

## Albion Redevelopment Commission Regular Meeting

### Minutes - Wednesday, October 13, 2010

**CALL TO ORDER:** President Fiandt determined a quorum was present and called the meeting to order at 6:00 p.m. Members present were Tim Christopher, Duane Simpson, Tina Craft, Wanda Truelove & David Fiandt. Absent was member John McGill. Also present: Beth Shellman, Mike Yoder & Ron Wentworth.

**MINUTES:** Minutes from the July 28, 2010 regular meeting were approved as received after a motion was made and seconded (Duane, Wanda). Motion carried by a 5-0 voice vote.

**NEW BUSINESS: Façade Improvement Grant Program –** Ron and Judy Wentworth, doing business as Noble Enterprises, Inc., requesting \$3,775.00 in funding assistance to replace 25 double-hung white vinyl exterior windows, building located at 110 N Orange Street.

Ron explained that a friend of his, a fellow Rotarian from Kendallville, will be the installer from the Northern Exteriors, a window company in Kendallville. He submitted three quotes: Northern Exteriors, Inc. \$7,550.00; Windows Doors & More \$10,950 and Champion Windows \$14,915. He purchased the building in 1990 and doesn't believe the exterior windows have been replaced since 1955. Replacing all exterior double-hung windows on the north, east and south sides of the building will improve the looks of the building and save his tenants in heating and cooling costs. He has a vacant commercial area available on the lower floor and apartments on the upper floor. The windows will be replaced at the same sizes they are currently, will be white in color, and will have matching white aluminum exterior trim. The windows will fold-in for easy cleaning and will have screens for fresh air. Since owning the building, Ron has made several improvements such as replacing carpet and adding new furnaces in both the commercial and apartment sections of the building. Ron presented a demonstrator window showing the type of window he plans to use. He is requesting a 50% match for a total of \$3,775.00 paid from TIF 1 funds.

After some discussion, a motion was made and seconded (Tim, Tina) to approve the \$3,775 as requested. Voice vote determined the motion carried by a 5-0 voice vote.

**Update on Palm Bay Tanning Façade Award –** The business ownership changed hands but the Palm Bay Tanning name remains the same. In October 2008, RDC members awarded Palm Bay a total of \$879.00 to place canopy signage for "Palm Bay Tanning & Hair" on the exterior of the business located at 114 W Main Street. That signage was never placed and the new owners have submitted a quote for a more impressive "Palm Bay Tanning & Hair" sign to be placed flat against the wall of the building. The color scheme will remain burgundy, white and green. The new quote is considerably less than the original award. 50% of the new quote is \$436.44. Members reviewed photo's of both the approved signage and newly proposed signage and motioned (Tim, Tina) to re-approve the façade grant to Palm Bay in the amount of \$436.44. Voice vote determined the motion carried by a 5-0 vote.

**ACCOUNTS PAYABLE:** Expense and Revenue Report up-to-date through 10-6-10 filed with RDC.

**OPEN DISCUSSION:** RDC members look forward to future discussions with volunteers who formed the Super Town of Albion Revitalization (STAR) Team and offer their full support of downtown revitalization projects.

At the last RDC meeting, the topic of trying to get a Red Box video renting company in Albion came up. Since then, Village Foods has made application to Red Box and are trying to locate a Red Box at the grocery store. Red Box usually locates in areas that have a potential customer count of 15,000 people per week. Village Foods estimates half that many customers visit their store weekly but applied anyway. They have not heard anything as of this week.

**SET TIME FOR NEXT MEETING:** The next regular meeting will be called as needed.

**ADJOURNMENT:** A motion was made and seconded (Tim, Duane) to adjourn the meeting. A voice vote determined the motion carried by a 5-0 unanimous margin and the meeting adjourned at 6:29 p.m.

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David Fiandt,

President

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Tim Christopher,

Secretary