

TOWN OF ALBION

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Gateway to Chain O' Lakes State Park

ALBION REDEVELOPMENT COMMITTEE - REGULAR MEETING MINUTES **October 30th, 2019 – Albion Municipal Building**

CALL TO ORDER: The Meeting was called to order at 6:00 PM. Members Present were: Mitch Fiantt, Josh Kessler, Jona Slone, and Brian Stolte. Absent were members Shelli McBride, and Erin Scheff. Also present was RDC Administrator and Town Manager Stefen Wynn; Albion Council President Vicki Jellison; Cindy Wick, and Beth Shellman, representing St. Mark's Lutheran Church; Doug Bonar; Brad Ebey, representing Shellbey Properties; and Chad Stayner, representing the Albion Ale House.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance to the U.S. Flag was recited by all present.

MINUTES FROM PREVIOUS MEETING: A motion was made and seconded (Stolte, Kessler) to approve the minutes from the August 7th, 2019 Regularly Scheduled Meeting, motion passed by a voice vote of 4-0.

GENERAL DISCUSSION:

Jellison addressed the RDC, and thanked them for taking an active role in the Albion community. Jellison also read a statement about Wynn's recent resignation from the Town, and the things that he and the RDC have achieved during his tenure. Jellison informed the RDC about an Open House on 12/10/19 from 5-6PM for Wynn. Jellison also stated that during the 12/10/19 Town council meeting the RDC, and other boards/commissions will be recognized for their work over the last few years beginning at 6PM.

NEW BUSINESS:

Façade Grant 2019-02 – Shellbey Properties, Window replacement on south-side, second-story of a building located at 108 W. Main Street. Wynn asked Ebey to give explain the request, and what work would be completed on the building. Ebey confirmed that it's for windows on the second story of the back side of the building. Ebey explained that they currently leak, and have caused damage inside the building, and that he'd like to get them closed up so that he can make repairs inside.

A motion was made and seconded (Fiantt, Stolte) to approve Façade Grant 2019-02, in the amount of \$752.04 for work to be performed by SL Home Improvements, motion passed by a 4-0 voice vote.

Façade Grant 2019-03 – St. Mark's Lutheran Church, to add white vinyl protective, energy efficient windows to cover the stained-glass windows. Only two quotes were received, and one of the two was a partial quote. Wynn asked why no more than one firm quote was received for the project. Shellman explained that adding the protective windows requires a special process to stop vapor from forming between the protective barrier and that only one company had the equipment to perform the work. Shellman documented attempts to collect quotes from six different companies. Shellman also explained that this restoration and protection project has been a 5-year process, and that they have the capital to finally move forward with the project.

A motion was made and seconded (Slone, Fiantt) to approve Façade Grant 2019-03 in the amount of the \$10,000 for work to be performed by O'Neill's Glass, motion passed by 4-0 voice vote.

Façade Grant 2019-04 – Doug Bonar, Materials for window replacement, painting the exterior, and roof repairs. Bonar explained to the Commission what the project includes. Slone asked about the color he plans to paint the exterior of the building, Bonar explained that he is planning to paint the building a charcoal color. Fiantt asked about the sandblasting that was included in the application, Bonar explained that he didn't have any quotes, but included anyway, but isn't asking for it to be funded. Kessler asked about the actual remodeling plan. Bonar stated that the 1st floor is intended to be two usable commercial spaces, while the top floor will be used as a residential area. Bonar asked about when he could apply again for tuckpointing masonry around the

building. Wynn explained that he would have to wait 12 months from the date of approval to be able to apply again. Wynn explained that since the quotes for steel doors were all different types, and received from the same company that they would be disqualified from funding consideration.

A motion was made and seconded (Stolte, Fiandt) to approve Façade Grant 2019-04 in the amount of: \$3,358.38, for windows from Home Depot, Paint from Lowe's, and Roofing Material from Menard's, motion passed by 4-0 voice vote.

Façade Grant 2019-05 – Albion Pizza Depot, Slone tabled this request as no application materials were received in time for RDC consideration.

Façade Grant 2019-06 – Albion Ale House, Outdoor Deck and Patio dining area, with exterior steel door upgrades. Stayner explained the application request and project. Stayner explained the investments that he has made in the Ale House since 2011, and his next phase is to create a great outdoor gathering space. Stolte asked about the proposed additional seating that the outdoor area could handle, and Stayner stated he envisions about 40 additional spaces for guests. Stayner stated that as a side to this project, he is upgrading the kitchen area to handle more guests, and better prepare food. Slone asked about the patrons to the restaurant, and Stayner explained that about half of the guests are from out of town. Wynn explained that since all of the quotes received would have met the maximum grant amount possible of \$10,000, Stayner could decide which contractor he wanted to use, and that any motion made wouldn't need to set the lowest contractor.

A motion was made and seconded (Kessler, Stolte) to approve Façade Grant 2019-06 in the amount of \$10,000, motion passed by 4-0 voice vote.

Adjournment:

There being no further business on the agenda, a motion to adjourn the meeting was made, and seconded (Fiandt, Kessler), motion Carried by a 4-0 voice vote. Meeting adjourned at 6:41PM.

