



# MADISON *Indiana*

## Board of Public Works and Safety Agenda

**MEETING DATE:** Monday, July 21, 2025, at 11:30 AM

**MEETING PLACE:** Madison City Hall- Council Chambers

**LIVE STREAM LINK:** <https://www.youtube.com/@CityofMadisonIndianaGovernment>

- A. Calling of roll and notice of absentees.
- B. Approval of minutes
- C. Claims
  - General
  - Payroll
- D. Adjustments
- E. Unfinished business
- F. New business
  - Lease Agreement between City of Madison and City of Madison Utilities
  - PACE: Brenna Haley
    - Applications: 111 E. Fourth, 414 E. Third, 920 Cross Ave., 221 E. Main, 1725 Allen
    - Final: 917 W. First
- G. Mayor's comments
- H. Public comments
- I. Next Meeting: **Monday, August 4, 2025**, at 11:30 AM.
- J. Motion to adjourn.

Board Member	Appointing Authority	Term
Mayor Bob Courtney	NA	1/6/2020- 12/31/2027
Dave Carlow	Mayor	1/6/2020- 12/31/2027
Karl Eaglin	Mayor	1/6/2020- 12/31/2027

*City of Madison acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. To assist individuals with disabilities who require special services (i.e. sign interpretative services, alternative audio/visual devices, etc.) for participation in or access to City sponsored public programs, services and/or meetings, the City requests that individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To plan, contact ADA Coordinator at 812-265-8300.*



# MADISON *Indiana*

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## Board of Public Works and Safety Minutes

**MEETING DATE:** Monday, July 7, 2025, 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, Courtney, and Carlow were present (3-0).

**Approval of Minutes:** Eaglin moved to approve the June 16, 2025, minutes, seconded by Carlow. All in favor, motion carried (3-0).

**Claims—General/Payroll:** Carlow moved to approve the general and payroll claims as submitted, seconded by Eaglin. All in favor, motion carried (3-0).

**Adjustments:** None.

**Unfinished Business:** None.

### New business:

**INDOT Change Order #10 – Director of Streets, Facilities, & Solid Waste, Chris Hale:** This change order reflects a minor adjustment to the Clifty Drive road project in the amount of \$16,218.00, with the City responsible for 20% of the cost. The adjustment is for the addition of reducer couplings needed to accommodate a small modification to the gas line. Chris also provided the board with a brief update on the progress of the Clifty Drive project, along with other ongoing infrastructure projects throughout the city. **Motion:** Eaglin moved to approve INDOT Change Order #10, seconded by Carlow. All in favor, motion carried (3-0).

**Rate Consultants' Engagement Letter from Sherman, Barber, & Mullikin:** This agreement is for the City, which has experienced significant cost increases and now seeks to evaluate how those increases have affected the financial position of the Utilities department. The goal is to determine whether additional revenue is needed and, if so, how it should be reflected in customer rates and charges. The City's last rate study for Utilities was conducted in 2022. **Motion:** Courtney moved to approve the Rate Consultants' Engagement Letter, seconded by Carlow. All in favor, motion carried (3-0).

**Main Street Construction Project Update – Tony Steinhardt, Economic Development Director:** The Main Street Construction Project is set to begin soon, with Phase One scheduled to start this fall. This phase will focus on the section of Main Street between the east side of the Mill Street intersection and the Broadway Street intersection. Planned improvements include sidewalk replacement, curb and drainage upgrades, and milling and paving of the roadway. In Q3, the City will also begin installing decorative street lighting along the west end of Main Street, stretching from Cragmont to the new trailhead at the Madison Connector Trail. Additionally, new sidewalks will be installed on West Main Street in preparation for next year's federally funded highway project. To help prevent unexpected damage during construction, the City has hired a firm to evaluate the condition of properties and businesses along Main Street. Affected property owners will receive notices with more details and a request for permission to access their property for the assessment. Participation is voluntary—property owners are not required to grant access.

**Resolution 2025-36B: Unbroken Circle Music Festival, September 4-6, 2025:** A resolution is being presented to the Board of Public Works and Safety following a request from Brent Turner on behalf of the Unbroken Circle Music Festival Committee for street closures in connection with the festival, which is scheduled to take place from Thursday, September 4, through Saturday, September 6, 2025. The request proposes that the following streets be closed from Monday, September 1, 2025, at 8:00 a.m. through Monday, September 8, 2025, at noon: Vaughn Drive from the east side of Mill Street to the west side of Jefferson Street; Vine Street south of the Visit Madison parking lot to Vaughn Drive; Elm Street south from First Street to Vaughn Drive; Broadway south from the Brown Gym to Vaughn Drive; Poplar Street south from First Street to Vaughn Drive; Central Avenue south from First Street to Vaughn Drive (with homeowner access maintained); West Street from First Street south to Vaughn Drive, which will be used as a chicane area for emergency vehicles; and First Street between West Street and the Second Street entrance to Heritage Apartments. The resolution is being presented for consideration and has not yet been approved. **Motion:** Courtney moved to approve Resolution 2025-36B, seconded by Eaglin. All in favor, motion carried (3-0).

**Resolution 2025-37B: Soup, Stew, Chili & Brew, October 11, 2025:** A resolution is being presented to the Board of Public Works and Safety following a request from Alex Helton on behalf of the Madison Area Chamber of Commerce for street and parking lot closures in connection with the annual Soup, Stew, Chili, and Brew Festival, scheduled for Saturday, October 11, 2025. The request includes the closure of West Street from Main Street north to Fountain Alley for parking purposes only beginning at 6:00 p.m. on Thursday, October 9, through 9:00 p.m. on Saturday, October 11. Additionally, on Saturday, October 11, from 6:00 a.m. to 9:00 p.m., the following streets and parking lot are requested to be closed: Main Street from the west side of Jefferson Street to the east side of Broadway Street; West Street from Main Street north to Fountain Alley and from Main Street south to Hentz Lane; Mulberry Street from Main Street north to Fountain Alley and from Main Street south to Hentz Lane; Broadway Street from Main Street north to Third Street; all alleys running north from Main Street to Fountain Alley and south from Main Street to Hentz Lane between Jefferson Street and Broadway Street; and the city parking lot at the corner of Main Street and Poplar Street. This resolution is currently being presented for consideration and has not yet been approved by the Board. **Motion:** Eaglin moved to approve Resolution 2025-37B, seconded by Carlow. All in favor, motion carried (3-0).

**Resolution 2025-18B Amendment:** For the record, Resolution 2025-18B was adopted to address parking space closures for the Movies in the Park event. An amendment was made to include the addition of a movie and a street closure scheduled for August 1, 2025. **Motion:** Courtney moved to approve Resolution 2025-18B amendment, seconded by Carlow. All in favor, motion carried (3-0).

**Code Enforcement Update – Code Enforcement Office, Duey O’Neal:** A presentation was given to the Board and the public providing an update on the City’s ongoing code enforcement efforts. The full presentation is available for viewing on the City of Madison’s YouTube channel.

**PACE Extension – Springdale Cemetery – Historic Preservationist, Brenna Haley:** Work at Springdale Cemetery has included pressure washing, tuckpointing, roof repairs, installation of new gutters and downspouts, new front doors, and basement drying with a sump pump installation. Most of the exterior work is now complete, with the exception of the stained-glass window restoration. An extension has been requested through July 15, 2026, to allow for completion of the remaining work. **Motion:** Courtney moved to approve the PACE Extension, seconded by Eaglin. All in favor, motion carried (3-0).

**PACE Midpoint – 821 Walnut Street – Historic Preservationist, Brenna Haley:** This is a rehabilitation grant, and the owners are requesting half of their disbursement, totaling \$3,750.00. Completed work includes exterior painting, window preparation and repair, roof replacement, and refinishing and replacing the front door. **Motion:** Eaglin moved to approve the PACE Midpoint, seconded by Carlow. All in favor, motion carried (3-0).

**PACE Finals – 1030 Park Avenue – Historic Preservationist, Brenna Haley:** This project was funded through a Dilapidated Structure Grant. As the owners did not request a midpoint disbursement, they are now seeking the full amount of available funds. The completed work includes rebuilding the brick walls on the rear of the structure, installing steel beams in place of former openings, tuckpointing, and window replacement. **Motion:** Eaglin moved to approve the PACE Finals, seconded by Carlow. All in favor, motion carried (3-0).

**Mayor's Comments:** Thank you to everyone who helped prepare the City of Madison for last week's major Regatta event, including staff from the Police, Fire, Emergency Services, Streets, Utilities, and Planning, Preservation & Design departments. Your efforts are greatly appreciated. There will be no City Council meeting this week. The 4-H Fair is also taking place throughout the week. Additionally, the Transfer Station Operations construction project is progressing very well so far.

**Public comment:** None.

**Next meeting:** Monday, July 21, 2025, at 11:30 AM.

**Adjourn:** Eaglin moved to adjourn, seconded by Carlow. All in favor, motion carried (3-0).

Attested:

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**Shirley Rynearson, Clerk-Treasurer**

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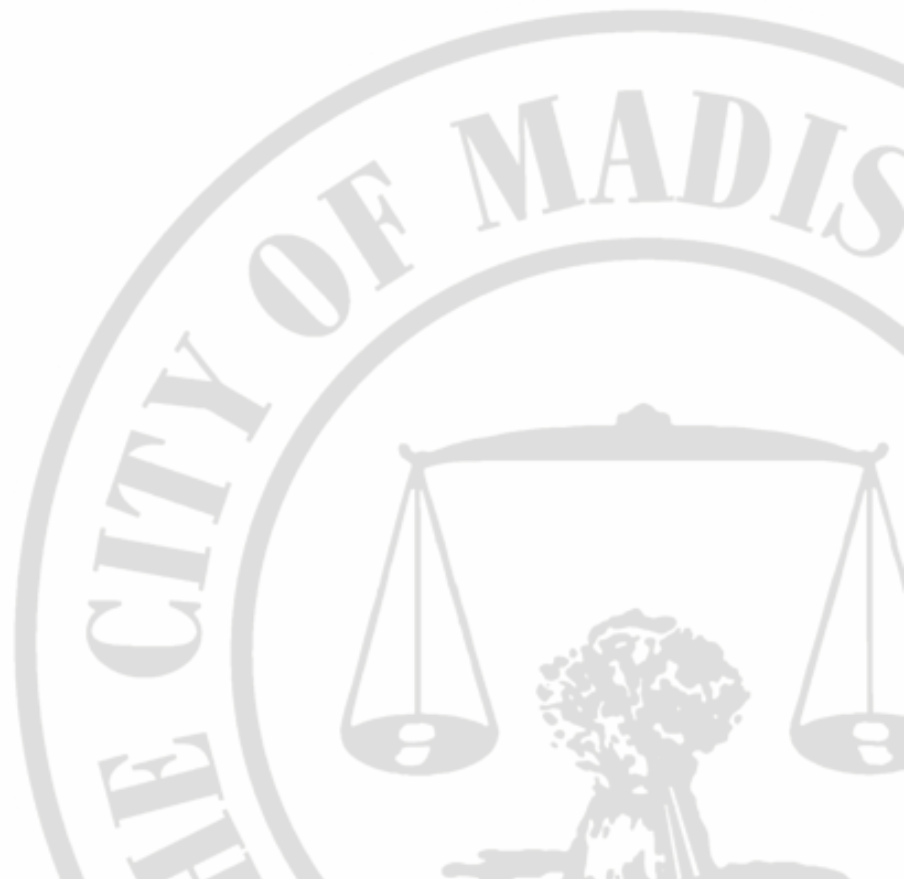
**Mayor Bob Courtney**

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**Karl Eaglin**

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**David Carlow**





## **LEASE AGREEMENT**

This agreement is made and entered into on the 21st day of July 2025, between City of Madison herein referred to as Lessor(s), and City of Madison Utilities, herein referred to as Lessee(s).

Lessors agree to lease to Lessees office space located at 101 W. Main Street (City Hall), Madison, Jefferson County, Indiana, together with all appurtenances, on the following terms and conditions:

### **TERM OF LEASE**

The within lease shall commence on the 21st day of July 2025, and shall continue until canceled by either party.

### **RENT**

Lessees agree to pay to Lessors as rent for the demised premises the sum of one thousand dollars (\$1,000.00) per month during the term of this lease, beginning with the first payment in August 2025.

In addition, City of Madison Utilities agrees to make a one-time payment for rent not collected in 2022, 2023, 2024 and seven months in 2025, in the amount \$40,000.00.

### **CONDITION OF PREMISES**

Lessees stipulate that Lessees have examined the demised premises, including office spaces and improvements, and that they are, at the date of this lease, in good order and repair, and in a safe, clean, and tenantable condition.

### **MAINTENANCE AND INSURANCE**

Lessees agree to maintain the demised premises and appurtenances thereto in good and sanitary condition during the term of this lease.

### **RIGHT OF INSPECTION**

Lessors or Lessors' agent shall have the right at all reasonable times during the term of this lease to enter the demised premises for the purpose of inspecting the premises and all buildings and improvements thereon.

IN WITNESS WHEREOF, the parties have executed this lease on the day and year first above written.

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Printed: Brian Jackson, Utility Supervisor/Lessee

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Printed: Bob G. Courtney,  
Mayor/Lessor/Board of Public Works and Safety



# 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 2025 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 or a Building Permit.

### APPLICANT INFORMATION

Date: 7-3-25  
Property Owner Name: Findley Properties LLC  
Mailing Street Address: 1681 Bell Ford Dr S  
City: Seymour State: IN Zip: 47274  
Phone (Preferred): 812-216-5623 Phone (Alternate): 812-216-3114  
Email: misti.findley@gmail.com

### PROJECT INFORMATION

Street Address: 111 E 4th St  
Total Cost of Project (include all costs to complete the entire project): ~~20000~~ \$12,000  
Estimated Date of Completion of Work: 2025

☐ 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): \$10,000

### 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 and Recommended for Dilapidated Structures)



## DESCRIPTION OF THE PROJECT

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

*Our project aims to responsibly address the safety hazards present by the current condition, preserve any remaining historical elements if salvageable, and prepare the site for future development that honors the legacy of the original structure.*

*Current conditions:*

- neglected foundation due to years of element exposure.*
- rotted framing, flooring, and siding due to years of water infiltration.*

☐ Additional pages are attached.

## DETAILED PROJECT SCHEDULE

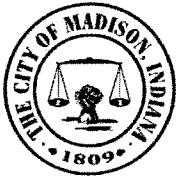
Show how the project will be completed within a 12-month time period. If the project will take longer than 12 months, please explain.

*Demolition*

*Site clean up*

*Preparation for new home.*

☐ 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			
2			
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.

*- See attached prints for the rebuilding of a Federal style home*  
*- the timeline for rebuilding is dependant on demolition of existing dangerous structure, site clean up, and preparing for the new home*

☐ Additional pages are attached.



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

yes I understand that the grant funds must be used only for the project described in this application. The work for a Rehabilitation, Dangerous Buildings, or Curb Appeal project is not completed within the original twelve (12) months along with any approved extension by the City of Madison Board of Works and Safety, then all funds previously provided to the Recipient(s) shall be returned to the City of Madison. If a project is not completed the recipient(s) may request an extension to the City of Madison Board of Works and Safety.

24 I understand that the grant funds must be used only for the project described in this application. The work for a Dilapidated Structures project is not completed within the original approval period (twelve (12) or twenty-four (24) months) as approved by the Board of Works and Safety along with any approved extension by the City of Madison Board of Works and Safety, then all funds previously provided to the Recipient(s) shall be returned to the City of Madison. If a project is not completed the recipient(s) may request an extension to the City of Madison Board of Works and Safety.

my 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.

my 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).

me I understand that if any plans to the project change or if the contractor changes, I must notify the P.A.C.E. Grant Program Staff prior to the project construction continuing.

my 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.

No 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.

My 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.**

Wrist R. Findlay  
Applicant(s) Signature

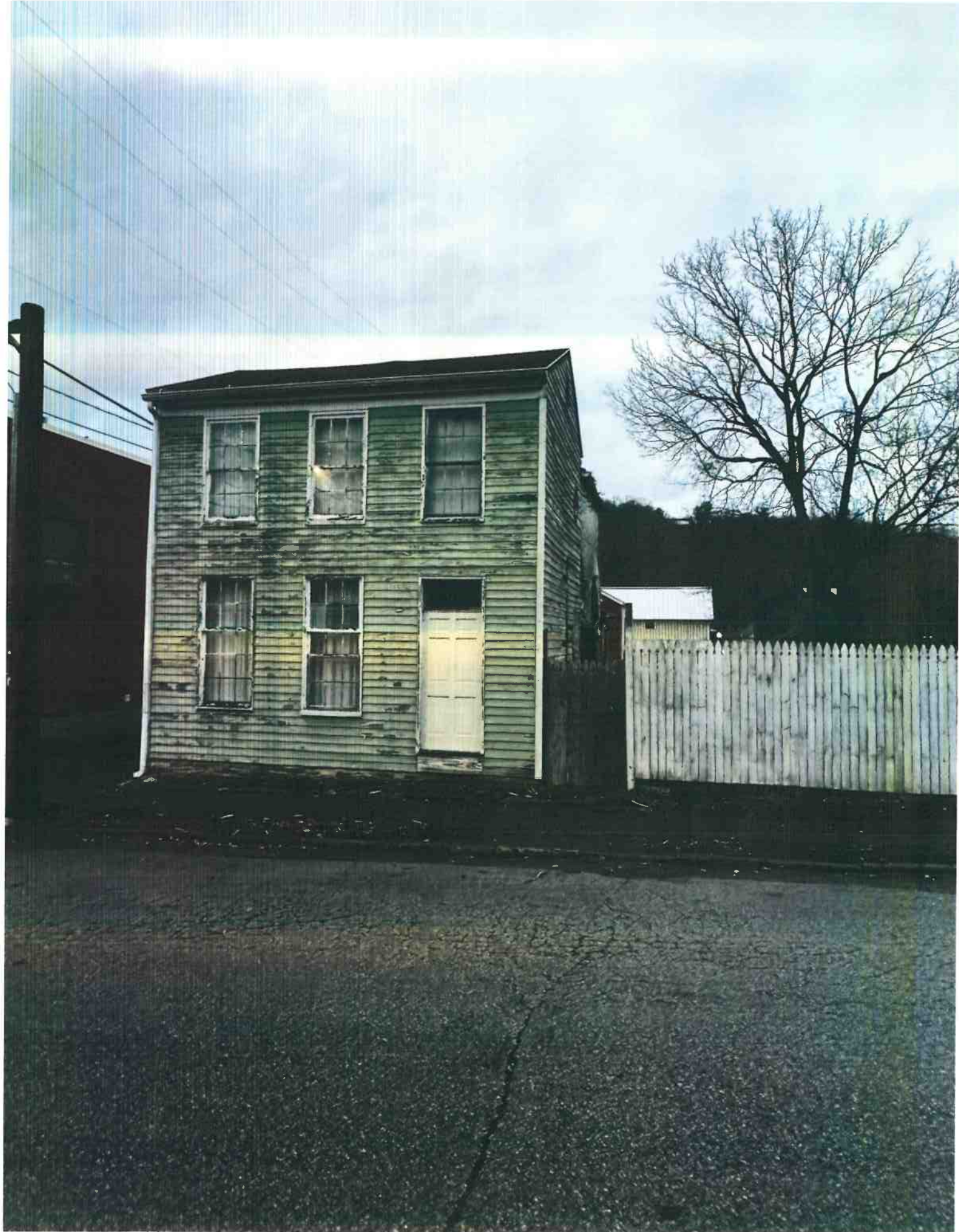
7-3-25  
Date

**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)

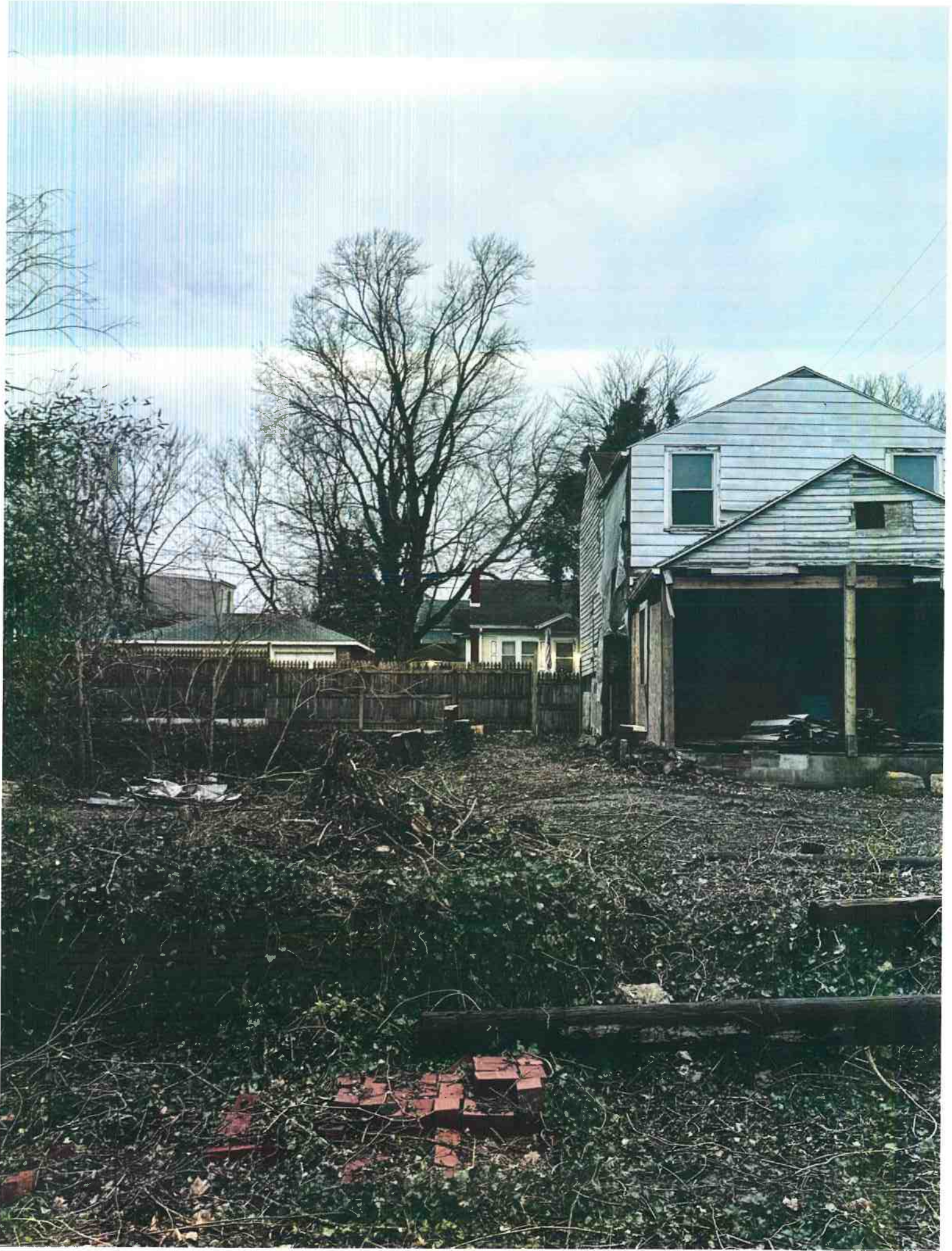
### Staff Notes

[illegible]



111 E 4th St - Findley Properties





**Findley Spray Foam Insulation & Electric LLC**  
1681 Bell Ford Drive  
Seymour, IN 47274  
Phone: (812) 216-3114  
Email: findleyfoam@gmail.com  
Licensed Contractor

## Historic Property Rehabilitation Estimate

**Prepared for:** Findley Properties LLC  
**Project Address:** 111 East 4th Street, Madison, IN 47250  
**Estimate #:** 1518  
**Date:** May 29, 2025

### Scope of Work: Historic Preservation & Structural Rehabilitation

Item	Description of Work	Cost
<b>1. Demolition &amp; Site Prep</b>	Careful removal of structurally unsalvageable rear section of the home while preserving adjacent historic elements.	\$5,000.00
<b>2. Foundation Repair</b>	Stabilization and repair of the original block foundation to ensure long-term structural integrity.	\$3,000.00
<b>3. Structural Lift &amp; Plate Replacement</b>	Raise home to replace deteriorated 6x6 bottom plate.	\$8,000.00
<b>4. Roof Restoration</b>	Replace roof framing and sheathing; install new architectural shingles.	\$9,000.00
<b>5. Exterior Wall Rehabilitation</b>	- Replace damaged framing and studs while maintaining original window placements. - Carefully remove and repair original wood siding on the front and east facades. - Install compatible siding on west side. - Apply full exterior paint.	\$15,000.00
<b>6. Window Replacement</b>	Replace all deteriorated windows with Quaker aluminum-clad windows, matching original pane configuration and style to preserve historic appearance.	\$15,000.00

**Total Estimated Cost: \$55,000.00**

#### Notes:

- All work will be completed in a manner consistent with preservation best practices and in alignment with Madison's Historic District guidelines.
- Materials and methods will prioritize the integrity, appearance, and longevity of this historic structure.

We appreciate the opportunity to contribute to the preservation of Madison's historic character through this important project.

## ESTIMATE

Earth Shaping LLC  
12734 Arnold Miller Rd  
Canaan, IN 47224  
info@earthshapingllc.com  
+1 (812) 599-2177

### Bill to

Matt Findley

Findley Properties  
111 E 4th St  
Madison, IN 47250

### Ship to

111 E 4th St  
Madison, IN 47250

### Estimate details

Estimate no.: 1039

Estimate date: 07/03/2025

#	Product or service	Description	Qty	Rate	Amount
1	Excavating	Site prep demo, dump fees, grading, roots/debris removal	1	\$12,000.00	\$12,000.00
2	Foundation Removal	Foundation removal, footers, buried debris	1	\$3500.00	\$3500.00
3	Grading	Rough grade for drainage	1	\$2500.00	\$2500.00
4	Topsoil Delivery	5 loads clean topsoil	1	\$2250.00	\$2250.00
5	Erosion Control	Erosion control/seed straw	1	\$500.00	\$500.00
6	Brush Clearing	Brush clearing rear of property, chip/haul debris	1	\$1500.00	\$1500.00
7	Salvage Material Removal	Hand remove salvageable historical materials	1	\$2000.00	\$2000.00
8	Salvage Storage	Storage for salvageable materials off-site	1	\$600.00	\$600.00

**Total: \$24,850.00**

*This total includes all labor and materials.*





## Unsafe Structure Determination

**Issued to:**

Findley Properties LLC  
1681 BELL FORD DRIVE SOUTH  
SEYMOUR, IN 47274

**Date Issued:** July 3, 2025

Project Location: 111 E FOURTH ST , MADISON IN 47250

Structure Type: Primary Residential Structure

There was an inspection completed at the property on 111 E FOURTH ST . The intent of this letter is to state that I, (City of Madison Building Inspector) made a site visit to said property on July 3, 2025, to verify the location, external, and Internal condition of the building in disrepair.

Based upon my site visit and the observations made, there are

Unsafe Building Chapter 154.03:

- ☒ (A) Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.
- ☒ (B) Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose or location.
- ☒ (C) Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.
- ☒ (D) Whenever any portion or member or appurtenance thereof likely to fail, or to become detached or dislodged, or to collapse and hereby injure persons or damage property.
- ☒ (E) Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the work stresses permitted in the Building Code for such buildings.
- ☐ (F) Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
- ☒ (G) Whenever the building or structure, or any portion thereof, because of dilapidation, deterioration, or decay; faulty construction; the removal, movement, or instability of any portion of the ground necessary for the purpose of supporting such building; the deterioration, decay, or inadequacy of its foundation; or any other cause, is likely to partially or completely collapse.
- ☒ (H) Whenever, for any reason, the building or structure, or portion thereof, is manifestly unsafe for the purpose for which it is being used.



**Unsafe Structure Determination**

Issued to: Findley Properties LLC

Date Issued: July 3, 2025

1681 BELL FORD DRIVE SOUTH  
SEYMOUR, IN 47274

- ☐ (I) Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.
- ☒ (J) Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its nonsupporting members, enclosing or outside walls or coverings.
- ☐ (K) Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become an attractive nuisance to children; or freely accessible to persons for the purpose of committing unlawful acts.
- ☒ (L) Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this city, or of any law or ordinance of this state or city relating to the condition, location or structure of buildings.
- ☐ (M) Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any nonsupporting part, member or portion less than 50 percent, or in any fire-resisting qualities of characteristics, or weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.
- ☐ (N) Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the city to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
- ☐ (O) Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire resistant construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the city to be a fire hazard.
- ☐ (P) Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

As such, the City of Madison Office of Planning, Preservation, and Design requests you contact this office within five (5) business days to set up a date and time to discuss plans for remediation. Our goal is to work with all property owners toward keeping our community safe for all residents. If we are unable to come to a resolution, I will be forced to request action before the City of Madison Board of Public Works and Safety. We hope that we have your cooperation in this matter. Please contact me at 812-265-8324.

Issued By:

Bryan Shaw, Building Inspector

City of Madison, Indiana

812-265-8324

101 W Main Street, Madison IN 47250

madison-in.gov



# 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 2025 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 or a Building Permit.

### APPLICANT INFORMATION

Date: January 27, 2025  
Property Owner Name: Daniel Duran / SPB  
Mailing Street Address: 414 E. Third St.  
City: Madison State: IN Zip: 47250  
Phone (Preferred): 317 448-6236 Phone (Alternate): \_\_\_\_\_  
Email: danpd69@yahoo.com

### PROJECT INFORMATION

Street Address: 414 E. Third St. Madison  
Total Cost of Project (include all costs to complete the entire project): \$11,624.40  
Estimated Date of Completion of Work: May 30, 2025  
☐ 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): \$7500-

### 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 and Recommended for Dilapidated Structures)





# MADISON

*Indiana*

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.

Scape all exterior, repair all cracks,  
touchpoint repairs, repaint entire  
exterior

☐ 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.

Steve Land masonry will make all  
necessary repairs to the brick and  
lintels and Dustin Lutzshall will come  
right behind him and prime and  
paint everything. All this will start  
as soon as the weather breaks.

☐ 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	Tuck-pointing, lift, labor	\$7,500	\$3750
2	brick cleaning + painting	\$4,124.40	\$2062.20
3			
4			
5			
6			
7			
8			
9			
10			
	Totals	\$11,624.40	\$5,812.20

☐ 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.

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☐ Additional pages are attached.



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

   I understand that the grant funds must be used only for the project described in this application. The work for a Rehabilitation, Dangerous Buildings, or Curb Appeal project is not completed within the original twelve (12) months along with any approved extension by the City of Madison Board of Works and Safety, then all funds previously provided to the Recipient(s) shall be returned to the City of Madison. If a project is not completed the recipient(s) may request an extension to the City of Madison Board of Works and Safety.

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☒ 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).

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✓ 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 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.

       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.

01/27/25  
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)

[illegible]

<https://jeffersonin.wthgis.com>

9064

**Cutshall's Contracting LLC**

cutshalldustin@icloud.com

(812) 571-7141

License: Contractors license

## Exterior Brick Painting

Date: Feb 10, 2025

For

Dan

(317) 448-6236

414 East St, Madison, IN 47250

## Client Message

I am delighted to work with you on turning your p  
smooth and transparent as possible for you.

This estimate includes cleaning and preparing the  
the best exterior brick paint for a high-quality fini

Please take your time to review the estimate and  
My goal is to ensure that you feel confident and c  
I'm committed to delivering the highest quality of

Looking forward to starting this exciting project t

## Estimate

## Painting

- Clean and prepare exterior brick surfaces
- Apply primer to brick exterior
- Paint exterior with Sherwin Williams Duration paint

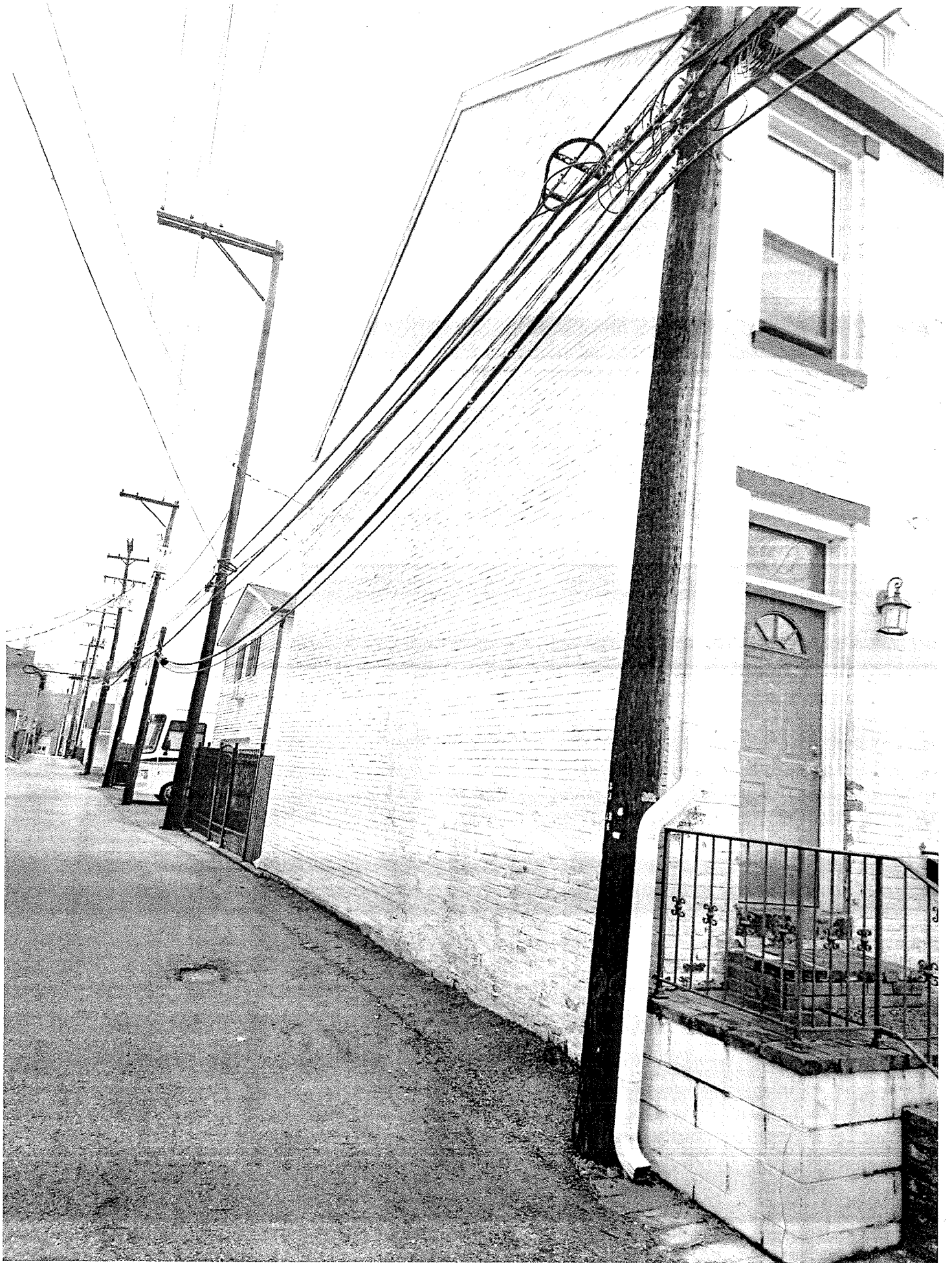
## Total

**\$4,124.40**

DATE		TERMS
1-31-25		
TO * ESTIMATE *		
414 E THIRD ST		
IN ACCOUNT WITH		
STEVE LAND	DEREK LAND	
502 221 5193	502 221 5196	
TUCKPOINT FIX CRACK ON SIDE WALL USE APPROVED MORTAR BY HISTORIC BOARD SUPPLY LABOR/MATERIAL AND LIFT		
		\$ 750
CURRENT	OVER 30 DAYS	OVER 60 DAYS
TOTAL AMOUNT		







## Statement

6-27-25

[www.elsevier.com/locate/ymbs](http://www.elsevier.com/locate/ymbs)  
[www.elsevier.com/locate/ymbs](http://www.elsevier.com/locate/ymbs)

01

# DAN DURAN

414 3RD ST.

## IN ACCOUNT WITH

STEVE GAV7

502 721 5193

[illegible]



# 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 2025 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 or a Building Permit.

### APPLICANT INFORMATION

Date: Oct. 27th, 2025  
Property Owner Name: Teresa Cantu  
Mailing Street Address: 920 Cross Ave.  
City: Madison State: IN. Zip: 47250  
Phone (Preferred): 812-528-8060 Phone (Alternate): \_\_\_\_\_  
Email: Cantuteresas@gmail.com

### PROJECT INFORMATION

Street Address: 920 Cross Avenue  
Total Cost of Project (include all costs to complete the entire project): \$12,473.30  
Estimated Date of Completion of Work: November 30th  
☒ 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): \$5000.00

### 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) N/A
- ☒ Copies of Construction Quotes for the project
- ☒ Certificate of Appropriateness (COA) (If applicable) N/A
- ☒ Proof of Property Insurance
- ☒ Proof of Ownership (Deed)
- ☒ Certificate of Incorporation (if organization/business) N/A
- ☒ Unsafe Letter (Required for Dangerous Structures Grant and Recommended for Dilapidated Structures) N/A



## 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	Chimney Caps - Amazon 545.65 Mat. 900.00 Labor 1445.65	1445.65	722.83
2	Windows - Kenney Glass - - Menards Labor 4,423.02	8,649.12	4,324.56
3	Window Shutters Replace (2) Mat 184.95 Labor 300.00 Add (3)	484.95	242.48
4	Lights - Lowe's - Mat. 220.33 Labor 300.00	520.33	260.16
5	Removal of Satellite dish	150.00	75.00
6			
7	6x6 Posts Vinyl Wrap - Home Depot Wrap Posts 295.32 Post 4 Bases 127.93 Labor 800.00	1,223.25	611.63
8	Base		
9			
10			
	Totals	\$12,473.30	6,236.65

☐ 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.

N/A

☐ Additional pages are attached.



## DESCRIPTION OF THE PROJECT

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

- Windows are not sealed and single pane. List of windows that have rotted and need replaced inclosed.
- Chimney is leaking. Currently has tarp over it to keep from leaking. Needs to have masonry top resurfaced, chimney caps. Listed in estimate.
- Front steel supports need replaced. Will use 6x6 posts and vinyl wrap. Listed in estimate.
- Replace shutters that are outdated & broke. Listed on estimate
- Removal of satellite dish & reseal roof with liquid nail & dispose of dish. Listed on estimate
- Replace (2) front porch lights and add 2 flush mount lights over garage door soffit eaves. Listed on estimate

☐ 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.

Project will begin as soon as it is approved if approved. Windows and all materials are ready to be ordered. Lighting can start 1<sup>st</sup> due to in stock. Windows will be ordered from Kemmy Glass and will take 4-5 weeks to come in. Contractor will fix chimney (1<sup>st</sup>) due to leaking & smell. The ~~etc~~ posts for front porch will be ordered the same time as windows. Satellite dish will come down @ same time chimney is fixed. Shutters will go up after windows are installed. Start to finish will be approval in July for start and will be completed by Nov 30<sup>th</sup> weather permitting.

☐ Additional pages are attached.



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

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☒ 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.

☒ 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.**

**Applicant(s) Signature**

April 27<sup>th</sup>, 2025  
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

[illegible]



Gordon Rust -- Home Services  
288 Matthew Drive  
Seymour, IN 47274  
(812) 525-7936  
gwrrmr@hotmail.com



5/27/2025

Quotation: Home Exterior Upgrades

Customer: Teresa Cantu  
920 Cross Ave  
Madison, In 47250  
812-528-8060

Per your request, the following items include all materials and labor to upgrade the exterior of the address above

1. Replace (3) single pane window panels with insulated units for front lower awning windows. Kenny Glass material quote attached.

Material	\$ 385.00
Labor & Misc. Material	360.00

2. Replace (2) single pane window panels with insulated units for kitchen rear windows. Kenny Glass material quote attached.

Material	\$ 256.80
Labor & Misc. Material	240.00

3. Replace (2) East Side awing windows with double-hung vinyl insulated units. Kenny Glass material quote attached.

Material	\$ 992.96
Labor & Misc. Material	936.00

4. Replace (6) Bedroom awning windows with double-hung vinyl windows insulated units. Kenny Material quote attached.

Material	\$ 2779.36
Labor & Misc. Material	2700.00

5. Replace (2) 9" X 9" and (1) 12" X 12" Chimney caps and restore existing masonry top surface with refractory mortar

Material - Caps	\$ 123.00
Material - Mortar	422.65
Labor & Misc. Material	900.00

6. Replace (2) Front Porch Steel Supports with Vinyl Clad 6" X 6" pressure treated posts and metal standoff post bases.

Material – Post Wrap	\$ 295.32
Material – Posts and Bases	127.93
Labor & Misc. Material	800.00

7. Replace (2) Front Window Shutters and (3) sets to east and west windows

Material	\$ 184.95
Labor & Misc. Material	300.00

8. Remove unused satellite dish from northeast corner of garage

Labor & Misc. Material	\$ 150.00
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9. Replace existing (2) Front Porch Lights and add 2 flush mount lights over garage door soffit eaves

Material	\$ 220.33
Labor & Misc. Material	300.00

Total Project Cost	\$12474.30
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Thank you for the opportunity to Quote



# MADISON

*Indiana*  
Planning, Preservation and Design

101 W Main St  
Madison, IN 4725  
(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 2025 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 or a Building Permit.

### APPLICANT INFORMATION

Date: 5/30/25

Property Owner Name: CuatroK Holdings (Kenneth Ketcham)

Mailing Street Address: 248 Hendricks St

City: Madison

State: IN

Zip: 47250

Phone (Preferred): 812-592-4986

Phone (Alternate): 812-274-0660 (office)

Email: austin.ketcham@exprealty.com

### PROJECT INFORMATION

Street Address: 221 E Main St Madison, IN 47250

Total Cost of Project (include all costs to complete the entire project): \$54,733.50

Estimated Date of Completion of Work: October 15 2025

☐ 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) *(Deed held by Jefferson County Land Title) Ownership proof attached*
- ☒ Certificate of Incorporation (if organization/business)
- ☒ Unsafe Letter (Required for Dangerous Structures Grant and Recommended for Dilapidated Structures)



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**DESCRIPTION OF THE PROJECT**

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

Please see attached.

☒ 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.

Please see attached.

☒ 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) Hand scrape and remove failing paint from all exterior surfaces, repair deteriorating brickwork and mortar beds	\$14,000	\$7,000
2	(Labor) Repair box guttering to ensure proper drainage	\$5,000	\$2,500
3	(Labor) Paint entire exterior of building	\$6,000	\$3,000
4	(Labor) Correct substandard foundation repairs and correct separation on second floor	\$10,000	\$5,000
5	(Labor) Limestone/concrete repair entrance to building, refinish front door	\$1,850	\$925
6	(Labor) Install 2 new windows	\$1,500	\$750
7	(3C Electrical) Complete rewire of building	\$13,500	\$6,750
8	Materials list (See attached)	\$2,883.50	\$1,441.75
9			
10			
	Totals	\$54,733.50	\$27,366.75

— 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.

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☐ Additional pages are attached.



# MADISON

Indiana  
Planning, Preservation and Design

101 W Main St  
Madison, IN 47251  
(812) 265-8324

## 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 for a Rehabilitation, Dangerous Buildings, or Curb Appeal project is not completed within the original twelve (12) months along with any approved extension by the City of Madison Board of Works and Safety, then all funds previously provided to the Recipient(s) shall be returned to the City of Madison. If a project is not completed the recipient(s) may request an extension to the City of Madison Board of Works and Safety.

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**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

5/30/25  
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




## **Project Description – 221 E Main St, Madison, IN**

*(The Old Hammonds Building)*

The project at 221 E Main Street, located in the heart of one of my favorite blocks along Madison's historic Main Street, involves a full-scale rehabilitation of the beloved Hammonds Building. The goal is to restore this beautiful and quaint structure to its former glory, preserving its charm while bringing it up to modern standards.

This comprehensive rehab will include—but is not limited to—full replacement and modernization of the electrical, plumbing, and HVAC systems, as well as critical foundation repairs and exterior façade restoration. Every effort will be made to maintain the building's historic integrity while enhancing its safety, functionality, and long-term durability.

If awarded, PACE grant funds will be used to help ensure the structure is brought up to code, made structurally sound, and transformed into another standout building along Madison's revitalized Main Street.

The tentative plan for the finished building includes a professional office space on the ground floor, ideal for contributing to the downtown business community, and a residential unit on the upper level, helping to add vibrancy and density to Madison's historic core.

# Schedule of Work 221 E Main

## **Project Schedule**

**Property:** 221 E Main St, Madison, IN

**Owner:** Austin Ketcham

**Contractor:** Reynolds Residential

**Closing Date:** May 30, 2025

## **Phase 1: Preparation & Planning**

- **May 30, 2025** – Property closed
- **June 10, 2025** – Begin clearing all personal property from the building
- **June 30, 2025** – Finalize design and blueprints for building layout

## **Phase 2: Rough-In Work**

- **July 1, 2025** – Begin all new plumbing installation
- **July 15, 2025** – PACE grant meeting
- **July 21, 2025** – Begin electrical rewire, front exterior repairs, and foundation work

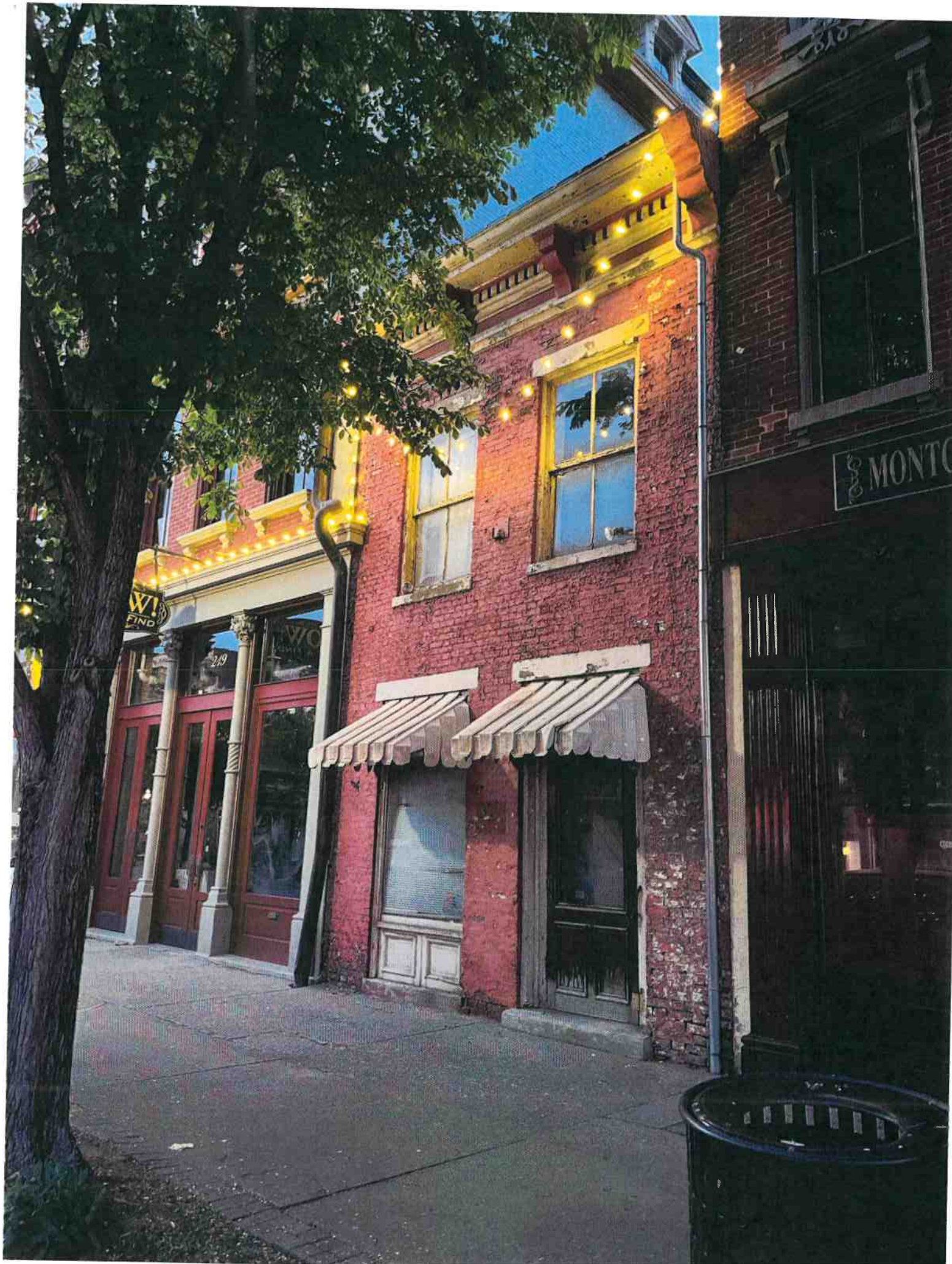
## **Phase 3: Installation**

- **July 28, 2025** – Install new wood windows
- **August 1, 2025** – Install new HVAC system

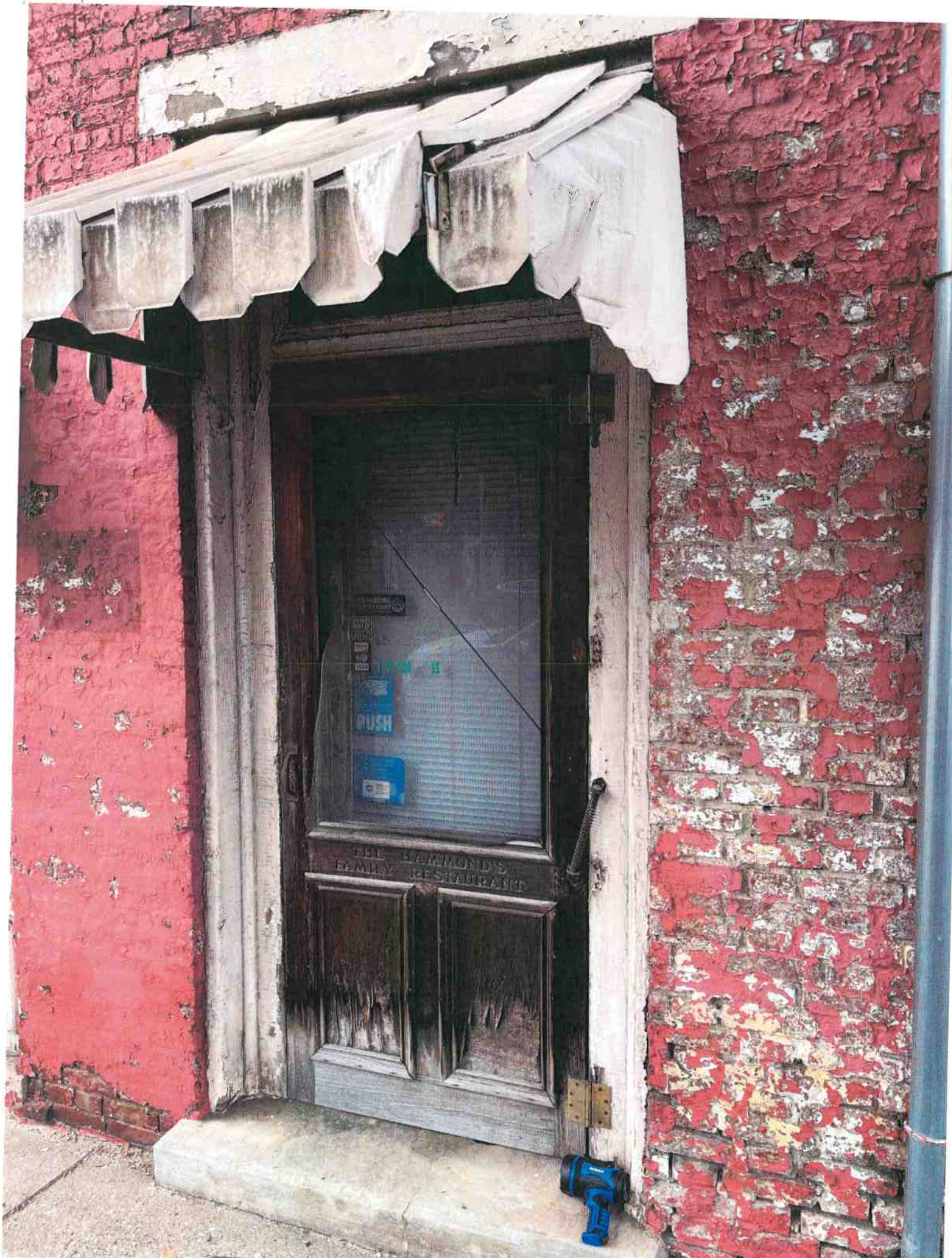
## **Phase 4: Interior Finishes**

- **August–October 2025** – Complete:
  - Bathroom finishes
  - Drywall and plaster
  - Interior paint

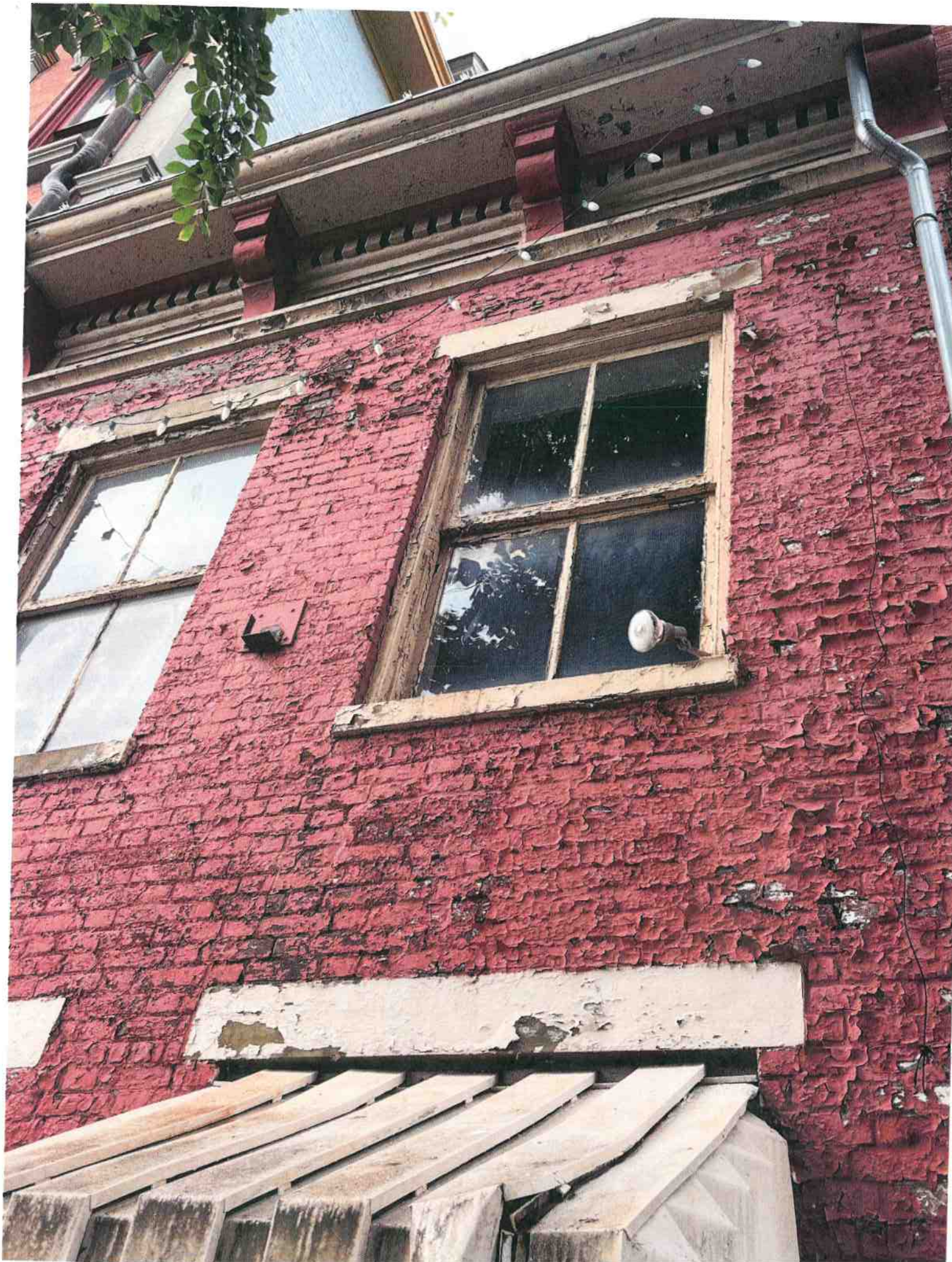
**Target Completion Date: October 15, 2025**











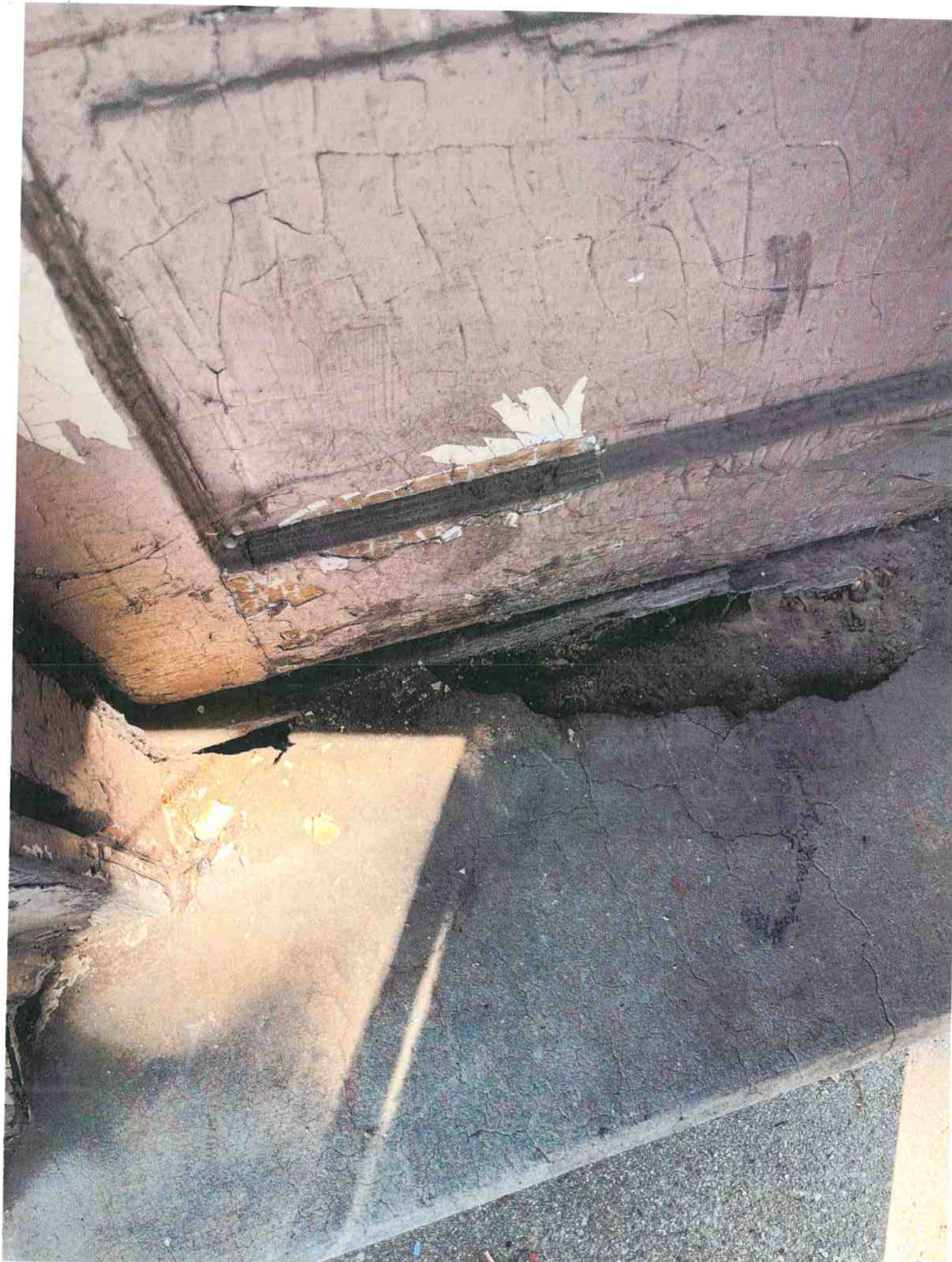




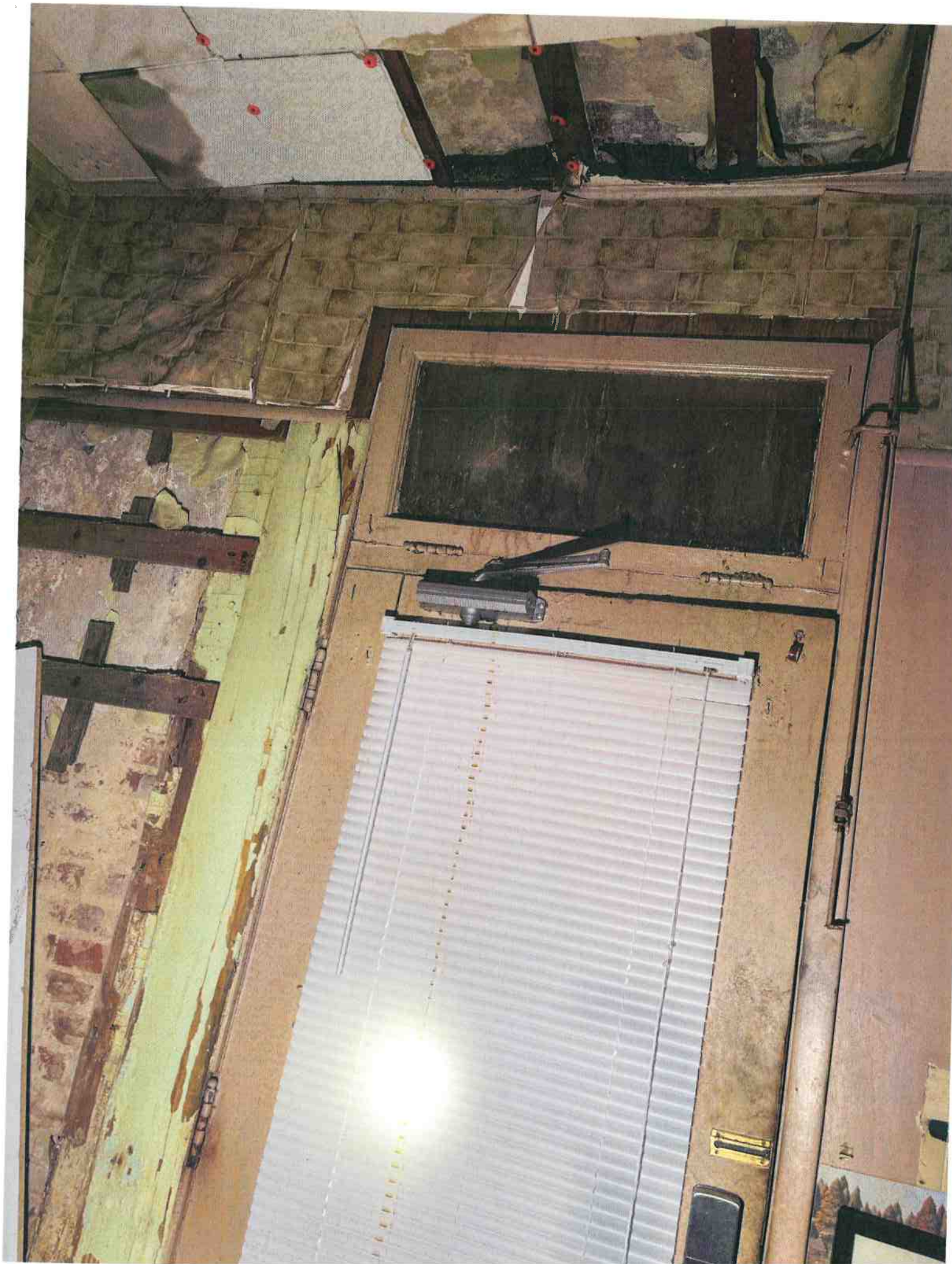




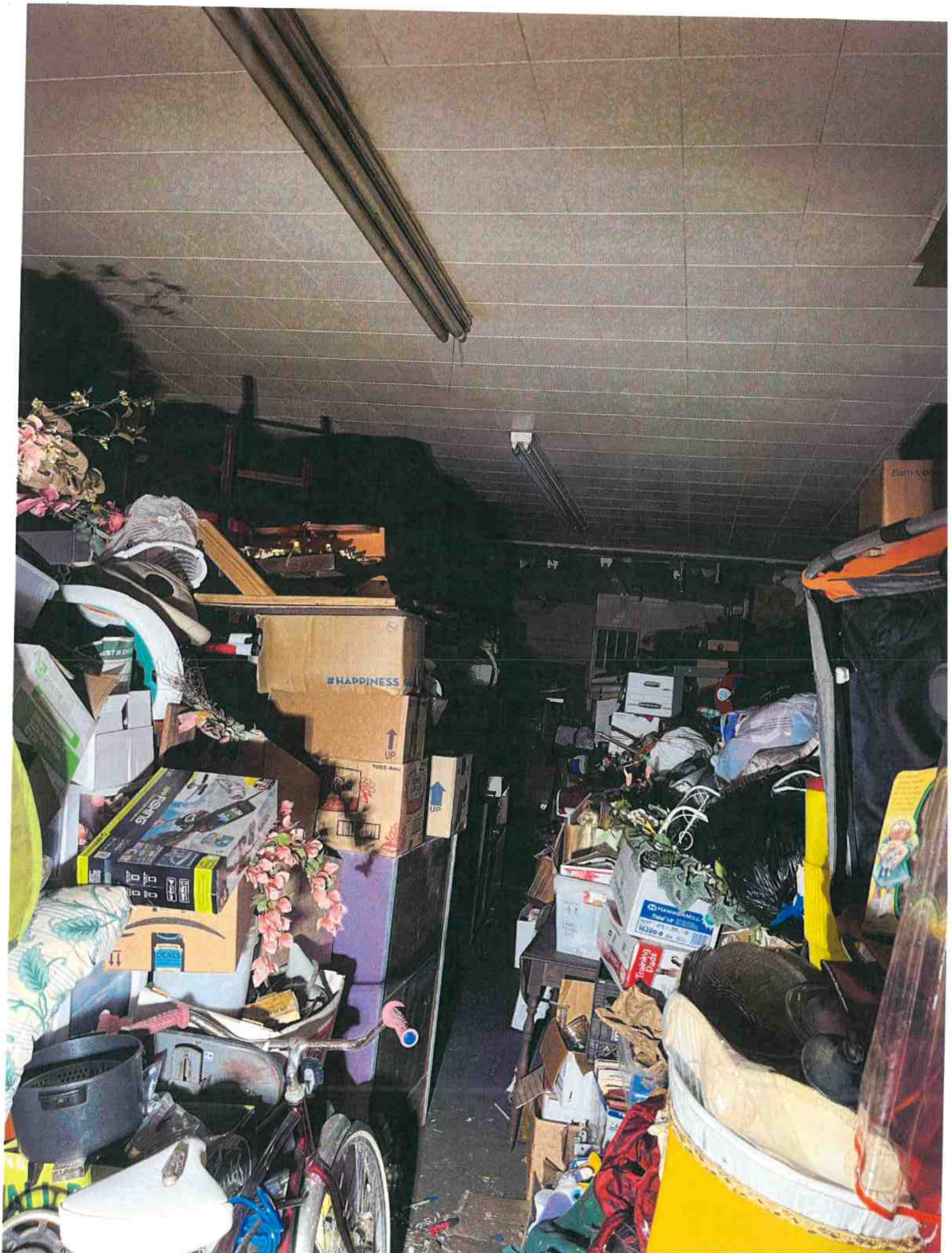
























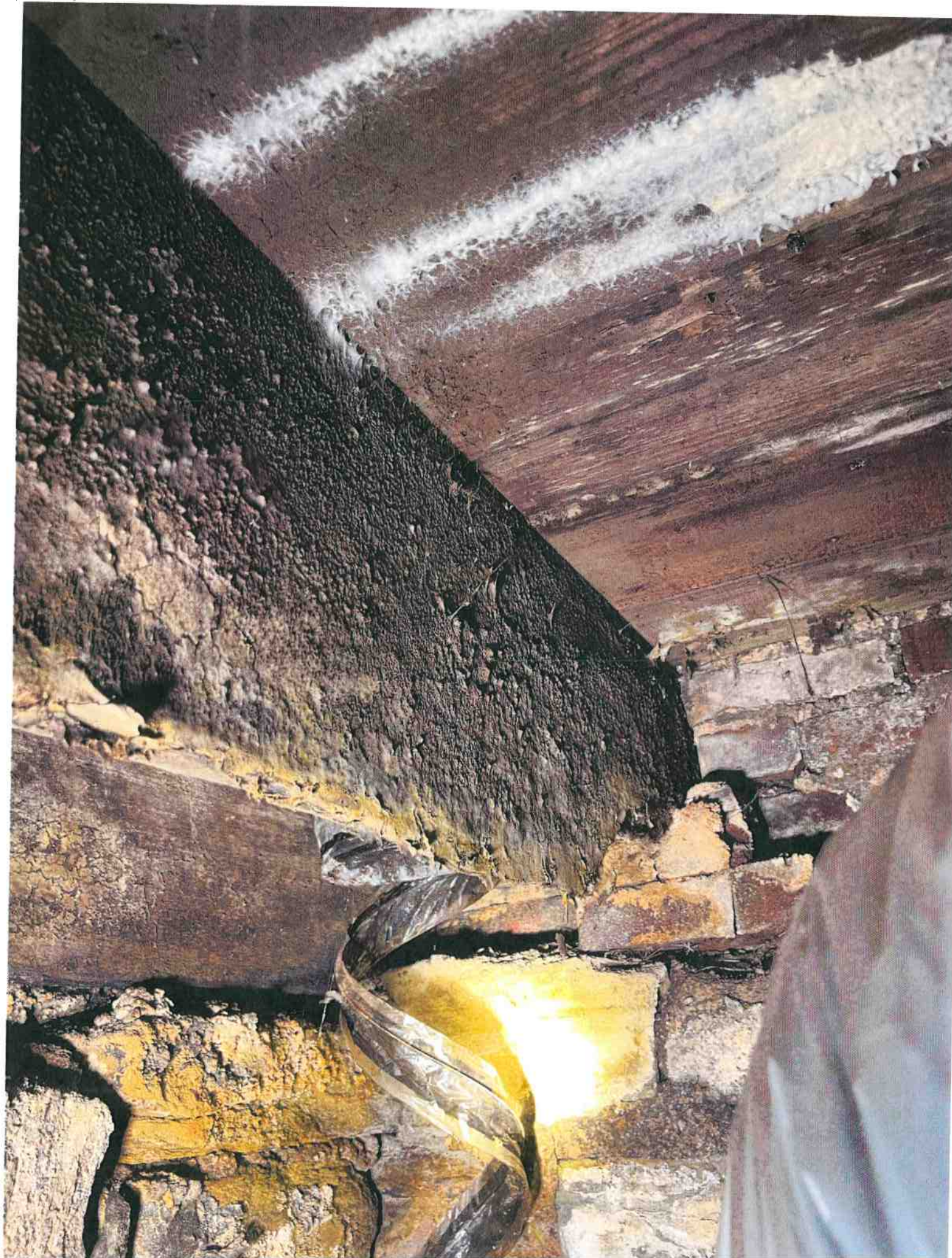








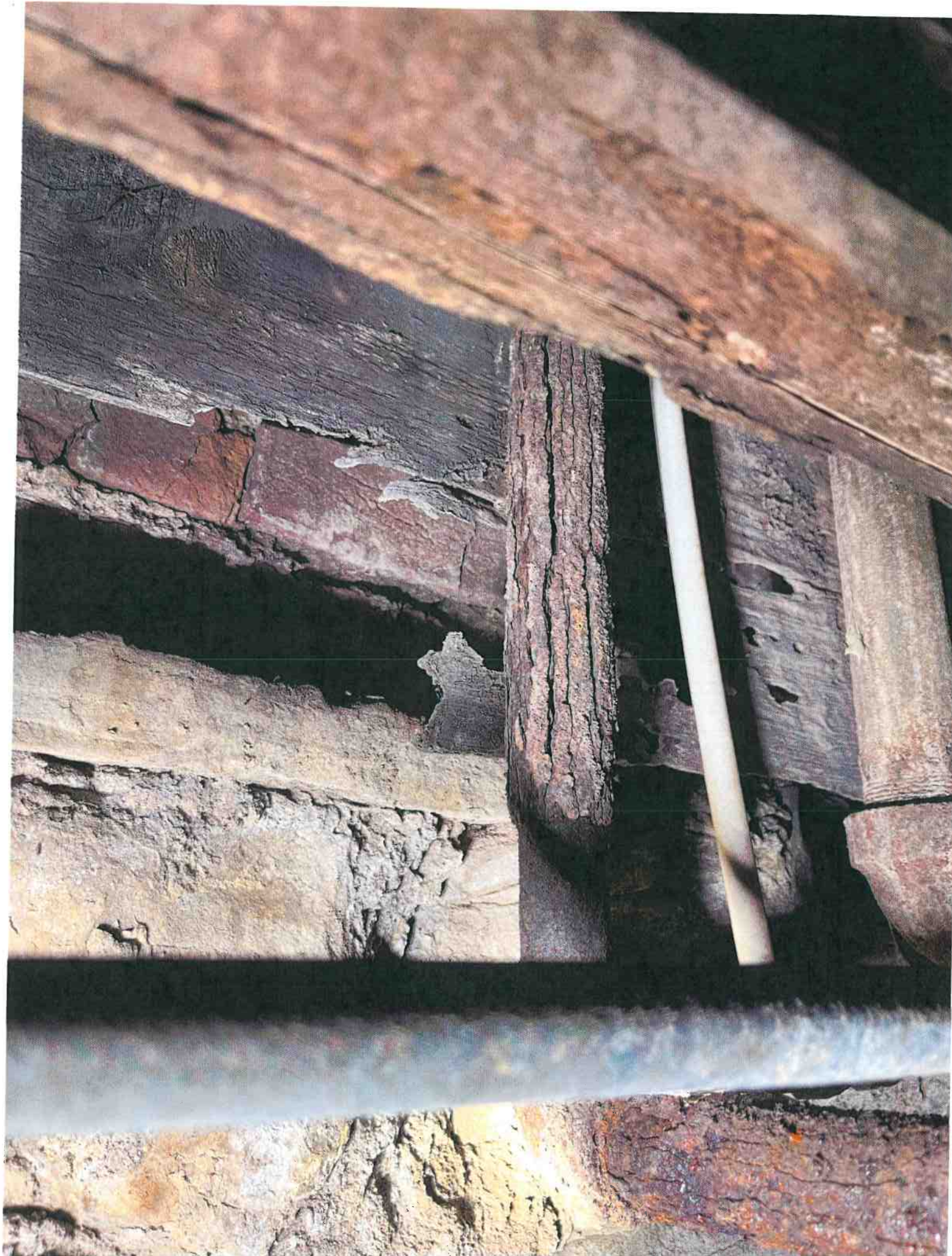












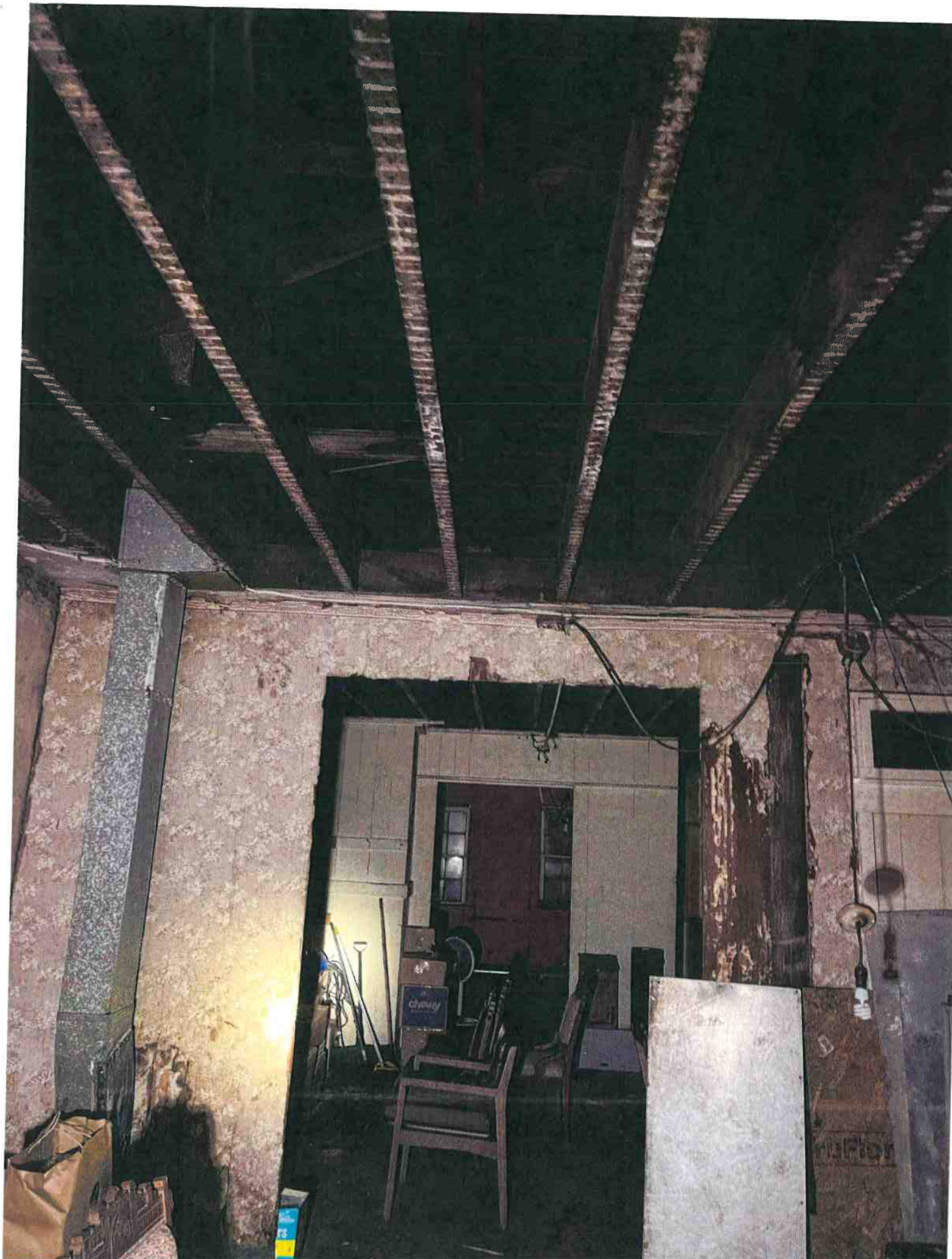
















# Quote

**Client:**

Austin Ketcham  
221 E Main St  
Madison, IN 47250

**Contractor:**

Reynolds Residential  
Phone: 812-801-7077

**Date:** May 30, 2025

**1. Exterior Restoration and Painting**

- Scrape and remove failing paint from all exterior surfaces
- Repair deteriorating brickwork and tuckpoint several areas
- Repair mortar beds as necessary
- Repair box guttering to ensure proper drainage
- Paint the entire exterior of the building
- Sandblast and repaint small awnings

**Subtotal: \$24,000**

**2. Foundation Repair**

- Correct substandard foundation repairs to ensure structural integrity

**Subtotal: \$10,000**

- Limestone/concrete repair to front entrance

**Cost: \$1,000**

- Refinish and paint front door

**Cost: \$850**

- Install 2 new wood windows

**Cost: \$1,500**

**Subtotal: \$3,350**

**Total Project Cost: \$37,350**



# 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 2025 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 or a Building Permit.

### APPLICANT INFORMATION

Date: 5/30/25

Property Owner Name: Ketcham Investments (Kenneth Ketcham)

Mailing Street Address: 248 Hendricks St

City: Madison

State: IN Zip: 47250

Phone (Preferred): 812-592-4986

Phone (Alternate): 812-274-0660 (office)

Email: austin.ketcham@exprealty.com

### PROJECT INFORMATION

Street Address: 1725 Allen St Madison, IN 47250

Total Cost of Project (include all costs to complete the entire project): \$52,769.86

Estimated Date of Completion of Work: October 1, 2025

☒ 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 and Recommended for Dilapidated Structures)



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**DESCRIPTION OF THE PROJECT**

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

Please see attached.

☐ 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.

Please see attached.

☐ 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	(Material) Roofing and trusses from Madison Metals	\$1,926.00	\$963.00
2	(Materials) Shingles and roofing supplies from Lowes	\$4,138.22	\$2,069.11
3	(Labor Rooster Contracting) Installation of trusses/decking/shingles/porch	\$13,935.78	\$6,967.89
4	(Material and Labor) Rewire house 3C Electrical	\$6,000.00	\$3,000.00
5	(Material) Windows and siding from Lowes	\$3,140.92	\$1,570.46
6	(Labor Rooster Contracting) Windows and siding	\$8,000	\$4,000
7	(Material) Subflooring from Lowes	\$798.00	\$399.00
8	Labor floor systems and foundation (Rooster Contracting)	\$7,500.00	\$3750.00
9	Labor to remove side porch and addgabled porch	\$4,000.00	\$2,000
10	Gutters (Material)	\$330.94	\$165.47.00
	Totals	\$49,769.86	\$24,884.93

☒ 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.

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☐ 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 Rooster Contracting) Installation of gutters	\$3,000	\$1,500
2			
3			
4			
5			
6			
7			
8			
9			
10			
	Totals	\$52,769.86	\$26,384.93

☐ 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.

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☐ 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:**

KK I understand that the grant funds must be used only for the project described in this application. The work for a Rehabilitation, Dangerous Buildings, or Curb Appeal project is not completed within the original twelve (12) months along with any approved extension by the City of Madison Board of Works and Safety, then all funds previously provided to the Recipient(s) shall be returned to the City of Madison. If a project is not completed the recipient(s) may request an extension to the City of Madison Board of Works and Safety.

KK I understand that the grant funds must be used only for the project described in this application. The work for a Dilapidated Structures project is not completed within the original approval period (twelve (12) or twenty-four (24) months) as approved by the Board of Works and Safety along with any approved extension by the City of Madison Board of Works and Safety, then all funds previously provided to the Recipient(s) shall be returned to the City of Madison. If a project is not completed the recipient(s) may request an extension to the City of Madison Board of Works and Safety.

KK 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.

KK 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).

KK I understand that if any plans to the project change or if the contractor changes, I must notify the P.A.C.E. Grant Program Staff prior to the project construction continuing.

KK 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.

KK 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.

KK 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.**

**Applicant(s) Signature**

5/30/25

**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

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## 1725 Allen St Ketcham

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**From** Austin Ketcham <austin.ketcham@exprealty.com>

**Date** Thu 7/17/2025 9:30 AM

**To** Bryan Shaw <bshaw@madison-in.gov>; Brenna Haley <bhaley@madison-in.gov>

Good Morning!

Thank you both very much for your help through this process. Please let me know location/time for the Board of Public Works meeting and I can definitely be there if I need to. Below is some info that can be passed along. Let me know if you need anything else. Thanks!

### **Property Improvement Highlights – 1725 Allen St, Madison, IN**

This home is undergoing a transformative renovation to enhance curb appeal, structural integrity, and neighborhood value. Key exterior improvements include:

- **All-New Roof System:**

Complete replacement of roof trusses with a **5/12 pitch**, offering improved drainage, increased attic space, and a more modern aesthetic.

- **Extended Gabled Front Porch:**

A newly constructed gabled porch enhances the entryway and adds architectural charm. Includes **shaker-style accent siding** to create visual interest and elevate curb appeal.

- **New Vinyl Siding:**

Entire home wrapped in **low-maintenance, durable vinyl siding**, providing a fresh, clean look and improved energy efficiency.

- **Updated Entry Points:**

Installation of **new exterior doors**, offering both enhanced security and a contemporary finish.

- **Sidewalk Connectivity:**

A newly poured sidewalk connects the **front porch to the side door**, improving functionality and accessibility.

- **Brand-New Windows Throughout:**

**All windows are being replaced**, improving insulation, natural light, and overall aesthetic appeal.

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### **Neighborhood Impact**



These upgrades position 1725 Allen St as one of the most attractive homes in the area and are expected to **inspire revitalization** along this stretch of Allen Street. The investment in structural and aesthetic improvements sets a high standard and aims to encourage similar enhancements throughout the neighborhood.

Best Regards,

--



Austin Ketcham

Realtor/ Investor at Jim Pruet Group/ eXp Realty


[O 812-274-0660](tel:812-274-0660) [M 812-592-4986](tel:812-592-4986) [W austinketcham.com](http://austinketcham.com)

[E austin.ketcham@exprealty.com](mailto:austin.ketcham@exprealty.com)

[A 304 Jefferson St Madison, IN 47250](#)

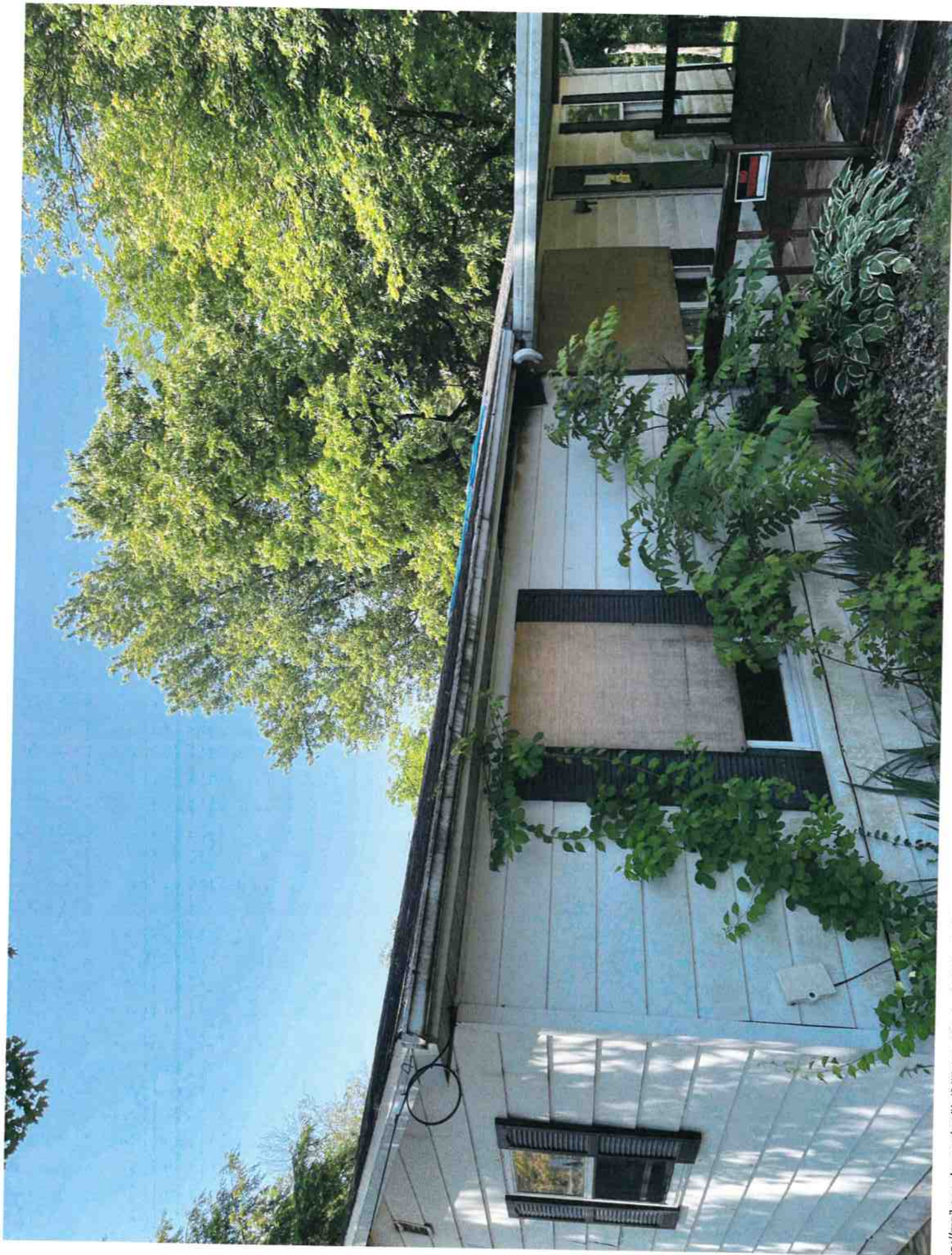


Create your own [email signature](#)

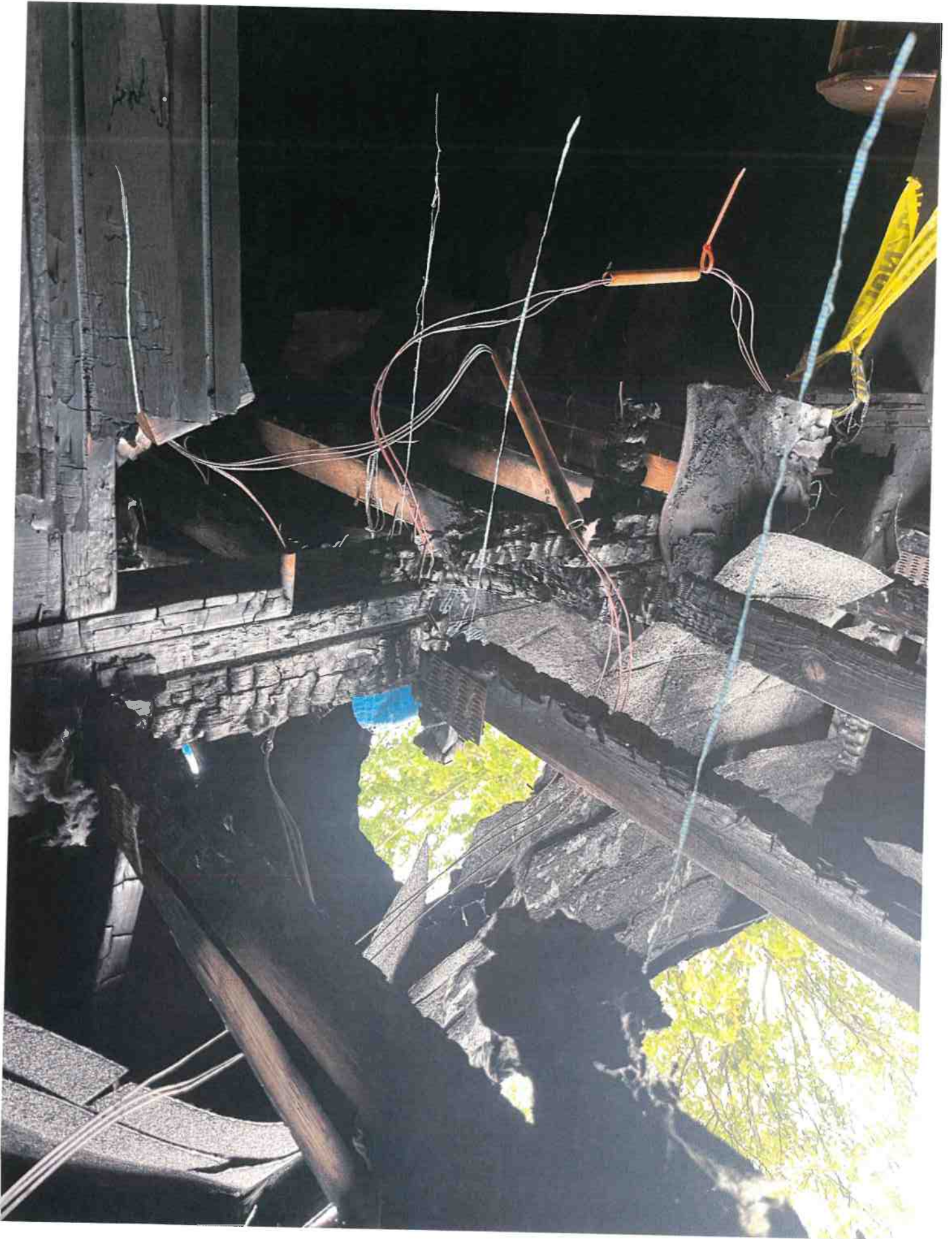
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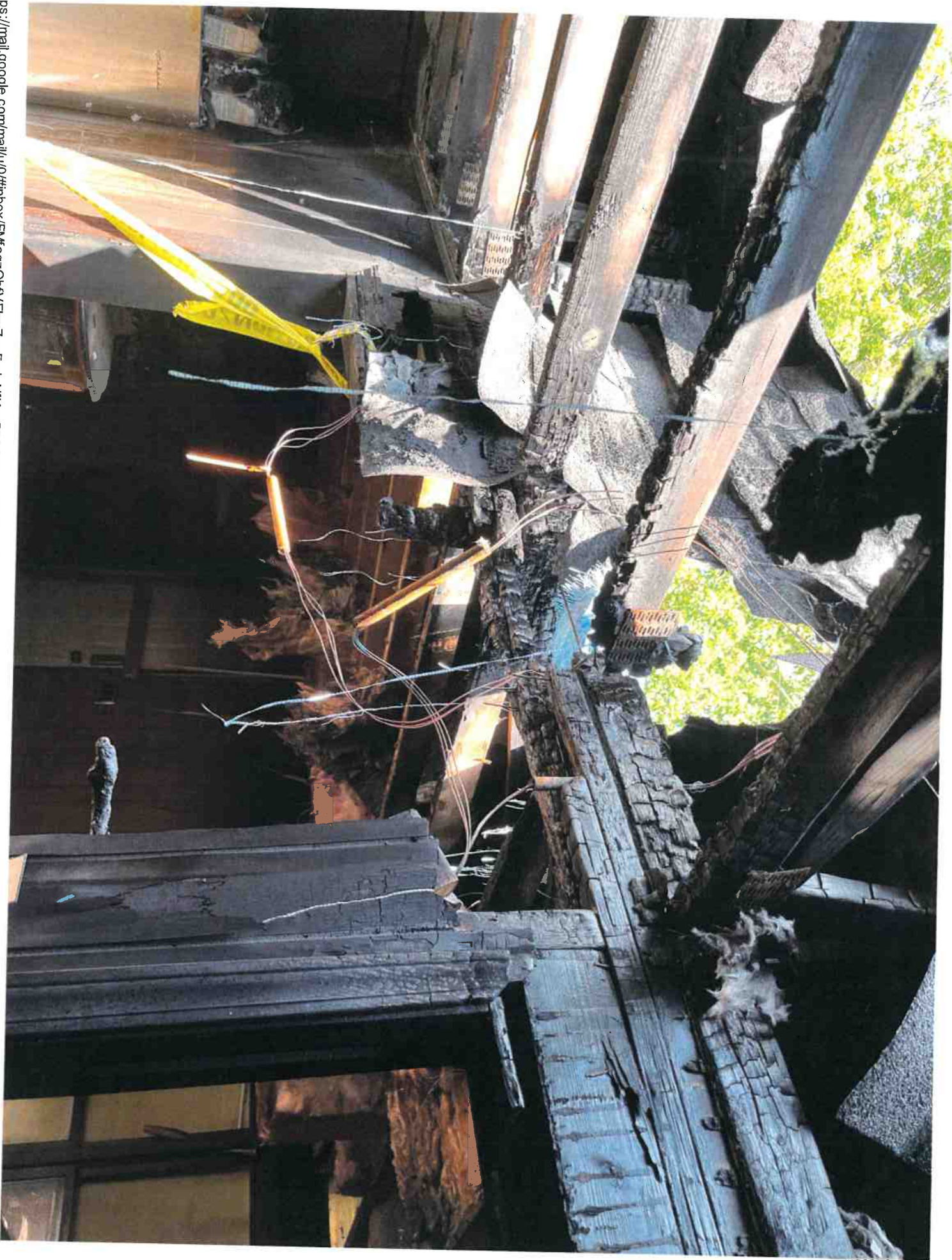






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## QUOTE

To:  
Austin Ketcham

[illegible]





## Unsafe Structure Determination

**Issued**

**to:**

Lumpford Lisa

210 EAST MAIN STREET  
MADISON, IN 47250

**Date Issued:** July 8, 2025

Project Location: 1725 ALLEN ST , MADISON IN 47250

Structure Type: Primary Residential Structure

There was an inspection completed at the property on 1725 ALLEN ST . The intent of this letter is to state that I, Bryan Shaw (City of Madison Building Inspector) made a site visit to said property on July 7, 2025, to verify the location, external, and Internal condition of the building in disrepair.

Based upon my site visit and the observations made, there are

Unsafe Building Chapter 154.03:

- ☒ (A) Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.
- ☒ (B) Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose or location.
- ☒ (C) Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.
- ☒ (D) Whenever any portion or member or appurtenance thereof likely to fail, or to become detached or dislodged, or to collapse and hereby injure persons or damage property.
- ☒ (E) Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the work stresses permitted in the Building Code for such buildings.
- ☐ (F) Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
- ☒ (G) Whenever the building or structure, or any portion thereof, because of dilapidation, deterioration, or decay; faulty construction; the removal, movement, or instability of any portion of the ground necessary for the purpose of supporting such building; the deterioration, decay, or inadequacy of its foundation; or any other cause, is likely to partially or completely collapse.
- ☒ (H) Whenever, for any reason, the building or structure, or portion thereof, is manifestly unsafe for the purpose for which it is being used.



**Unsafe Structure Determination**

Issued to: Lumpford Lisa      Date Issued: July 8, 2025  
210 EAST MAIN STREET  
MADISON, IN 47250

- ☐ (I) Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.
- ☐ (J) Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its nonsupporting members, enclosing or outside walls or coverings.
- ☒ (K) Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become an attractive nuisance to children; or freely accessible to persons for the purpose of committing unlawful acts.
- ☒ (L) Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this city, or of any law or ordinance of this state or city relating to the condition, location or structure of buildings.
- ☒ (M) Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any nonsupporting part, member or portion less than 50 percent, or in any fire-resisting qualities of characteristics, or weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.
- ☒ (N) Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the city to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
- ☒ (O) Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire resistant construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the city to be a fire hazard.
- ☐ (P) Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

As such, the City of Madison Office of Planning, Preservation, and Design requests you contact this office within five (5) business days to set up a date and time to discuss plans for remediation. Our goal is to work with all property owners toward keeping our community safe for all residents. If we are unable to come to a resolution, I will be forced to request action before the City of Madison Board of Public Works and Safety. We hope that we have your cooperation in this matter. Please contact me at 812-265-8324.

Issued By:

Bryan Shaw, Building Inspector

City of Madison, Indiana

812-265-8324

101 W Main Street, Madison IN 47250

madison-in.gov





# 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 paid invoices and receipts must also be submitted. If a Midpoint Report was submitted, only paid invoices and receipts after that report are required to be submitted with this form.

### APPLICANT INFORMATION

Date: July 16, 2025  
Property Owner Name: Samuel and Linda Soffer  
Mailing Street Address: 917 West First St.  
City: Madison State: IN Zip: 47250  
Phone (Preferred): 812-596-6046 Phone (Alternate): 812-293-3179  
Email: \_\_\_\_\_

### PROJECT INFORMATION

Street Address: 917 West First St.  
Total Cost of Project (include all costs to complete the entire project): 124,860.00  
Estimated Date of Completion of Work: July 10, 2025  
☐ Hilltop ☒ Downtown

### GRANT INFORMATION

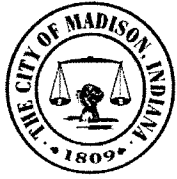
☒ Rehabilitation (Downtown) Grant ☐ Curb Appeal (Hilltop) Grant ☐ Dilapidated Structures Grant ☐ Dangerous Buildings Grant  
Total Amount of Grant Awarded (can be obtained from the office): \$7,500.00  
Was a midpoint report submitted for this project? ☐ Yes ☒ No

### 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.

See attached

☐ Additional pages are attached.



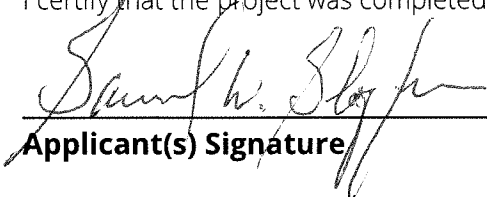
## DETAILED PROJECT BUDGET WORKSHEET

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 Cost	Amount of Grant Funds (50% max)
	SAMPLE: Lumber and supplies per sales ad from Lowe's	\$1,076	\$538.00
1	See Attached		
2			
3			
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

July 16, 2025  
Date



# Prickett Properties, Inc.

319 E Main Street  
Madison, IN 47250

PH & Fax 812-273-6924  
email: prickettproperties@hotmail.com

## Invoice

24-40

Sam & Linda Sloffer  
8805 South 450 West  
Hanover, IN 47243

7/10/2025

RE: Room addition & Exterior remodel

Material and labor to build a new room addition on back of the home as per plans provided: 124,860.00

- Demo & dispose of the existing back porch, roof structure, slab, and stumps.
- Remove & dispose of all siding on home
- Pour concrete footer, foundation, & slab.
- Lay (6) concrete block columns as per drawings. Columns are to have rebar & full of concrete.
- Framing all 16" on center per drawings.
- Supply & install white ProVia vinyl windows as per plans. (Windows have lifetime warranty on frames w/ glass breakage warranty)
- Remove existing shingles on the home, shingle home & addition with synthetic felt, Owen Corning dimensional shingles. (color by owner)
- Install house wrap on entire exterior, tape all windows & doors.
- Supply & install prefinished L.P. smart siding on entire home addition.
- Includes redoing trim around all existing doors & windows.
- New seamless aluminum gutters & downspouts. (6" gutter, 3"x4" downspouts)
- Yard damage due to construction will be graded, seeded, and strawed.
- Interior to have all new electric in addition for lights and receptacles. ((4) recessed lights (contractor supplied) & (1) ceiling fan (customer supplied)
- New 200 amp electric panel installed.
- Insulated walls with R-15 fiberglass Batts & Blow in cellulose in attic to R-38.
- Hang & finish drywall on all walls and ceiling of addition.
- Trim on Interior to be 3" casing & 6" baseboards.
- Paint all walls, ceiling & trim.
- Supply & install new LVT flooring in new room.
- Supply & install new mini-split HVAC.

**\*\*Job to left clean and complete\*\***

**\*\*Relocation of gas line on the back of the home is not included.**

**\*\*No stonework on back of the house once siding is removed, included.**

**\*\*Progressive draw payments as work is completed.**

Thank you for your business!

**Total Due \$124,860.00**

**Payments/Credits \$0.00**

**Balance Due \$124,860.00**

Mike Prickett

Your prompt payment is greatly appreciated.

PAID  
7/10/25  
Mg Prickett





