

Albion Redevelopment Commission Regular Meeting

Minutes - Monday, January 28, 2013

CALL TO ORDER: After determining a quorum was present, the meeting was called to order at 6:30 p.m. Members present were Duane Simpson, Tina Craft, Wanda Truelove, Tim Christopher & David Fiandt. Member John McGill was out of town. Also present were Beth Shellman, Noah Christopher, John Moorhouse & Melba Moorhouse.

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

OATH OF OFFICE: Oath of Office was administered to all members by Town Manager/Notary Public Beth Shellman.

MINUTES: Minutes from the October 29, 2012 regular meeting were approved as received after a motion was made and seconded (David, Wanda). Motion carried by a 5-0 voice vote.

NEW BUSINESS:

- **Façade Improvement Matching Grant Program** – Mike Katz, (leasing 1st floor to Portside Pizza and renting 2nd floor apartment), ratify TIF #1 funding in the amount of \$1,250.00 for a façade project to repair and apply stucco surface on the 2nd floor rear exterior at 102 West Main Street. (Total project lowest quote was \$2,500.00 & completed by Kim Barnes in December 2012)

It was noted Mike Katz submitted his facade application in November just before Thanksgiving. Quotes were obtained from Kim Barnes Masonry (\$2,500); Gary Tackett Masonry (\$2,850); and Ken Gangwer Masonry (\$3,000). Considering the warm temperatures, and the upcoming holidays, the RDC gave verbal approval to complete the work and agreed to ratify the approval at their next meeting. A motion was made and seconded (David, Tim) to ratify approval of the facade application and payment of \$1,250.00 to Mike Katz. Motion carried by a 5-0 voice vote.

- **Façade Improvement Matching Grant Program** – John & Melba Moorhouse, doing business as Albion Pizza Depot, requesting TIF #1 funding for a façade improvement project on exterior at 112 North Orange Street.

John and Melba propose facade work that will wrap the cedar shingled awning on the front of their building with a Copper Metallic standing seam metal roof, 1' vertical siding. After the cedar shingles are removed, it may be necessary to place 7/16" sheeting on the canopy before the siding is placed. A storm door on the south side of the building, leading to the back apartment, will be replaced. Lastly, a new sign (internally illuminated pizza slice) will be installed on the canopy after the copper metallic siding is placed. At some point in the near future, they would like to paint the white siding on the south side of their building in a color that matches the copper metallic. They neglected to put this painting on the facade application submitted.

For the canopy facade work, they obtained quotes from DM Trump Construction, LLC (\$3,493.20); B. Lash Home Improvements (\$7,128); and Jim's Carpentry from Avilla (\$4,440). They plan to use the low quoter, DM Trump, and if sheeting isn't needed, the price will be \$3,150. Quotes for the new sign were requested from Affordable Signs in Kendallville and Melody Bollinger of rural Albion, however, neither

company returned a quote. John stated if he receives a quote for less than the only one received (Johnson Brothers Sign Company \$3,400), he will go with the lower quote for the sign installation. John explained the new storm door was included on all canopy quotes even though it wasn't specifically listed on every quote. He will obtain 3 quotes on the south wall future painting project.

Members discussed the project. A motion was made and seconded (Duane, Tim) to approve the planned work estimated to cost (\$6,8893.20 total) and (\$3,446.60 for 50%). The work may be completed in phases with reimbursement occurring upon satisfactory completion and proof of payment on each construction project. The approval also allows the applicant to submit 3 painting quotes to the Town Manager at a later date for the south wall painting project. The Town Manager is authorized to approve the work on behalf of the RDC and submit payment for 50% of the project cost. Motion carried by a 5-0 voice vote.

- **TIF 1 & 2 Year End & Expense and Revenue Report** – year ending 2012. The 2012 summary of business was reviewed and a motion was made and seconded (David, Wanda) to approve the report as presented. The report was submitted to the Albion Town Council and filed online with the Dept. of Local Government Finance as required by law. Motion carried by a 5-0 voice vote
- **SPENDING PLAN** – TIF 1 & TIF 2 – for calendar years 2013-2022. A motion to approve the 2013-2022 Spending Plan was made and seconded (David, Tim). It was noted all projects identified in the Spending Plan will be considered on an individual basis after quotes are obtained and the applicant appears before the RDC to present each request. Motion carried by a 5-0 vote.
- **ELECTION OF OFFICERS** (President, Vice President, Secretary). A motion was made and seconded (Wanda, Duane) to keep the same officers as 2012. David Fiandt, President; Tim Christopher, Vice President and Tina Craft, Secretary. There being no other motions, the nominations were closed. Motion carried by a 5-0.

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

David Fiandt,

President

Tina Craft,

Secretary