

Albion Redevelopment Commission Regular Meeting

Minutes - Monday, April 25, 2011

CALL TO ORDER: President Pro-tem Tim Christopher determined a quorum was present and called the meeting to order at 6:05 p.m. Members present were: Wanda Truelove, Tina Craft, and Tim Christopher. David Fiandt arrived later in the meeting. Duane Simpson and John McGill were absent. Also present were Beth Shellman, Don Merriman and Bob Braley. Later in the meeting firefighters Tim Lock, Kevin Libben, Steve Bushong and Mitch Fiandt arrived. (Firefighters were late due to a 911 emergency call)

OATH OF OFFICE: Tim, Wanda and Tina took their Oath of Office, witnessed by Beth. David took his Oath of Office later in the meeting, following an emergency 911 fire run. Oath witnessed by Beth.

MINUTES: T. Craft motioned, W. Truelove seconded, to approve the minutes from the November 10, 2010 regular meeting. A 3-0 voice vote determined the motion carried unanimously.

NEW BUSINESS:

Façade Improvement Grant Program – Doc's Do It Best Hardware, Don and Sally Merriman, requesting a 50% façade grant at 122 N Orange Street for exterior work in the amount of \$4,944.50.

D. Merriman explained he acquired the corner building adjoining Doc's Hardware. They are in the process of remodeling the corner building to become an expansion of their hardware store and have already made the internal door cut. The façade request includes removal of the front windows and exterior door from the corner building and installing new display windows that match the aluminum display windows at Doc's Hardware. Photo's of the "existing" and "proposed" façade improvements were presented and reviewed (on file in applicant's file). The expansion will allow Doc's to move some inventory (seed, feed, etc.) from their Hoham Feed store in Auburn to Albion. Additionally, they will start a dog grooming business. The new siding will be painted with a color scheme that matches the current blue and white color scheme at Doc's.

Three quotes were received for the work - \$9,889 from JP Building & Remodeling; \$10,011 from Leatherman Construction (LCI) and \$11,386 from Nelson Services. (copies on file in applicant's file)

After some discussion, a motion was made and seconded (T. Christopher, W. Truelove) to approve the façade grant as requested in the amount of \$4,944.50 to be paid upon satisfactory completion of the project.

Update on S.T.A.R. Team events – First Fridays, Façade Projects

Beth distributed S.T.A.R. flyers to all members and briefly discussed the S.T.A.R. committees and First Friday events planned from May - October. The group plans to take on its first façade project at Lucky U Ceramics upon obtaining enough revenue to support the work. The S.T.A.R. team will work with property owners and will propose a cost share equal to: 25% building owner; 25% S.T.A.R. team and 50% Façade Grant from RDC. A sketch of the proposed front and back façade work for Lucky U was presented to members.

Request for funding assistance by Albion Volunteer Fire Department – to be used for a new truck purchase. Seeking quotes on a truck now, will present final figures at a later date. Propose a 50-50 match from TIF #1 on the down payment and lease payment.

Tim Lock, Kevin Libben and Steve Bushong explained the fire department has planned for the replacement of the 1988 pumper for several years. The 1988 pumper is known as Pump 91. They also need to replace Tank 94 at some point in the near future. The RDC was made aware of the upcoming purchase during Gregg Gorsuch's tenure as Fire Chief. The fire department has formed a truck committee and they are in the process of writing bid specs and looking at trucks. They are respectfully requesting funding assistance for the new pumper that will be housed in TIF #1 and will service the TIF #1 Allocation Area. They are looking for a 6 man custom cab with a custom chassis. Their #1 priority is safety of their men and a commercial cab or chassis does not provide the safety features they are looking for. For example, Pump 91 can haul 2 men on a response call. The recommended practice when fighting a fire is 2-men-inside and 2-men-outside so every response call should have a minimum of 4 men available and on the scene.

The department has saved around \$55,000 to use as a down payment. They believe the overall cost will run around \$450,000. They are looking at a lease-purchase and would like to keep the terms at 5 years or under. They are requesting the RDC match both their down payment and annual payment amount. They believe a total of \$25,000 could be used from the fire department budget for annual payments.

The RDC reviewed the Spending Plan and Expense/Revenue report. They felt comfortable giving the fire department a verbal commitment to support at least 1/2 of their down payment and annual payment. The Fire Truck Committee will present final figures to the RDC when they have some concrete information. A motion was made and seconded (T. Christopher/T. Craft) to verbally commit support from the RDC as discussed. A voice vote determined the motion carried by 3 in favor and 1 abstaining vote. Note: D. Fiandt abstained because he is an active volunteer firefighter in Albion.

REVIEW AND APPROVAL OF 10-YEAR SPENDING PLAN - RDC members reviewed a proposed spending plan from 2011-2021. It was noted there are several commitments of funds such as annual bond payments on members; the bond payment for the Albion Municipal Building/Fire Station which is at \$37,000 now and will take over the debt service in 2015, starting out at \$102,000 annually with a pay-off in 2022; \$50,000 set aside for the wastewater pond work required by IDEM; and \$50,000 bank loan payment on the new water tower/water line extension project that was completed in 2009.

It was noted the spending plan currently supports \$50,000 for equipment and could be adjusted if the fire truck purchase necessitated that. It was noted that the 2021 figures in TIF #2 are inflated higher than the other years. Beth will adjust that figure. A motion was then made and seconded (T. Christopher/W. Truelove) to approve the 10-year spending plan for TIF #1 and TIF #2. Voice vote, motion carried 4-0.

EXPENSE AND REVENUE REPORT - YEAR TO DATE - Members reviewed the year to date expenditures from both funds. TIF #1 balance = \$1,108,633.97 and TIF #2 balance = \$113,333.12

ELECTION OF OFFICERS (President, Vice-President, Secretary) - A motion was made and seconded (W. Truelove/T. Craft) to keep the 2011 officers the same as current. No other nominations were made. A voice vote determined the motion carried 4-0. 2011 Officers are: David-President; Tim-Vice President; and Tina-Secretary.

There being no further business to discuss, the meeting adjourned at 7:15 p.m.

David Fiandt, President

Tina Craft, Secretary