



Board of Public Works and Safety Agenda

MEETING DATE: Monday, May 20, 2024, at 11:30 AM

MEETING PLACE: Madison City Hall- Council Chambers

- A. Calling of roll and notice of absentees.
- B. Approval of minutes
- C. Claims
- D. Adjustments
 - Clifty Falls State Park 1314 Clifty Hollow Rd.
- E. Unfinished business
 - PACE Funding Request for 524 Jefferson St./Madison Christian Health
 - Unsafe Structure at 755 W. 3rd
- F. New business
 - Water Project SRF #62 and Amendment #3
 - Amended Resolution 2024-4B: Music in the Park, adding parking space closures @ N. side of Bicentennial Park
 - Resolution 2024-22B: Thorntons Bike Show
 - Resolution 2024-23B: Firecracker 10K
 - Resolution 2024-24B: Juneteenth 5K
 - Resolution 2024-25B: Hometown USA Parade
 - PACE Applications: 701 West St., 627 Walnut St., 614 East Main St.
 - PACE Start Date Extension: 614 W. Second St.
 - PACE Finals: 912 and 914 W. First St., 601 West St.
- G. Mayor's comments
- H. Public comments
- I. Next Meeting: Monday, June 3, 2024
- J. Motion to adjourn.



MADISON *Indiana*

Board of Public Works and Safety Minutes

MEETING DATE: May 6, 2024, at 11:30 AM

MEETING PLACE: City Hall- Council Chambers

The Board of Public Works and Safety, City of Madison, Indiana, met at 11:30 AM in the Council Chamber, City Hall.

Calling of roll and notice of absentees: Eaglin and Carlow were present, and Courtney was absent (2-1).

Approval of Minutes: Eaglin moved to approve the April 15, 2024, minutes, seconded by Carlow. All in favor, motion carried (2-0).

Claims: Carlow moved to approve the claims as submitted, seconded by Eaglin. All in favor, motion carried (2-0).

Adjustments: April Trash Bill Adjustment Charge: Per City Ordinance, on April 1, 2024, the Trash/Sanitation increased its trash rate from \$9.85 to \$17.50. For this change to occur within the programs, the software used in the billing office had to be modified by the service provider, UMS. The utility billing office has two billing cycles; the first statements are mailed out on or around the 12th of the month and the second ones are mailed out near the end of the month. Last month, in the first billing cycle of April, the programming software did not properly bill those customers. The software billed all the consumers the old trash rate of \$9.85 instead of the new rate of \$17.50. This error was discovered after the first billing cycle and rectified before the second billing cycle occurred. Approximately half of the people were billed correctly in April. To correct the programming error that occurred in April for the Sanitation/Trash charge, each customer who was underbilled in April will have an "April Trash Bill Adjustment Charge" on their May bill of \$7.65 to make up the under-billed trash portion on their statement. The amount of \$7.65 is the difference between the \$17.50 that should have been billed and the \$9.85 that was billed.

Unfinished Business:

PACE Funding Request for 524 Jefferson St./Madison Christian Health: Remains tabled.

Unsafe Structure at 755 W Third St.: Remains tabled.

New business:

Ohio Theatre Change Order #1: Extra necessary work was discovered inside the Ohio Theatre Façade that was not visible before. With the entire project coming in at approximately \$100,000.00 under budget, there is some room to make adjustments to the work being done. The extra work inside the façade totals \$8,906.80 and includes repairing rotted wood. **Motion:** Eaglin moved to approve Change Order No. 1, seconded by Carlow. All in favor, motion carried (2-0).

HWC Sidewalk Contract: The city previously hired HWC Contracting to do its first sidewalk rating to match the road ratings. It is now time to update the rating, and the city recommends hiring HWC Contracting again for the project. In addition, the ADA transition plan and Title VI will be completed by HWC as well. The contract is not to exceed \$38,000.00. **Motion:** Eaglin moved to approve the HWC Sidewalk Contract, seconded by Carlow. All in favor, motion carried (2-0). **Motion:** Eaglin amended the previous motion with the provision that the Mayor has the authority to sign the contract as needed with HWC, seconded by Carlow. All in favor, motion carried (2-0).

Resolution 2024-21B: Movies in the Park parking space closures at Bicentennial: Tanya Burnette, on behalf of the City of Madison, has requested the closing of certain parking spaces in connection with the Movies in the Park to be held on May 24th, July 3rd, July 26th, August 23rd, and October 4th, 2024. The parking spaces located between Central Avenue and West Street on the north side of Vaughn Drive shall be closed from 4:00 pm to 10:00 pm on the abovementioned dates. The parking spaces located between Central Avenue and West Street on the south side of West First Street shall be closed from 4:00 pm to 10:00 pm on July 26th, August 23rd, and October 4th, 2024. **Motion:** Eaglin moved to approve Resolution 2024-21B with changes, seconded by Carlow. All in favor, motion carried (2-0).

PACE Midpoint: 513 and 515 West St., 707 Walnut St.: 513 West Street, LLC., is requesting a partial disbursement of their dilapidated structures grant. They have completed over half of the work associated with their grant. The disbursement request is \$12,500.00. 515 West Street, LLC., is requesting a partial disbursement of their dilapidated structures grant. They have completed over half of the work associated with their grant. The disbursement request is \$12,500.00. 707 Walnut Street, Cornerstone Society, is requesting a partial disbursement of their dilapidated structures grant. They have completed over half of the work associated with their grant. The disbursement request is \$12,500.00. **Motion:** Eaglin moved to approve the PACE Midpoints, seconded by Carlow. All in favor, motion carried (2-0).

PACE Extension: 523-525 West St.: Marilyn Hance has requested an extension for a period of two months on the PACE Grant for 523-525 West St. This will allow for the completion of the new entry doors. The new deadline is June 17, 2024. The grant amount she was approved for was \$25,000.00. She has received a midpoint disbursement. **Motion:** Eaglin moved to approve the PACE Extension, seconded by Carlow. All in favor, motion carried (2-0).

PACE Final: 510 Mulberry St.: 510 Mulberry Street, Central Holdings, LLC., is asking for the final disbursement of their rehabilitation grant. All work has been completed which includes windows, siding repair, and paint. The disbursement request is \$7,500.00. **Motion:** Eaglin moved to approve the PACE Final, seconded by Carlow. All in favor, motion carried (2-0).

Mayor's comments: None.

Public comment: None.

Next meeting: Monday, May 20, 2024, at 11:30 AM.

Adjourn: Eaglin moved to adjourn, seconded by Carlow. All in favor, motion carried (2-0).

Attested:

Kathleen M. Rampy, Clerk-Treasurer

Mayor Bob Courtney

Karl Eaglin

David Carlow

CITY OF MADISON WATER AND SEWER DEPARTMENT

Customer had leak from broken water line on billing for 3 months. Adjust billing for wastewater back to average usage.

(SEE ATTACHED DOCUMENTATION)

ACCOUNT NAME: CLIFTY FALLS STATE PARK

ADDRESS: 1314 CLIFTY HOLLOW

ACCOUNT #: 20-13790-00

	Date	Water	Tax	Hyd Sprk	Penalty Water	Sewer	Penalty Sewer	Trash	Penalty Trash	Total
Billed=	2/13/24	0.00	0.00	0.00	0.00	4793.04	0.00	0.00	0.00	4793.04
Gal Used	478,900									
SHB =	289,700	0.00	0.00	0.00	0.00	2670.79	0.00	0.00	0.00	2670.79
Reading										
Adjustment		0.00	0.00	0.00	0.00	2122.25	0.00	0.00	0.00	2122.25
Billed=	3/13/24	0.00	0.00	0.00	0.00	5705.73	0.00	0.00	0.00	5705.73
Gal Used	618,900									
SHB =	289,700	0.00	0.00	0.00	0.00	2670.79	0.00	0.00	0.00	2670.79
Reading										
Adjustment		0.00	0.00	0.00	0.00	3034.94	0.00	0.00	0.00	3034.94
Billed=	4/12/24	0.00	0.00	0.00	0.00	4415.05	0.00	0.00	0.00	4415.05
Gal Used	519,900									
SHB =	289,700	0.00	0.00	0.00	0.00	2670.79	0.00	0.00	0.00	2670.79
Reading										
Adjustment		0.00	0.00	0.00	0.00	1744.26	0.00	0.00	0.00	1744.26
TOTALS =		0.00	0.00	0.00	0.00	6901.45	0.00	0.00	0.00	6901.45

Total Amount of Adjustment: -\$6,901.45

SIGNED: _____

DATED: 5/10/2024

City of Madison
Consumption History - Detailed
Sort Order: Date

Linked to: Account No: 201379000 Location No: 2013790

Location No.	Customer No.	Customer Name	Location Address						Revenue Class		Route		
Service	Bill Date	Rate Code	Units	SerialNo	Meter Size	Prior Read	Prior Read Date	Current Read	Current Read Date	Actual	Adjusted	Billed	Charges
2013790	201379000	CLIFTY FALLS INN/POOL					1314 CLIFTY HOLLOW	CLIFTY PARK		Multi Family		20	
Water	4/12/2024	MULTI	gal	07484079L	2"	87,229.00	02/20/2024	10,879.00	03/20/2024	478,900.00	0.00	478,900.00	2,878.17
				07470000H	8"	105,990.00	02/20/2024	106,030.00	03/20/2024				
Water	5/12/2024	MULTI	gal	07484079L	2"	81,060.00	01/22/2024	87,229.00	02/20/2024	518,900.00	0.00	518,900.00	2,895.57
				07470000H	8"	105,990.00	01/22/2024	106,030.00	02/20/2024				
Water	6/12/2024	MULTI	gal	07484079L	2"	55,927.00	12/17/2023	61,080.00	01/22/2024	519,900.00	0.00	519,900.00	2,786.78
				07470000H	8"	105,990.00	12/17/2023	106,030.00	01/22/2024				
Water	7/12/2024	MULTI	gal	07484079L	2"	53,113.00	11/29/2023	55,951.00	12/17/2023	283,800.00	0.00	283,800.00	1,704.80
				07470000H	8"	105,990.00	11/29/2023	106,030.00	12/17/2023				
Water	12/12/2023	MULTI	gal	07484079L	2"	64,735.00	10/17/2023	53,113.00	11/20/2023	341,700.00	0.00	341,700.00	1,436.58
				07470000H	8"	105,990.00	10/17/2023	106,030.00	11/20/2023				
Water	1/12/2024	MULTI	gal	07484079L	2"	48,630.00	09/19/2023	49,738.00	10/17/2023	513,800.00	0.00	513,800.00	1,320.28
				07470000H	8"	105,990.00	09/19/2023	106,030.00	10/17/2023				
Water	2/12/2023	MULTI	gal	07484079L	2"	44,240.00	08/23/2023	48,630.00	09/19/2023	241,000.00	0.00	241,000.00	1,074.61
				07470000H	8"	105,990.00	08/23/2023	106,030.00	09/19/2023				
Water	3/15/2023	MULTI	gal	07484079L	2"	57,760.00	07/20/2023	44,240.00	08/23/2023	742,000.00	0.00	742,000.00	2,123.22
				07470000H	8"	106,120.00	07/20/2023	105,700.00	08/23/2023				
Water	6/14/2023	MULTI	gal	07484079L	2"	31,530.00	06/20/2023	37,760.00	07/20/2023	203,800.00	0.00	203,800.00	2,859.63
				07470000H	8"	106,050.00	06/20/2023	105,230.00	07/20/2023				
Water	7/12/2023	MULTI	gal	07484079L	2"	24,040.00	05/19/2023	31,530.00	06/20/2023	647,400.00	0.00	647,400.00	3,587.55
				07470000H	8"	105,990.00	05/19/2023	104,550.00	06/20/2023				
Water	8/12/2023	MULTI	gal	07484079L	2"	17,803.00	04/20/2023	24,040.00	05/19/2023	1,280,300.00	0.00	1,280,300.00	5,305.88
				07470000H	8"	98,790.00	04/20/2023	103,080.00	05/19/2023				
Water	9/12/2023	MULTI	gal	07484079L	2"	13,827.00	03/20/2023	17,803.00	04/20/2023	427,600.00	0.00	427,600.00	1,880.20
				07470000H	8"	98,590.00	03/21/2023	98,700.00	04/20/2023				
Water	4/12/2023	MULTI	gal	07484079L	2"	8,529.00	02/15/2023	13,827.00	03/20/2023	408,800.00	0.00	408,800.00	1,721.05
				07470000H	8"	66,510.00	02/15/2023	69,590.00	03/21/2023				
Water	3/14/2023	MULTI	gal	07484079L	2"	8,320.00	01/17/2023	9,520.00	02/15/2023	348,900.00	0.00	348,900.00	1,480.45
				07470000H	8"	98,458.00	01/18/2023	98,510.00	02/15/2023				
Water	2/16/2023	MULTI	gal	07484079L	2"	3,510.00	12/19/2022	5,220.00	01/17/2023	277,000.00	0.00	277,000.00	1,186.17
				07470000H	8"	98,390.00	12/19/2022	98,450.00	01/18/2023				
Water	1/12/2023	MULTI	gal	07484079L	2"	997,585.00	11/18/2022	999,099.00	11/28/2022	674,400.00	0.00	674,400.00	2,786.52
				07464079L	2"	0.00	11/28/2022	3,510.00	12/19/2022				
				07470000H	8"	98,970.00	11/18/2022	98,390.00	12/19/2022				
Water	12/13/2022	MULTI	gal	07484079L	2"	992,158.00	10/20/2022	997,685.00	11/18/2022	565,700.00	0.00	565,700.00	2,381.80
				07470000H	8"	95,900.00	10/20/2022	96,070.00	11/18/2022				
Water	11/15/2022	MULTI	gal	07484079L	2"	989,087.00	09/20/2022	992,158.00	10/20/2022	318,100.00	0.00	318,100.00	1,339.20
				07470000H	8"	85,850.00	09/19/2022	95,900.00	10/20/2022				
Water	10/12/2022	MULTI	gal	07484079L	2"	945,817.00	08/16/2022	989,087.00	09/20/2022	328,000.00	0.00	328,000.00	1,380.08
				07470000H	8"	95,820.00	08/16/2022	95,950.00	09/19/2022				
Water	9/13/2022	MULTI	gal	07484079L	2"	340,533.00	07/16/2022	385,817.00	08/16/2022	509,400.00	0.00	509,400.00	2,527.88
				07470000H	8"	95,800.00	07/16/2022	95,820.00	08/16/2022				
Water	8/12/2022	MULTI	gal	07484079L	2"	973,251.00	06/18/2022	980,033.00	07/16/2022	701,200.00	0.00	701,200.00	2,862.05
				07470000H	8"	35,360.00	06/17/2022	55,890.00	07/16/2022				
Water	7/13/2022	MULTI	gal	07484079L	2"	968,847.00	05/20/2022	973,261.00	06/16/2022	488,400.00	0.00	488,400.00	1,991.26
				07470000H	8"	65,170.00	05/20/2022	65,380.00	06/17/2022				
Water	6/14/2022	MULTI	gal	07484079L	2"	984,590.00	04/20/2022	988,847.00	05/20/2022	704,700.00	0.00	704,700.00	1,870.20
				07470000H	8"	62,380.00	04/21/2022	65,170.00	05/20/2022				
Water	5/12/2022	MULTI	gal	07484079L	2"	980,839.00	03/18/2022	984,590.00	04/20/2022	493,100.00	0.00	493,100.00	895.43
				07470000H	8"	62,380.00	03/18/2022	62,380.00	04/21/2022				
Water	4/13/2022	MULTI	gal	07484079L	2"	957,802.00	02/17/2022	980,839.00	03/18/2022	288,700.00	0.00	288,700.00	588.63
				07470000H	8"	93,240.00	02/17/2022	93,300.00	03/18/2022				
Water	3/14/2022	MULTI	gal	07484079L	2"	955,097.00	01/18/2022	957,802.00	02/17/2022	275,500.00	0.00	275,500.00	657.98
				07470000H	8"	62,190.00	01/19/2022	62,240.00	02/17/2022				
Water	2/14/2022	MULTI	gal	07484079L	2"	952,477.00	12/29/2021	955,997.00	01/18/2022	269,000.00	0.00	269,000.00	637.59
				07470000H	8"	62,120.00	12/29/2021	62,190.00	01/18/2022				
Water	1/12/2022	MULTI	gal	07484079L	2"	945,442.00	10/20/2021	949,216.00	11/17/2021	385,400.00	0.00	385,400.00	913.48
				07470000H	8"	91,980.00	10/20/2021	92,060.00	11/17/2021				
Water	10/15/2021	MULTI	gal	07484079L	2"	941,600.00	09/20/2021	945,442.00	10/20/2021	573,200.00	0.00	573,200.00	1,894.35
				07470000H	8"	91,890.00	09/20/2021	91,980.00	10/20/2021				
Water	10/14/2021	MULTI	gal	07484079L	2"	937,570.00	08/18/2021	941,600.00	09/20/2021	361,200.00	0.00	361,200.00	929.80


Aug usage is 289,700 gals. / month



MEMORANDUM

DATE: March 25th, 2024

TO: City of Madison Water Utility

FROM: Larry Brown, Property Manage, Clifty Falls State Park 

SUBJECT: Water Billing Adjustment

We are inquiring concerning a request to reduce our water bill for the billing cycle 1/22/2024 – 02/20/24. We were notified by City of Madison Water Utility that we had a leak in our meter box account #20 13790 00 on February 26th. The Madison utility bypassed the meter and park staff repaired the leak on the morning of February 27th. The park was able to make the repairs with parts on hand.

A payment has been made..Enclosed is a billing for the same billing period last year for your convenience to help identify the disparity. The partial payment receipt has also been included. Any help you might be able to provide reducing the amount for the billing cycle would be greatly appreciated.

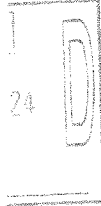
Required Information:	Clifty Falls State Park 1314 Clifty Hollow Madison, IN 47250
Dates Beginning and End:	1/22/2024 - 02/20/2024
Location:	Meter box for Inn Account #20 13790 00
Type of Leak	Nipple replacement (Galvanized)
Phone number	812-273-8885

*Repair and parts in house.

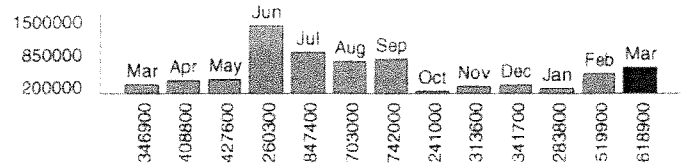
201379000

AND SEWER
ET
0-3776

VICE REQUESTED



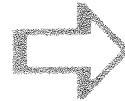
ACCOUNT NUMBER	20 13790 00
SERVICE ADDRESS	1314 CLIFTY HOLLOW CLIFTY
PREVIOUS BALANCE	\$0.00
CURRENT BILLING	\$8,482.21
AMOUNT DUE UPON RECEIPT	\$8,482.21 4,000.00
PAST DUE AFTER	04/10/2024 VISA
AMOUNT DUE AFTER PAST DUE DATE	\$8,482.21



Business Hours: Monday - Friday 8:00 AM to 4:00 PM

READING DATE FROM: 01/22/2024 READING DATE TO: 02/20/2024 READING: ACTUAL				
SERVICE TYPE	CURRENT	PREVIOUS	USAGE	AMOUNT
WATER	10599000	10595000	618900	\$2,605.57
WASTEWATER				\$5,705.73
SPRINKLER SERVICE				\$170.91
Division of State Parks and Recreation Date: 02/20/2024 Signature: [Signature] 03-19-24 Print Name: [Name]				
P.O. Box 100000, Albany, NY 12212-0000				

AMOUNT DUE



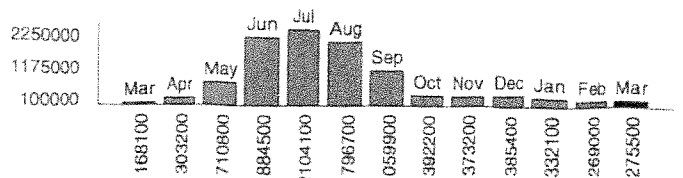
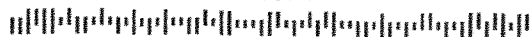
\$8,482.21



MADISON WATER AND SEWER
101 W MAIN STREET
MADISON IN 47250-3776
812-265-8312
TEMP--RETURN SERVICE REQUESTED

ACCOUNT NUMBER	20 13790 00
SERVICE ADDRESS	CLIFTY PARK
PREVIOUS BALANCE	\$0.00
CURRENT BILLING	\$3,289.04
AMOUNT DUE UPON RECEIPT	\$3,289.04
PAST DUE AFTER	04/11/2022
AMOUNT DUE AFTER PAST DUE DATE	\$3,289.04

494 1 AV 0.426
CLIFTY FALLS INN/POOL 3307
1501 GREEN ROAD
MADISON IN 47250-1974



IMPORTANT MESSAGES

Good Friday - April 15th

City Offices will be closed. Curbside trash, compost and recycle pickup will be on NORMAL schedule.

The Water and Sewage Department office hours
8:00 am to 4:00 pm
Monday - Friday.

Sign up for paperless billing and FREE ACH in our office to pay your bill automatically and never worry about late fees!

Call 812-265-8312 for info!

2022 Compost Stickers are now available

Business Hours: Monday - Friday 8:00 AM to 4:00 PM

READING DATE FROM: 01/18/2022
READING DATE TO: 02/17/2022
READING: ACTUAL

February

SERVICE TYPE	CURRENT	PREVIOUS	USAGE	AMOUNT
WATER	9224000	9219000	275500	\$652.99
WASTEWATER				\$2,539.88
SPRINKLER SERVICE				\$96.17
Division of State Parks and Reservoirs Date Goods/Services Received: 02-17-22 Date Invoice Received: 03-17-22 Signature: <i>[Signature]</i> From the office of Clifty Falls S.P.				

AMOUNT DUE



\$3,289.04

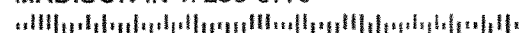
PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

CUSTOMER NAME	CLIFTY FALLS INN/POOL
SERVICE ADDRESS	CLIFTY PARK
AMOUNT DUE UPON RECEIPT	\$3,289.04
PAST DUE AFTER	04/11/2022
AMOUNT DUE AFTER PAST DUE DATE	\$3,289.04

ACCOUNT NUMBER	20 13790 00
AMOUNT ENCLOSED	<i>\$3,289.04</i>
CHECK NUMBER	

MAKE CHECKS PAYABLE TO:

MADISON WATER AND SEWER
101 W MAIN ST
MADISON IN 47250-3776



☐ Please check box to update or change mailing address, phone number or email and indicate change or update on reverse side.





UTILITY MANAGER BPW

REPORT: May 20, 2024

Water Project – SRF Disbursement Request 62 & Commonwealth Amendment No. 3

1. SRF Request No. 62 – MW Cole Construction – Water Storage Tanks

- Dated 04/08/2024; Total Amount of Invoice = \$5,800
- Total Retainage Amount = \$3140
- Amount of SRF Disbursement = \$2,660

*** Amount of \$59,660.00 requested by Contractor was reduced by \$57,000 for damages (@ \$1,000 per day) leaving a total payment due of \$2,660.00. See memorandum in paperwork.

2. Proposed Amendment to Owner-Engineer Agreement: Amendment No. 2

- a. Contract Amount Additional Construction = \$20,000.00
- b. Contract Amount Additional RPR/Inspection Funds = \$91,000.00
- c. Contract Amount Decrease in the following categories:
 - i. Record Drawings: \$ -12,500.00
 - ii. Water System Model: \$ -3,182.55
 - iii. Am. Iron/Steel: \$ -2,500.00
 - iv. Fiscal Sust. Plan: \$ -5,000.00
 - v. Regulatory: \$ -9,108.85
- d. Total Increase = \$ 78,708.60
- e. Current Contract Amount = \$1,643,500.00
- f. Net Change in Contract Total of \$78,708.60
- g. Total New Contract Amount = \$1,722,208.60

**Rob Bellucci will be attending the meeting to answer questions.

This is **EXHIBIT K**, consisting of 4 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated November 18, 2019.

AMENDMENT TO OWNER-ENGINEER AGREEMENT
Amendment No. 3

1. Background Data
 - a. Effective Date of Owner-Engineer Agreement: November 18, 2019
 - b. Owner: City of Madison
 - c. Engineer: Commonwealth Engineers, Inc.
 - d. Project: Water Utility Improvements (W19120)
2. Nature of Amendment:
 - a. Additional Services to be performed by Engineer
 - b. Modifications of payment to Engineer
 - c. Modifications to other terms and conditions of the Agreement
3. Description of Modifications:
 - a. Attachment 1, "Modifications"
 - b. Attachment, "Commonwealth Engineers, Inc., Standard Hourly Rates and Reimbursable Expenses Schedule, July 1, 2023 – June 30, 2024"
 - c. [List other Attachments, if any]
4. Agreement Summary:
 - a. Original agreement amount: \$ 98,500.00
 - b. Net change for prior amendments: \$ 1,545,000.00
 - c. This amendment amount: \$ 78,708.60
 - d. Adjusted agreement amount: \$ 1,722,208.60

The foregoing Agreement Summary is for reference only and does not alter the terms of the Agreement, including those set forth in Exhibit C.

Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect.

OWNER:

CITY OF MADISON

By:

Bob Courtney

Title:

Mayor

Date Signed:

Attest:

By:

Katie Rampy

Title

Clerk Treasurer

ENGINEER:

COMMONWEALTH ENGINEERS, INC.

By:



Albert C. Stong, P.E.

Title:

President

Date Signed:

5/6/2024

Attest:

By:

DocuSigned by:



Robert M. Bellucci, P.E.

Title:

Vice President

CFO/Accounting
Approval:

DocuSigned by:



This is **Attachment 1**, consisting of 2 pages, to
Amendment No. 3, dated _____.

Modifications

1. Engineer shall perform the following Additional Services:
 - a. Reallocation of funds to Additional Construction Engineering and Additional RPR/Inspection services as shown in the table below. Also includes Additional RPR/Inspection services associated with additional time previously granted to Division "A" Contractor.
2. For the Additional Services or the modifications to services set forth above, Owner shall pay Engineer the following additional or modified compensation:

	Current Contract	This Amendment	Total Contract	
Study and Report	\$98,500.00	\$0.00	\$98,500.00	Lump Sum
Preliminary Design	\$495,000.00	\$0.00	\$495,000.00	Lump Sum
Final Design	\$330,000.00	\$0.00	\$330,000.00	Lump Sum
Bidding/Negotiating	\$35,000.00	\$0.00	\$35,000.00	Lump Sum
Construction Phase	\$175,000.00	\$0.00	\$175,000.00	Hourly NTE
Post Construction Phase	\$10,000.00	\$0.00	\$10,000.00	Hourly NTE
Additional Construction Phase	\$0.00	\$20,000.00	\$20,000.00	Hourly NTE
RPR/Inspection	\$300,000.00	\$0.00	\$300,000.00	Hourly NTE
Additional RPR/Inspection	\$46,982.51	\$91,000.00	\$137,982.51	Hourly NTE
Additional Services				
Soil Borings	\$17,459.53	\$0.00	\$17,459.53	Hourly NTE
Erosion Control	\$3,057.96	\$0.00	\$3,057.96	Hourly NTE
Records Drawings (ACAD)	\$25,000.00	-\$12,500.00	\$12,500.00	Hourly NTE
Water System Model	\$10,000.00	-\$3,182.55	\$6,817.45	Hourly NTE
Land Surveying	\$50,000.00	\$0.00	\$50,000.00	Hourly NTE
Financial/Legal Assistance	\$10,000.00	\$0.00	\$10,000.00	Hourly NTE
Start-up Assistance	\$10,000.00	\$0.00	\$10,000.00	Hourly NTE
American Iron & Steel Compliance	\$7,500.00	-\$2,500.00	\$5,000.00	Hourly NTE
Fiscal Sustainability Plan	\$5,000.00	-\$5,000.00	\$0.00	Hourly NTE
Regulatory	\$15,000.00	-\$9,108.85	\$5,891.15	Hourly NTE
Total	\$1,643,500.00	\$78,708.60	\$1,722,208.60	

3. Other portions of the Agreement (including previous amendments, if any) are modified as follows:
 - a. Article 8.04, "Engineer's Certifications", of the Agreement is hereby amended to include the following:
 - "B. Pursuant to Indiana Code 22-5-1.7-11, the Engineer entering into this Agreement with the Owner is required to enroll in and verify the work eligibility status of all its newly hired employees through the E-Verify program. The Engineer is not

Exhibit K – Amendment to Owner-Engineer Agreement.

EJCDC® E-500, Agreement Between Owner and Engineer for Professional Services.

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required to verify the work eligibility status of all its newly hired employees through the E-Verify program if the E-Verify program no longer exists.

The Engineer hereby certifies to the Owner that the Engineer does not knowingly employ an unauthorized alien. The Engineer further affirms that, prior to entering into its Agreement with the Owner, the Engineer has enrolled in and agrees to verify the work eligibility status of all its newly hired employees through the E-Verify program.

The Engineer shall provide to Owner a sworn affidavit on an annual basis or as requested by the Owner.

- C. Pursuant to Executive Order 13846, the Engineer hereby certifies to Owner that Engineer is not engaged in Investment Activities in Iran.”

COMMONWEALTH ENGINEERS, INC.
STANDARD HOURLY RATES AND REIMBURSABLE EXPENSES SCHEDULE
July 1, 2023 – June 30, 2024

Billing Class	Rate Per Hour	Billing Class	Rate Per Hour
Principal III	\$ 116.69	Environmental Compliance Manager	\$ 57.50
Principal II	\$ 107.06	Compliance Specialist	\$ 32.18
Principal I	\$ 97.86	Environmental Scientist	\$ 32.18
Project Manager IV	\$ 96.86	Construction Manager	\$ 61.06
Project Manager III	\$ 90.62		
Project Manager II	\$ 73.90	Resident Project Representative IV	\$ 47.83
Project Manager I	\$ 66.53	Resident Project Representative III	\$ 40.38
		Resident Project Representative II	\$ 36.44
Senior Electrical Engineer	\$ 90.62	Resident Project Representative I	\$ 32.50
Senior Process Engineer	\$ 79.85	Clerical III	\$ 40.01
		Clerical II	\$ 30.39
Project Engineer IV	\$ 75.24	Clerical I	\$ 22.29
Project Engineer III	\$ 60.30		
Project Engineer II	\$ 56.83	Reproduction Processor	\$ 27.86
Project Engineer I	\$ 52.70		
		Trainee	\$ 21.65
Engineering Intern III	\$ 46.84		
Engineering Intern II	\$ 44.05	CADD Specialist IV	\$ 45.83
Engineering Intern I	\$ 39.73	CADD Specialist III	\$ 41.63
		CADD Specialist II	\$ 35.60
		CADD Specialist I	\$ 28.51
Designer IV	\$ 57.91		
Designer III	\$ 53.41	Chief Technology Officer	\$ 66.88
Designer II	\$ 48.19	IT Tech	\$ 31.81
Designer I	\$ 38.90	Multimedia Coordinator	\$ 53.14
		Survey Manager	\$ 62.40
Operations Specialist	\$ 47.11	Surveyor	\$ 49.14
		Project Surveyor	\$ 43.78
Grants Manager	\$ 59.98	Field Technician	\$ 37.56

In order to arrive at the total billing rate, the above direct payroll rates shall be multiplied by factors of 46.4654% and 96.4286% to account for payroll and general overhead costs respectively. In addition, a 15% profit level is then added to arrive at total labor costs. This is a total multiplier factor of 3.3086 times direct payroll rates.

Reimbursable Expenses

1. Travel: Starts at the office and shall be at the then approved rate by the U.S. Internal Revenue Service, plus 15% profit.
2. Subsistence and Lodging: Actual Cost, plus 15% profit.
3. Express Charges and Postage, other than first class mail: Actual Cost, plus 15% profit.
4. Paper Prints: \$0.75 per square foot, plus 15% profit.
5. Special Tests and Services of Special Consultants: Actual Costs, plus 15% profit.

It is agreed that the Owner will make payment of each invoice presented by Commonwealth within thirty (30) days from the date of the invoice. Payments received after this time shall be subject to an interest charge of 1% per month.

AMENDED RESOLUTION 2024-4B

**A RESOLUTION OF THE BOARD OF PUBLIC
WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA
REGARDING A STREET CLOSING FOR THE
2024 MUSIC IN THE PARK**

WHEREAS, there has been a request filed by Austin Sims on behalf of the Madison Main Street Program for a street closing for said group in connection with the 2024 Music in the Park events to be held on June 14, 2024, July 12, 2024, August 9, 2024, and September 13, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that Central Avenue between First Street and Vaughn Drive shall be closed from 12:00 p.m. to 10:00 p.m. on June 14, 2024, July 12, 2024, August 9, 2024, and September 13, 2024.

BE IT FURTHER RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that the parking spaces located along Bicentennial Park on the north side of Vaughn Drive shall be reserved for golf cart parking only from 12:00 p.m. to 10:00 p.m. on June 14, 2024, July 12, 2024, August 9, 2024, and September 13, 2024.

BE IT FURTHER RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that the parking spaces located north of Bicentennial Park between West Street and Central Avenue shall be reserved for parking for the residents living on Central Avenue.

BE IT FURTHER RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that said street and parking spaces as closed shall be under the supervision and control of the Madison Main Street Program at the times noted above for the year 2024.

ADOPTED-AMENDED this 20TH day of February-May 2024.

Bob G. Courtney, Chairman

Karl Eaglin, Member

David Carlow, Member

(SEAL)

ATTEST:

Kathleen M. Rampy, Clerk-Treasurer

AMENDED RESOLUTION 2024-4B

**A RESOLUTION OF THE BOARD OF PUBLIC
WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA
REGARDING A STREET CLOSING FOR THE
2024 MUSIC IN THE PARK**

WHEREAS, there has been a request filed by Austin Sims on behalf of the Madison Main Street Program for a street closing for said group in connection with the 2024 Music in the Park events to be held on June 14, 2024, July 12, 2024, August 9, 2024, and September 13, 2024.

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BE IT FURTHER RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that the parking spaces located north of Bicentennial Park between West Street and Central Avenue shall be reserved for parking for the residents living on Central Avenue.

BE IT FURTHER RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that said street and parking spaces as closed shall be under the supervision and control of the Madison Main Street Program at the times noted above for the year 2024.

AMENDED this 20TH day of May 2024.

Bob G. Courtney, Chairman

Karl Eaglin, Member

David Carlow, Member

(SEAL)

ATTEST:

Kathleen M. Rampy, Clerk-Treasurer

RESOLUTION 2024-22B

A RESOLUTION OF THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA REGARDING STREET CLOSINGS FOR THORNTON'S BIKE SHOW

WHEREAS, there has been a request filed by Tammy Schwagmeier on behalf of Thornton's Motorcycle Sales for street and parking lot closings for said group in connection with Thornton's Bike Show to be held on Saturday, August 25, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA that the following streets and parking lot shall be closed on Saturday, August 25, 2024, from 7:00 a.m. to 6:00 p.m.:

1. Vaughn Drive between the west side of West Street to the east side of Poplar Street; and
2. Central Avenue from the chain link gates south to Vaughn Drive.

BE IT FURTHER RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA that said streets as closed shall be under the supervision and control of the Thornton's Motorcycle Sales at the times noted above for the year 2024.

ADOPTED this 20th day of May, 2024.

Bob G. Courtney, Mayor

Karl Eaglin, Member

David Carlow, Member

(SEAL)

ATTEST:

Kathleen M. Rampy, Clerk-Treasurer

RESOLUTION 2024-23B

A RESOLUTION OF THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA REGARDING STREET CLOSINGS FOR THE FIRECRACKER 10K

WHEREAS, there has been a request filed by the Madison Area Run Club for street closings in connection with its Firecracker 10K to be held on Saturday, July 6, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that the following streets shall be closed from 7:30 a.m. to 12:00 p.m. on Saturday, July 6, 2024:

- 1) Wilson Avenue between Cub Trail and Lanier Drive;
- 2) Lanier Drive between Wilson Avenue and the Madison State Hospital entrance;
- 3) Hanging Rock Hill between Madison State Hospital entrance and Third Street;
- 4) Third Street between Cragmont Street and Broadway Street; and
- 5) Broadway Street between Third Street and Fifth Street.

BE IT FURTHER RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that said streets as closed shall be under the supervision and control of the Madison Area Run Club at the times noted above for the year 2024.

ADOPTED this 20th day of May, 2024.

Bob G. Courtney, Chairman

Karl Eaglin, Member

David Carlow, Member

(SEAL)

ATTEST:

Kathleen M. Rampy, Clerk-Treasurer

RESOLUTION 2024-23B

A RESOLUTION OF THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA REGARDING STREET CLOSINGS FOR THE FIRECRACKER 10K

WHEREAS, there has been a request filed by the Madison Area Run Club for street closings in connection with its Firecracker 10K to be held on Saturday, July 6, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that the following streets shall be closed from 7:30 a.m. to 12:00 p.m. on Saturday, July 6, 2024:

- 1) Wilson Avenue between Cub Trail and Lanier Drive;
- 2) Lanier Drive between Wilson Avenue and the Madison State Hospital entrance;
- 3) Hanging Rock Hill between Madison State Hospital entrance and Third Street;
- 4) Third Street between Cragmont Street and Broadway Street; and
- 5) Broadway Street between Third Street and Fifth Street.

BE IT FURTHER RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that said streets as closed shall be under the supervision and control of the Madison Area Run Club at the times noted above for the year 2024.

ADOPTED this 20th day of May, 2024.

Bob G. Courtney, Chairman

Karl Eaglin, Member

David Carlow, Member

(SEAL)

ATTEST:

Kathleen M. Rampy, Clerk-Treasurer

RESOLUTION 2024-24B

A RESOLUTION OF THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA REGARDING STREET CLOSINGS FOR THE JUNETEENTH 5K RUN/WALK

WHEREAS, there has been a request filed by Sue Livers on behalf of Friends of the Lanier Mansion for street closings for said group in connection with their Juneteenth 5K Run/Walk to be held on Saturday, June 22, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that the following streets shall be closed from 7:45 a.m. to 10:00 a.m. on Saturday, June 24, 2024:

1. Sixth Street from West Street to Fifth Street;
2. Fifth Street from east side of the KDH medical office entrance to Springdale Cemetery;
3. Elm Street from Fifth Street to Third Street;
4. Broadway Street from Fifth Street to Presbyterian Avenue;
5. Presbyterian Avenue from West Street to Vine Street;
6. Vine Street from Fourth Street to Third Street;
7. Third Street from Vine Street to Poplar Street;
8. Poplar Street from Third Street to Presbyterian Avenue; and
9. Fourth Street from Vine Street to Elm Street. .

BE IT FURTHER RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that said streets as closed shall be under the supervision and control of the Friends of the Lanier Manson at the times noted above for the year 2024.

ADOPTED this 20th day of May, 2024.

Bob G. Courtney, Chairman

Karl Eaglin, Member

David Carlow, Member

(SEAL)
ATTEST:

Kathleen M. Rampy, Clerk-Treasurer



RESOLUTION 2024-25B

A RESOLUTION OF THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA REGARDING STREET CLOSINGS FOR THE ANNUAL HOMETOWN USA PARADE

WHEREAS, there has been a request filed by Tanya Burnette on behalf of the City of Madison for street closings in connection with the annual Hometown USA Parade to be held on Friday, July 5, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that the following streets shall be closed from 3:00 p.m. until the end of the parade on Friday, July 5, 2024:

1. Main Street between the west side of Walnut Street and the east side of Cragmont Street;
2. Cragmont Street between the north side of Second Street and the south side of Third Street; and
3. North bound and south bound lanes of Jefferson Street between the north side of East First Street and the south side of Milton Street.

BE IT FURTHER RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that there shall be "No Parking" on the following streets from 3:00 p.m. until the end of the parade on Friday, July 5, 2024:

1. Main Street between the west side of East Street and the east side of Cragmont Street;
2. North bound and south bound lanes of Jefferson Street between the north side of East First Street and the south side of Milton Street.
3. The 400 block of St. Michael's Avenue;
4. The north side of the 800 block of West Third Street between Cragmont Street and Wall Street;
5. The 400 block of Wall Street;
6. The first three parking spaces on the north side of the 700 block of W. Third for going east on West Street; and

BE IT FURTHER RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that said streets as closed shall be under the supervision and control of the City of Madison at the times noted above for the year 2024.

ADOPTED this 20th day of May, 2024.

Bob G. Courtney, Chairman

Karl Eaglin, Member

David Carlow, Member

(SEAL)

ATTEST:

Kathleen M. Rampy, Clerk-Treasurer



MADISON

Indiana
Planning, Preservation and Design

101 W Main St
Madison, IN 47250
(812) 265-8324

Application for P.A.C.E. Preservation & Community Enhancement Grant Program

Application Fee: \$10.00

Purpose: Application is hereby made to request funding from the PACE Program. This application must be filed prior to work beginning on a property located within the City of Madison. This application does not replace the need for approval from the HDBR for properties located downtown.

APPLICANT INFORMATION

Date: 1-9-24
Property Owner Name: BRIAN MARSHALL
Mailing Street Address: 201 Plum ST
City: MADISON State: IN Zip: 47250
Phone (Preferred): 812 701-5651 Phone (Alternate): 812
Email: _____

PROJECT INFORMATION

Street Address: 701 West Street
Total Cost of Project (include all costs to complete the entire project): 59,700
Estimated Date of Completion of Work: July 2024
☐ Hilltop ☐ Downtown

GRANT INFORMATION

☐ Rehabilitation (Downtown) Grant ☐ Curb Appeal (Hilltop) Grant ☒ Dilapidated Structures Grant ☐ Dangerous Buildings Grant
Amount of Grant Requested (can be obtained from the office): \$25,000.00

A PACE grant application must include the following documents:

- ☐ Complete application
- ☐ Photographs of existing conditions of Property
- ☐ Project Plans (required if altering footprint or openings)
- ☐ Copies of Construction Quotes for the project
- ☐ Certificate of Appropriateness (COA) (if applicable)
- ☐ Proof of Property Insurance
- ☐ Proof of Ownership (Deed)
- ☐ Certificate of Incorporation (if organization/business)
- ☐ Unsafe Letter (Required for Dangerous Structures Grant)



MADISON

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Planning, Preservation and Design

101 W Main St
Madison, IN 47250
(812) 265-8324

DESCRIPTION OF THE PROJECT

Please describe the project and the property's current condition.

~~Roof~~ Roof structure sagging & uneven needs
Rebuilt or Replaced, Floor Joists need Replaced
Vinyl Siding in poor condition. Windows Soffit &
Fascia All need Replaced. Vly poor condition

☐ Additional pages are attached.

DETAILED PROJECT SCHEDULE

Show how the project will be completed within a 12-month time period. If the project will take longer than 12 months, please explain.

Hope to begin project in March 24 & complete All
exterior improvements by July

☐ Additional pages are attached.



MADISON

Indiana
Planning, Preservation and Design

101 W Main St
Madison, IN 47250
(812) 265-8324

DETAILED PROJECT BUDGET WORKSHEET

List all major tasks necessary to complete the proposed Project, the total budget, and the matching grant amount requested. The P.A.C.E. Grant Program funds materials and labor. Please separate materials from labor. The Detailed Project Budget Worksheet does not replace the need to include copies of construction quotes from a registered contractor. If a copy of quote from a registered contractor is not provided, the application will be deemed incomplete.

Task #	Description of Work and/or Material Please Reference Appropriate Quote (Must be attached)	Total Task Budget	Amount of Grant Funds (50% max)
	SAMPLE: Lumber and supplies per sales ad from Lowe's	\$1,076	\$538.00
1	Repair/replace Roof Structure		9500
2	Remove Vinyl Siding		3000
3	Replace siding with Board/Batten siding		18000
4	new Soffet/Facade & gutters		7500
5	new wood windows		12000
6	new front Door & Approach		7500
7	Re Pour front Porch concrete to eliminate		2200
8	Large Hole		
9			
10			
11			
12			
13			
14			
15			
	Totals		

☐ Additional pages are attached.



MADISON

Indiana
Planning, Preservation and Design

101 W Main St
Madison, IN 47250
(812) 265-8324

DETAILED REBUILDING PLAN (ONLY FOR DANGEROUS BUILDINGS GRANT APPLICATIONS)

Please explain what you will be rebuilding after the building is demolished. You must include a timeline for the rebuilding plan.

☐ Additional pages are attached.

Applicant must read and initial the following:

/ I understand that the grant funds must be used only for the project described in this application. The work must be completed within twelve (12) months of the date that the grant is awarded. If a project is not completed the recipient(s) may request an extension to the City of Madison Board of Works and Safety.

X I understand that I must receive all required permits from the Office of Planning, Preservation, and Design and from the State of Indiana prior to beginning work on my project or I will forfeit any awarded grant monies.

/ I understand that a failure to complete any project may result in the City of Madison placing a lien on the property in order to recover grant monies in the amount of monies received by Recipient(s).

X I understand that if any plans to the project change or if the contractor changes, I must notify the Director of Planning prior to the project construction continuing.

/ I understand that all property taxes must be current and that there cannot be any current tax liens against the property or current litigation between the City of Madison and the applicant. I understand that if one of these is not true, my application will not be considered for funds.

I certify that I have read the P.A.C.E. Program Guidelines and that all required documents are included in my final application packet.

[Signature]
Applicant(s) Signature

1-9-24
Date

Documentation Review (Completed by Planning Office)

- ☐ Complete application
- ☐ Photographs of Property
- ☐ Project Plans (If required)
- ☐ Copies of Construction Quotes
- ☐ COA application filed (If applicable)
- ☐ Proof of Property Insurance
- ☐ Proof of Ownership (Deed)
- ☐ Certificate of Incorporation (If required)
- ☐ Unsafe Letter (If required)

Staff Notes

VACANT BUILDING APPLICATION

Underwritten by

J. H. Ferguson

& Associates, LLC.

Three Bala Plaza East, Suite 300, Bala Cynwyd, PA 19004
Telephone Number (800) 310-3351

PRODUCER INFORMATION

☒ NEW BUSINESS ☐ RENEWAL/ REWRITE

Policy No. VEP0316200 Previous Policy No. _____

WHEN SUBMITTING YOUR FIRST APPLICATION, INCLUDE A COPY OF YOUR PRODUCER LICENSE AND REGISTERED FIRM LICENSE (IF APPLICABLE)

PRODUCER NAME AND ADDRESS:

Rural Insurance Agency, Inc. - 390
1433 Clifty Dr.
Madison, IN 47250-1653

PRODUCER CODE: R258 RETAILER ID: R258390
PERSON TO CONTACT: Michael Kochler
FEDERAL ID / SOCIAL SECURITY #: _____
TELEPHONE: 812-752-2029 FACSIMILE: _____
DATE SUBMITTED: 01/08/2024

APPLICANT INFORMATION

ALL REQUESTED INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED.

APPLICANT: brian marshall

MAILING ADDRESS: 201 Plum St, Madison, IN 47250-3137

STREET CITY STATE ZIP
APPLICANT IS: ☒ INDIVIDUAL ☐ PARTNERSHIP ☐ CORPORATION ☐ ESTATE ☐ OTHER (SPECIFY) _____

Locations				
Loc	Street	City	State	Zip
001	701 West St	Madison	IN	47250-3346

PROPERTY COVERAGE INFORMATION						
Loc	Bldg	Coverage	Limit of Insurance	Covered Cause of Loss	Coinsurance	Deductible
001	001	Dwelling Under Reno-Owner	\$45,000	Basic (incl. VMM)	80%	\$1,000
001	001	Renovation	\$25,000	Basic (incl. VMM)	100%	\$1,000

ATTACH ORIGINAL CURRENT PHOTOS (NO COPIES) OF FRONT AND REAR FOR EACH STRUCTURE TO BE INSURED

Coverage			Premium Amount
Property			\$579.00
General Liability	Limit:	\$500,000	\$320.00
Adjustment to Minimum			
Total Premium			\$899.00
Terrorism Risk Insurance Act Coverage Desired?			\$0.00
Minc Subsidence			\$0.00
Policy Fee/Inspection Fee			\$0.00
Total with applicable surcharges & fees:			\$899.00

GENERAL INFORMATION

F347 (09/14)

ARE ALL BUILDINGS TOTALLY VACANT? ☒ YES ☐ NO

ARE ALL BUILDINGS 4 UNITS OR LESS? ☒ YES ☐ NO

IN THE PAST 5 YEARS, HAS APPLICANT BEEN CONVICTED OR INDICTED FOR ARSON, FRAUD, BRIBERY OR ANY OTHER ARSON RELATED CRIME? ☐ YES ☒ NO

HAS APPLICANT HAD A FORECLOSURE, REPOSSESSION OR BANKRUPTCY IN THE PAST 5 YEARS? ☐ YES ☒ NO

IF YES, WAS THE PROPERTY TO BE INSURED INVOLVED IN THE FORECLOSURE? ☐ YES ☐ NO

DATE OF FORECLOSURE:

IS ANY BUILDING CONSTRUCTED ON STILTS? ☐ YES ☒ NO

IS ANY BUILDING INTENDED FOR DEMOLITION? ☐ YES ☒ NO

IS ANY BUILDING PARTIALLY CONSTRUCTED? ☐ YES ☒ NO

IS ANY BUILDING LISTED ON A HISTORICAL REGISTER? ☐ YES ☒ NO

IS ANY BUILDING CONSTRUCTED OF LOGS? ☐ YES ☒ NO

IS THE RISK A CONDOMINIUM UNIT? ☐ YES ☒ NO

ARE ALL BUILDINGS LOCKED/SECURED TO PREVENT UNAUTHORIZED ENTRY? ☒ YES ☐ NO

IS THE HEAT MAINTAINED OR THE PIPES DRAINED? ☒ YES ☐ NO

WILL BUILDING(S) BE UNDERGOING RENOVATIONS OF ANY KIND DURING THE POLICY TERM? ☒ YES ☐ NO

RENOVATIONS ARE DEFINED AS ANY KIND OF REMODELING, REPAIR WORK OR IMPROVEMENTS, INCL. ADDITIONS, BUT **NOT** NEW CONSTRUCTION.

IF "YES", WILL ANYONE OTHER THAN THE APPLICANT BE DOING ANY OF THE WORK? ☐ YES ☒ NO

IS THIS NEW CONSTRUCTION (BUILDERS RISK)? ☐ YES ☐ NO

IS THERE A POOL, POND, LAKE OR HOT TUB ON ANY OF THE PREMISES? ☐ YES ☒ NO

IS ANY LOT SIZE MORE THAN 5 ACRES? ☐ YES ☒ NO

ARE THERE ANY NUISANCE HAZARDS ON ANY OF THE PROPERTIES (SWING SETS, VEHICLES, DEBRIS, TRAMPOLINE, FUEL TANKS, UNDERGROUND TANKS, ETC.)? ☐ YES ☒ NO

Premises Information

Loc#: 001 Bldg#: 001

Year Built: 1900	Construction: Frame	Square Footage: 1,336	No. of Stories: 1	No. of Units: 1
Actual Cash Value: 45000	Purchase Price (if purchased in past year): \$46,000	Date Purchased: 12/27/2023	Property Inherited? No	Date Vacated: 11/10/2023
Equipped with functioning circuit breakers: Yes		Type of electrical service:		
Will electrical service be updated?		If Mobile Home, is it anchored and completely skirted?		
Public Protection Class: 4	Distance to Fire Hydrant:	Fire District: MADISON	Active Sprinkler system: No	
Active Central Station Fire/Burglar Alarm: No		Prior use of building when occupied: rental dwelling		
24 Hour Watchman: No	Intended disposition of risk (Sell, Rent, Occupy, Seasonal): Sell			
Does someone check on the property on a regular basis? Yes		By whom: owner	How Often? weekly	
Describe neighborhood: Very Good		Describe general condition of building: Good		
If building is undergoing renovations, state the total amount that will be spent to improve the building: 25000				
If building is undergoing renovations, check all boxes below that <i>define</i> the work being done				
REPLACING BATHROOM FIXTURES <input checked="" type="checkbox"/>	REPLACING ROOF <input checked="" type="checkbox"/>	REPLACING WINDOWS <input checked="" type="checkbox"/>	SIDING OR PAINTING EXTERIOR <input checked="" type="checkbox"/>	
REPLACING KITCHEN CABINETS <input type="checkbox"/>	REPLACING FLOORS <input checked="" type="checkbox"/>	REPLACING EXTERIOR DOORS <input type="checkbox"/>	GUTTING THE PREMISES <input type="checkbox"/>	
REPLACING PLUMBING/ HEATING / ELECTRICAL <input type="checkbox"/>	PAINTING <input checked="" type="checkbox"/>	OTHER (SPECIFY): <input type="checkbox"/>		

IF APPLICABLE:

STATE THE DISTANCE FROM OCEAN, GULF, BAY, INLET OR SOUND:

IS WINDSTORM POOL COVERAGE AVAILABLE? ☐ YES ☐ NO

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

Heather Hull
AUDITOR, JEFFERSON CO.

12/27/23

202304654 TD \$25.00
12/27/2023 03:25:17P 3 PGS
Molly O'Connor
Jefferson County Recorder IN
Recorded as Presented



TRUSTEES' WARRANTY DEED

THIS INDENTURE WITNESSETH, That, RONALD J. FRAZEE, Trustee of the RONALD J. FRAZEE LIVING TRUST, an undivided 1/2 interest and BARBARA A. FRAZEE, of the BARBARA A. FRAZEE LIVING TRUST, an undivided 1/2 interest, (Grantors), of Jefferson County, in the State of Indiana, **CONVEY AND WARRANT** to BRIAN L. MARSHALL, (Grantee) of Jefferson County, in the State of Indiana, for the sum of One and No/100 Dollars (\$1.00) and other valuable consideration, the receipt and sufficiency which is hereby acknowledged, the following described real estate in Jefferson County, State of Indiana:

Tract I: 701 West Street, Madison, Indiana
Parcel No. 39-08-35-334-050.000-007

All of Lot No. 27 in Block "D" in Sering and Leonards Addition North to the city of Madison.

Being and intended to be the same real estate conveyed to Ronald J. Frazee, Trustee of the Ronald J. Frazee Living Trust, an undivided 1/2 interest and Barbara A. Frazee, Trustee of the Barbara A. Frazee Living Trust, an undivided 1/2 interest from Chris Sauer and Kristian Sauer, dated May 19, 2021, and recorded May 24, 2021, as Instrument No. 202102563, in the Recorder's Office of Jefferson County, Indiana.

Tract II: 703 West Street, Madison, Indiana
Parcel No. 39-08-35-334-049.000-007

Lot 24 in Block "D" in Sering and Leonards Addition North to the city of Madison.

MLT 615

Being and intended to be the same real estate conveyed to Ronald J. Frazee, Trustee of the Ronald J. Frazee Living Trust, an undivided 1/2 interest and Barbara A. Frazee, Trustee of the Barbara A. Frazee Living Trust, an undivided 1/2 interest from Chris Sauer and Kristian Sauer, dated May 19, 2021, and recorded May 24, 2021, as Instrument No. 202102562, in the Recorder's Office of Jefferson County, Indiana.

Ronald J. Frazee, Trustee certifies that he is the Trustee of Ronald J. Frazee Living Trust and has full authority to execute this deed.

Barbara A. Frazee, Trustee certifies that she is the Trustee of Barbara A. Frazee Living Trust and has full authority to execute this deed.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as Tract I-701 West St. Madison, IN 47250
Tract II-703 West St. Madison IN 47250

Tax bills should be sent to Grantees at such address unless otherwise indicated below.

IN WITNESS WHEREOF, Grantors have executed this deed this 20th day of December, 2023.

Grantor:

(SEAL)

Grantor:

(SEAL)

RONALD J. FRAZEE LIVING TRUST By:

BARBARA A. FRAZEE LIVING TRUST By:

Signature

Ronald J. Frazee Trustee

Signature

Barbara A. Frazee Trustee

Printed Ronald J. Frazee, Trustee,

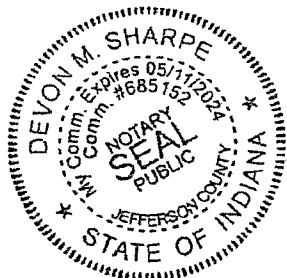
Printed Barbara A. Frazee, Trustee,

STATE OF INDIANA

COUNTY OF JEFFERSON

Before me, a Notary Public in and for said County and State, personally appeared Ronald J. Frazee, Trustee of the Ronald J. Frazee Living Trust and Barbara A. Frazee, Trustee of the Barbara A. Frazee Living Trust, who acknowledged the execution of the foregoing Trustees' Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 20th day of December, 2023.



Signature

Printed Devon M. Sharpe, Notary Public

This instrument prepared by: Devon M. Sharpe, Attorney, Madison, IN

Property Address: Tract I-701 West St. Madison, IN 47250

Tract II-703 West St. Madison IN 47250

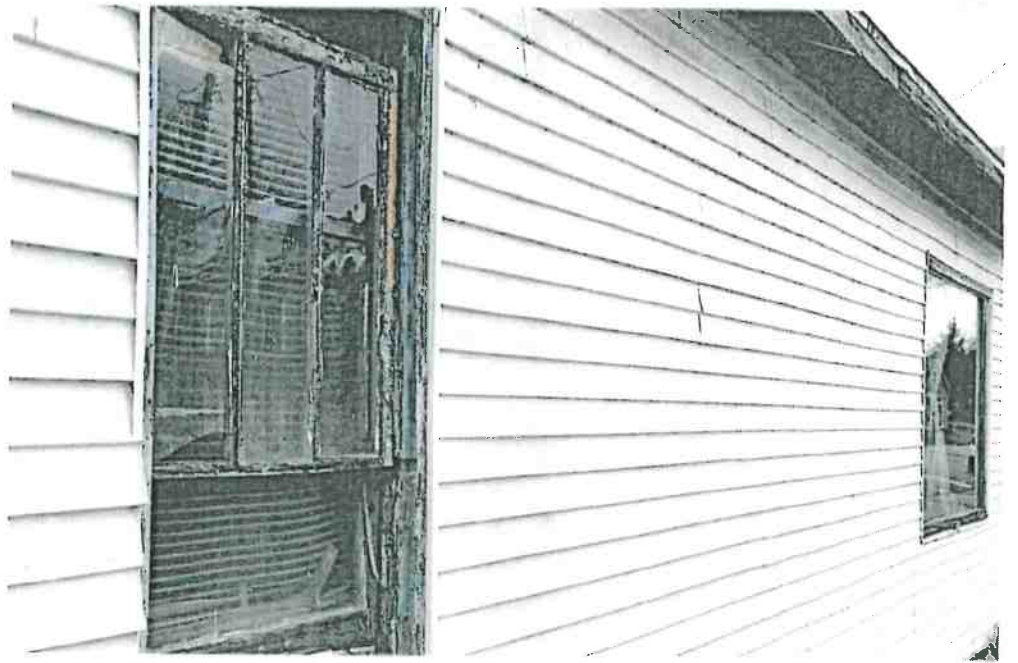
Address of Grantee: 201 Plum St. Madison, IN 47250

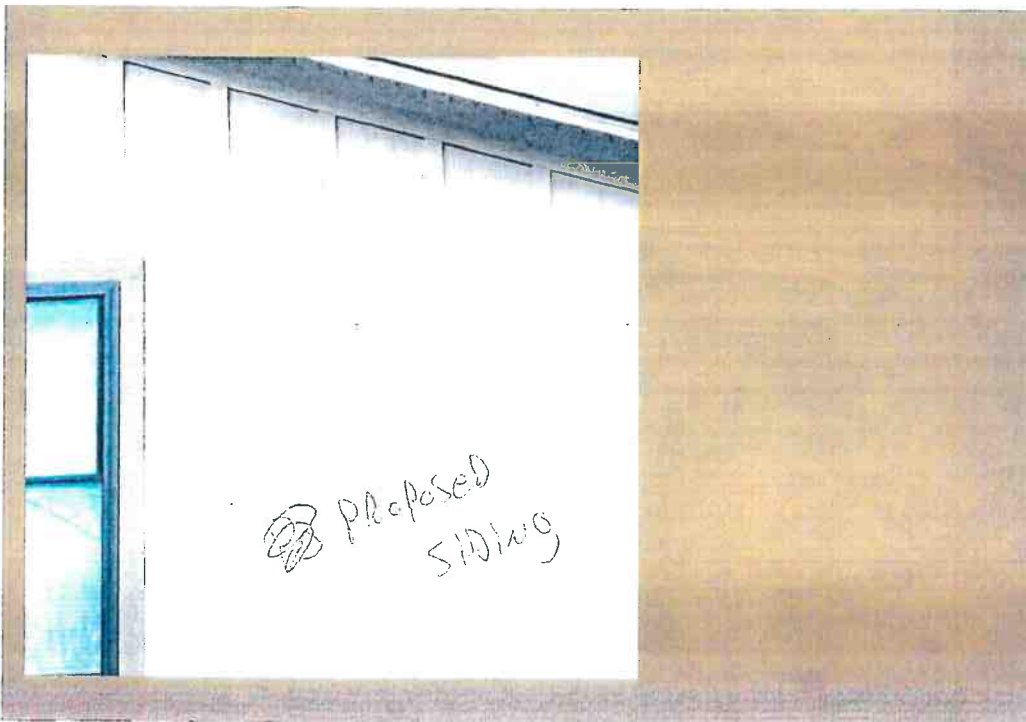
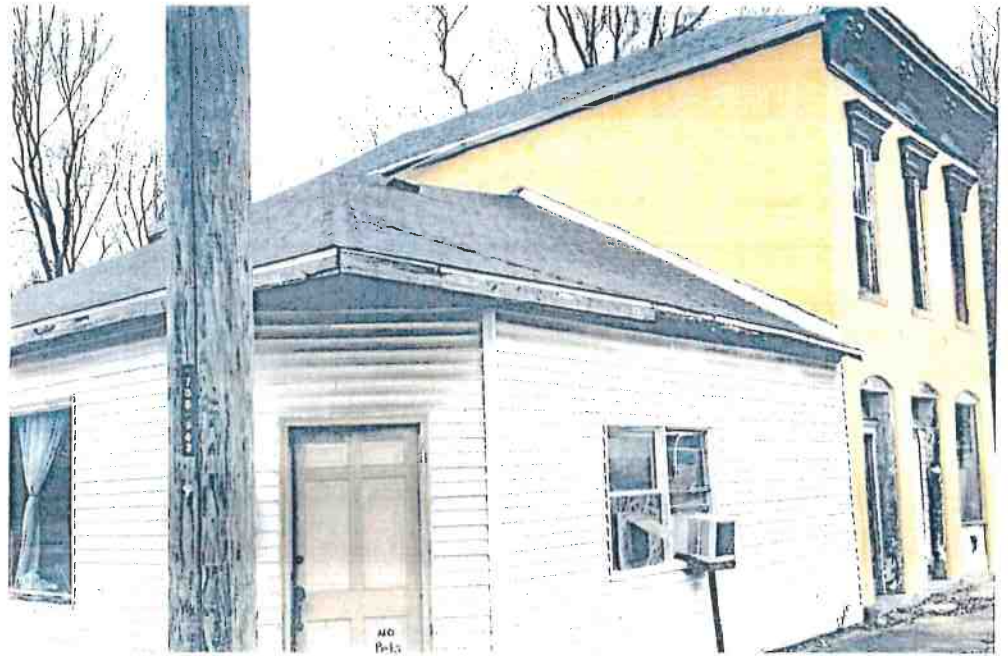
Tax Mailing Address: 201 Plum St. Madison, IN 47250

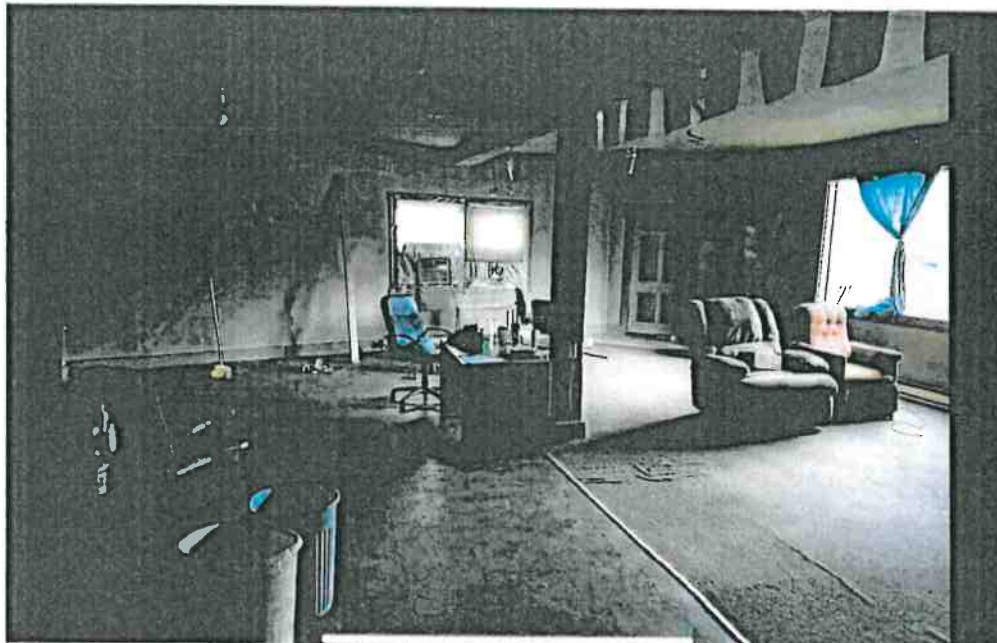
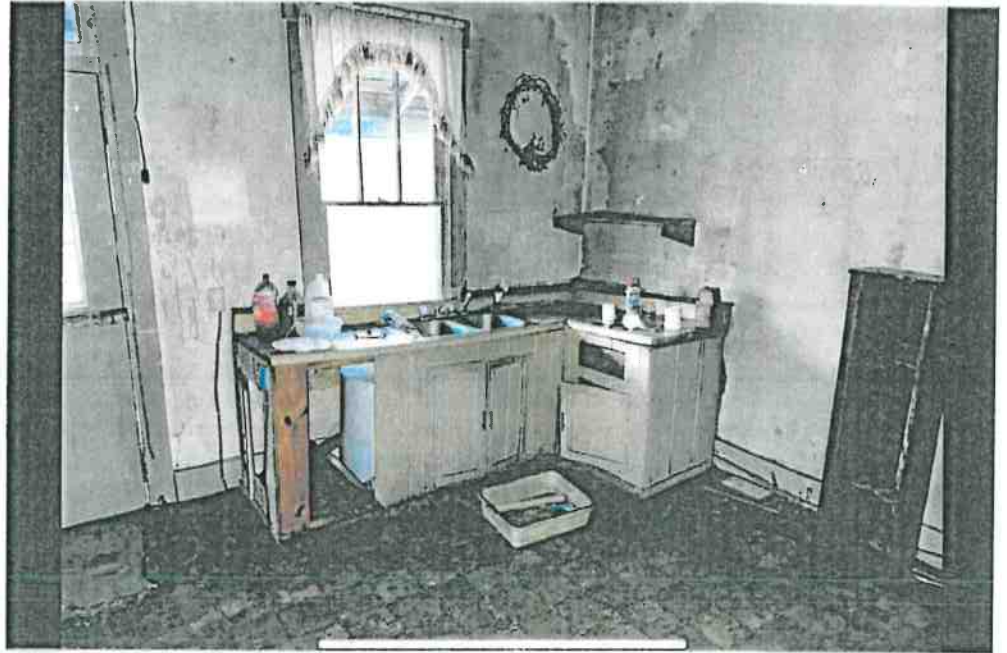
Return Deed to 201 Plum St. Madison, IN 47250

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law, Devon M. Sharpe.















MADISON

Indiana
Planning, Preservation and Design

101 W Main St
Madison, IN 47250
(812) 265-8324

Application for P.A.C.E. Preservation & Community Enhancement Grant Program

Application Fee: \$10.00

Purpose: Application is hereby made to request funding from the PACE Program. This application must be filed prior to work beginning on a property located within the City of Madison. This application does not replace the need for approval from the HDBR for properties located downtown.

APPLICANT INFORMATION

Date: October 15, 2023

Property Owner Name: Lime Ilc (Ron and Marlene Bateman)

Mailing Street Address: 204 Plum Street

City: Madison

State: IN

Zip: 47250

Phone (Preferred): 907 764 8502 (Ron)

Phone (Alternate): 907 764 8507 (Marlene)

Email: akb8mn@gmail.com

PROJECT INFORMATION

Street Address: 627 Walnut Street

Total Cost of Project (include all costs to complete the entire project): \$75K

Estimated Date of Completion of Work: 10-15-2024

☐ Hilltop

☒ Downtown

GRANT INFORMATION

☐ Rehabilitation
(Downtown) Grant

☐ Curb Appeal
(Hilltop) Grant

☒ Dilapidated
Structures Grant

☒ Dangerous
Buildings Grant

Amount of Grant Requested (can be obtained from the office): \$25,000

A PACE grant application must include the following documents:

- ☐ Complete application
- ☐ Photographs of existing conditions of Property
- ☐ Project Plans (required if altering footprint or openings)
- ☐ Copies of Construction Quotes for the project
- ☐ Certificate of Appropriateness (COA) (If applicable)
- ☐ Proof of Property Insurance
- ☐ Proof of Ownership (Deed)
- ☐ Certificate of Incorporation (If organization/business)
- ☐ Unsafe Letter (Required for Dangerous Structures Grant)



DESCRIPTION OF THE PROJECT

~~This property, originally the home of Archibald Taylor, was built in 1845. It is a federal style light timber frame structure with a stone foundations and cellar. Records indicate he and his family are buried in Springhill Cemetery. It is house #4 on the Madison Underground Railroad tour brochure.~~

~~The earliest photograph is dated 1895. By that time a large addition had been built on the front and the original house had become part of Tuttle's Grocery. Early in the 20th century it was remodeled again, turning it into an apartment house. During this period the property was heavily modified. All the indications of it earliest character were eliminated. The most recent version had 4 very small apartments, none of which were fit for human habitation. During this period 627 was a nuisance property, characterized by drug use and petty crime.~~

~~In the summer of 2022 it caught fire. By any reasonable standard this property should have been demolished. Because of its history the decision was made to first clean it out and then see what there was to work with. At that point the remnants of the 1845 timber frame were discovered. There was enough of the earliest building left to allow a reasonably accurate interpretation of the original Taylor Residence. Work on the building shell (Phase 1) has been completed.~~

~~The completed house will be a modest 2 story 3 bedroom with an exterior that is historically correct~~

☐ Additional pages are attached.

DETAILED PROJECT SCHEDULE

Show how the project will be completed within a 12-month time period. If the project will take longer than 12 months, please explain.

~~Phase Two Schedule~~

~~Erjo Construction will complete framing and finish carpentry on the side porches by August 1 of 2024~~

~~Erjo Construction will install new windows and exterior doors by August 15 of 2024~~

~~Erjo Construction will install new siding by Sept 15 of 2024~~

~~Josh Payne will complete exterior painting by Sept 30 2024~~

~~Sedam construction will complete site work by Oct 15th, in time for the preservation conference.~~

☐ Additional pages are attached.



DETAILED PROJECT BUDGET WORKSHEET

List all major tasks necessary to complete the proposed Project, the total budget, and the matching grant amount requested. The P.A.C.E. Grant Program funds materials and labor. Please separate materials from labor. The Detailed Project Budget Worksheet does not replace the need to include copies of construction quotes from a registered contractor. If a copy of quote from a registered contractor is not provided, the application will be deemed incomplete.

Task #	Description of Work and/or Material Please Reference Appropriate Quote (Must be attached)	Total Task Budget	Amount of Grant Funds (50% max)
	SAMPLE: Lumber and supplies per sales ad from Lowe's	\$1,076	\$538.00
1	windows	21700	
2	doors	5700	
3	Siding	22400	
4	sleeping porch	6000	
5	paint	7000	
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
	Totals	62800	25000

☒ Additional pages are attached.



DETAILED REBUILDING PLAN (ONLY FOR DANGEROUS BUILDINGS GRANT APPLICATIONS)

Please explain what you will be rebuilding after the building is demolished. You must include a timeline for the rebuilding plan.

Work summer and fall of 2023. Fire damaged elements were removed. Stone foundation was repaired. Wood sill beams were replaced. Concrete slab added to cellar. Timber frame was leveled, plumbed and repaired. Roof was re-framed and sheathed. The building is currently dry and stable. Expenses to date are about \$120K including the purchase price

☐ Additional pages are attached.

Applicant must read and initial the following:

Y I understand that the grant funds must be used only for the project described in this application. The work must be completed within twelve (12) months of the date that the grant is awarded. If a project is not completed the recipient(s) may request an extension to the City of Madison Board of Works and Safety.

Y I understand that I must receive all required permits from the Office of Planning, Preservation, and Design and from the State of Indiana prior to beginning work on my project or I will forfeit any awarded grant monies.

Y I understand that a failure to complete any project may result in the City of Madison placing a lien on the property in order to recover grant monies in the amount of monies received by Recipient(s).

Y I understand that if any plans to the project change or if the contractor changes, I must notify the Director of Planning prior to the project construction continuing.

Y I understand that all property taxes must be current and that there cannot be any current tax liens against the property or current litigation between the City of Madison and the applicant. I understand that if one of these is not true, my application will not be considered for funds.

I certify that I have read the P.A.C.E. Program Guidelines and that all required documents are included in my final application packet.

Applicant(s) Signature

4/1/24

Date

Documentation Review (Completed by Planning Office)

- ☐ Complete application
- ☐ Photographs of Property
- ☐ Project Plans (If required)
- ☐ Copies of Construction Quotes
- ☐ COA application filed (If applicable)
- ☐ Proof of Property Insurance
- ☐ Proof of Ownership (Deed)
- ☐ Certificate of Incorporation (If required)
- ☐ Unsafe Letter (If required)

Staff Notes

Exterior Restoration

627 North Walnut

Lime LLC

Item	cost	count	total	assumptions	who
New windows	\$ 1,100.00	14	\$ 15,400.00	Quaker wood thermopane	Bender
window framing and trim materials	\$ 150.00	14	\$ 2,100.00	factory paint	Bender
window labor cut in openings and set	\$ 300.00	14	\$ 4,200.00	finish framing and simple historic trim detail	Erjo
			<u>\$ 21,700.00</u>	4 hours @ 75	
service doors and hardware	\$ 1,200.00	3	\$ 3,600.00	Composite wood	Bender
entry door and hardware	\$ 1,500.00	1	\$ 1,500.00	Restored historic 2 panel door	Bateman
door labor	\$ 150.00	4	\$ 600.00	2 hours @ 75	Erjo
			<u>\$ 5,700.00</u>		
siding	\$10	1432.9	\$ 14,329.00	Real wood siding. Original appearance	Philips
siding installation labor	\$ 8,000.00	1	\$ 8,000.00	\$11/sf	Erjo
			<u>\$ 22,329.00</u>		
sleeping porch material	\$ 3,000.00	1	\$ 3,000.00	treated wood. side porches	Bender
sleeping porch labor	\$ 3,000.00	1	\$ 3,000.00	new deck and railings	Erjo
			<u>\$ 6,000.00</u>		
Exterior paint Labor and materials	\$ 7,000.00	1	\$ 7,000.00	Match original brown color.	Payne
			<u>\$ -</u>		
			<u>\$ 62,729.00</u>		

ERJO Construction

6853 Bakes Rd.
Vevay, IN. 47043

812-569-6500
bakesrd@gmail.com

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Lime LLC

627 N Walnut Madison

3/21/24

Finish framing and install Quaker windows

Materials	\$2100
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Labor to install	\$4200
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Exterior doors

Labor to install	\$600
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Rebuild sleeping porch

Materials	\$3000
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Labor to install	\$3000
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Siding

Labor to install	\$8000
------------------	--------

Materials at cost



BENDER LUMBER COMPANY

Quotation: 812-265-9737
1-812-273-6424

3700 N. STATE ROAD #7
MADISON, IN 47250

Quote Name: ron walnut
User Name: Louis Sams

Quote #: SQGZN004328_1
Cutoff Order Day - Monday 12 P.M. CST

Quoted For: Contractor P8

Ship-To: BENDER LUMBER COMPANY

US

Prepared By: Louis Sams
lsams@benderlumber.com

Created On: 3/28/2024
Available To: 5/27/2024

Quote Information

Total Value: \$15,248.37 Status: Open

Header.

Terms:

Pricing:

All terms and conditions of this quote, including units, quantities, and accessories, are verified and accepted by the undersigned for purchase. Any changes made are rejected unless accepted and approved by Quaker.

Signature and PO # is required for order placement

Accepted By

Date

Po#

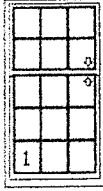
Printed On: 3/29/2024 6:50 AM

Page 1 of 6

Quote Name: ron walnut

Quote #: SQGZN004328_1

Line	Label	Quantity	UOM	Part Number	Unit	Extended
1		4	EA	Quaker Unit		\$1,226.97



** Viewed From Exterior **

Series: Brighton

Exact Size: 36 X 66 Rough Opening: 36 3/4 X 66 1/2

Color:White,Paint Type:2604,Interior Finish:Pre Painted White,Fill Nail Holes:Yes,
Glass:EnergyBasic (Dual Silver),Argon Filled,
Muntin:SDL-7/8" MBG-916 - EXT- CE-13993 / BG-5/8 / INT - 06017,
Hardware:White,Sash:Sweep Lock,
Jamb Liner:Beige,Jamb Liner Cover Exterior:Yes,
Screen:Full Screen,Material:BetterVue (TM),Ship:Screen With Product,
Install Acc:Extruded Fin - Jamb/Hinged Head and Sill,
Frame Depth:6, Jamb Depth (From Fin):4 9/16",

Unit:1-Double Hung w/ Plough Exact Size: 36 X 66,BarSet - From Bottom:60_40,NOT Egress,

Clear Opening: 31 3/4 X 22 3/8

Clear Opening Sqft: 5

NFRC - U-Factor:0.31SHGC:0.26VT:0.43AL:0.3CR:55

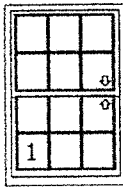
Rating: R-50

Top Glass:Cardinal LowE 272 - DSB / Clear - DSB,Strength:Annealed Glass

Bottom Glass:Cardinal LowE 272 - DSB / Clear - DSB,Strength:Annealed Glass

Overall Rating: DP-50

2		8	EA	Quaker Unit		\$963.19
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** Viewed From Exterior **

Series: Brighton

Exact Size: 36 X 54 Rough Opening: 36 3/4 X 54 1/2

Color:White,Paint Type:2604,Interior Finish:Natural Finish,
Glass:EnergyBasic (Dual Silver),Argon Filled,
Muntin:SDL-7/8" MBG-916 - EXT- CE-13993 / BG-5/8 / INT - 06017,
Hardware:Gold,Sash:Sweep Lock,
Jamb Liner:Beige,Jamb Liner Cover Exterior:Yes,
Screen:Full Screen,Material:BetterVue (TM),Ship:Screen With Product,
Install Acc:Extruded Fin - Jamb/Hinged Head and Sill,
Frame Depth:6, Jamb Depth (From Fin):4 9/16",

Unit:1-Double Hung w/ Plough Exact Size: 36 X 54,NOT Egress,

Clear Opening: 31 3/4 X 23

Clear Opening Sqft: 5 1/8

NFRC - U-Factor:0.31SHGC:0.26VT:0.43AL:0.3CR:55

Rating: R-50

Top Glass:Cardinal LowE 272 - DSB / Clear - DSB,Strength:Annealed Glass

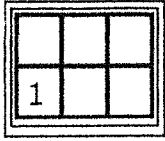
Bottom Glass:Cardinal LowE 272 - DSB / Clear - DSB,Strength:Annealed Glass

Overall Rating: DP-50

3		2	EA	Quaker Unit		\$818.72
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Quote Name: ron walnut

Quote #: SQGZN004328_1



** Viewed From Exterior **

Series: Brighton

Exact Size: 36 X 30 Rough Opening: 36 3/4 X 30 1/2

Color:White,Paint Type:2604,Interior Finish:Natural Finish,
Glass:EnergyBasic (Dual Silver),Argon Filled,
Muntin:SDL-7/8" MBG-916 - EXT- CE-13993 / BG-5/8 / INT - 06017,
Install Acc:Extruded Fin - Jambs/Hinged Head and Sill,
Frame Depth:6, Jamb Depth (From Fin):4 9/16",

Unit:1-Double Hung Fixed Sash Set Exact Size: 36 X 30,
NFRC - U-Factor:0.29SHGC:0.29VT:0.48AL:s0.3CR:58
Rating: R-50
Fixed Glass:Cardinal LowE 272 - DSB / Clear - DSB,Strength:Annealed Glass

Overall Rating: DP-50

All Prices in USD

Quote Subtotal \$14,250.81

Estimated Tax (if included) 7.000 % \$997.56

Total Quote Value \$15,248.37

Quote Grand Total \$15,248.37
(may be subject to sales tax)

627 N Walnut progress photos



Fire damage



Demo and temporary support of the original structure



Demo and temporary support of the original structure



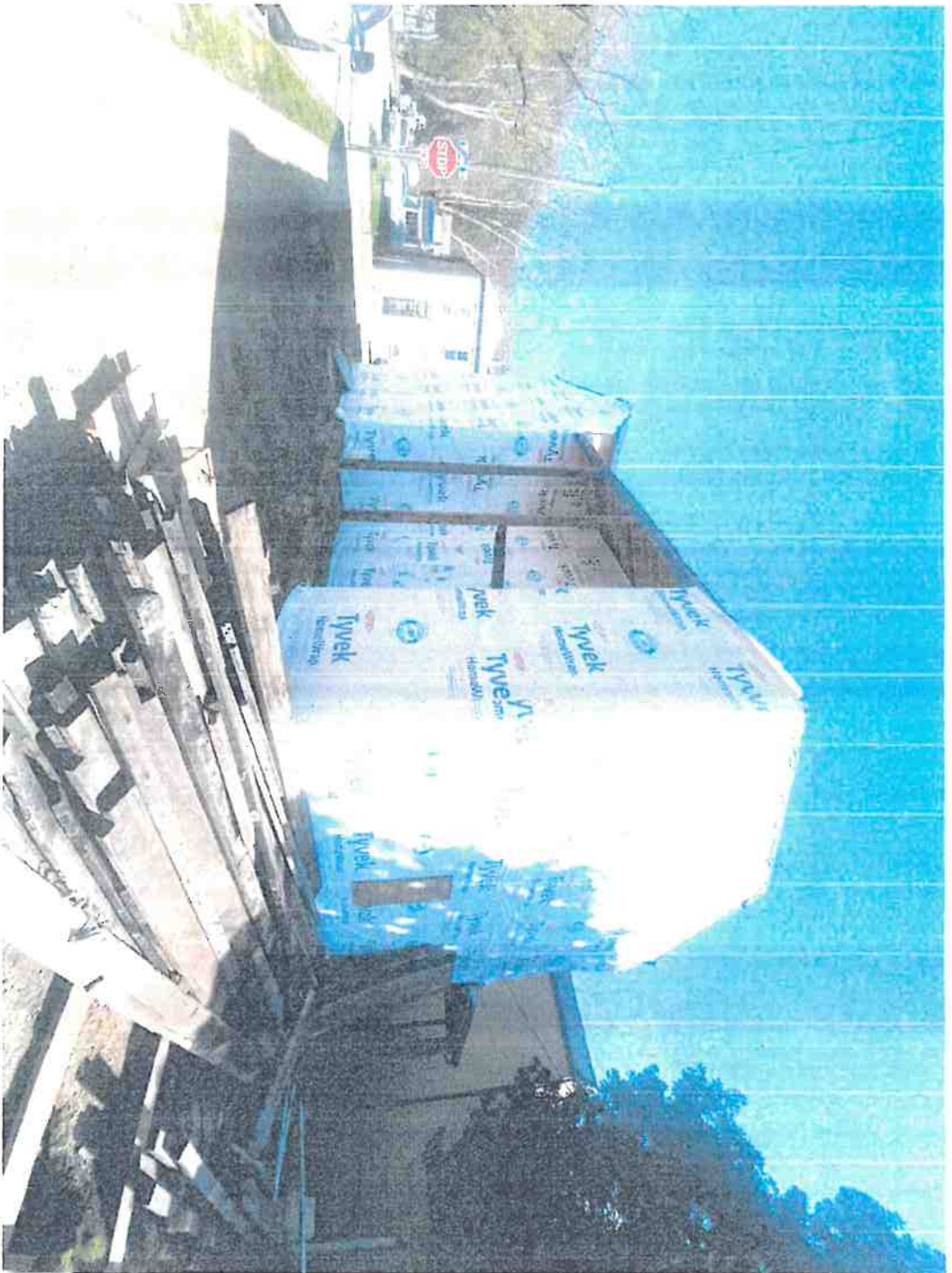
Stone foundation repair



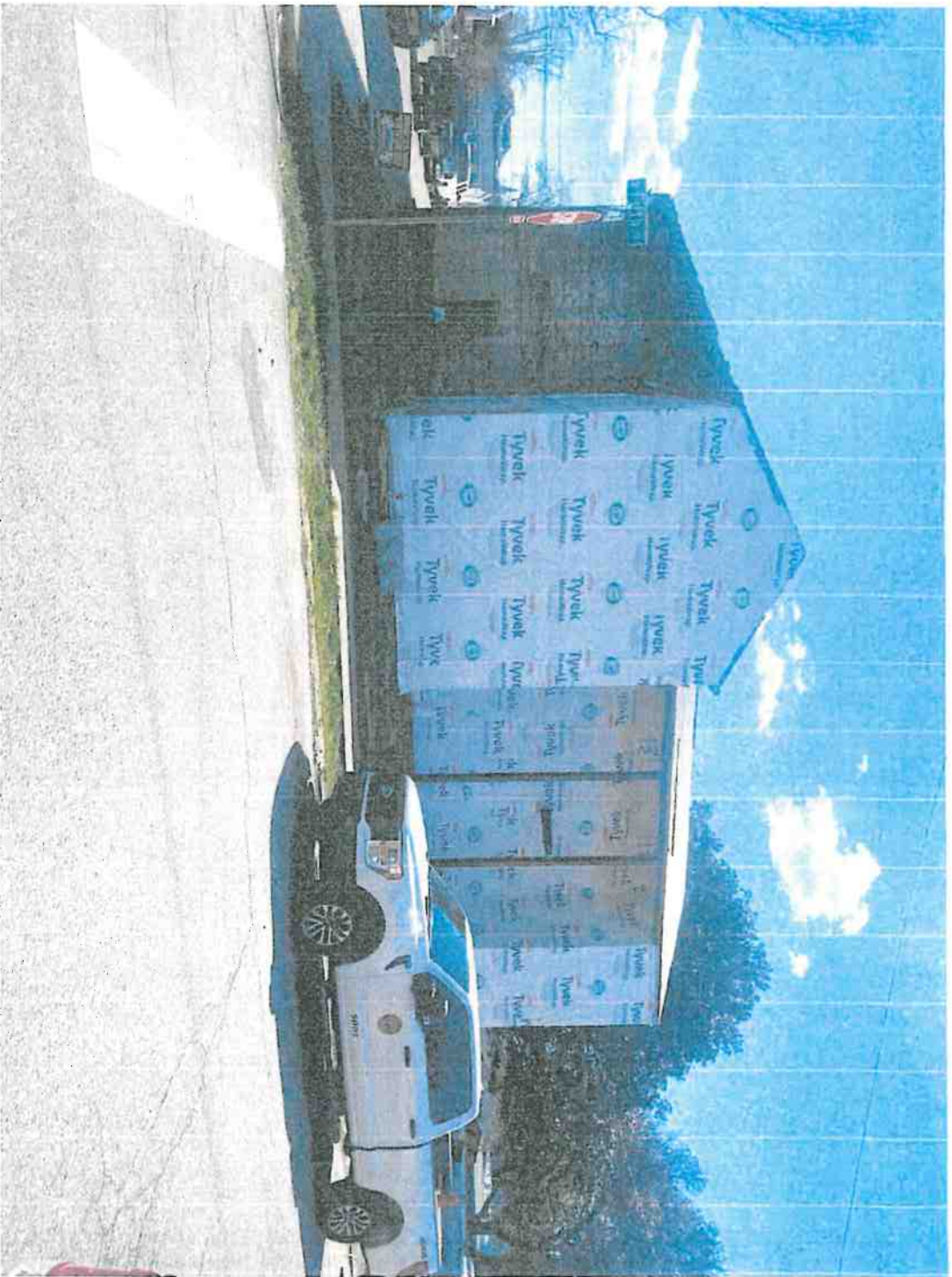
New sill beams and mortised wall framing



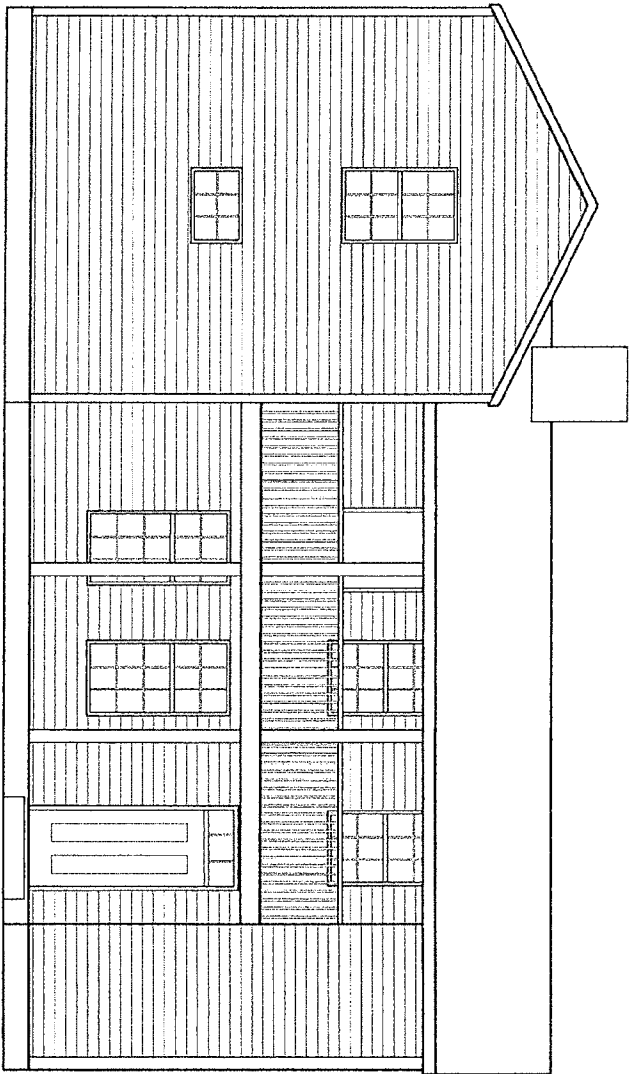
Reframed 1845 shell. Beginning plywood bracing



Completed shell looking east

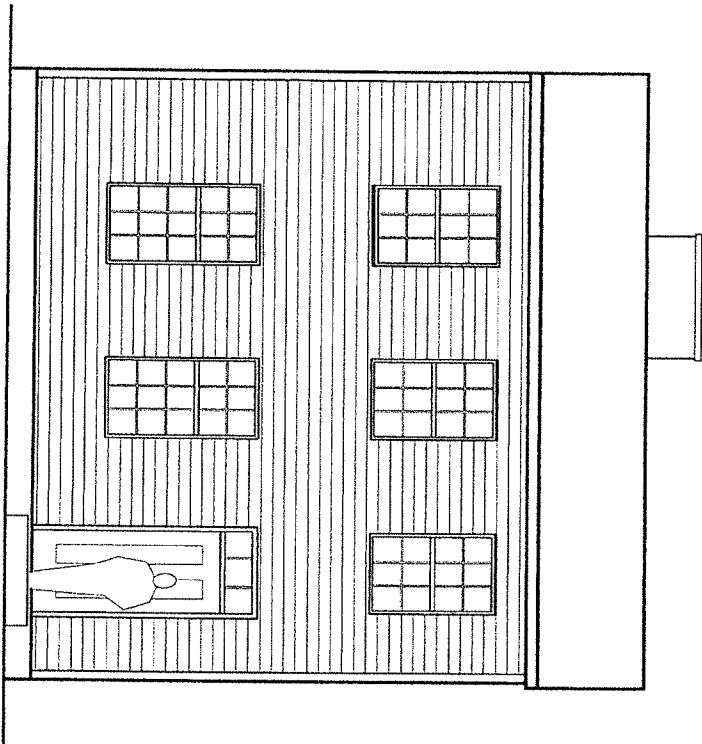


Shell looking south.

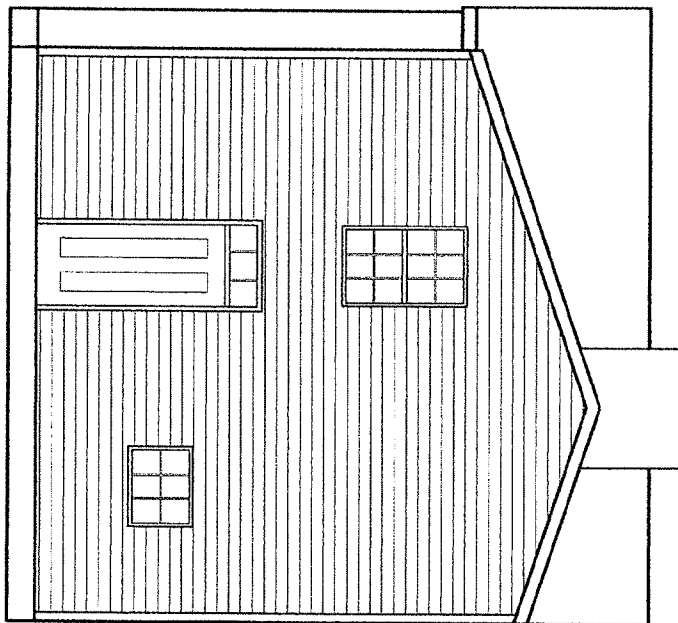


1 NORTH ELEVATION
1/4" = 1'-0"

ARCHIBALD TAYLOR RESIDENCE			
627 WALNUT STREET MADISON, INDIANA 47250			
DATE: 10/1/10	BY: [Signature]		
NORTH ELEVATION			
A2.1			



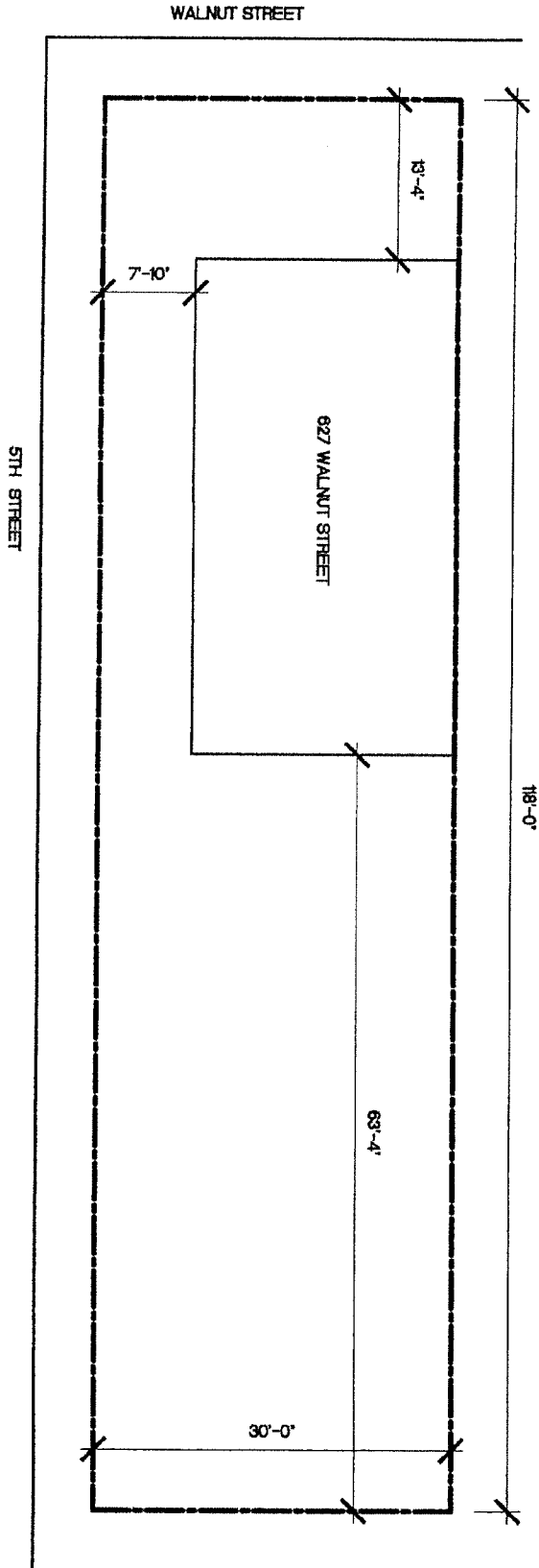
1 EAST ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

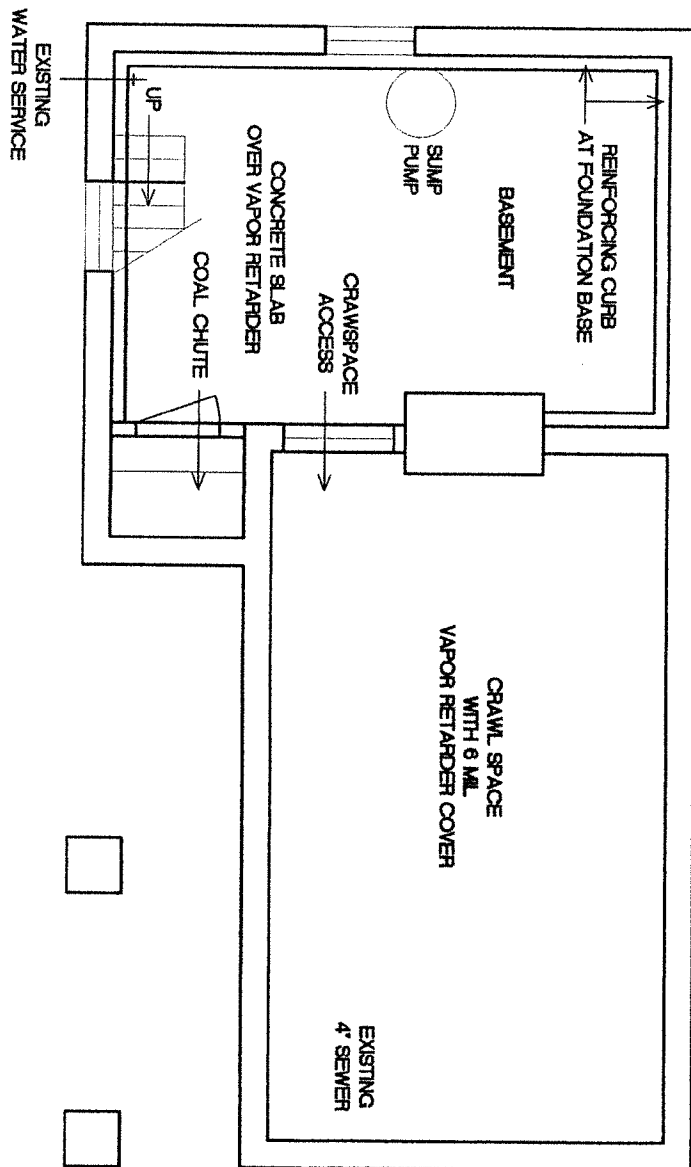
<p>ARCHIBALD TAYLOR RESIDENCE 627 WALNUT STREET MADISON, INDIANA 47250</p>			
<p>DATE: 11/11/11 BY: [Signature]</p>	<p>SCALE: 1/4" = 1'-0"</p>	<p>PROJECT: EAST WEST ELEVATIONS</p>	<p>ARCHITECT: A2.2</p>

- PROJECT NOTES**
1. THIS PROJECT IS A RECONSTRUCTION OF A FEDERAL, STYLE LIGHT FRAME RESIDENCE ORIGINALLY BUILT IN 1844.
 2. IT IS BEING REBUILT ON THE ORIGINAL STONE FOUNDATION WITHOUT ADDITIONS OR DEVIATIONS FROM THE KNOWN ORIGINAL PLAN.
 3. ORIGINAL WINDOWS AND DOOR ARE MISSING, BUT ORIGINAL LOCATIONS CAN BE FOUND BY IDENTIFYING THE ORIGINAL MORTISED JOINTS.
 4. MOST ORIGINAL INTERIOR FINISHES HAVE BEEN REMOVED DURING PREVIOUS REMODELING EFFORTS.
 5. ALL ELECTRICAL, PLUMBING, HVAC, INSULATION AND INTERIOR FINISHES WILL BE REPLACED.
 6. THIS PROJECT IS SUBJECT TO ALL CODES ADOPTED BY THE CITY OF MADISON.
 7. WORK IS ALSO SUBJECT TO THE CONDITIONS ENUNCIATED IN THE MADISON HISTORIC BOARD CERTIFICATE OF APPROPRIATENESS.



1 PLOT PLAN
APPROXIMATELY 1/8" = 1'-0"

ARCHIBALD TAYLOR RESIDENCE		627 WALNUT STREET		MADISON, INDIANA 47250	
PLOT PLAN		G1.0			

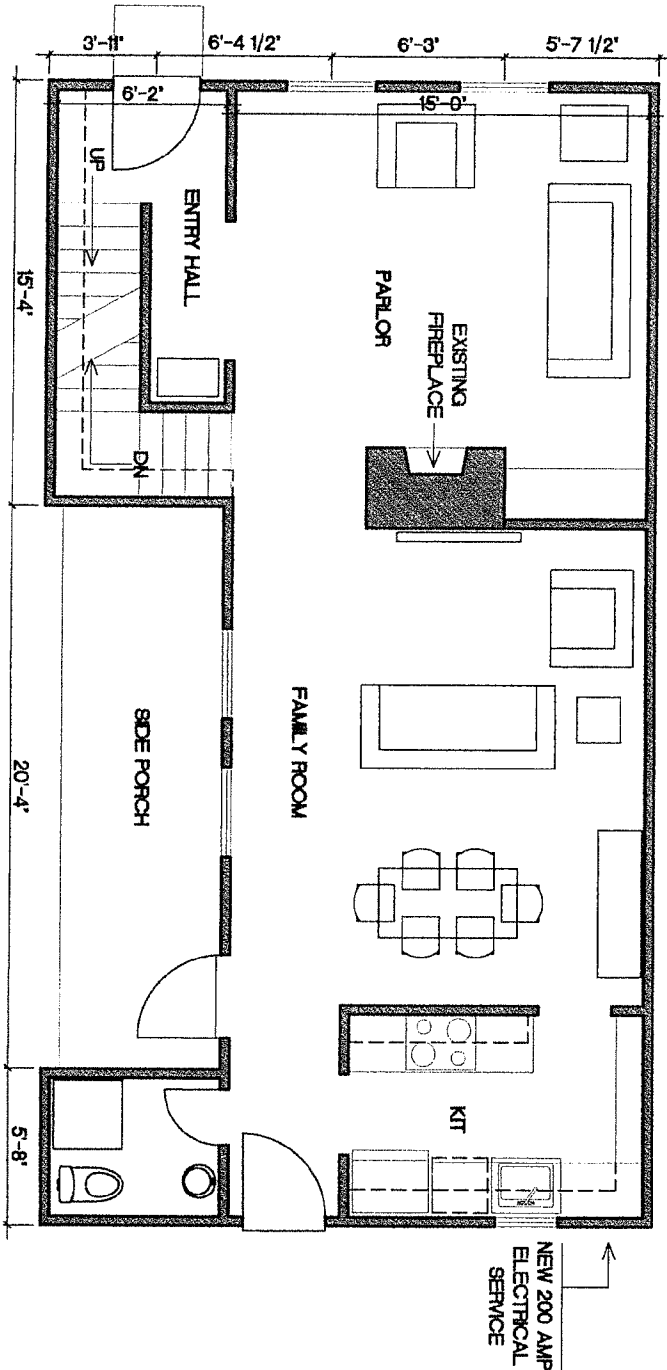


- NOTES
1. RESTORE ORIGINAL STONE FOUNDATION TO A LEVEL CONDITION.
 2. PROVIDE NEW 6/8 PRESSURE TREATED BLL BEAMS AS ON-SITE CONDITIONS REQUIRE.
 3. BASEMENT AREA IS 283 SF.

1 FOUNDATION PLAN
1/4" = 1'-0"

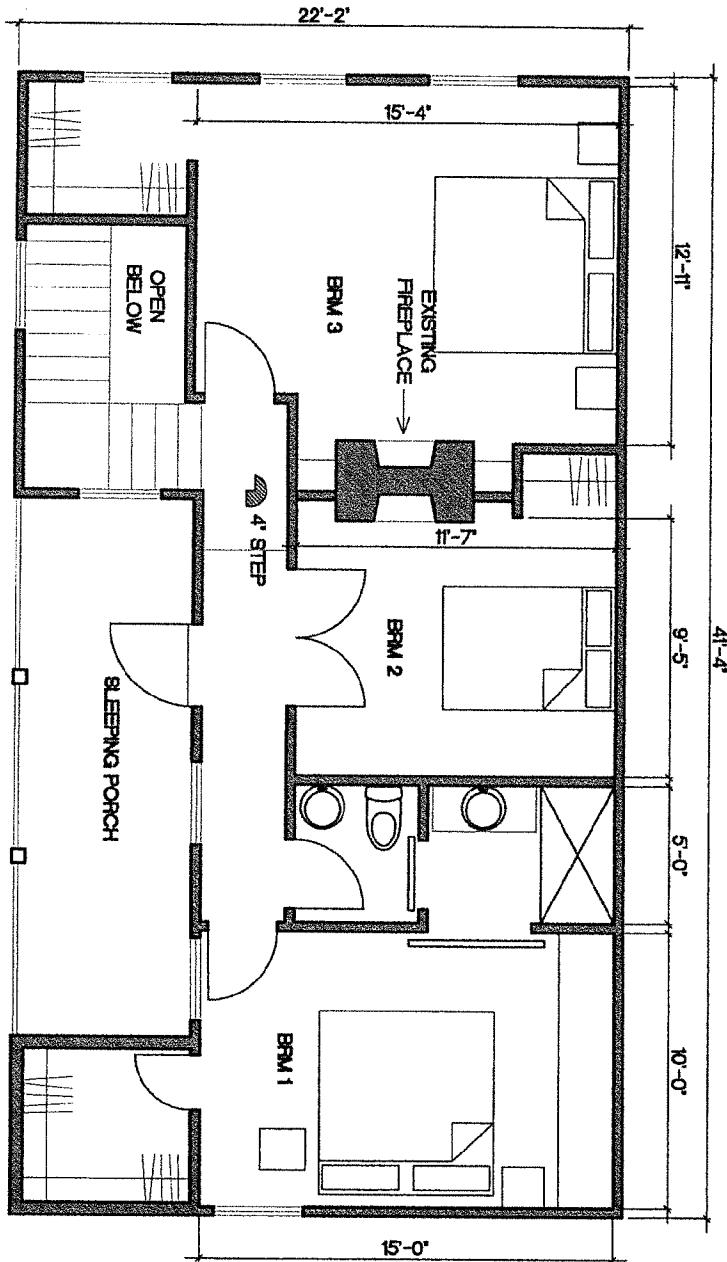
ARCHIBALD TAYLOR RESIDENCE 627 WALNUT STREET MADISON, INDIANA 47250	
PROJECT NO. 10-10	DATE 10-10
DRAWN BY JMM	CHECKED BY JMM
SHEET NO. A1.1	
PROJECT NAME BASEMENT FLOOR PLAN	

- NOTES
1. DIMENSIONS NOTED ARE SUBJECT TO FINAL REVIEW IN THE FIELD.
 2. WINDOW AND DOOR SIZES AND LOCATIONS WILL BE DETERMINED BY THE ORIGINAL LOCATIONS OF MORTISED CONNECTIONS.
 3. DIAGONAL CORNER BRACING WILL DETERMINED BY THE ORIGINAL LOCATIONS OF MORTISED CONNECTIONS.
 4. FIREPLACES ARE REVEALED BUT NOT OPERABLE.
 5. ELECTRICAL LAYOUTS TO BE DETERMINED AS THE PROJECT ADVANCES.
 6. OCCUPIED FLOOR AREA IS 704 SF.



1 FIRST FLOOR PLAN
1/4" = 1'-0"

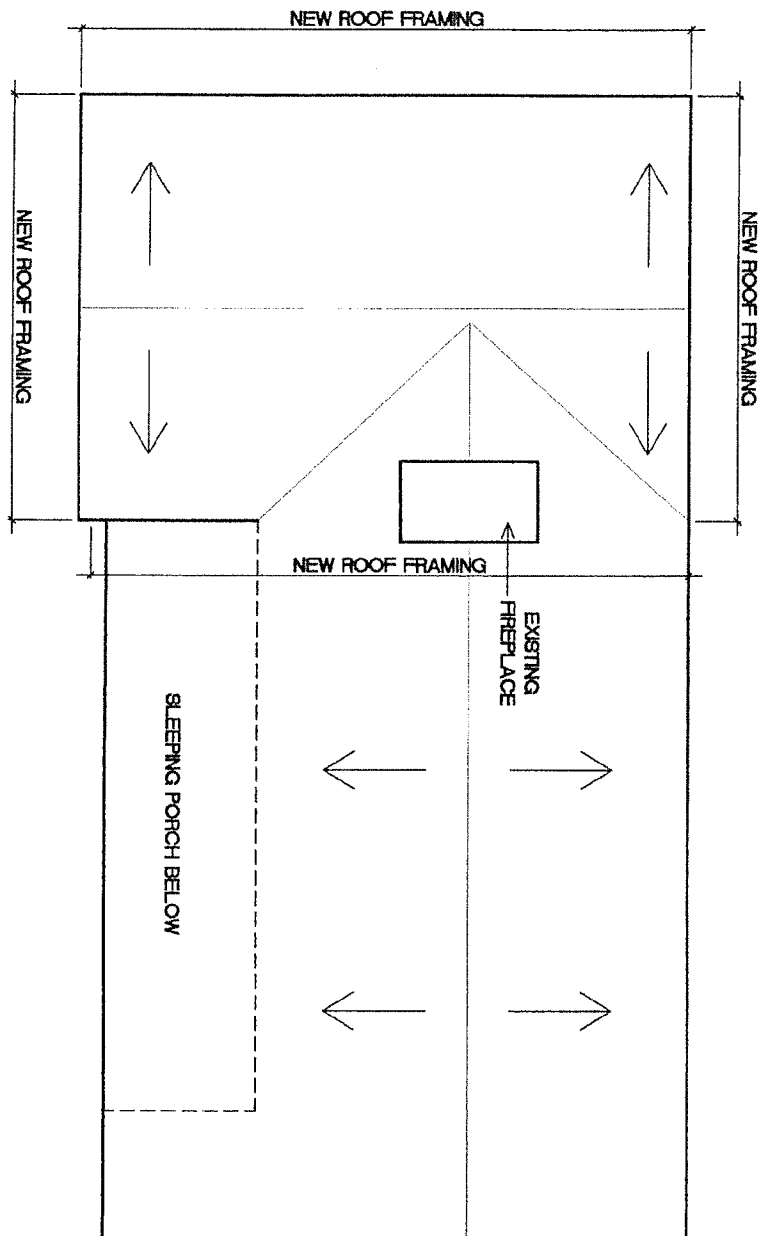
ARCHIBALD TAYLOR RESIDENCE			
627 WALNUT STREET MADISON, INDIANA 47250			
DATE	NOV 1988	PROJECT	FIRST FLOOR PLAN
SCALE	1/4" = 1'-0"	DESIGNER	A1.2



- NOTES
1. DIMENSIONS NOTED ARE SUBJECT TO FINAL REVIEW IN THE FIELD.
 2. WINDOW AND DOOR SIZES AND LOCATIONS WILL BE DETERMINED BY THE ORIGINAL LOCATIONS OF MORTISED CONNECTIONS.
 3. DIAGONAL CORNER BRACING WILL BE DETERMINED BY THE ORIGINAL LOCATIONS OF MORTISED CONNECTIONS.
 4. FIREPLACES ARE REVEALED BUT ARE NOT TO BE OPERABLE.
 5. OCCUPIED FLOOR AREA IS 708 SF.

1 SECOND FLOOR PLAN
1/4" = 1'-0"

ARCHIBALD TAYLOR RESIDENCE 627 WALNUT STREET MADISON, INDIANA 47250	
DATE: 10-10-10 DRAWN: JLM CHECKED: JLM	PROJECT NO.: 10-10-10 SHEET NO.: 10-10-10
SECOND FLOOR PLAN	A1.3



- NOTES
1. THE NEW ROOF SECTION IS FRAMED TO MATCH THE EXISTING ROOF PITCH.
 2. PROVIDE A METAL CAP AT THE EXISTING FIREPLACE.
 3. ROOFING MATERIAL IS TO BE DETERMINED.
 4. PROVIDE HALF ROUND GUTTERING WITH ROUND DOWN SPOUTS.
 - 5.

1 ROOF PLAN
1/4" = 1'-0"

NOTES
1. DIMENSIONS NOTED ARE SUBJECT TO FINAL REVIEW IN THE FIELD.

<h1>ARCHIBALD TAYLOR RESIDENCE</h1> <p>627 WALNUT STREET MADISON, INDIANA 47250</p>			
<p>DATE: 11/14/2014</p> <p>BY: [Signature]</p>	<p>PROJECT: 11-14</p>	<p>SCALE: 1/4" = 1'-0"</p>	<p>NO. 1</p>
<p>ROOF PLAN</p>	<p>A1.4</p>	<p>1</p>	<p>1</p>



MADISON

Indiana

Planning, Preservation and Design

Historic District Board of
Review

CERTIFICATE OF APPROPRIATENESS

HDBR Members:

The Historic District Board of Review of Madison, Indiana or Historic District Board of Review Staff has Approved the following work:

Josh Wilber, Chairman

• for the restoration of the 1844 footprint and design at 627 Walnut St

Mike Pittman, Vice-Chairman

Conditions:

Owen McCall

• to comply with the Secretary of Interior standards and local guidelines

Sandy Palmer

Findings of Fact:

Carol Ann Rogers

•

City of Madison HDBR Staff:

The issuance of this certificate does NOT in any manner release the recipient from the responsibility of complying with the requirements of the zoning ordinances, building codes, safety codes, ADA or other requirements of the City of Madison, the County of Jefferson, the State of Indiana, or the United States Federal Government.

Nicole M Schell, AICP

Director of Planning

Phone: 812-265-8324

Email: nschell@madison-in.gov

This certificate is good for one year from the date of issuance is effective from the date entered herein. Plans are on file and open for public inspection at the Office of Planning, Preservation, and Design, 101 W. Main St. during normal business hours.

Brooke Peach

Historic Preservationist

Phone: (812) 274-0253

Email: bpeach@madison-in.gov

Applicant: Ron Bateman

Location: 627 WALNUT ST , Madison, IN 47250

Application No.: HDCA-23-85

Certificate Issued: August 28, 2023

Issued By: Mike Pittman, Vice-Chairman

POLICY DECLARATIONS

American Modern Property and Casualty Insurance Company

Dwelling Basic

New Business



Premium Summary

Dwelling #1:	\$1,064.00
627 N WALNUT ST MADISON IN 47250	
Dwelling #2:	\$721.00
611 MULBERRY ST MADISON IN 47250-3441	
Dwelling #3:	\$762.00
111 E 4TH ST MADISON IN 47250-3421	
Policy Coverages	\$0.00
Additional Costs	\$0.00

Total Policy Premium \$2,547.00

Note: a minimum earned premium of \$100.00 applies to this policy.

Policy Summary

Policy Number:
104-115-169

Policy Period:
01/30/2024 to 01/30/2025 12:01 A.M. Standard Time

Named Insured(s):
LIME LLC
204 PLUM ST
MADISON IN 47250-3138

Contracted Agency:
ARLINGTON/ROE & CO INC - #556001
8888 KEYSTONE CROSSING
STE 900
INDIANAPOLIS IN 46240

Your Agent:
SECURITY INSURANCE AGENCY INC - #806400
PO BOX 710
MADISON IN 47250

Policy Discounts

Claims Free Discount
Auto/Home Discount

Additional Named Insureds and Designees

Name: RONALD BATEMAN	Address: 204 PLUM ST, MADISON IN 47250-3138
Relationship to Primary Named Insured: Other	Description of Interest: DESIGNEE

Dwelling #1: 627 N WALNUT ST, MADISON IN 47250

Occupancy: Vacant	Residence Type: 1 Family Residence	Construction Type: Frame	Year Built: 1900	Protection Class Code: 4	Territory: 1
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Coverage Detail

Coverage	Limit / Description	Premium
Dwelling (Fire & Extended Coverage)		\$678.00
Limit	100,000	
Loss Settlement	Actual Cash Value	
Roof Loss Settlement Option	Actual Cash Value	
All Other Peril Deductible	1,000	
Other Structures	10,000	Included
Loss Settlement	Actual Cash Value	
Roof Loss Settlement Option	Actual Cash Value	
Premises Liability	1,000,000	\$261.00
Medical Payments	5,000 Per person/25,000 Per occurrence	\$25.00

I hereby certify that this is a true
and exact copy of the original.

By: Kimberly S. Reese
Jefferson County Land Title

WARRANTY DEED

Parcel No: 39-08-35-443-111.000-007
Property Address: 627 Walnut Street, Madison, IN 47250

THIS INDENTURE WITNESSETH, that

PLUM, LLC., AN INDIANA LIMITED LIABILITY COMPANY, Grantor(s), organized and existing under the laws of the State of Indiana, for and in consideration of the sum of One and no/100 Dollar (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged,

CONVEY(S) AND WARRANT(S) TO

LIME, LLC, AN INDIANA LIMITED LIABILITY COMPANY, Grantee(s), of Jefferson County, in the State of Indiana, the following described Real Estate in Jefferson County, in the State of Indiana, to-wit:

Part of Lot No. 26, Canby's Addition North to the City of Madison, to wit: Beginning at the southwest corner of Fifth Street 118 feet; thence South 30 feet; thence East parallel with Fifth Street 118 feet to Walnut Street; thence North with the West line of Walnut Street 30 feet to the place of beginning.

Subject to all easements and rights-of-way of record.

Being and intended to be same real estate conveyed to Grantor by Warranty Deed dated November 21, 2022 and recorded November 23, 2022 as Instrument #2022-04960, in the Office of the Recorder of Jefferson County, Indiana.

The undersigned persons executing this Deed on behalf of the Grantors warrant, represent, and certify that they are fully empowered, by proper resolution, to execute and deliver this deed, that the Grantors have full capacity to convey the real estate described herein; and that all necessary company action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF The said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) this 25th day of October 2023.

Plum, LLC., an Indiana Limited Liability Company

By: Marlene T. Bateman
Marlene T. Bateman, Member

By: Ronald E. Bateman
Ronald E. Bateman, Member



MADISON

Indiana
Planning, Preservation and Design

101 W Main St
Madison, IN 47250
(812) 265-8324

Application for P.A.C.E. Preservation & Community Enhancement Grant Program

Application Fee: \$10.00

Purpose: Application is hereby made to request funding from the PACE Program. This application must be filed prior to work beginning on a property located within the City of Madison. This application does not replace the need for approval from the HDBR for properties located downtown.

APPLICANT INFORMATION

Date: 4/1/2024

Property Owner Name: Robin and Margot Henderson

Mailing Street Address: 614 East Main Street

City: Madison

State: IN

Zip: 47250

Phone (Preferred): (812) 701-2780

Phone (Alternate): _____

Email: robinhenderson@sprintmail.com

PROJECT INFORMATION

Street Address: Robin and Margot Henderson

Total Cost of Project (include all costs to complete the entire project): \$26,260.00

Estimated Date of Completion of Work: 9/1/2024

☐ Hilltop

☒ Downtown

GRANT INFORMATION

☒ Rehabilitation
(Downtown) Grant

☐ Curb Appeal
(Hilltop) Grant

☐ Dilapidated
Structures Grant

☐ Dangerous
Buildings Grant

Amount of Grant Requested (can be obtained from the office): ~~\$13,130.00~~ 7500.00

A PACE grant application must include the following documents:

- ☒ Complete application
- ☒ Photographs of existing conditions of Property
- ☐ Project Plans (required if altering footprint or openings)
- ☒ Copies of Construction Quotes for the project
- ☐ Certificate of Appropriateness (COA) (If applicable)
- ☒ Proof of Property Insurance
- ☒ Proof of Ownership (Deed)
- ☐ Certificate of Incorporation (if organization/business)
- ☐ Unsafe Letter (Required for Dangerous Structures Grant)



DESCRIPTION OF THE PROJECT

Please describe the project and the property's current condition.

We are requesting tuck pointing work and some trim painting. The mortar on our home is greatly deteriorating. It will require scaffolding and much work up high. Our desire is to shore up the tuck pointing to avoid moisture getting in the home. The trim paint on our home, especially around the windows is in bad shape. We need to get it scraped and painted to preserve our wood windows.

☐ Additional pages are attached.

DETAILED PROJECT SCHEDULE

Show how the project will be completed within a 12-month time period. If the project will take longer than 12 months, please explain.

We have set September 1, 2024 as our completion date. The first step is grinding, racking, and brushing the masonry joints. That will be followed with the new mortar applied where we will attempt to match the color of the new mortar with the old. After tuck pointing is finished, the trim (emphasis on windows) will be scraped, prepped, and painted.

☐ Additional pages are attached.



DETAILED PROJECT BUDGET WORKSHEET

List all major tasks necessary to complete the proposed Project, the total budget, and the matching grant amount requested. The P.A.C.E. Grant Program funds materials and labor. Please separate materials from labor. The Detailed Project Budget Worksheet does not replace the need to include copies of construction quotes from a registered contractor. If a copy of quote from a registered contractor is not provided, the application will be deemed incomplete.

Task #	Description of Work and/or Material Please Reference Appropriate Quote (Must be attached)	Total Task Budget	Amount of Grant Funds (50% max)
	SAMPLE: Lumber and supplies per sales ad from Lowe's	\$1,076	\$538.00
1	Labor & Materials for Tuck Pointing	\$16,460.00	\$8,230.00
2	Labor & Materials for Painting	\$9,800	\$4,900
3			
4			
5			
6			
7			
8			
9			
10			
	Totals		

☐ Additional pages are attached.

DETAILED REBUILDING PLAN (ONLY FOR DANGEROUS BUILDINGS GRANT APPLICATIONS)

Please explain what you will be rebuilding after the building is demolished. You must include a timeline for the rebuilding plan.

☐ Additional pages are attached.



MADISON

Indiana
Planning, Preservation and Design

101 W Main St
Madison, IN 47250
(812) 265-8324

Applicant must read and initial the following:

[Initials] I understand that the grant funds must be used only for the project described in this application. The work must be completed within twelve (12) months of the date that the grant is awarded. If a project is not completed the recipient(s) may request an extension to the City of Madison Board of Works and Safety.

[Initials] I understand that I must receive all required permits from the Office of Planning, Preservation, and Design and from the State of Indiana prior to beginning work on my project or I will forfeit any awarded grant monies.

[Initials] I understand that a failure to complete any project may result in the City of Madison placing a lien on the property in order to recover grant monies in the amount of monies received by Recipient(s).

[Initials] I understand that if any plans to the project change or if the contractor changes, I must notify the Director of Planning prior to the project construction continuing.

[Initials] I understand that all property taxes must be current and that there cannot be any current tax liens against the property or current litigation between the City of Madison and the applicant. I understand that if one of these is not true, my application will not be considered for funds.

[Initials] I understand that if I am applying for a Dilapidated Structures Grant, I am required to complete the full renovation exterior of the building including paint.

[Initials] I understand that if I am applying for a Dangerous Buildings Grant, infill construction must be completed within 2 years after approved funding. Final disbursement of funds will be withheld until such time that construction is completed.

I certify that I have read the P.A.C.E. Program Guidelines and that all required documents are included in my final application packet.

[Signature]
Applicant(s) Signature

9/1/24
Date

Documentation Review (Completed by Planning Office)

- ☒ Complete application
- ☒ Photographs of Property
- ☒ Project Plans (If required)
- ☒ Copies of Construction Quotes
- ☒ COA application filed (If applicable)
- ☒ Proof of Property Insurance
- ☒ Proof of Ownership (Deed)
- ☒ Certificate of Incorporation (If required)
- ☒ Unsafe Letter (If required)

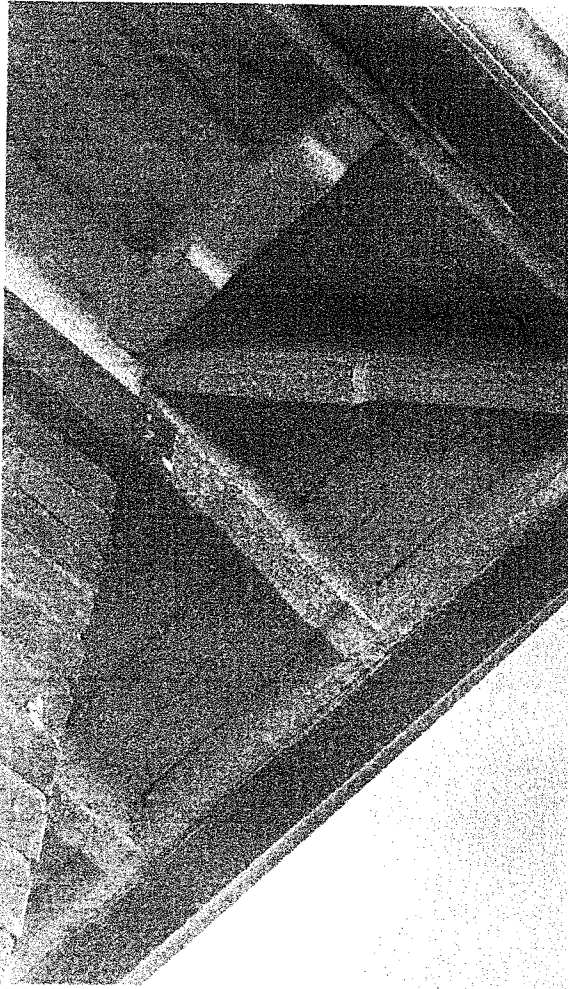
Staff Notes

8:18



Photo

Done

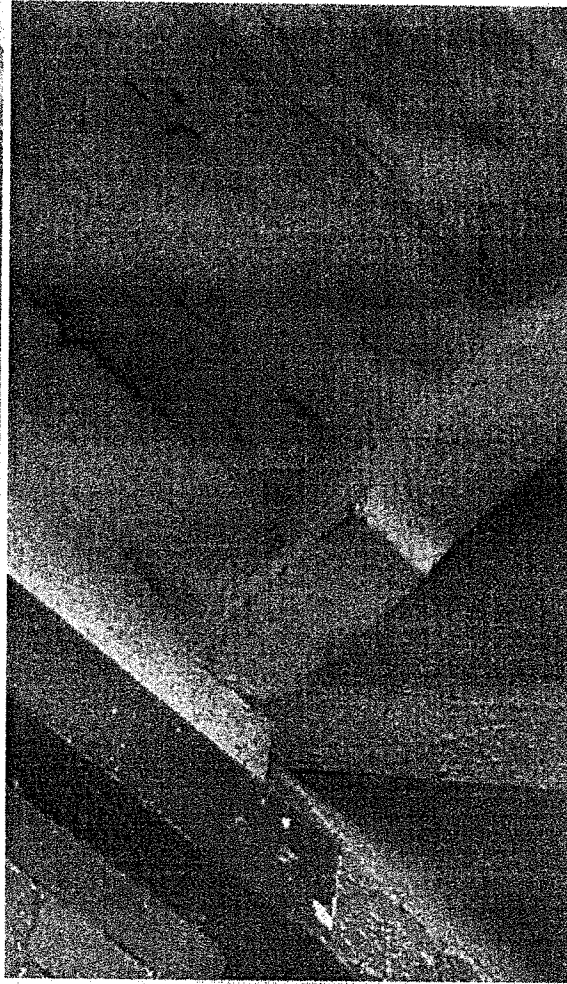


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Photo

Done



8:17



Photo

Done



8:17



Photo

Done



8:17



Photo

Done

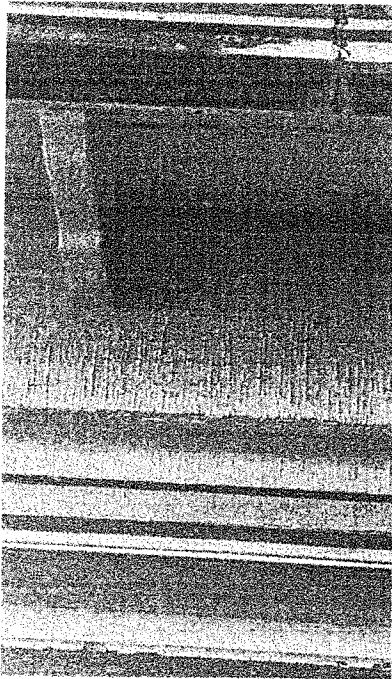


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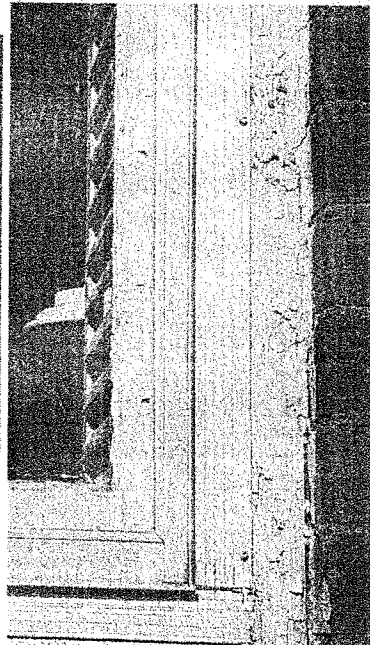


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Photo

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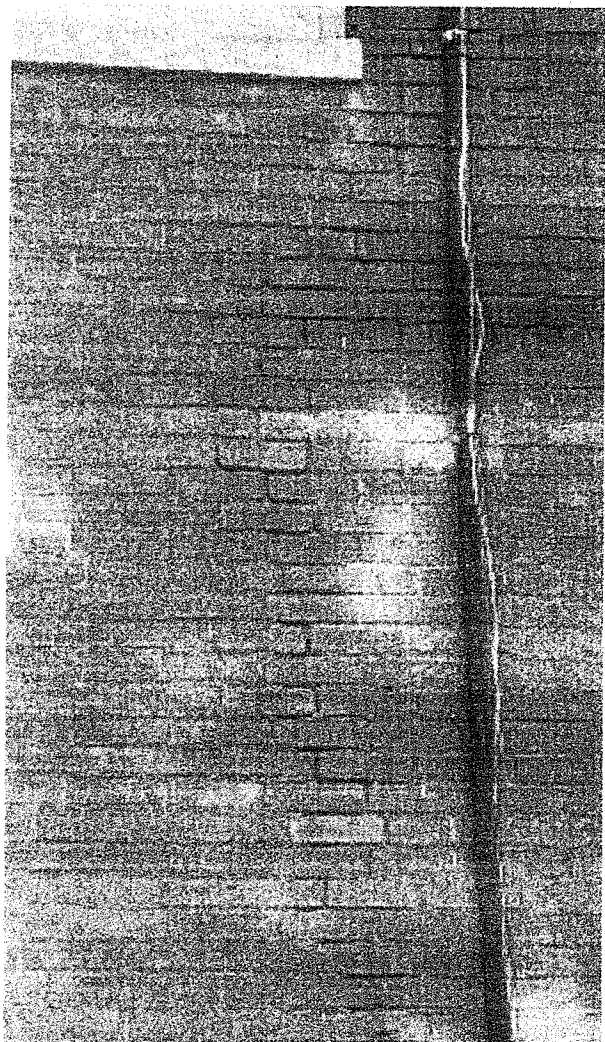


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Done



8:15



Photo

Done





Combs Construction Company, Inc.

1289 N. US 421
Madison, IN 47250

Proposal

Date

Estimate #

3/2/2024

3194

Name / Address

Robin and Margot Henderson
614 E. Main St.
Madison, In. 47250

Job description

Fed ID#43-2075807

Labor and Materials to perform specified work as following:

Building to have exterior wall tuck-pointed as needed. Areas needing attention prepped by mechanical grinding, racking, and brushing masonry joints. Finish by hand rodding mixture of sand/cement/hydrated lime and color dye to match existing red mortar as close as possible to existing to be approved by homeowner
Scrape, prep, and paint trim/window frames as discussed

16,460.00

9,800.00

Total

\$26,260.00

X Approved and Accepted (Owner)/Date

Phone #	Fax #	E-mail	Web Site
812-265-6306	F. 812-273-3376	bjcombsconstruction@yahoo.com	www.combsconstruction.biz

HOMEOWNERS CONTINUOUS RENEWAL CERTIFICATE

SELECTIVE INSURANCE COMPANY OF SOUTH CAROLINA
3426 TORINGDON WAY STE 200
CHARLOTTE, N.C. 28277

Named Insured and Mailing Address:

MARGOT HENDERSON
ROBIN HENDERSON
614 E MAIN ST
MADISON, IN 47250-3649

P Number H 2419079
O Term 02A IN
I Agent No. 00-13240-00000
C
Y
D Period
A 02/17/2024 to 02/17/2025
T 12:01 A.M. Standard Time
A At The Residence Premises

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STATED.

PAGE 2

HOME/AUTO ACCOUNTS WITH SELECTIVE APPLIES.
ADVANCE QUOTE DISCOUNT APPLIES.
LOSS FREE DISCOUNT APPLIES.
GOOD PAYER APPLIES.

COVERAGE D-LOSS OF USE IS COVERAGE FOR THE ACTUAL LOSS SUSTAINED
FOR A PERIOD OF 12 MONTHS IMMEDIATELY FOLLOWING THE DATE OF LOSS,
SUBJECT TO THE POLICY PROVISIONS.

INCREASE IN COVERAGE E, PERSONAL LIABILITY APPLIES.

INCLUDED
INCLUDED

INCREASE IN COVERAGE F, MEDICAL PAYMENTS, APPLIES.

WOODSTOVE, COAL OR SOLID FUEL, DOES NOT APPLY.

SWIMMING POOL, DOES NOT APPLY.

TRAMPOLINE, DOES NOT APPLY.

INTRA-AGENCY TRANSFER DISCOUNT APPLIES.

F-1101, CONTINGENT WORKERS COMPENSATION, IS ATTACHED.

INCLUDED

HO 04 27, LIMITED FUNGI, WET OR DRY ROT OR BACTERIA COVERAGE IS ATTACHED.

PROPERTY COVERAGE LIMIT 10000

INCLUDED
INCLUDED

COVERAGE AGGREGATE LIABILITY SUB-LIMIT 50000

HO 04 53, CREDIT CARD, FUND TRANSFER CARD OR ACCESS DEVICE,
FORGERY AND COUNTERFEIT MONEY COVERAGE - INCREASED LIMIT,
IS ATTACHED.

INCREASED LIMIT OF LIABILITY: \$ 2,500

\$ 1.00
\$ 3.00

HO 04 98, REFRIGERATED PROPERTY COVERAGE, IS ATTACHED.

A DEDUCTIBLE OF \$100.00 APPLIES.

HO 04 65, COVERAGE C INCREASED SPECIAL LIMITS OF LIABILITY, IS ATTACHED.

PROPERTY	INCREASE IN LIMIT OF LIABILITY	TOTAL LIMIT OF LIABILITY	
1. MONEY	NONE	\$ 200	
2. SECURITIES	NONE	\$ 1500	
5. JEWELRY (\$1,000 PER ITEM)	\$ 3500	\$ 5000	\$ 18.00
6. FIREARMS	NONE	\$ 2500	
7. SILVERWARE	NONE	\$ 2500	
10. ELECTRONIC APPARATUS WHILE IN OR UPON A MOTOR VEHICLE	NONE	\$ 1500	
11. ELECTRONIC APPARATUS WHILE NOT IN OR UPON A MOTOR VEHICLE	NONE	\$ 1500	

HO 05 80, PROPERTY REMEDIATION FOR ESCAPED LIQUID FUEL AND LIMITED
LEAD AND LIMITED ESCAPED LIQUID FUEL LIABILITY COVERAGES,
IS ATTACHED.

AGGREGATE LIMITED LEAD AND ESCAPED LIQUID FUEL LIMIT OF LIABILITY:

\$ 50000

INCLUDED

PROPERTY REMEDIATION FOR ESCAPED LIQUID FUEL LIMIT OF LIABILITY

\$ 10000

\$ 4.00-

HO 05 30, FUNCTIONAL REPLACEMENT COST LOSS SETTLEMENT, IS ATTACHED.

INCLUDED

HO 24 82, PERSONAL INJURY, IS ATTACHED.

\$ 5.00

F-1225, HOME REBUILDER COVERAGE, IS ATTACHED.

\$ 3.00

HO 04 90, PERSONAL PROPERTY REPLACEMENT COST, IS ATTACHED.

INCLUDED

SH 04 61, SCHEDULED PERSONAL PROPERTY, IS ATTACHED.

CLASS OF
PERSONAL PROPERTY

AMOUNT OF
INSURANCE

300021H 241907901568



HOMEOWNERS CONTINUOUS RENEWAL CERTIFICATE

SELECTIVE INSURANCE COMPANY OF SOUTH CAROLINA
3426 TORINGDON WAY STE 200
CHARLOTTE, N.C. 28277

Named Insured and Mailing Address:

MARGOT HENDERSON
ROBIN HENDERSON
614 E MAIN ST
MADISON, IN 47250-3649

P Number H 2419079
O Term 02A IN
L Agent No. 00-13240-00000
I
C
Y
D Period
A 02/17/2024 to 02/17/2025
T 12:01 A.M. Standard Time
A At The Residence Premises

POLICY DATA

DISTRICT IS MADISON.

PAGE 4

THE ZIP CODE USED FOR THE PURPOSE OF RATING THIS POLICY IS 47250-3649, THE COUNTY IS JEFFERSON, AND THE PROTECTION CLASS IS 04, AND THE CITY/COUNTY CODE IS 0600-390, AND THE BUILDING CODE EFFECTIVENESS GRADING CODE IS 99.

(A) THE RESIDENCE PREMISES IS NOT SEASONAL; (B) NO BUSINESS PURSUITS ARE CONDUCTED ON THE RESIDENCE PREMISES; (C) THE RESIDENCE PREMISES IS THE ONLY PREMISES WHERE YOU MAINTAIN A RESIDENCE OTHER THAN BUSINESS OR FARM PROPERTIES; (D) THE INSURED HAS NO FULL TIME RESIDENCE EMPLOYEES; (E) THE INSURED HAS NO OUTBOARD MOTOR(S) OR WATERCRAFT OTHERWISE EXCLUDED UNDER THIS POLICY FOR WHICH COVERAGE IS DESIRED.

EXCEPTIONS, IF ANY TO (A), (B), (C), (D), OR (E): NONE

WE HAVE THE RIGHT, BUT ARE NOT OBLIGATED, TO INSPECT YOUR PROPERTY. THIS INSPECTION MAY BE MADE BY US OR MAY BE MADE ON OUR BEHALF. AN INSPECTION OR ITS RESULTING ADVICE, REQUIREMENTS OR REPORT DOES NOT WARRANT THAT YOUR PROPERTY IS SAFE, HEALTHFUL, OR IN COMPLIANCE WITH THE LAWS, RULES OR REGULATIONS. INSPECTIONS OR REPORTS, WHICH MAY INCLUDE PHOTOGRAPHS OF THE PROPERTY, ARE FOR INSURANCE PURPOSES ONLY.

WE MAY REVIEW YOUR CREDIT REPORT TO OBTAIN OR USE AN INSURANCE SCORE BASED ON THE INFORMATION CONTAINED IN THE CREDIT REPORT. WE MAY USE A THIRD PARTY IN CONNECTION WITH THE DEVELOPMENT OF YOUR INSURANCE SCORE. INSURANCE SCORES ARE CONFIDENTIAL RANKINGS BASED ON CREDIT HISTORY INFORMATION. THIS INCLUDES WHETHER YOU'VE MADE TIMELY PAYMENTS, THE NUMBER OF OPEN CREDIT CARD ACCOUNTS, AND WHETHER YOU'VE FILED FOR BANKRUPTCY. SPECIFIC INFORMATION CONTAINED IN YOUR CREDIT REPORT REMAINS PRIVATE INFORMATION, AND INSURANCE SCORES DO NOT INCLUDE INFORMATION ABOUT INCOME OR RACE. YOUR PREMIUM MAY HAVE BEEN CHANGED BECAUSE OF YOUR INSURANCE SCORE. IF YOU HAVE BEEN CHARGED AN ADDITIONAL PREMIUM YOU WILL RECEIVE A SEPARATE LETTER IN ACCORDANCE WITH THE REQUIREMENTS OF THE FAIR CREDIT REPORTING ACT.

YOU MAY REQUEST RECONSIDERATION OF AN INSURANCE SCORE PREMIUM INCREASE BECAUSE OF THE DIRECT INFLUENCE OF AN EXTRAORDINARY LIFE EVENT ON YOUR CREDIT INFORMATION. AN EXTRAORDINARY LIFE EVENT MAY INCLUDE, BUT IS NOT LIMITED TO: A CATASTROPHIC EVENT, AS DECLARED BY THE FEDERAL OR A STATE GOVERNMENT; SERIOUS OR CATASTROPHIC ILLNESS OR INJURY TO AN APPLICANT, AN INSURED OR AN IMMEDIATE FAMILY MEMBER OF AN APPLICANT OR INSURED; DEATH OF AN IMMEDIATE FAMILY MEMBER OF AN APPLICANT OR INSURED OR MEMBER OF THE SAME HOUSEHOLD; TEMPORARY LOSS OF EMPLOYMENT OF AN APPLICANT OR INSURED; DIVORCE; DISSOLUTION OF A MARRIAGE OR INVOLUNTARY INTERRUPTION OF LEGALLY OWED ALIMONY OR SUPPORT PAYMENTS OF AN APPLICANT OR INSURED; IDENTITY THEFT OF AN APPLICANT OR INSURED; MILITARY DEPLOYMENT OF AN APPLICANT OR INSURED; BEING A VICTIM OF DOMESTIC ABUSE; OR OTHER EVENTS AS DETERMINED BY THE INSURER. A WRITTEN REQUEST WITH PERTINENT DOCUMENTATION AND DETAIL SHOULD BE SENT FOR REVIEW TO THE COMPANY AT:

SELECTIVE INSURANCE
PERSONAL LINES UNDERWRITING
40 WANTAGE AVE
BRANCHVILLE, NJ 07890

YOU MAY REQUEST A NEW INSURANCE SCORE REPORT BE ORDERED EACH YEAR, BUT NOT MORE THAN ONCE IN A 12 MONTH PERIOD. THE NEW REPORT IS USED FOR RATEMAKING SUBJECT TO APPLICABLE STATE RESTRICTIONS.

COAL MINE SUBSIDENCE COVERAGE
IN ACCORDANCE WITH INDIANA INSURANCE CODE 27-7-9-8 WE HEREBY INFORM YOU THAT IF THE RISK LOCATION COVERED BY THIS POLICY IS SITUATED IN ONE OF THE FOLLOWING

HOMEOWNERS CONTINUOUS RENEWAL CERTIFICATE

SELECTIVE INSURANCE COMPANY OF SOUTH CAROLINA
3426 TORINGDON WAY STE 200
CHARLOTTE, N.C. 28277

Named Insured and Mailing Address:

MARGOT HENDERSON
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C Agent No. 00-13240-00000
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D Period
A 02/17/2024 to 02/17/2025
T 12:01 A.M. Standard Time
A At The Residence Premises

P
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A

Flatware Set
F-1305, WATER BACKUP AND SUMP OVERFLOW IS ATTACHED. \$ 31.00
LIMIT OF LIABILITY IS \$ 5,000. A DEDUCTIBLE OF \$1000.00 APPLIES.
F-1400, SERVICE LINE COVERAGE, IS ATTACHED \$ 47.00
LIMIT: 10000
F-1401, HOME SYSTEMS PROTECTION COVERAGE, IS ATTACHED \$ 173.00
LIMIT: 25000

LIVING AREA SQUARE FOOTAGE - 2710
ROOF AGE - YEAR OF ROOF 2018
ROOF TYPE - TILE, CONCRETE
NO PART OF THE HOME HAS A FLAT ROOF - YES
HEATING AGE - YEAR OF HEATING 2011
PRIMARY INTERIOR HEAT SOURCE - NATURAL GAS FORCED AIR
ENTIRE PLUMBING SYSTEM HAS BEEN UPDATED TO PVC, COPPER OR FLEXIBLE PVC - YES
ENTIRE ELECTRIC SYSTEM IS EITHER A MINIMUM 100 AMP SERVICE
OR CIRCUIT BREAKERS - YES
DOGS ON THE PREMISES - NONE
PLEASE CONTACT YOUR INSURANCE AGENT IF THIS INFORMATION IS NOT CORRECT.

CONTINUOUS RENEWAL PLAN

1. THE POLICY PERIOD SHALL BE AS INDICATED AND FOR SUCCESSIVE POLICY TERMS AS STATED BELOW.
2. IF WE ELECT TO CONTINUE THIS INSURANCE, WE WILL RENEW THIS POLICY IF YOU PAY THE REQUIRED RENEWAL PREMIUM WHEN DUE FOR EACH SUCCESSIVE POLICY PERIOD, SUBJECT TO OUR PREMIUMS, RULES AND FORMS THEN IN EFFECT.
3. IF A MORTGAGEE IS NAMED IN THIS POLICY, WE WILL CONTINUE THIS INSURANCE FOR THE MORTGAGEE'S INTEREST FOR TEN DAYS AFTER WRITTEN NOTICE OF TERMINATION TO THE MORTGAGEE AND THEN THIS POLICY WILL TERMINATE.

RISK LOCATION RATING INFORMATION

YOU RESIDE IN A ONE-FAMILY BRICK, SOLID CONSTRUCTED DWELLING, LOCATED WITHIN 1000 FEET OF A FIRE HYDRANT AND WITHIN 1 MILE OF A FIRE STATION. ITS YEAR OF CONSTRUCTION IS 1900. THE DWELLING IS YOUR PRIMARY RESIDENCE. YOUR FIRE

HOMEOWNERS CONTINUOUS RENEWAL CERTIFICATE

SELECTIVE INSURANCE COMPANY OF SOUTH CAROLINA
3426 TORINGDON WAY STE 200
CHARLOTTE, N.C. 28277

Named Insured and Mailing Address:

MARGOT HENDERSON
ROBIN HENDERSON
614 E MAIN ST
MADISON, IN 47250-3649

P	Number	H	2419079
O	Term	02A	IN
L	Agent No.	00-13240-00000	
I	Period	02/17/2024 to 02/17/2025	
C	12:01 A.M. Standard Time		
Y	At The Residence Premises		

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PAGE 5
COUNTIES: CLAY, CRAWFORD, DAVIESS, DUBOIS, FOUNTAIN, GIBSON, GREENE, KNOX,
LAWRENCE, MARTIN, MONROE, MONTGOMERY, ORANGE, OWEN, PARKE, PERRY, PIKE, POSEY,
PUTNAM, SPENCER, SULLIVAN, VANDERBURGH, VERMILLION, VIGO, WARREN, OR WARRICK,
YOU MAY WISH TO PURCHASE COAL MINE SUBSIDENCE COVERAGE. SELECTIVE INSURANCE
OFFERS THIS COVERAGE. IF YOU WOULD LIKE MORE INFORMATION REGARDING THIS
COVERAGE, PLEASE CONTACT YOUR INSURANCE AGENT.

300021H 241907901571



FILED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

5/28/02
Auditor, Jeff Co.

Warranty Deed

This Indenture Witnesseth. That HELEN J. BISK McCAULEY, Adult Woman, of Clark County, State of Indiana, as Owner of a Life Estate interest in and during her lifetime and DONALD L. McCAULEY, of Jefferson County, Indiana, and PHILIP W. McCAULEY II, of Clark County, Indiana and SUSAN McCAULEY, of BARBER, of Jefferson County, Kentucky and SARAH McCAULEY DAVIELL, of Monroe County, Georgia, as Equal Tenants in Common: In and to the remainder interest in said Real Estate subject only to the Life Estate interest of the said Helen J. Bisk McCauley.

Convey and Warant to ROBIN HENDERSON and MARGOT HENDERSON,

husband and wife of _____ County, in the Commonwealth of Virginia

for and in consideration of One Dollar and Other Cash and Valuable Consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in The City of Madison, Jefferson County in the State of Indiana to-wit:

Lot No. 4, in Block No. 6, in McIntire's Addition East in the City of Madison, situate on the south side of Main street and the west line of Baltimore Street and being a corner lot fronting 60 feet on Main Street and running back 168 feet to an alley.

Being and intended to be the same real estate conveyed to the first Grantees herein by Co-Executor's Deed with Reservation of Life Estate dated September 14, 2000, and recorded as Deed Document No. 20005149 in the records of the Office of the Recorder of Jefferson County, Indiana.

Grantees assume and agree to pay the real estate taxes due in November of 2002 and all taxes thereafter.

Grantors grant immediate possession of said real estate to Grantees.



MADISON

Indiana
Planning, Preservation and Design

101 W Main St
Madison, IN 47250
(812) 265-8324

PACE
Start Date Extension Request

Don McKay (Name), has requested an extension for a period of 30 days
days on the PACE Grant start period for 614 W 2nd St (Address). The inspection did not
show the project had started within 90 days however due to the extenuating circumstances, the City of Madison is
granting an extension to the required start period. deadline to start 6/11/24

Signature (Mayor)

Date

Signature (Board of Public Works and Safety)

Date

Signature (Board of Public Works and Safety)

Date

Nicole M Schell, AICP

From: Don McKay <d1m4sr4@gmail.com>
Sent: Friday, May 3, 2024 2:23 PM
To: Nicole M Schell, AICP
Subject: Re: PACE

Thanks. I gave him a "nudge" this morning.

On Fri, May 3, 2024, 12:43 PM Nicole M Schell, AICP <NSchell@madison-in.gov> wrote:
Thanks Don. I'll get the extension on the start date requested on your behalf.

Thanks,

Nicole M Schell, AICP
Director of Planning
Office of Planning, Preservation, & Design
City of Madison, Indiana
812-265-8324

From: Don McKay <d1m4sr4@gmail.com>
Sent: Friday, May 3, 2024 11:26:45 AM
To: Nicole M Schell, AICP <NSchell@madison-in.gov>
Subject: Re: PACE

There has been a delay due to the contractor being tied up on a large project. He has assured me that he will be able to start within 30 days.

On Fri, May 3, 2024, 11:14 AM Nicole M Schell, AICP <NSchell@madison-in.gov> wrote:

Good morning,

Based on an inspection completed today, it does not appear that work as begun on your PACE project within the 90 day requirement. If you've ordered materials or believe work as started as required, please send that to me via email. If work has not started or materials have not been ordered and you'd still like to receive your PACE grant please respond to this email with a date on which the work will start and I will apply for an extension on your behalf.

Thanks,



MADISON

Indiana
Planning, Preservation and Design

101 W Main St
Madison, IN 47250
(812) 265-8324

P.A.C.E. Preservation & Community Enhancement Grant Program Final Report

Purpose: Application is hereby made to request the funding from the PACE Program. Forms must be accompanied by at least four photos showing the progress and one photo of the front of the building. Copies of all invoices and receipts must also be submitted.

APPLICANT INFORMATION

Date: 5/9/24
Property Owner Name: Trevor Van Crafton
Mailing Street Address: 304 Broadway St.
City: Madison State: IN Zip: 47250
Phone (Preferred): 812-801-1007 Phone (Alternate): 812-801-1490
Email: JVCrafton@yahoo.com & trevorcrafton123@gmail.com

PROJECT INFORMATION

Street Address: 912 W 1st St
Total Cost of Project (include all costs to complete the entire project): \$125,000
Estimated Date of Completion of Work: Apr. 1, 2024
☐ Hilltop ☒ Downtown

GRANT INFORMATION

☐ Rehabilitation (Downtown) Grant ☐ Curb Appeal (Hilltop) Grant ☒ Dilapidated Structures Grant ☐ Dangerous Buildings Grant
Total Amount of Grant Awarded (can be obtained from the office): \$25,000
Was a midpoint report submitted for this project? ☒ Yes ☐ No

DESCRIPTION OF THE PROJECT

Please describe the project elements that have been completed. If a midpoint report was submitted, only include the list of project elements completed since that report was submitted.

Shingle Roof complete, LP smart siding complete, sun
Alum. clad windows complete, lighting complete. All
finished.

☐ Additional pages are attached.



MADISON

Indiana
Planning, Preservation and Design

101 W Main St
Madison, IN 47250
(812) 265-8324

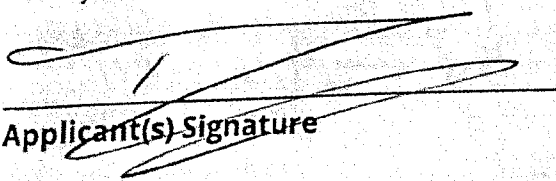
DETAILED PROJECT BUDGET WORKSHEET

List all major tasks that have been complete of the Project. The P.A.C.E. Grant Program funds materials and labor. Please separate materials from labor. If a midpoint report was submitted, only include the tasks completed since that report was submitted.

Task #	Description of Work and/or Material Please Reference Appropriate Quote (Must be attached)	Total Task Budget	Amount of Grant Funds (50% max)
	SAMPLE: Lumber and supplies per sales ad from Lowe's	\$1,076	\$538.00
1	Aluminum clad shut window	\$13,000	
2	New wood / Alum. clad doors	4,500	
3	Shingle Roof	12,000	
4	Demo	14,000	
5			
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12			
	Totals	40,500	25,000

☐ Additional pages are attached.

I certify that the project was completed and that all required documents are included in my final report packet.


Applicant(s) Signature

5-9-24
Date

Reynolds Residential

4512 west 1100 N.

Dupont, In. 47231

812-801-7077

Project: 912 W. 1st St., Madison, IN

NOT ALTERING HISTORICAL STRUCTURE

Scope of Work:

- Demolition and removal of existing structures and fixtures
- LP Smart Siding installation for exterior walls
- Two bedrooms and two bathrooms design and construction with Closets and Shelving
- Kitchen and Stainless Steel Appliances
- Laundry Room
- Shelving
- Sun brand windows installation (6)
- Wooden shutters & wooden awning installation
- 3 New Aluminum Clad exterior doors

Total Cost: \$125,000

Breakdown of Costs:

- Demolition and removal of existing structures and fixtures \$20,000
- LP Smart Siding materials: \$15,000
- Labor for siding installation: \$8,000
- Design and construction of two bedrooms and two bathrooms: \$18,000
- Design and construction of Kitchen with Stainless Steel Appliances \$15,000
- Drywall, Painting and flooring \$30,000
- Sun brand windows installation: \$15,000
- Wooden shutter awnings installation: \$4,000.

Confirmed payments to Reynolds Residential (for PACE purposes only)

Check #3258 on July 19, 2023 \$10,000 for LP Smart siding, trim, paint.

Check #3269 on August 9, 2023 \$50,000 for Sun Brand Windows, Shingle Roof, gutters, fascia, fencing & Labor.

Check #3288 on October 24, 2023 \$20,000 for Drywall, interior and exterior paint/caulk and flooring.

From: [Trevor B. Crafton](#)
To: [Nicole M Schell, AICP](#)
Cc: [johnathan.crafton](#)
Subject: Re: 912 and 914 W. 1st St. completed PICTURES 2
Date: Monday, May 13, 2024 11:59:11 AM
Attachments: [image001.png](#)



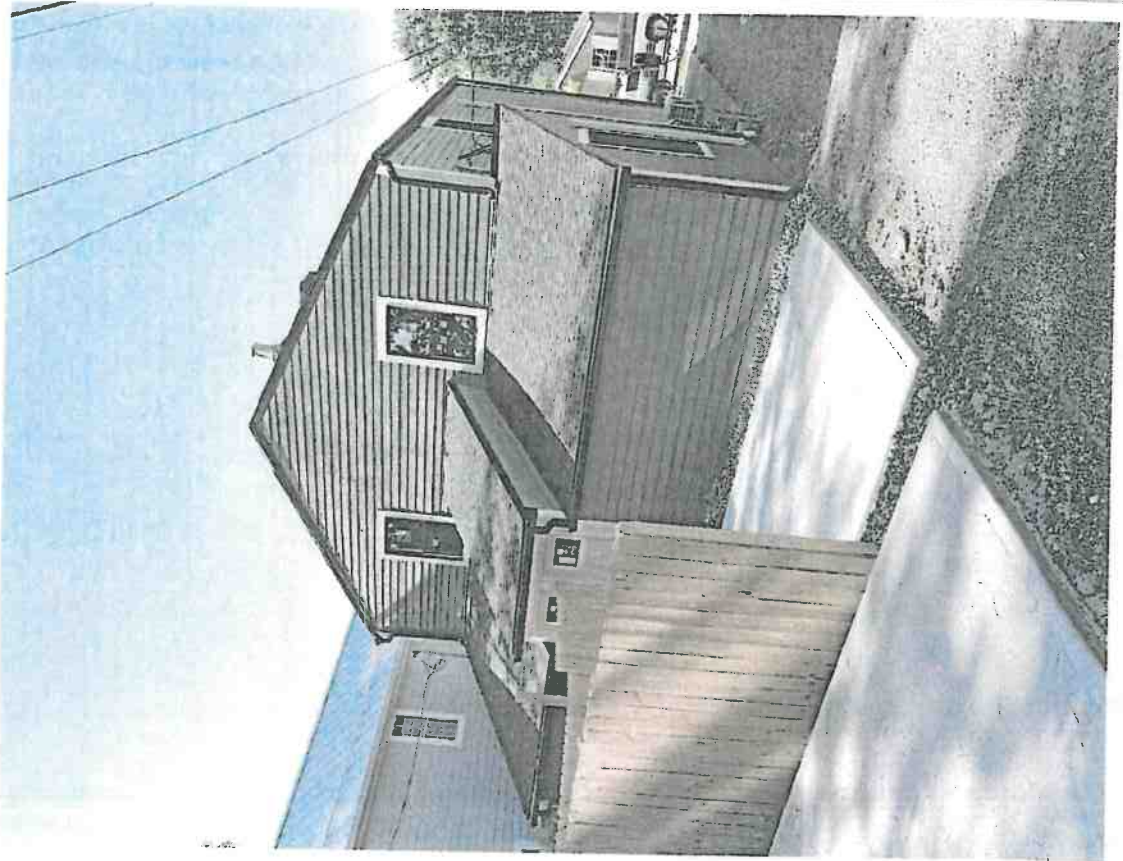
Trevor B. Crafton
Crafton Properties
"Don't Rent, Buy on Contract"
Madison, IN
(812) 801-1007

On Mon, May 13, 2024 at 9:51 AM Nicole M Schell, AICP <NSchell@madison-in.gov> wrote:

Received. I'll need at least 4 photos of each half including 1 of each front and all invoices/paid receipts from the contractor/supplier.

Nicole M Schell, AICP

From: [Trevor B. Crafton](#)
To: [Nicole M. Schell, AICP](#)
Cc: [Johnathan Crafton](#)
Subject: Re: 912 and 914 W. 1st St. completed PICTURES 3
Date: Monday, May 13, 2024 12:00:44 PM
Attachments: [image001.png](#)



Trevor B. Crafton
Crafton Properties
"Don't Rent, Buy on Contract"
Madison, IN
(812) 801-1007

On Mon, May 13, 2024 at 9:51 AM Nicole M Schell, AICP <NSchell@madison-in.gov> wrote:

Received. I'll need at least 4 photos of each half including 1 of each front and all invoices/paid receipts from the contractor/supplier.

Nicole M Schell, AICP

Nicole M Schell, AICP

From: Van Crafton <jvcrafton@yahoo.com>
Sent: Wednesday, May 15, 2024 9:04 AM
To: Nicole M Schell, AICP; Trevor Crafton
Subject: 912 and 914 W 1st interior pics 2











J. Van Crafton

Crafton Brothers Properties



MADISON

Indiana
Planning, Preservation and Design

101 W Main St
Madison, IN 47250
(812) 265-8324

P.A.C.E.

Preservation & Community Enhancement Grant Program Final Report

Purpose: Application is hereby made to request the funding from the PACE Program. Forms must be accompanied by at least four photos showing the progress and one photo of the front of the building. Copies of all invoices and receipts must also be submitted.

APPLICANT INFORMATION

Date: 5-9-24

Property Owner Name: Trevor Van Crafton

Mailing Street Address: 304 Broadway St.

City: Madison

State: IN Zip: 47250

Phone (Preferred): 812-801-1007

Phone (Alternate): 812-801-1480

Email: JVCrafton@yahoo.com & trevorcrafft.123@gmail.com

PROJECT INFORMATION

Street Address: 914 W 9th St.

Total Cost of Project (include all costs to complete the entire project): \$125,000

Estimated Date of Completion of Work: Apr. 1, 2024

☐ Hilltop

☒ Downtown

GRANT INFORMATION

☐ Rehabilitation
(Downtown) Grant

☐ Curb Appeal
(Hilltop) Grant

☒ Dilapidated
Structures Grant

☐ Dangerous
Buildings Grant

Total Amount of Grant Awarded (can be obtained from the office): \$25,000

Was a midpoint report submitted for this project?

☒ Yes

☐ No

DESCRIPTION OF THE PROJECT

Please describe the project elements that have been completed. If a midpoint report was submitted, only include the list of project elements completed since that report was submitted.

Shingle Roof complete, LP Smart siding complete,
sun windows complete, Alum. clad doors complete,
Lighting complete.

☐ Additional pages are attached.



MADISON

Indiana
Planning, Preservation and Design

101 W Main St
Madison, IN 47250
(812) 265-8324

DETAILED PROJECT BUDGET WORKSHEET

List all major tasks that have been complete of the Project. The P.A.C.E. Grant Program funds materials and labor. Please separate materials from labor. If a midpoint report was submitted, only include the tasks completed since that report was submitted.

Task #	Description of Work and/or Material Please Reference Appropriate Quote (Must be attached)	Total Task Budget	Amount of Grant Funds (50% max)
	SAMPLE: Lumber and supplies per sales ad from Lowe's	\$1,076	\$538.00
1	Alum. clad Sun windows	8,000	
2	New wood / Alum. clad doors	4,500	
3	Shingle Roof	12,000	
4	Demo	16,000	
5			
6			
7			
8			
9			
10			
11			
12			
Totals		40,500	20,250

☐ Additional pages are attached.

I certify that the project was completed and that all required documents are included in my final report packet.


Applicant(s) Signature

5/9/24
Date

Reynolds Residential

4512 west 1100 N.

Dupont, In. 47231

812-801-7077

Project: 914 W. 1st St., Madison, IN

NOT ALTERING HISTORICAL STRUCTURE

Scope of Work:

- Demolition and removal of existing structures and fixtures
- LP Smart Siding installation for exterior walls
- Two bedrooms and two bathrooms design and construction with Closets and Shelving
- Kitchen and Stainless Steel Appliances
- Laundry Room
- Shelving
- Sun brand windows installation (6)
- Wooden shutters & wooden awning installation
- 3 New Aluminum Clad exterior doors

Total Cost: \$125,000

Breakdown of Costs:

- Demolition and removal of existing structures and fixtures \$20,000
- LP Smart Siding materials: \$15,000
- Labor for siding installation: \$8,000
- Design and construction of two bedrooms and two bathrooms: \$18,000
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- Drywall, Painting and flooring \$30,000
- Sun brand windows installation: \$15,000
- Wooden shutter awnings installation: \$4,000.

Confirmed payments to Reynolds Residential (for PACE purposes only)

Check #3258 on July 19, 2023 \$10,000 for LP Smart siding, trim, paint.

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From: [Trevor B. Crafton](#)
To: [Nicole M Schell, AICP](#)
Cc: [johnathan.crafton](#)
Subject: Re: 912 and 914 W. 1st St. completed PICTURES
Date: Monday, May 13, 2024 11:59:03 AM
Attachments: [image001.png](#)



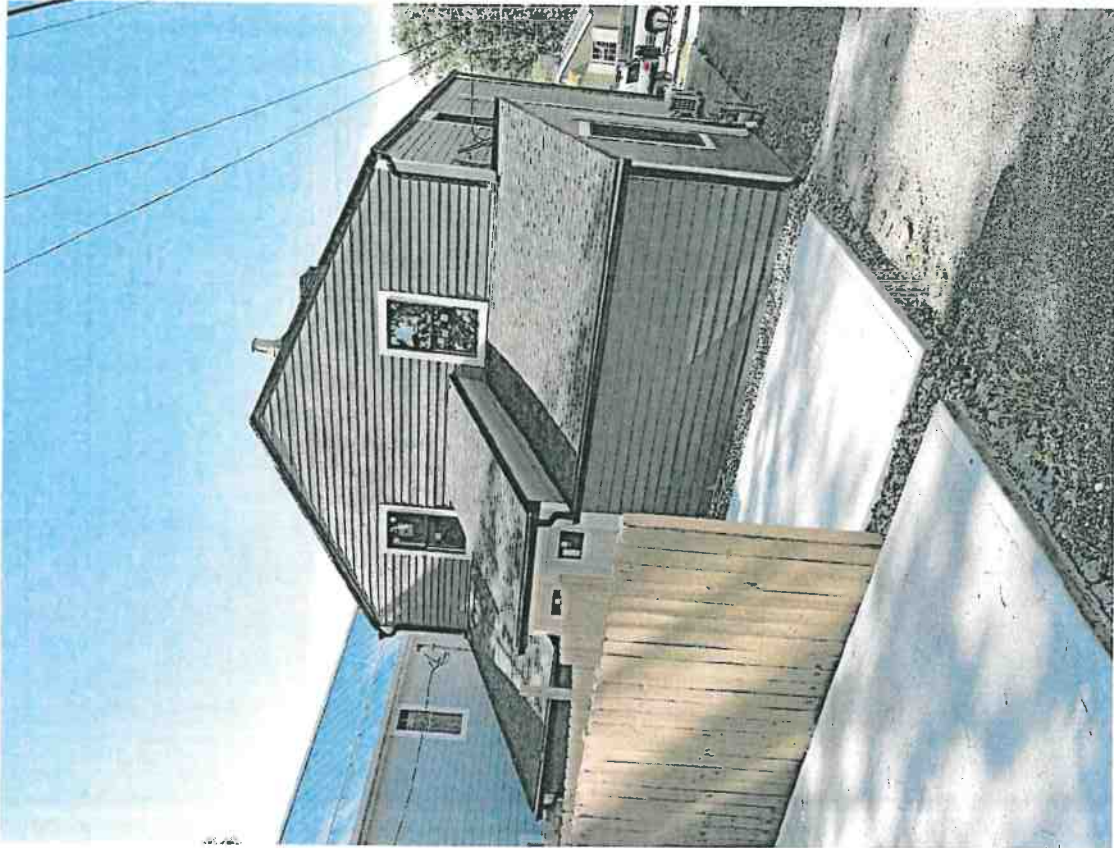
Trevor B. Crafton
Crafton Properties
"Don't Rent, Buy on Contract"
Madison, IN
(812) 801-1007

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Nicole M Schell, AICP

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To: [Nicole M Schell, AICP](#)
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Trevor B. Crafton
Crafton Properties
"Don't Rent, Buy on Contract"
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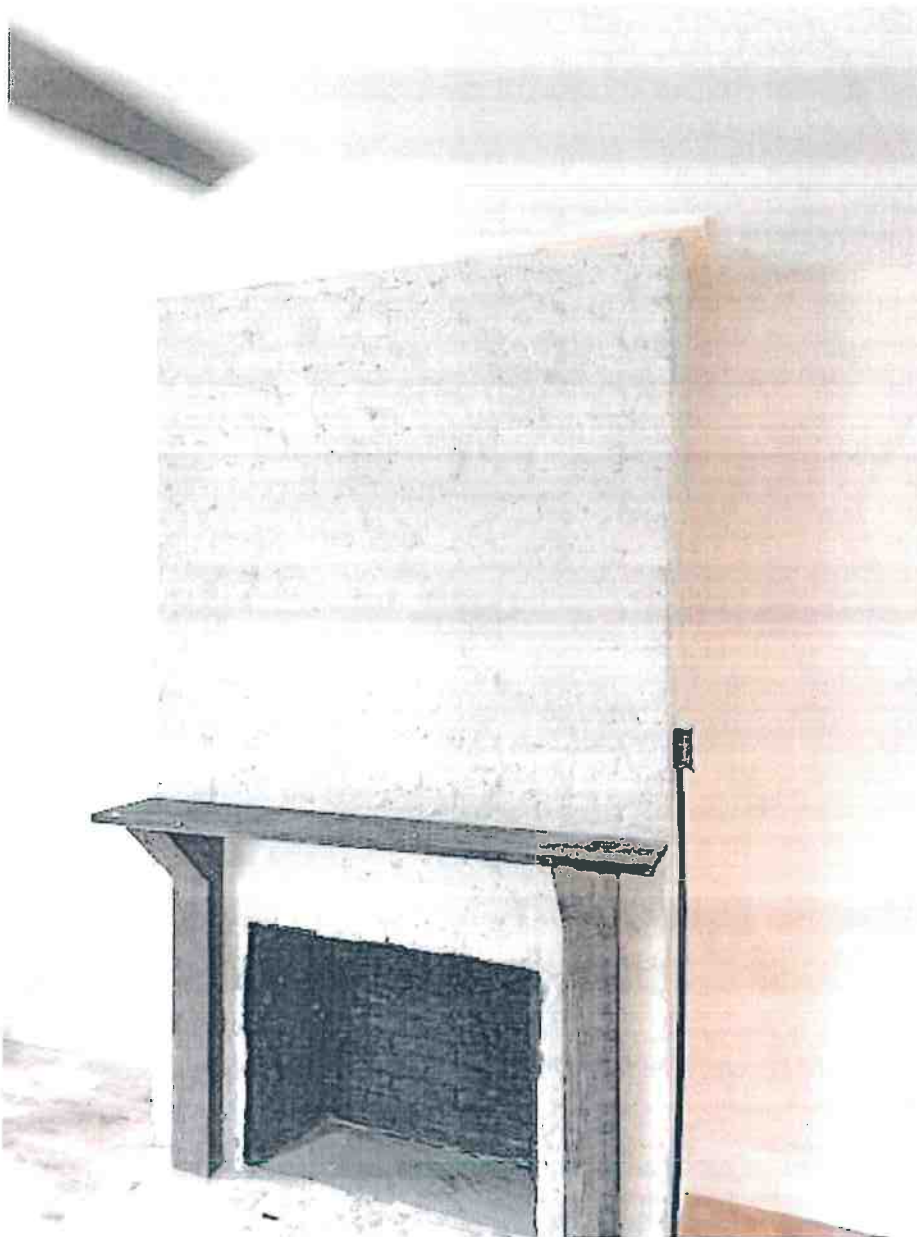
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Nicole M Schell, AICP

Nicole M Schell, AICP

From: Van Crafton <jvcrafton@yahoo.com>
Sent: Wednesday, May 15, 2024 9:03 AM
To: Nicole M Schell, AICP; Trevor Crafton
Subject: 912 and 914 W 1st interior pics











J. Van Crafton

Crafton Brothers Properties

Sent 5/3/24

2/15/24 - Midpoint
12,500.00



MADISON
Indiana
Planning, Preservation and Design

5/3/24 - Final
12,500

101 W Main St
Madison, IN 47250
(812) 265-8324

P.A.C.E.

Preservation & Community Enhancement
Grant Program Final Report

Purpose: Application is hereby made to request the funding from the PACE Program. Forms must be accompanied by at least four photos showing the progress and one photo of the front of the building. Copies of all invoices and receipts must also be submitted.

APPLICANT INFORMATION

Date: 5/1/2024

Property Owner Name: Children's Advocacy Center of Southeastern Indiana

Mailing Street Address: 12211 Rullman Drive

City: Dillsboro

State: IN

Zip: 47018

Phone (Preferred): 812-432-3200

Phone (Alternate): 513-382-8555

Email: kelli.jette@cacsoutheast.org

PROJECT INFORMATION

Street Address: 601 West Street

Total Cost of Project (include all costs to complete the entire project): 908,000

Estimated Date of Completion of Work: 6/1/2024

☐ Hilltop

☒ Downtown

GRANT INFORMATION

☒ Rehabilitation
(Downtown) Grant

☐ Curb Appeal
(Hilltop) Grant

☐ Dilapidated
Structures Grant

☐ Dangerous
Buildings Grant

Total Amount of Grant Awarded (can be obtained from the office): 25,000.00

Was a midpoint report submitted for this project?

☒ Yes

☐ No

DESCRIPTION OF THE PROJECT

Please describe the project elements that have been completed. If a midpoint report was submitted, only include the list of project elements completed since that report was submitted.

There were continued improvements to the exterior. Tree and root removal, ramp work, lintels and beam work, new front porch roof, continued window replacement and painting, balcony completion, new doors. (Additional new door replacement install happening now) and continued repairs on the masonry/bricks and tuckpointing.

☐ Additional pages are attached.



MADISON

Indiana
Planning, Preservation and Design

101 W Main St
Madison, IN 47250
(812) 265-8324

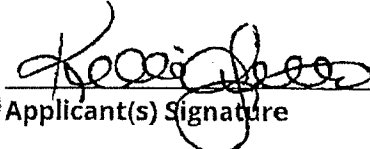
DETAILED PROJECT BUDGET WORKSHEET

List all major tasks that have been complete of the Project. The P.A.C.E. Grant Program funds materials and labor. Please separate materials from labor. If a midpoint report was submitted, only include the tasks completed since that report was submitted.

Task #	Description of Work and/or Material Please Reference Appropriate Quote (Must be attached)	Total Task Budget	Amount of Grant Funds (50% max)
	SAMPLE: Lumber and supplies per sales ad from Lowe's	\$1,076	\$538.00
1	Please see attached		
2	Contractor and Architect		
3	Detailed List		
4			
5			
6			
7			
8			
9			
10			
11			
12			
	Totals		

☒ Additional pages are attached.

I certify that the project was completed and that all required documents are included in my final report packet.


Applicant(s) Signature

5/3/24
Date

TETON CORPORATION
3638 N. State Rd. 7
Madison, IN 47250
812-273-2045 • Fax: 812-273-6932
tim@tetoncorporation.com

LETTER OF TRANSMITTAL

6474

DATE 3/28/24 JOB NO.

ATTENTION

RE: Donald Ball

CAC Madison

Offices

TO Donald Ball Architect
823 Walnut St.
Madison, IN 47250

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐

COPIES	DATE	NO.	DESCRIPTION
			(1) Pay Application # 8

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐
☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

Donnie, Please Review
Please CONTACT ME WITH QUESTIONS
Please Process for Payment
THANKS

COPY TO _____

SIGNED: TIM

If enclosures are not as noted, kindly notify us at once.

CAC Madison Site Project Disbursement Breakdown

Teton Corp app#1	\$ 26,820.00	Retainage (held at CAC)	\$ 2,980.00	Total:	\$29,800.00
Teton Corp app#2	\$ 72,675.00	Retainage (held at CAC)	\$ 8,075.00		\$80,750.00
Teton Corp app#3	\$ 87,075.00	Retainage (held at CAC)	\$ 9,675.00		\$96,750.00
Teton Corp app#4	\$ 54,855.00	Retainage (held at CAC)	\$ 6,095.00		\$60,950.00
Teton Corp app#5	\$ 66,561.30	Retainage (held at CAC)	\$ 7,395.70		\$73,957.00
Teton Corp app#6	\$ 127,004.40	Retainage (held at CAC)	\$14,111.60		\$141,116.00
Teton Corp app#7	\$ 119,875.50	Retainage (held at CAC)	\$13,319.50		\$133,195.00
Teton Corp app#8	\$ 76,780.80	Retainage (held at CAC)	\$ 8,531.20		\$ 85,312.00
Total retainage:			\$70,183.00		

County will disburse after OCRA funds received.

Disbursement per Public facilities Grant Agreement-55%

Teton Corporation\$46,922.00
 3638 N State Road 7
 Madison, IN 47250

CAC will pay this portion to the contractor.

Disbursement to per local match- 45%

Teton Corporation\$29,858.80
 3638 N State Road 7
 Madison, IN 47250

Retainage (held at CAC until the end of project)..... \$8,531.20

Total Local Match.....\$38,390.00

Here is the 8th construction request for payment for the project. I requested the State money and the check will be deposited in your account in approximately 2 weeks. When you receive it, receipt it in and disburse it within 5 business days. I will need copies of the ACH deposit and checks you disburse to the contractor for the ledger I keep for OCRA's monitoring. Please present the contractor's pay application to the council for approval. You can give me a call if you have any questions 812-689-5505.

Thank you, Jodi

CHILDREN'S ADVOCACY CENTER OF SEI, INC. 71-998749

114

GRANT

12211 RULLMAN DR.
DILLSBORO, IN 47018

DATE 4/13/24

PAY TO THE
ORDER OF

Teton Corporation

\$29,858.80

Twenty-nine thousand eight hundred fifty-eight and 80/100 DOLLARS

Post
Receipt
IN

The FRIENDSHIP STATE BANK

10000 N. STATE ST.
MIDDLEBURY, INDIANA 47121

MEMO Pay App #8

[Signature]

100149099881: 100013887310111

LOOK FOR PALMO-ENTERING FEATURES INCLUDING THE SECURITY SQUARE AND NEG-REACTIVE INC. DETAILS ON BACK.

CAC Madison Site Project Disbursement Breakdown

Teton Corp app#1	\$ 26,820.00	Retainage (held at CAC)	\$ 2,980.00	Total:	\$29,800.00
Teton Corp app#2	\$ 72,675.00	Retainage (held at CAC)	\$ 8,075.00		\$80,750.00
Teton Corp app#3	\$ 87,075.00	Retainage (held at CAC)	\$ 9,675.00		\$96,750.00
Teton Corp app#4	\$ 54,855.00	Retainage (held at CAC)	\$ 6,095.00		\$60,950.00
Teton Corp app#5	\$ 66,561.30	Retainage (held at CAC)	\$ 7,395.70		\$73,957.00
Teton Corp app#6	\$ 127,004.40	Retainage (held at CAC)	\$14,111.60		\$141,116.00
Teton Corp app#7	\$ 119,875.50	Retainage (held at CAC)	\$13,319.50		\$133,195.00
Teton Corp app#8	\$ 76,780.80	Retainage (held at CAC)	\$ 8,531.20		\$ 85,312.00
Total retainage:			\$70,183.00		

County will disburse after OCRA funds received.

Disbursement per Public facilities Grant Agreement-55%

Teton Corporation\$46,922.00
 3638 N State Road 7
 Madison, IN 47250

CAC will pay this portion to the contractor.

Disbursement to per local match- 45%

Teton Corporation\$29,858.80
 3638 N State Road 7
 Madison, IN 47250

Retainage (held at CAC until the end of project)..... \$8,531.20

Total Local Match.....\$38,390.00

USPS
4/3/24

VOID WRONG AMOUNT

Here is the 8th construction request for payment for the project. I requested the State money and the check will be deposited in your account in approximately 2 weeks. When you receive it, receipt it in and disburse it within 5 business

day
mo
ha

OCRA's
I call if you

CHILDREN'S ADVOCACY CENTER OF SEI, INC. 71-698/749 113

GRANT
12211 RULLMAN DR.
DILLSBORO, IN 47018

DATE 4/3/24

PAY TO THE ORDER OF Teton Corporation \$38,390.00

Thirty-eight thousand three hundred ninety dollars

Heat Sensitive Ink

THE FRIENDSHIP STATE BANK
HOME OF THE NATIONAL
MUZZLE LOADING RIFLE ASSOCIATION
FRIENDSHIP, INDIANA 47021

MEMO PAY APP # 8

0074909988 100013887310113

Kelley G. White

APPLICATION AND CERTIFICATE FOR PAYMENT AIA DOCUMENT G702 (Instructions on reverse side) PAGE ONE OF TWO

TO OWNER: Children's Advocacy Center
601 & 603 West Main Street
Madison, IN 47250

PROJECT: CAC Madison Office
Renovations
601 West Main Street
Madison, IN 47250

FROM CONTRACTOR: Teton Corporation
3638 N. State Road 7
Madison, IN 47250

VIA ARCHITECT: Donald Ball

CONTRACT FOR: General construction

APPLICATION NO. 8
PERIOD TO: 3/1/24 - 3/31/24
PROJECT NOS.:
CONTRACT DATE: 08/04/2023
Distribution to:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM.....	\$ 908,860.00	
2. Net change by Change Orders	\$ 44,137.00	
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 952,997.00	
4. TOTAL COMPLETED & STORED TO DATE	\$ 701,830.00 (Column G on G703)	
5. RETAINAGE:		
a. <u>10</u> % of Completed Work	\$ 70,183.00 (Columns D + E on G703)	
b. _____ % of Stored Material	\$ _____ (Column F on G703)	
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$ _____	
6. TOTAL EARNED LESS RETAINAGE	\$ 631,647.00 (Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 554,866.20	
8. CURRENT PAYMENT DUE	\$ 76,780.80	
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 321,350.00	
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 58,362.00	-\$ 14,225.00
Total approved this Month		
TOTALS	\$ 58,362.00	-\$ 14,225.00
NET CHANGES by Change Order		\$ 44,137.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:



Date: 3/28/24

State of: Indiana
County of: Jefferson
Subscribed and sworn to before
me this 28th day of March 2024

Notary Public:
My Commission expires: 10/26/28

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



AIA DOCUMENT G702 • APPLICATION AND CERTIFICATE FOR PAYMENT • 1992 EDITION • AIA® • ©1992 • THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006-3592 • WARNING: Unlicensed photocopying violates U.S. copyright laws and will subject the violator to legal prosecution.

G702-1992

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SCHEDULE OF VALUES

TETON CORPORATION
3638 N. STATE ROAD 7
MADISON, IN 47250

PROJECT: CAC Madison Offices

ARCHITECT: Donald Ball

Item No.	Description of Work	%Total	Contract Amount	Cost Breakdown			Completed to Date		MU. Stored	Total Completed	This Period
				Labor	Material		Labor	Material			
1	GENERAL CONDITIONS										
	Superintendent	70%	60,000	60,000	0		42,000	0		42,000	9,000
	Bond/Insurance	100%	16,000	0	16,000		0	16,000		16,000	
	Shop Drawings	100%	4,000	2,000	2,000		2,000	2,000		4,000	
	Move-In	100%	5,000	5,000	0		5,000	0		5,000	
	Allowance	60%	35,000	20,000	15,000		12,000	9,000		21,000	
2	EARTHWORK										
	Interior Demo	100%	52,000	42,000	10,000		42,000	10,000		52,000	
	Exterior Demo	100%	20,000	15,000	5,000		15,000	5,000		20,000	
3	CONCRETE WORK										
	Ramp		15,000	8,000	7,000						
	Basement Floor		18,000	10,000	8,000						
	Cistem Fill		4,500	1,500	3,000						

SCHEDULE OF VALUES

TETON CORPORATION
 3638 N. STATE ROAD 7
 MADISON, IN 47250

PROJECT: CAC Madison Offices

ARCHITECT: Donald Ball

Item No.	Description of Work	%Total	Contract Amount	Cost Breakdown			Completed to Date		MTL. Stored	Total Completed	This Period
				Labor	Material		Labor	Material			
4	MASONRY WORK										
	Repairs	100%	5,000	4,000	1,000		4,000	1,000		5,000	
	Luckpoining	100%	8,000	6,000	2,000		6,000	2,000		8,000	
5	STRUCTURAL STEEL										
	Lintels & Beams	100%	0	0	0		0	0		0	
6	CARPENTRY										
	Framing/Repairs/All	95%	80,000	50,000	30,000		47,500	28,500		76,000	12000
	Porches North/South/East	75%	50,000	20,000	30,000		15,000	22,500		37,500	
	Elevator Shaft	100%	37,000	17,000	20,000		17,000	20,000		37,000	3700
	Vanities/Tops	100%	2,000	500	1,500		500	1,500		2,000	2000
7	INSULATION										
	Walls	100%	4,860	1,860	3,000		1,860	3,000		4,860	972
	New Roof Front Porch	100%	6,000	1,500	4,500		1,500	4,500		6,000	

SCHEDULE OF VALUES

TETON CORPORATION
3638 N. STATE ROAD 7
MADISON, IN 47250

PROJECT: CAC Madison Offices

ARCHITECT: Donald Ball

Item No.	Description of Work	% Total	Contract Amount	Cost Breakdown			Completed to Date		Mtl. Stored	Total Completed	This Period
				Labor	Material		Labor	Material			
8	DOOR/FRAME/WINDOW										
	Doors/Frames (90% Stored)		14,000	2,000	12,000				10,800	10,800	
	Hardware (60% Stored)		20,000	5,000	15,000				9,000	9,000	
	Window Replacement	100%	30,000	5,000	25,000		5,000	25,000		30,000	
9	FINISHES										
	Ceramics	100%	16,000	8,000	8,000		8,000	8,000		16,000	16000
	Ceilings/Frame & Drywall	95%	36,000	10,000	26,000		9,500	24,700		34,200	12600
	Flooring & Base	10%	15,000	5,000	10,000		500	1,000		1,500	
	Painting	25%	80,000	50,000	30,000		12,500	7,500		20,000	
	Sand & Varnish Floors	20%	8,000	6,000	2,000		1,200	400		1,600	800
	Drywall (New) (Patch)	95%	58,000	38,000	20,000		36,100	19,000		55,100	11,600
10	SPECIALTIES										
	Elevator (10% stored)	90%	60,000	10,000	50,000		9,000	45,000	5,000	59,000	
	Restroom Accessories (100% Stored)		4,500	1,500	3,000			3,000		3,000	
11	PLUMBING/WATER WORK	45%	45,000	25,000	20,000		11,250	9,000		20,250	

SCHEDULE OF VALUES

TETON CORPORATION
 3638 N. STATE ROAD 7
 MADISON, IN 47250

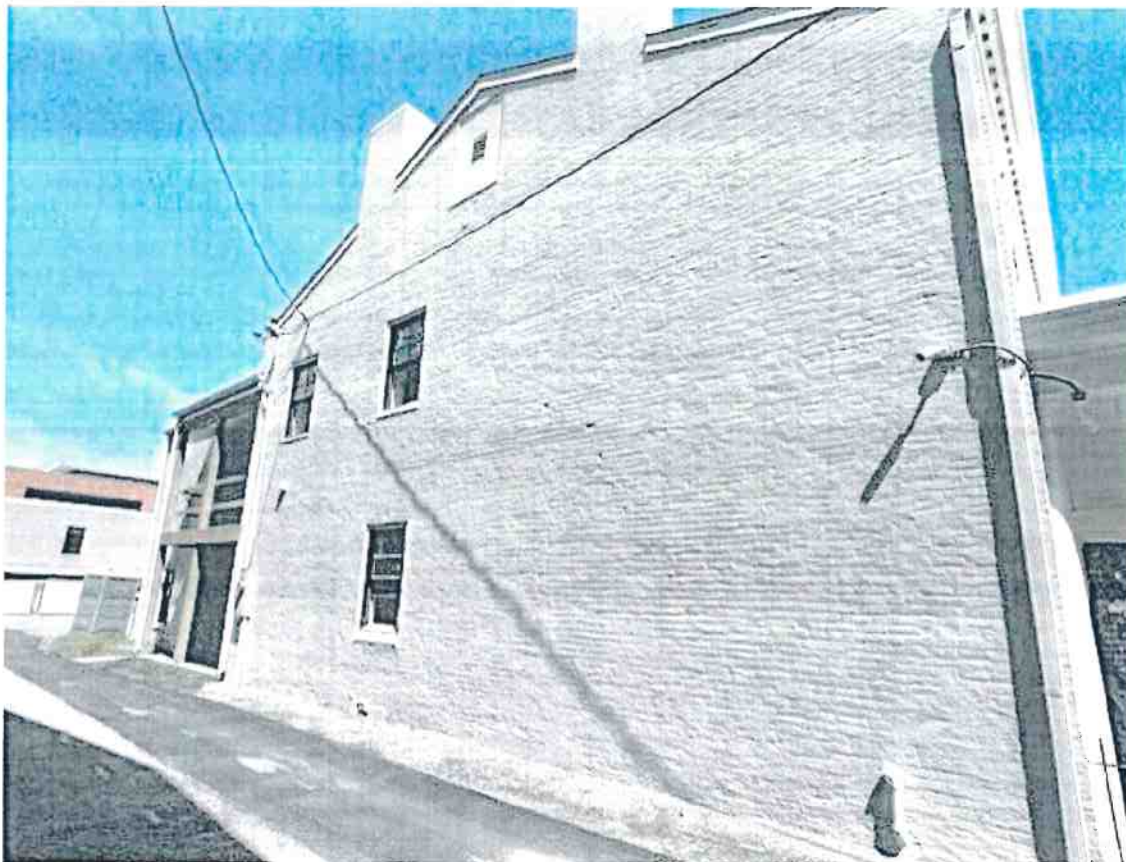
PROJECT: CAC Madison Offices

ARCHITECT: Donald Ball

Item No.	Description of Work	%Total	Contract Amount	Cost Breakdown		Completed to Date		Mtl. Stored	Total Completed	This Period
				Labor	Material	Labor	Material			
12	HVAC WORK	90%	30,000	10,000	20,000	9,000	18,000		27,000	3,000
13	ELECTRICAL	80%	70,000	45,000	25,000	36,000	20,000		56,000	7,000
14	CHANGE ORDER #1	75%	5,114	4,000	1,114	3,000	835		3,835	255
15	CHANGE ORDER #2	75%	16,857	6,857	10,000	5,143	7,500		12,643	843
16	CHANGE ORDER #3	25%	22,166	15,000	7,166	3,750	1,792		5,542	5,542
TOTALS			952,997	510,717	442,280	361,303	315,727	24,800	701,830	85,312

TRUE

From: [Kelli Jette](#)
To: [Nicole M. Schell, AICP](#)
Cc: [Jessica Whitham](#)
Subject: Kelli CAC Pictures
Date: Wednesday, May 1, 2024 12:24:48 PM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[Outlook-rsoic2im.png](#)













Hello Nicole!

Here are the requested pictures. I will send the completed form and additional receipts/paid invoices asap. Thank you!



Kelli Jette, Ph.D

Executive Director

Children's Advocacy Center of Southeastern Indiana

12211 Rullman Drive, Dillsboro IN

100 E Second St, Madison IN

1516 W Main St, Greensburg IN

(812) 432-3200

www.cacsoutheast.org