

**Albion Redevelopment Commission Regular Meeting  
Minutes – Monday August 19, 2013**

**CALL TO ORDER:** A quorum was present and meeting called to order at 6:15 p.m. Members in attendance: Tina Craft, Wanda Truelove, & Tim Christopher. Absent: David Fandt, Duane Simpson & John McGill. Also present were Beth Shellman, Mike Yoder, Casey Myers, Darold Smolinske, Jim Sprague and Tammy Luce.

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

**MINUTES:** motion to approve July 29, 2013 minutes as received (Wanda, Tina). Motion carried 3-0 voice vote.

**ANNOUNCEMENTS:** Fountain Dedication Ceremony Sept. 6, 2013 at 5:30 p.m.

**NEW BUSINESS:**

**Façade Improvement Matching Grant Program –** Tammy Luce, dba Brick Ark Inn Bed & Breakfast, requesting TIF #1 funding in the amount of \$3,750 for a façade improvement project at 215 North Orange Street. Total cost of façade project is \$8,500 and consists of window replacement.

Tammy explained she is in the process of receiving Special Use approval to expand her Bed & Breakfast (B & B) operation to include the original portion of her existing home which is located in a Central Business district. She has her final hearing on August 21<sup>st</sup> of this week. If approved, she will make some minor interior improvements (painting, new carpet) in the original portion of the brick home as well as replace all of the old exteriors windows. There are 17 windows in the original portion of the home. 15 of these windows are eligible for façade funding. The other 2 are windows to the private room she will keep for herself.

Tammy had planned to expand in 4 years to include an existing upstairs bedroom and bathroom in the original part of the house. Her plans have now changed due to personal reasons and because her customer demand requires more rooms. She has several repeat industrial and commercial customers who need overnight accommodations for visitors of their facilities while training in and around Albion. She has hosted an estimated 3,000 to 4,000 guests from 26 countries and 42 states since opening in July of 2009.

Tammy presented 3 quotes for window work (SL Home Improvements \$8,500); (Hoosier \$15,820); (Midwest \$20,767.37), 3 quotes for wood-work to replace the arched railing above the window (Orr Cabinetry \$200); (Country Mill \$180.40); (Ponderosa \$313.51), & 3 quotes for insulation/caulk (Menards \$355.34); (Lowe's \$369.35); (Home Depot \$388.98), around the windows to fill the empty cavity where the weights and pulley window system are now.

Beth noted that Tammy hired the low window contractor to do a test window replacement on one of the 15 eligible windows located on the 1<sup>st</sup> floor on the south side of the home. Since the work was started last Wednesday on this window, it is no longer eligible for the façade grant. The RDC should now be considering 14 windows.

Summary of costs: 14 windows @ \$500 each = **\$7,000**; 14 arched rails @ \$10.61 each = **\$148.54**; and Insulation/Caulk \$355.34 @ \$20.90 each = **\$292.60**. Total of project = \$7,441.14 **50% = \$3,720.57**

A motion made and seconded (Tim, Tina) to approve the façade grant for 14 windows at a total dollar amount of \$3,720.57. Motion carried 3-0 by a voice vote of membership.

**Funding Assistance -** Albion Parks Department, requesting annual funding assistance of \$8,500 to help fund water operating costs at the Hidden Diamonds Park Splash Pad located in the TIF #1 Allocation Area.

Casey and Darold updated the RDC on the progress of the Splash Pad project and fund raising campaign. The project has secured over \$140,000 in donations to support the construction costs. They hope to open annually from Memorial Day to Labor Day, 7 days a week, with tentative hours of noon-7 p.m. daily. Depending on the weather and demand, the hours may fluctuate to meet the needs. The system is set up to run at 50-100 gallons per minutes (gpm). They estimate the monthly water costs will run \$2,200 with an annual cost of \$8,500.

Tim noted the RDC has discussed helping out at previous meetings and are very supportive of the Splash Pad. Tim motioned, Wanda seconded, to approve \$8,500 annually from TIF #1 to be used towards the operating costs of the Hidden Diamonds Splash Pad. Motion carried 3-0 by a voice vote.

**ADJOURNMENT:** There being no further business, the meeting adjourned at 6:34 p.m.

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Tim Christopher,      President Pro-tem

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Tina Craft,      Secretary