No **Is this Conor Herterich? Then yes! If not, then 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.

Melissa Ward
Melissa Ward, The Mill

04/08/21
Date



tuck pointing areas in blue

New cap on this ledge



March 1, 2020

Jane Kupersmith

Director, Bloomington Urban Enterprise Association (BUEA), City of Bloomington
Economic & Sustainable Development Department (ESD)
401 N. Morton St., Suite 150 PO Box 100
Bloomington, Indiana 47402

Dear Jane:

The Ivy Tech Gayle & Bill Cook Center for Entrepreneurship and the South-Central Small Business Development Center are providing this progress report for the Bloomington Urban Enterprise Association (BUEA) Board of Directors per our grant Agreements for FY 2020 to update everyone on progress to date. This report documents progress and value to the BUEA and Enterprise Zone:

Ivy Tech-Cook Center Report:

Cook Institute Sponsorship: The BUEA was recognized as a Presenting Sponsor for our Annual Cook Institute for Entrepreneurship event at Ivy Tech's Shreve Hall. As you are well aware, due to the COVID-19 pandemic we had to cancel the event and repurposed the funds for COVID-relief programs to support small businesses in the Zone and throughout the City of Bloomington

Cook Center Program Support: We provided business valuations for over 20 small businesses in 2020 with most of the participating small businesses from Bloomington and 5 from the Enterprise Zone. This program is exciting because it helps provide a baseline assessment about the financial performance of a business over the past 2-3 years and is an essential tool in helping entrepreneurs decide to sell or buy a business. The feedback from the participants was that the information they received from us was extremely useful in their decision-making process to buy or sell a business especially as they dealt with effects of the pandemic. Valuations can cost thousands of dollars for small businesses, so this is a very valuable resource for Zone businesses.

Training/Education: Cook Center staff focused much of its activity with small businesses impacted by the pandemic in 2020. This includes over 50 client businesses in the Zone, over 175 in the City of Bloomington and ~200 in Monroe County. Cook Center staff also provided 5 webinars on topics related to small business resiliency due to the Pandemic including topics like financial modeling related to stimulus programs, E-Commerce and digital marketing and succession planning for small businesses. We partnered with the Bloomington Chamber of Commerce on their 3-week webinar series for COVID relief as well, impacting over 450 small businesses in our City/Zone. We had planned to do live training/education but had to pivot to on-line.

GAYLE AND BILL COOK CENTER FOR ENTREPRENEURSHIP
LOCATED AT THE INDIANA CENTER FOR THE LIFE SCIENCES
501 NORTH PROFILE PARKWAY
BLOOMINGTON, INDIANA 47404
IVYTECH.EDU/ENTREPRENEURSHIP



We distributed daily, weekly and monthly updates on the many fiscal stimulus programs like the Small Business Administration (SBA) Paycheck Protection Program and Economic Injury Disaster Loan (EIDL) program, Indiana Small Business Restart Grant, the City of Bloomington Economic Recovery loan program (which included BUEA funds for arts-related organizations) and the County Small Business Relief Grant program. We continue to work with the many chambers of commerce, economic development organizations, IU, City, County, the Mill and other regional partners to help with initiatives to get small businesses stabilizing their operations and growing to the best of their ability due to the pandemic.

South Central SBDC Report:

Client advising with the intent of focusing especially on the benefits the BUEA can provide to Zone businesses: SBDC business advisors provided services to ~200 clients from Monroe County (175 City clients and 50 BUEA clients) in 2020. Most of our activities were also focused on the pandemic-related effects on small businesses and marketing the many programs for fiscal relief at the Federal, State, local and regional levels. PPP, EIDL, Restart Grant, City of Bloomington Recovery Loan Programs and County grant programs were very popular and we aided most all businesses with information on the programs and working with the representatives of the programs to get the word out about the many changing eligibility, application and reporting requirements necessary. Many of our clients came from the hardest hit industry sectors like food and beverage, retail, hospitality and tourism as can be expected.

In partnership with IU's MSIS program at the Keeley School of Business, we piloted the IU HOPE digital project, which is a program that pares IU students who lost internships and jobs due to the pandemic and pared them with small businesses needing help getting their e-commerce footprint developed to attract more customers due to shut downs and restrictions on brick and mortar businesses. Over 400 projects were done from June 2020 – February 2021 and over 20% were in Monroe County/City/Zone. Projects included website upgrades, social media platforms launched, e-commerce tools onboarded and other projects critically important to retail, restaurants, bars, manufacturers and others facing tough economic conditions since the pandemic limited visitors to our many businesses in person.

Our outreach and engagement services included one-on-one and group consultations via video conferencing platforms on their efforts to start a new business and/or sustain their existing business. We also provided webinars where we partnered with the Chamber, The Mill, and other partners. We provided industry reports to most all clients free of charge throughout the year to help with their efforts to attract customers through new medium. We also participated as a partner for the Bloomington Chamber's January 2020 workshop for small retail businesses learn how to improve their business and grow successfully. We provided free LivePlan business planning tool accounts to some area Zone businesses in 2020.



Additionally, the SBDC marketed the ISBDC Technical Assistance Program to local businesses and several in the Zone participated and received funding for projects that enabled them to reach their market with an innovative product or service. Overall 6 Zone businesses received awards, with funding of \$100,000 for mentors to provide the services for the businesses. Six Zone-based vendors were used for these projects to provide professional services to our clients in the Zone, keeping the funding local. Terri Brown provided Launching Your Own Business workshops at the Mill in 2020 for people looking to start a new small business as well as monthly, on-line sessions due to the pandemic.

We also had 4 new business starts in the Zone last year, with most all others starting in Bloomington/Monroe County.

Fuse Business Awards - EZ Client: The Fuse Business Awards event was held in December 2020 on-line to recognize local small businesses for excellence in many categories. This included several Zone businesses as winners and many applicants. The Cook Center for Entrepreneurship was recognized as a key community partner as well as local entrepreneur Jeff Mease, Lynn Coyne, Catalent Biologics and Genie Supply. Several other Zone businesses were nominated for the various awards.

The BUEA is listed as a sponsor for all our activities of the Cook Center and SBDC throughout the year. Most of our collateral materials were created into digital formats in 2020 and these all included BUEA logo and messaging. This includes our Small Business Guide we provide to all businesses looking to start up a new venture.

We hope the above activities speaks to the value provided for the BUEA for its investment in our Cook Center and SBDC services related to these Agreements. We appreciate your investment and trust in Ivy Tech and the SBDC for the benefit of Zone residents and businesses. We look forward to partnering with you in 2021 on similar initiatives to keep the momentum and come out of the pandemic with a sustained small business base and opportunities for new ventures as the economic climate improves.

Respectfully,

Steve Bryant
Executive Director, Gayle & Bill Cook Center for Entrepreneurship
Ivy Tech Community College-Bloomington &
Regional Director, South Central Small Business Development Center

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IVYTECH.EDU/ENTREPRENEURSHIP

2021 FUNDING PROPOSAL
IVY TECH, COOK CENTER FOR ENTREPRENEURSHIP, SOUTH CENTRAL ISBDC & THE MILL

Service	Description / Deliverable	Anticipated Audience /Impact	Performing Agency	Associated Cost
Client Advising to support clients with the start, growth and resiliency of Zone businesses to survive pandemic impact	Free One-on-One and group Launching Your Own Business sessions	75 Clients (Zone residents)	SBDC/Cook Center/SCORE	\$ 20,000.00
	Free market research, Unlimited Industry/Deomgraphic Reports		SBDC/Cook Center/SCORE	
	Financial model development, assistance with stimulus programs		Cook Center and SBDC	
	Economic resiliency planning due to pandemic		Cook Center and SBDC	
	Free LivePlan Business Planning Tool Accounts		Cook Center and SBDC	
	ISBDC Technical Assistance Program training with Dimension Mill		Cook Center and SBDC	
	Business Valuations performed for Zone businesses at no charge	Up to 12 valuations annually	Ivy Tech Cook Center	
Business education / training	Business Resiliency Training programming for Zone-related businesses		Ivy Tech, Cook Center	\$ 10,000.00
	Webinar trainings for small businesses most hurt by COVID-19. Topics may include: financial, E-commerce, digital marketing programming and others.	Up to 12 training events	Ivy Tech, Cook Center	
The Mill Code School	Upskilling training for under/unemployed who are underrepresented in tech and tech-adjacent jobs in software development, IT Administration, etc.	50 participants, preference to zone residents	The Mill and Ivy Tech	\$ 10,000.00
ReBoot	Entrepreneurship program for founders who are formerly incarcerated. The program will include pitch competition and award seed money to the winner.	12 participants, preference to zone residents	The Mill	\$ 5,000.00
TOTAL FOR ALL SERVICES				\$ 45,000.00

About the ISBDC:

The Indiana Small Business Development Center (ISBDC) was created to help Hoosier Entrepreneurs start stronger, grow faster, and work smarter. The ISBDC provides one-on-one business advising, access to extensive market and industry data, and a variety of tools designed to help small business owners grow their businesses -- all at no charge to their clients.

About the Gayle and Bill Cook Center for Entrepreneurship:

The Gayle & Bill Cook Center for Entrepreneurship at Ivy Tech provides practical tools and resources to help the entrepreneurs of south central Indiana start or grow their businesses. The Cook Center offers a variety of resources for entrepreneurs looking to start or grow their businesses, including academic entrepreneurship classes and informal workshops. In partnership with the ISBDC office, the Center provides free consulting and assistance with business plans, financials, and other issues.



MEMBER PARTICIPATION AGREEMENT

THIS MEMBER PARTICIPATION AGREEMENT (this “Agreement”) is entered into on this _____ day of _____ 2021 by and between the ASSOCIATION OF INDIANA ENTERPRISE ZONES, INC., an Indiana nonprofit corporation (“AIEZ”), and the local URBAN ENTERPRISE ASSOCIATION established under Indiana Code §§ 5-28-15-13 and 14 identified on the signature page below (“UEA”), each referred to individually as “Party” and collectively as “Parties.”

AIEZ performs certain administrative functions for and on behalf of local Urban Enterprise Associations to assist with their statutory and administrative responsibilities for local enterprise zones and Zones/District Businesses. AIEZ is offering to provide such services to the UEA in exchange for a membership fee to cover its costs. This Agreement sets forth the terms and conditions for membership.

MEMBERSHIP TERMS AND CONDITIONS

1. **Definitions.** As used herein, the following terms have the following meanings:
 - (a) “Municipality” refers to the legislative body of the municipality in which the Zone/District Business is located.
 - (b) “Zone/District Business” means an entity that accesses at least one Incentive and is subject to requirements established by the UEA and the Municipality in which such entity is located.
 - (c) “Member” and “Members” refers to UEAs who have executed an AIEZ membership agreement and adopt the Membership Fee process.
2. **Membership Fee.** Membership benefits are extended to UEAs who fulfill their annual membership fee obligation. The Membership Fee shall be calculated annually by the AIEZ membership. UEA’s nonpayment of the Membership Fee shall be considered notice of nonrenewal for purposes of Section 5(a) Termination.
3. **Membership Benefits.** The benefits of membership include the following:
 - (a) AIEZ provides administrative support services to UEA, including: i) Enterprise Zone Business Registration (“EZBR”) customer service support; ii) EZBR form and related fee collection, data compilation, and compliance reporting to UEA and related state agencies; iii) education, advocacy, and communication of incentives; iv) government lobbying and advocacy; and v) any other administrative services mutually agreed to by the Parties.
 - (b) As authorized by UEA, AIEZ shall act as its agent for purposes of: (i) reporting any data requested by state agencies or Municipality relative to the enterprise zone program; and (ii) collecting data from Zone/District businesses.
 - (c) Nothing in this Agreement authorizes AIEZ to enter into contracts or legal obligations on UEA’s behalf.
4. **Mutual Responsibilities.**
 - (a) UEA agrees to provide the AIEZ with all information reasonably necessary for the AIEZ to carry out its responsibilities as reasonably requested by AIEZ, including any changes relating to UEA’s enterprise zone.

(b) Both Parties shall inform the other of any noncompliant Zone/District Business, if it has such information, so that UEA and Municipality may take appropriate action under Indiana Code § 5-28-15-5.7(b) and (c), concerning disqualification from future incentives. Both Parties agree and understand that AIEZ shall not disqualify any noncompliant Zone/District Business from receiving incentives or participating in the enterprise zone program under this Agreement.

(c) UEA represents, warrants, and certifies that it has obtained the approval of the applicable board of the UEA necessary for the AIEZ to perform the services as detailed under this Agreement on its behalf.

5. **Term, Termination, and Dissolution.**

(a) Term. The Agreement shall commence on January 1, 2021 (the “Effective Date”) and shall continue for a period of one (1) year commencing on the Effective Date. UEA’s continued payment of the Membership Fee shall automatically extend the Term for another calendar year, upon the same terms and conditions (each a “Renewal Term”). This Agreement shall not renew if UEA gives notice of its intent not to renew or fails to pay the annual Membership Fee. The Initial Term and each Renewal Term, if any, are collectively the “Term.”

(b) Termination. The Parties may terminate this Agreement by the written mutual consent of both Parties. The UEA may also terminate this Agreement without cause at any time by giving at least thirty (30) days’ prior written notice to the AIEZ. UEA members in good standing that terminate their membership under this section qualify for administrative fee refunds administered through the AIEZ’s annual distribution cycle.

(c) Dissolution. If the AIEZ organization is dissolved all liabilities of the organization are to be funded by its current members based on their pro-rata membership fees for the latest full year and all assets not already distributed through normal annual distributions are to be distributed to members based on their pro-rata membership fees for the latest full year.

6. **Miscellaneous.**

(a) Compliance with Laws. Both Parties agree to follow all applicable State and local laws and requirements in regards to actions performed under this agreement during the term of this Agreement.

(b) Confidentiality of Records. The Parties agree to protect the confidentiality of each other’s confidential records and business information disclosed to one another and not to use such confidential information other than as necessary and appropriate in connection with the performance of the Agreement. Upon termination of this Agreement, each Party shall cease to use each other’s confidential information and shall promptly return it, or destroy it, as appropriate. This Section 6(b) shall survive termination of this Agreement.

(c) Notice. Any notice required or given under this Agreement shall be provided in writing by any of the following means: hand delivery; emailed; First Class Mail; or Certified Mail, to the persons and addresses as may be mutually agreed upon by both Parties.

(d) Indiana Law. This Agreement shall be construed in accordance with the laws of the State of Indiana. All claims or disputes relating to the Agreement, or the breach thereof, shall first be submitted to non-binding mediation. If a claim or dispute is not resolved by mediation, the party making the claim or alleging a dispute shall have the right to institute any legal or equitable

proceedings in the Member’s Superior or Circuit Court. The prevailing party shall be entitled to recover attorney fees and costs.

(e) Assignment. The rights and obligations contained in this Agreement may not be assigned by either Party without the express prior written consent of the other Party.

(f) Status of Parties. This Agreement shall not be construed to create any association, partnership, joint venture, employee or agency relationship between the Parties for any purpose. Except as set forth herein, neither Party has authority (and shall not hold itself out as having authority) to act for or on behalf of the other Party, and neither Party shall execute any agreements or representations on the other Party’s behalf.

(g) Change in Law. Upon a determination that any term or other provision of this Agreement is invalid, illegal or unenforceable, or upon the amendment of the Indiana Code Sections referenced herein, the Parties hereto shall negotiate in good faith to modify this Agreement so as to achieve the original intent of the parties as closely as possible in a mutually acceptable manner.

(h) Waiver. No waiver of any provision of this Agreement shall be effective unless and until it is in writing by the Party waiving such rights, and no waiver will be deemed to be or will constitute a waiver of any other provision or other application of the same or similar provision, nor will any waiver constitute a continuing waiver. No failure to exercise, or delay in exercising, any right, remedy, power or privilege arising from this Agreement shall operate or be construed as a waiver thereof; nor shall any single or partial exercise of any right, remedy, power or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, remedy, power or privilege.

(i) E-Verify. Parties must enroll in and verify the work eligibility status of all newly hired employees through the E-Verify program operated by the United States Department of Homeland Security. If the E-Verify program ceases to exist, the Parties will not be required to verify the work eligibility status of newly hired employees through the E-Verify program. The Parties affirm under penalties for perjury that they are not knowingly employing a person with an unauthorized immigration status.

(j) Contracting with Iran. Parties certify that under penalties of perjury that they do not engage in investment activities in Iran as more particularly described in Indiana Code 5-22-16.5.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

ASSOCIATION OF INDIANA ENTERPRISE
ZONES, INC.

[PARTICIPANT NAME]

By: _____

By: _____

Name:

Name:

Title:

Title:

Date:

Date:

AMENDMENTS TO
ARTICLES OF INCORPORATION

OF

BLOOMINGTON URBAN ENTERPRISE ASSOCIATION, INC.

The Bloomington Urban Enterprise Association, Inc. (“BUEA”) hereby amends its Articles of Incorporation with the following language. Article II Section 2 shall now state in its entirety:

ARTICLE II

PURPOSES AND POWERS

Section 2. Purposes. The Corporation shall be organized and operated exclusively for the following public purposes:

(a) To perform and discharge the duties and functions of the urban enterprise association for the Bloomington, Indiana, enterprise zone (the “Zone”), pursuant to **Indiana Code 5-28-15**, as amended from time to time **or its codified successor** (the “Enterprise Zone Statutes”). To this end, and to the extent permitted by Section 501(c)(3) of the Internal Revenue Code of 1986, as amended from time to time (the “Code”), the Corporation may, among other things: coordinate Zone development activities; serve as catalyst for Zone development; promote the Zone to outside groups and individuals; establish a formal line of communication with residents and businesses in the Zone; act as a liaison between residents, businesses, the City, and the State Enterprise Zone Board (the “Board”) for any development activity that may affect the Zone or Zone residents; and initiate and coordinate any community development activities that aid in the employment of Zone residents, improve the physical environment, or encourage the turnover or retention of capital in the Zone; and

(b) Subject to and in furtherance of the purposes specified in the preceding section 2(a), to perform other activities for which non-profit Corporations are authorized under the Act.

Article VI, Section 1 shall now state in its entirety:

ARTICLE VI

DIRECTORS

Section 1. Appointment of Directors. The Corporation shall have **twelve (12)** directors.

The directors of the Corporation shall be chosen as follows:

(a) The Governor of the State of Indiana shall appoint the following:

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

(2) One (1) representative of the corporation, who is not a voting member of the U.E.A.

(b) The executive of the municipality in which the Zone is located (i.e., the Mayor of Bloomington, Indiana) shall appoint the following:

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

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

(3) 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.

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

(5) One (1) representative of organized labor from the building trades that represent construction workers.

(c) The **Common Council of the City of Bloomington, Indiana** shall appoint, by majority vote, the following:

(1) One (1) member of the municipality's legislative body whose district includes all or part of the zone.

(2) One (1) representative of a business located in the zone.

(3) Two (2) residents of the zone, who must not be members of the same political party.

AMENDMENTS TO
CODE OF BY-LAWS
OF
BLOOMINGTON URBAN ENTERPRISE ASSOCIATION, INC.

The BUEA hereby amends its bylaws with the following language. Section 2.1(a) of the Bylaws shall be amended to state the following in its entirety:

ARTICLE II

PURPOSES

Section 2.1. Purposes. The purposes of the Bloomington Urban Enterprise Association, Inc. are:

(a) To perform and discharge the duties and functions of the urban enterprise association for the Bloomington, Indiana, enterprise zone (the “Zone”), pursuant to **Indiana Code 5-28-15**, as amended from time to time or its codified successor (the “Enterprise Zone Statutes”). To this end, and to the extent permitted by Section 501(c)(3) of the Internal Revenue Code of 1986, as amended from time to time (the “Code”), the Corporation may, among other things: coordinate Zone development activities; serve as catalyst for Zone development; promote the Zone to outside groups and individuals; establish a formal line of communication with residents and businesses in the Zone; act as a liaison between residents, businesses, the City, and the State Enterprise Zone Board (the “Board”) for any development activity that may affect the Zone or Zone residents; and initiate and coordinate any community development activities that aid in the employment of Zone residents, improve the physical environment, or encourage the turnover or retention of capital in the Zone; and

(b) Subject to and in furtherance of the purposes specified in the preceding section 2.1(a), to perform other activities for which non-profit corporations are authorized under the Act.

Section 3.2 shall be amended to state the following in its entirety:

ARTICLE III

BOARD OF DIRECTORS

[...]

Section 3.2. Number and Tenure. The number of Directors shall be twelve (12). Each Director shall hold office for a term of four (4) years, or until his or her successor shall have been elected and qualified. Directors shall be appointed pursuant to the procedure set forth in the Article of Incorporation and at Indiana Code Section 5-28-15-13.