

Albion Redevelopment Commission Regular & Executive Session Meetings
Minutes – Wednesday October 8, 2015

CALL TO ORDER: With a quorum present, the meeting was called to order at 6:00 p.m. Attending were members: Scott Lindsey, Tim Christopher, Jona Slone, Tina Craft and Duane Simpson. Member John McGill was absent. Beth Shellman, Mike Yoder and Seth Mosley were present.

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

MINUTES: A motion was made and seconded (Duane, Tim) to approve the minutes from the September 3, 2015 regular meeting. Motion carried by a 5-0 voice vote.

NEW BUSINESS:

- **Façade Improvement Matching Grant Program** – Seth Mosley, Seth Mosley Rental, requesting TIF #1 funds for façade work at 100 N Orange Street in a CB district. Façade work entails placement of a new roof covering in the color white. Total project cost \$17,805. Requesting \$8,902.50 in funding assistance. (Town council will consider final approval on October 13, 2015)

Seth explained the flat roof of his commercial building is leaking. The church use on the first floor has received some water damage as a result of the leaking roof. He solicited three quotes and met with contractors at the site. He completed extensive research with each company and plans to hire the low quoter of rubber roofing "Royalty Roofing" out of Seymour, Indiana. (Royalty \$17,805) (Sure-Tek \$18,019.50) and A-Z Construction (\$19,500). Seth passed around samples of the roof material provided by Royalty. He researched spray on roofing and rubber roofing and decided to spend the extra \$\$ and install a rubber roof. Royalty offers a 15 yr warranty and Seth selected a 40 mil rubber material.

The Dura-Last rubber material will cove apprx 3,500 square feet of roof, comes in 3 pieces, is white, has three seams, they install 1/4" foam under the rubber and the entire roof will be secured with screws. The Community State Bank roof has the same type of material.

Pictures of the existing roof were passed around for RDC members to review. The total project is \$17,805.00 and the total eligible façade portion is \$8,902.50. A motion was made and seconded (Jona, Tina) to approve \$8,902.50 in façade TIF #1 funds. Motion carried by a 5-0 voice vote.

- **Street Department** – requesting \$9,000 to assist with completing Chip Seal work on East Hazel Street. This will wrap up the paving projects slated for 2015.

Beth represented the Street Dept since Mark Tarlton had an out-of-town trip planned tonight. The Street Dept has completed paving projects and chip/seal work, excepting a portion of E Hazel Street. They are out of funds in Street Motor Vehicle Highway (MVH) and in Local Road and Street (LRS). They are requesting \$9,000 from TIF #1 to purchase stone, oil and needed replacement parts for paving equipment. Hazel Street is in and connecting to TIF #1. E Hazel Street is scheduled for paving in two phases - Phase 1 in 2016 from Orange to First Street and Phase 2 in 2017 from First to Fifth Street. The approval of \$9,000 will allow the street dept to preserve the Phase 2 portion of Hazel Street by keeping the street sealed from inclement weather that causes the street to break apart and results in potholes.

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A motion was made and seconded (Tim, Duane) to approve the expenditure of \$9,000 from TIF #1 to assist the street dept in chip/sealing E Hazel Street from Fifth Street to First Street. A roll call vote determined motion carried 5-0.

- **Update on Tele-Pharm** – Pill Box Pharmacy in Albion. Beth noted Pill Box is still looking at Albion for a satellite pharmacy location via Tele-Pharm software. They are most interested in the former garage area of the old town hall where the EDC offices are currently located. Further information about this proposal will be presented in the near future.
- **Discussion of EDC building improvements** - finishing garage area into office space and installing new carpeting in office areas – all rooms located on 1st floor of building. If Pill Box locates in the EDC building, a request will be made to the RDC for funding of the building improvements since the building is owned by the town and located in TIF #1.
- **Expense-Revenue Report** - year-to-date expenses and revenue was distributed.
- **Adjourn regular meeting** - There being no further business, a motion was made and seconded (Tim, Duane) to adjourn the regular meeting at 6:30 p.m. Motion carried 5-0.

Tim Christopher, President

Tina Craft, Secretary

Executive Session -Ind. Code § 5-14-1.5-5 for (b) Executive sessions may be held only in the following instances:

- (2) For discussion of strategy with respect to any of the following:
 - (D) The purchase or lease of real property by the governing body up to the time a contract or option to purchase or lease is executed by the parties.
- (4) Interviews and negotiations with industrial or commercial prospects or agents of industrial or commercial prospects by the Indiana economic development corporation, the office of tourism development, the Indiana finance authority, the ports of Indiana, an economic development commission, the Indiana state department of agriculture, a local economic development organization {as defined in IC 5-28-11-2(3)}, or a governing body of a political subdivision.

The regular meeting adjourned at 6:30 p.m. and the Executive Session immediately followed. Nothing was discussed other than those topics advertised to be discussed. There being no further business, a motion was made and seconded (Tim, Duane) to adjourn the Executive Session at 6:50 p.m., carried 5-0.

Tim Christopher, President

Tina Craft, Secretary