

**Albion Redevelopment Commission Regular Session Meeting  
Minutes – Wednesday February 3, 2016**

CALL TO ORDER: With a quorum present, the meeting was called to order at 5:00 p.m. Attending were members: Tim Christopher, Duane Simpson, Scott Lindsey, Jona Slone and Tina Craft. Absent was John McGill. John Morr, Mike Yoder, Tom Pitman, Vicki Jellison, Joan Robinson and Randy Sexton were also present.

PLEDGE OF ALLEGIANCE: All present recited the Pledge of Allegiance to the US Flag.

RESIGNATION: Duane Simpson requested to speak and tendered his resignation effective immediately. He said he wanted to make room for some younger people to serve on the Commission. He subsequently left the meeting, with a quorum still remaining.

ELECTION OF OFFICERS: A motion was made and seconded to elect Tim Christopher as President; motion carried by 4-0 voice vote. A motion was made and seconded to elect Tina Craft as Vice President; motion carried by 4-0 voice vote. A motion was made and seconded to elect Jona Slone as Secretary; motion carried by 4-0 voice vote.

MINUTES: A motion was made and seconded (Tina, Jona) to approve the regular session minutes from the November 18, 2015 meeting. Motion carried by a 4-0 voice vote.

NEW BUSINESS:

**Façade Improvement Matching Grant Program – Façade Improvement Matching Grant Program** – Randy Sexton, joint owner (Randolph A. and Debra A. Sexton) of the building occupied by Sexton & Associates, requesting TIF #1 funds for façade work at 108 E. Main Street in a CB district. The façade work entails replacement of an existing canvas awning.

Quotes were obtained from Lake City Awnings & Signs (\$3,353.00); Fort Wayne Awning Company (\$3,367.00); and two requests were made to Awnings Unlimited with no response.

Pictures of the proposed new canopy were distributed to RDC members for review. Total projected cost is \$3,353.00, and the total façade portion is \$1,676.50. A motion was made and seconded (Tina, Scott) to approve \$1,676.50 in façade TIF #1 funds. Motion carried by a 4-0 voice vote. Town Council will be asked to give final approval on February 9, 2016.

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**Approval of TIF #1 Funds for furnace and air conditioner improvements at EDC Building**

– The Town of Albion is requesting the use of TIF #1 funds for replacing the furnace and air conditioner at the building located at 110 S. Orange St. owned by the Town of Albion, and occupied by the Noble County EDC. The heating and air conditioning will be “zoned” in three separate areas, allowing the EDC to control the temperature in their portion of the building, allowing separate control of the temperature in the conference room and allowing the tenant of the former “garage” area (if occupied) to control the temperature in their portion of the building.

Quotes were obtained from EEK’s Refrigeration (\$11,800.00); Rawles Service (\$11,000.00) and Hoover Plumbing, Heating & Electrical, Inc. (\$9,431.00); Voors Heating and Cooling was contacted but was unable to provide a quote because they are too busy. A motion was made and seconded (Tim, Jona) to approve \$9,431.00 of TIF #1 funds for the project. Motion carried by a 4-0 voice vote. Town Council has already approved this project.

**Update on The Pill Box and remodeling of EDC Building “garage” area located at 112 S. Orange St.** - John Morr reported that he met with Rick Sherck of the Noble County EDC and Greg Winn of The Pill Box, and that they agreed to request contractors to provide a quote for remodeling the “garage” area to a generic occupancy. They agreed that quotes would be received and reviewed by the RDC, and that the RDC would commit no more than \$30,000 toward the construction costs of this generic occupancy remodeling, and that any remodeling costs in excess of \$30,000 would be incurred by The Pill Box if The Pill Box becomes the tenant..

**Resolution 2016-01 Approving An Amendment To The Declaratory Resolution And Economic Development Plan For The Town Of Albion Economic Development Area No. 2 – Barnes & Thornburg;** a Declaration proposing to abolish a portion of TIF #2 and create a TIF #3 – Industrial Park property in North Ridge Village Industrial Park was presented. Attorney Tom Pitman reviewed the Resolution with the Commission and asked if there were any questions. With there being no questions, a motion was made and seconded (Tim, Tina) to approve Resolution 2016-01.

**Façade Committee new members** – Since Dwayne Simpson had resigned from the RDC, a new appointment needed to be made to the Façade Grant Guidelines Committee. Tina Craft volunteered, so Tina will now represent the RDC on the Committee.

**Adjourn regular meeting** - There being no further business, a motion was made and seconded (Tim, Tina) to adjourn the regular meeting at 5:42 p.m. Motion carried 4-0.

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Tim Christopher, President

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Jona Slone, Secretary