



Board of Public Works and Safety Agenda

MEETING DATE: Monday, October 20, 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
 - Amendment #1 to TSO Professional Services Agreement
 - Resolution 2025-48B: Parking Space Closing – Pakalana’s Poke Wagon – Oct. 24-25
 - Resolution 2025-49B: Parking Space Closing – Pakalana’s Poke Wagon – Nov. 7-8
 - Resolution 2025-50B: Parking Space Closing – DonutNV Food Truck – Nov. 14
 - Resolution 2025-51B: Street Closure – Block Party
 - Nuisance Appeal – 349 Cedarwood Drive: Duey O’Neal
 - PACE Applications: 1126 W Second Street, 307 West Street, & Central Hotel
 - PACE Final: 308 Elm Street, 408 W Second Street, 723 W Third Street, & 725 W Third Street
- G. Mayor’s comments
- H. Public comments
- I. Next Meeting: **Monday, November 3, 2025**, at 11:30 AM.
- J. Motion to adjourn.

Board Member	Appointing Authority	Term
Mayor Bob Courtney	NA	N/A
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*

Board of Public Works and Safety Minutes

MEETING DATE: Monday, October 6, 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 September 15, 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:

Special Event Application – Director of Communications & Strategic Initiatives, Hannah Mahoney: ChatGPT

said: The City formed a small committee with representatives from the Streets, Communications, Parks, Fire, and Police Departments to review and improve the existing event plan. The previous version was lengthy and created unnecessary administrative work, so the updated plan simplifies the process by organizing events into three tiers for easier management and understanding. The new forms will be available for download on the City of Madison website, and the full presentation can be viewed on the City of Madison YouTube channel. **Motion:** Courtney moved to approve the modified Special Event Application, seconded by Carlow. All in favor, motion carried (3-0).

Commonwealth Engineering Task Order #2025-04 (amendment to task order #2025-01) – Utilities

Superintendent, Brian Jackson: This task order is for the wastewater department to perform smoke testing within the four areas outlined on the smoke maps. All of these areas are served by the Wells Drive lift station. **Motion:** Eaglin moved to approve Task Order #2025-04 and authorize the Mayor's signature, seconded by Carlow. All in favor, motion carried (3-0).

Salvation Army Winter Warming Shelter Agreement: The City of Madison and The Salvation Army entered into a Memorandum of Understanding for the Winter Contingency/Emergency Shelter Plan, effective November 1, 2025, through October 31, 2026. The Madison Winter Shelter will operate at the Salvation Army dining room when overnight temperatures are forecast to reach 32°F or below, contingent on available volunteers and resources. The shelter will be open from 7:30 P.M. to 7:00 A.M., providing overnight accommodations, bedding, and basic services. The Salvation Army will continue its ongoing feeding program, provide cold-weather clothing as available, and coordinate volunteers trained in Safe from Harm. The City of Madison will provide support, including financial assistance, volunteer coordination, police presence for security, and help with laundry and food. The agreement may be renewed with mutual consent. **Motion:** Carlow moved to approve the MOU for the 2025/2026 Salvation Army Winter Warming Shelter Agreement, seconded by Eaglin. All in favor, motion carried (3-0).

Main Street Contract Change Order and Amendment – Director of Finance, Mindy McGee: The general business district between Broadway and Jefferson Streets had long presented funding challenges for street and pedestrian safety improvements. However, through strategic adjustments and by leveraging available opportunities, the City has successfully secured funding to fully resurface Main Street—from the top of Hanover Hill to St. Michael's Avenue—without the need for additional federal funds. By the end of 2028, this entire stretch will feature a brand-new road surface along with several significant upgrades. A presentation provided by Mindy and Josh Darby with JTL, for the Main Street updates and what the plans entail, can be found on the City of Madison YouTube channel. The request being made is for the approval of the change order (\$231,537.85) and two new contracts to accommodate the additional scope of work anticipated while the contractor is here, and to be completed before the end of November. **Motion:** Courtney moved to approve the \$231,537.85 change order, seconded by Carlow. All in favor, motion carried (3-0).

CCMG 2025-1 – All Star Paving: The City of Madison Board of Public Works and Safety entered into an agreement with All Star Paving, Inc. for the Madison Main Street Milling, Resurfacing, and Restriping Project from Broadway Street to Mulberry Street. The contractor will provide all labor, materials, and equipment necessary for the project, commencing work within 10 days of the Notice to Proceed and completing it within 30 days, unless extended. The project will be performed for a total of \$139,592.00 based on the bid schedule. Payments will be made upon satisfactory completion and certification by the contractor and engineer, and subcontractors must be paid within 30 days of the contractor receiving payment. The agreement is binding on all parties and may be terminated by the owner with 30 days' notice, with compensation due for work completed through the termination date. **Motion:** Courtney moved to approve the Pay App #2, seconded by Eaglin. All in favor, motion carried (3-0).

Midblock Crossing at Comfort Station: Three quotes were requested from three contractors (All Star Paving, Sedam Contracting, and Temple & Temple). All Star Paving was the low by nearly \$11,000.00. The bid award is being recommended to All Star Paving in the amount of \$49,928.35. **Motion:** Eaglin moved to approve the Midblock Crossing contract agreement with All Star Paving, seconded by Carlow. All in favor, motion carried (3-0).

All Star Paving Pay Application #2 – Director of Finance, Mindy McGee: This is the second application submitted by All Star Paving on the current TSO project in the amount of \$294,329.36. **Motion:** Courtney moved to approve the All Star Paving Pay Application #2, seconded by Carlow. All in favor, motion carried (3-0).

TSO Pay Application #2: TSO Pay Application #2 with Sedam Contracting is in the amount of \$284,268.60. Currently, contractors are working on the fencing. They have already completed surface work, drainage work and will eventually move on to the new siding and roofing on the TSO structure. **Motion:** Eaglin moved to approve the TSO Pay Application #2 with Sedam Contracting, seconded by Carlow. All in favor, motion carried (3-0).

Contract with Honey Hill for Parks & Recreation Harvest Festival: This contract provides for a medium-sized petting zoo as part of the City of Madison Parks & Recreation Harvest Festival. The exhibit will feature 20 animals, with a total contract amount of \$1,960.00. **Motion:** Eaglin moved to approve the contract with Honey Hill, seconded by Carlow. All in favor, motion carried (3-0).

Resolution 2025-45B: City of Madison Parks & Recreation Harvest Festival: A request was presented to the Board of Public Works and Safety for street and parking closures in connection with the City of Madison Parks and Recreation Harvest Festival on Saturday, October 25, 2025, from 2:00 p.m. to 8:00 p.m. The streets and parking areas included in the request are: Vaughn Drive from Broadway Street to West Street; all parking spaces on Vaughn Drive from Broadway to West Street; the Legacy parking lot; and Central Avenue between Vaughn Drive and the crosswalk/bollards. **Motion:** Courtney moved to approve Resolution 2025-45B, seconded by Carlow. All in favor, motion carried (3-0).

Resolution 2025-47B: MadHop Music Festival: A request was presented to the Board of Public Works and Safety for a street closure in conjunction with the MadHop Music Festival scheduled from Friday, November 7, 2025, through Saturday, November 8, 2025. The requested closure is Mulberry Street from Main Street north to Third Street, including alley intersections, from 8:00 a.m. on Thursday, November 6, 2025, through 6:00 p.m. on Sunday, November 9, 2025. **Motion:** Eaglin moved to approve Resolution 2025-47B, seconded by Carlow. All in favor, motion carried (3-0).

Madison, Indiana Stormwater Technical Standards – Duey O’Neal: Last week, the board indicated they would take the next two weeks to review the Stormwater Technical Standards and take action at the current meeting and adopt the proposed manual. **Motion:** Eaglin moved to approve the Stormwater Technical Standards, seconded by Carlow. All in favor, motion carried (3-0).

PACE Finals – 302 Marine, 808 E 2nd, 309 E 3rd, 409 E Main – Bryan Shaw: The project at 302 Marine Street was supported by a \$25,000.00 grant and included framing, window installation, painting, trim work, fascia replacement, decking, and screening. Improvements at 309 E. 3rd Street involved tuckpointing, painting, and fascia board replacement. At 409 E. Main Street, the work consisted of tuckpointing, scraping, and caulking, while the project at 808 E. 2nd Street included the installation of storm windows. **Motion:** Courtney moved to approve the PACE finals, seconded by Eaglin. All in favor, motion carried (3-0).

Mayor’s Comments: Our recent festivals have brought a large number of people into town, with many more festivals to come. The City Council meeting is tomorrow night, where the city’s 2026 budget will be introduced. There may be some potential changes to the PACE program in 2026. The City of Madison also partnered with Indiana Landmarks to save the structure on East 4th Street.

Public comment: Lisa Ferguson, of 718 East 2nd Street, expressed appreciation for the city’s efforts to review and update event safety plans. She also offered additional suggestions to further enhance safety, including the installation of exit signage and increased on-site security presence. Lisa also suggested looking into the speed limits on pedestrian streets. Duey O’Neal, City Code Enforcement Officer, reminded the board and the community that October is Code Enforcement Month and encouraged residents to watch for upcoming educational information and outreach related to code enforcement.

Next meeting: Monday, October 20, 2025, at 11:30 AM.

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

Attested:

Shirley Rynearson, Clerk-Treasurer

Karl Eaglin

Mayor Bob Courtney

David Carlow

AMENDMENT NO. 1
to
Agreement for Professional Services
between
Jacobi, Toombs and Lanz, LLC
and
The City of Madison, Indiana

This is Amendment No. 1 to the agreement dated September 10, 2024, between Jacobi, Toombs, and Lanz, LLC (CONSULTANT), and The City of Madison, Indiana to provide Civil Engineering Services for the proposed Madison Transfer Station Rehabilitation at 615 Ivy Tech Drive in Madison, IN.

Whereas, the CONSULTANT has performed SERVICES related to the project, and said efforts are considered an addition to the scope of the original agreement dated September 10, 2024.

Now, therefore, the CONSULTANT and CLIENT agree to the following:

1. Add Task #3- Property Research and Additional Survey
 - a. Additional topo survey for front yard fence and cemetery trail
 - b. Property line and ownership research for property north of the fence line where the cemetery trail would be installed
 - c. Exploratory usage research into city owned property behind Transfer station that was once a landfill for development potential.

Billings for Task # 3 shall be performed on a unit rate basis, as needed, with a not-to-exceed amount of \$3,500 (Three Thousand Five Hundred Dollars)

2. Add Task #6 –Post Bid / Pre- Construction Design & Administration
 - a. Post Bid design meetings (2) for:
 - Recycling Compactor structure design of the Pre-Engineered Metal Building,
 - Final PEMB foundation coordination and design.
 - Selection of metal siding, gutters and colors,
 - Discussion of additional items to include
 - b. Pre Construction coordination meetings (2) for:
 - Final Coordination prior to the start of construction
 - c. Structural analysis and design of under-floor steel support connections
 - d. Construction Design Release submittals (Foundation, Structural, & Life Safety) to Indiana Department of Homeland Security. Owner to pay submission fees.
 - e. Submittal review
 - f. Contractor coordination

Billings for Task # 6 shall be performed on a unit-rate basis, as needed, with a not-to-exceed amount of \$15,000 (Fifteen Thousand Dollars).

3. Add Task # 7 – Construction Site Inspections
(Before, during and after construction for coordination and design oversight.)
- a. September – 2 trips (aligned with the peak of pavement replacement)
 - b. October – 3 trips (aligned with the peak of PEMB installation, punch list, and Substantial Completion)
 - c. November – 2 trips (aligned with punch list completion, and Final Completion)

Billings for Task #7 shall be performed on a unit rate basis, as needed, with a not-to-exceed amount of \$6,000 (Six Thousand Dollars).

4. The total compensation for services shall increase in the amount of \$24,500 (Twenty-Four Thousand Five Hundred Dollars), for a revised cost ceiling TOTAL not to exceed amount of \$74,500 (Seventy-Four Thousand Five Hundred Dollars) on a unit rate basis.

In witness whereof, The CONSULTANT and CLIENT have made and executed this Amendment No.1.

CONSULTANT:

Jacobi, Toombs and Lanz, LLC

CLIENT:

City of Madison.

Michael C. Harris, P.E.,
Sr. Vice President, Land

Bob Cortney
Mayor

RESOLUTION NO. 2025-48B

**A RESOLUTION OF THE BOARD OF PUBLIC
WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA
REGARDING PARKING SPACE CLOSINGS FOR
PAKALANA’S POKE WAGON**

WHEREAS, there has been a request filed by Isa Center on behalf of Pakalana’s Poke Wagon for the closure of one (1) parking space in front of the Ohio Theatre located at 105 East Main Street to allow its Food Truck to park and operate for food vending during the theatre’s Horror at the Ohio event to be held October 24-25, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that one (1) parking space located in front of the Ohio Theatre located at 105 East Main Street shall be closed from October 24, 2025 at 4:00 p.m. through October 25, 2025 at 9:00 p.m. to allow Pakalana’s Poke Wagon to park its Food Truck to set up for food vending.

BE IT FURTHER RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that said parking spaces as closed shall be under the supervision and control of the Pakalana’s Poke Wagon at the times noted above for the year 2025.

ADOPTED this _____ day of October, 2025.

Bob G. Courtney, Chairman

Karl Eaglin, Member

David Carlow, Member

(SEAL)

ATTEST:

Shirley Rynearson, Clerk-Treasurer

RESOLUTION NO. 2025-49B

**A RESOLUTION OF THE BOARD OF PUBLIC
WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA
REGARDING PARKING SPACE CLOSINGS FOR
PAKALANA’S POKE WAGON**

WHEREAS, there has been a request filed by Isa Center on behalf of Pakalana’s Poke Wagon for the closure of two (2) parking spaces in front of the House of Jane located at 207 East Main Street to allow its Food Truck to park and operate for food vending during the Mad Hop to be held November 7-8, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that two (2) parking spaces located in front of the House of Jane located at 207 East Main Street shall be closed from November 7, 2025 at 6:00 p.m. through November 8, 2025 at 7:00 p.m. to allow Pakalana’s Poke Wagon to park its Food Truck to set up for food vending.

BE IT FURTHER RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that said parking spaces as closed shall be under the supervision and control of the Pakalana’s Poke Wagon at the times noted above for the year 2025.

ADOPTED this _____ day of October, 2025.

Bob G. Courtney, Chairman

Karl Eaglin, Member

David Carlow, Member

(SEAL)

ATTEST:

Shirley Ryneerson, Clerk-Treasurer

RESOLUTION NO. 2025-50B

**A RESOLUTION OF THE BOARD OF PUBLIC
WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA
REGARDING PARKING SPACE CLOSINGS FOR
DONUTNV FOOD TRUCK**

WHEREAS, there has been a request filed by Becky Pyles on behalf of DonutNV for the closure of parking spaces in front of the James Dell clothing store located at 108 West Main Street to allow its Food Truck to park and operate for food vending on Friday, November 14, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that four (4) parking spaces located in front of the James Dell clothing store at 108 West Main Street shall be closed from 10:00 p.m. to Midnight on Thursday, November 13, 2025, in order to allow DonutNV to park its Food Truck to set up for food vending. DonutNV will detach its tow vehicle after completing its setup and will leave two (2) parking spaces open for public use.

BE IT FURTHER RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that the two (2) remaining parking spaces located directly in front of the James Dell clothing store at 108 West Main Street shall be closed from Thursday, November 13, 2025, at 10:00 p.m. through Friday, November 14, 2025, at 10:00 p.m. in order to allow DonutNV to park its Food Truck to operate food vending.

BE IT FURTHER RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that said parking spaces as closed shall be under the supervision and control of the DonutNV at the times noted above for the year 2025.

ADOPTED this _____ day of October, 2025.

Bob G. Courtney, Chairman

Karl Eaglin, Member

David Carlow, Member

(SEAL)

ATTEST:

Shirley Ryneerson, Clerk-Treasurer

RESOLUTION 2025-51B

A RESOLUTION OF THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA REGARDING A STREET CLOSING FOR THE MILL STREET FOR ANNUAL BLOCK PARTY

WHEREAS, there has been a request filed by Rusty Bladen for a street closing in conjunction with annual block party for the neighbors living on or around Mill and Second Streets to be held on Sunday, October 26, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that Mill Street between First Street and Second Street shall be closed on Sunday, October 26, 2025, from 9:00a.m. until 6:00 p.m.

BE IT FURTHER RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that said street as closed shall be under the supervision and control of Rusty Bladen at the times noted above for the year 2025.

ADOPTED this 20th day of October 2025.

Bob G. Courtney, Chairman

Karl Eaglin, Member

David Carlow, Member

(SEAL)

ATTEST:

Shirley Ryneearson, Clerk-Treasurer



APPL-25-1

Notice of Appeal

Status: Active

Submitted On: 10/10/2025

Primary Location

349 CEDARWOOD DR
MADISON, IN 47250

Owner

Ehlers Lisa K
CEDARWOOD DR 349
MADISON, IN 47250

Applicant

 Brandon Ehlers
 812-701-0370
 behlers18@gmail.com
 349 cedarwood drive
Madison, Indiana 47250

Property Owner Information

Property Owner Name*

Lisa K Ehlers

Street Address*

349 Cedarwood Drive

City

Madison

State

Indiana

Zip Code

47250

Appeal Information

Date of Decision Being Appealed*

10/10/2025

Decision Making Entity*

Code Enforcement

Number of Application Being Appealed ?

NUIV-25-345

Zoning Classification

Applicant's Reason(s) for Appeal*

Notice of violation was recived after the due date of notice. Mail was not received within the 5 day notice.

Acknowledgement

Certified letters MUST be mailed to adjoining property owners (includes owners of real estate at corners, accross streets, alleys or easements as well as others who may share a common boundary) at least ten (10) days prior to the meeting. The Planning Office can assist you in obtaining this information. Proof of the Certified Mail receipts and the corresponding returned green cards shall be given to the Planning Office at least one (1) working day prior to the scheduled meeting. The Board will not review the application unless these are received.

I certify that the information provided in this application is true and accurate to the best of my ability and I understand and agree to the Certified mail stipulations.

Digital Signature*

✓ Brandon Ehlers
Oct 10, 2025



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: 7-31-25

Property Owner Name: McGill Holdings

Mailing Street Address: 165 Autumnwood Ln

City: Madison State: IN Zip: 47250

Phone (Preferred): 812-493-3123 Phone (Alternate): _____

Email: Justif95@yahoo.com

PROJECT INFORMATION

Street Address: 1126 W Second St. Madison IN 47250

Total Cost of Project (include all costs to complete the entire project): \$215,000.00

Estimated Date of Completion of Work: 3-30-26

☐ 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 and Recommended for Dilapidated Structures)



DESCRIPTION OF THE PROJECT

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

The property at 1125w Second Street is Vacant. The property Has Holes in the roof & has been rained in for a few years. This has caused extensive damage to the Foundation, Floor Joist, & General Framing of the House's dilapidated. The existing wiring is old & not useable. The existing plumbing & Bathrooms are dilapidated & will need Remodeled. The flooring is given way into the Basement it's dangerous to enter. The Kitchen, all interior walls & ceilings need replaced, all trim, flooring, drywall & fixtures.

☐ 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 & Stabilization - 4 weeks	Foundation Repairs - 3-4 weeks
Reframing & Subfloor - 4 weeks	Roof & Sheeting - 2 weeks
Siding & exterior - 6 weeks	Plumbing & Electrical - 4 weeks
Drywall & Paint - 6 weeks	Bathrooms - 3 weeks
Flooring & Trim & Kitchen - 8 weeks	

☐ 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	Demo + Dump fees	8,600	4,300
2	Foundation Repairs	5,500	2,750
3	Framing Dond SubFloor	23,000	11,500
4	Roofing + Rafter repairs	14,500	7,250
5	Electrical Rewire + fixtures	15,300	
6	L.P. Smart Siding	22,000	
7	Plumb + Bathrooms	16,000	
8	Kitchen + Appliances	24,000	
9	Flooring + Trim	9,500	
10	Drywall + Paint	27,000	
	Totals	165,400	26,300

☐ 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.



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.

☒ 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.

☒ 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).

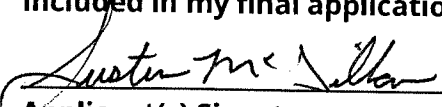
☒ I understand that if any plans to the project change or if the contractor changes, I must notify the P.A.C.E. Grant Program Staff prior to the project construction continuing.

☒ 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.

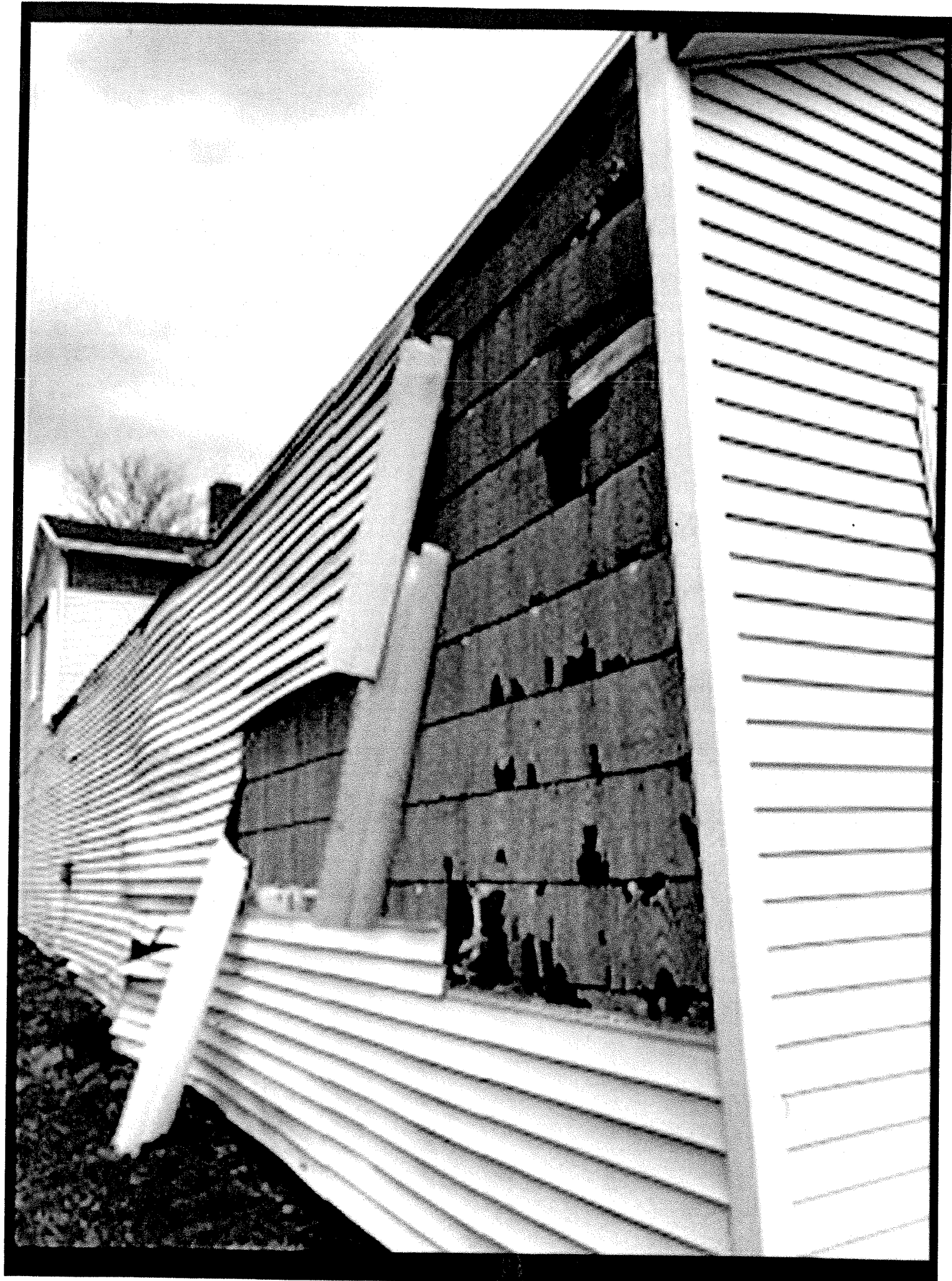

Applicant(s) Signature

7-13-25
Date

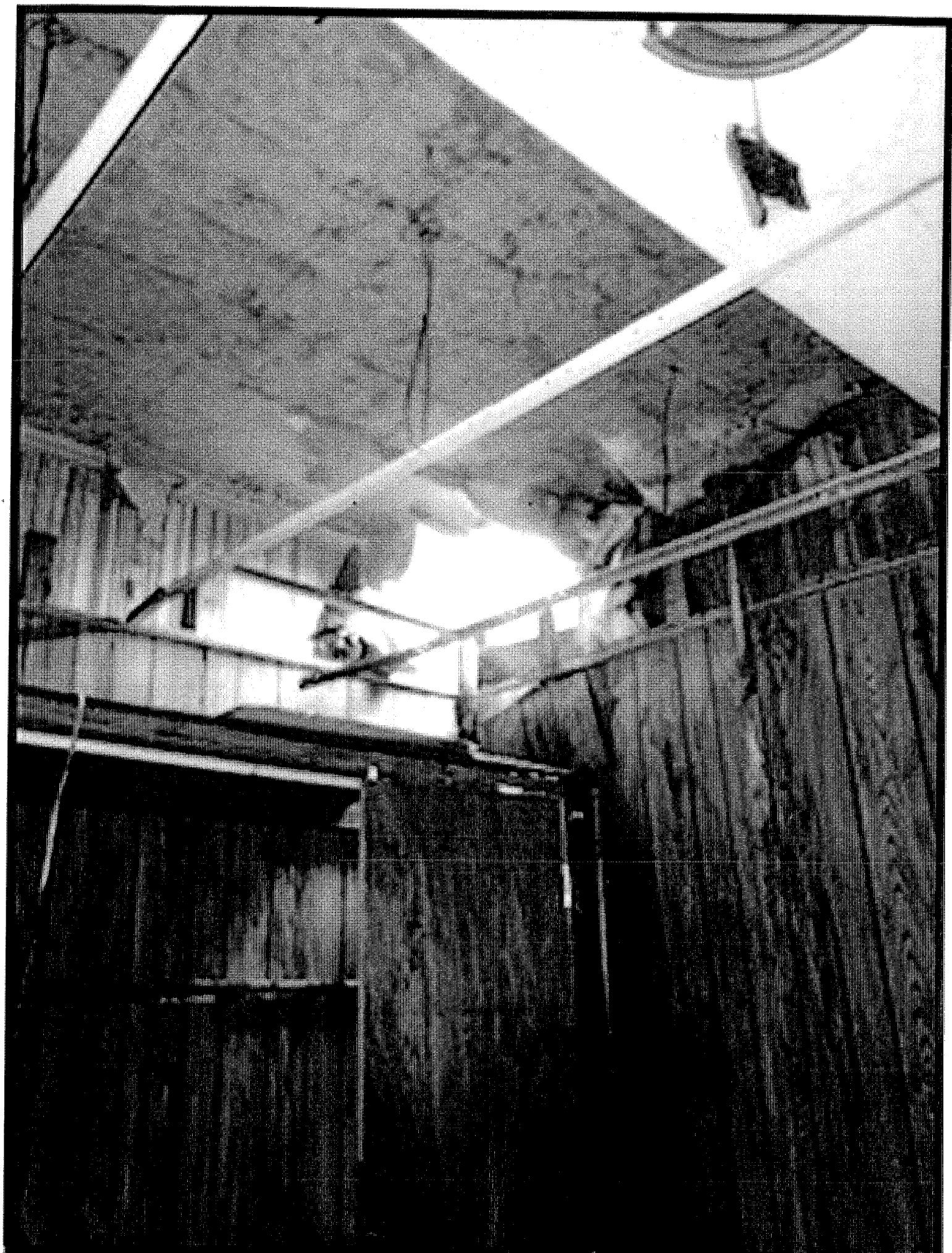
Documentation Review (Completed by Planning Office)

- ☐ 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)

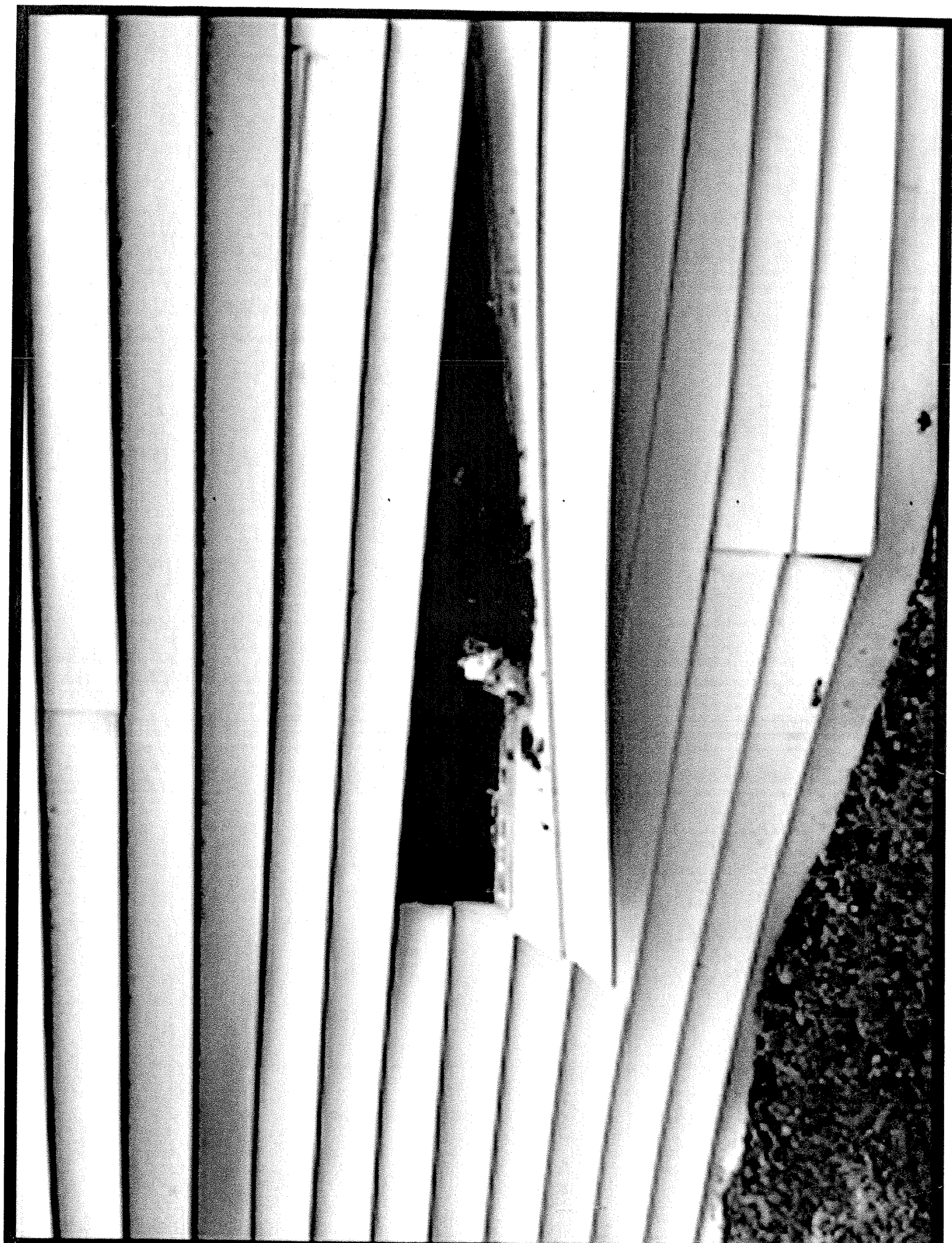
Staff Notes

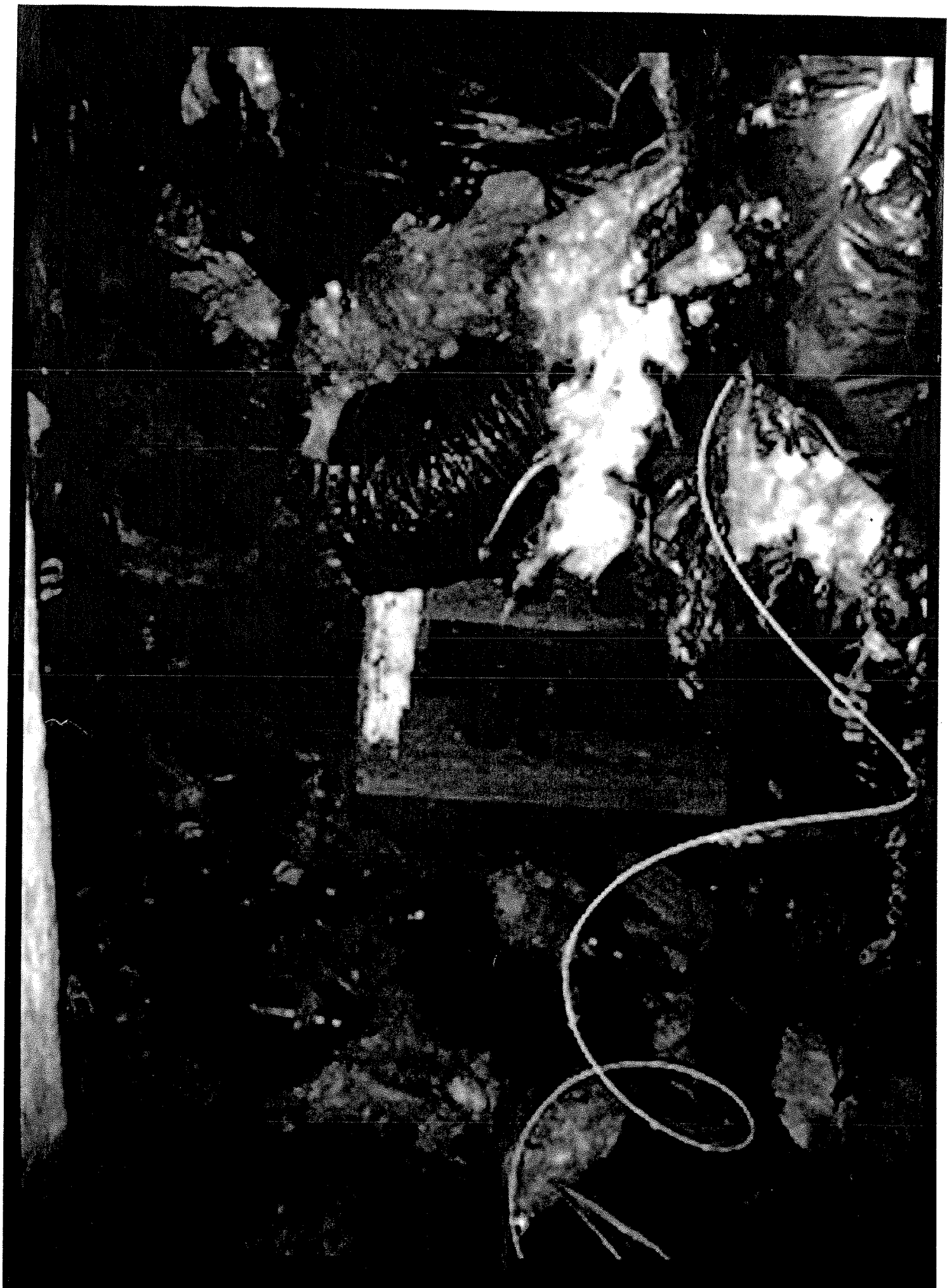






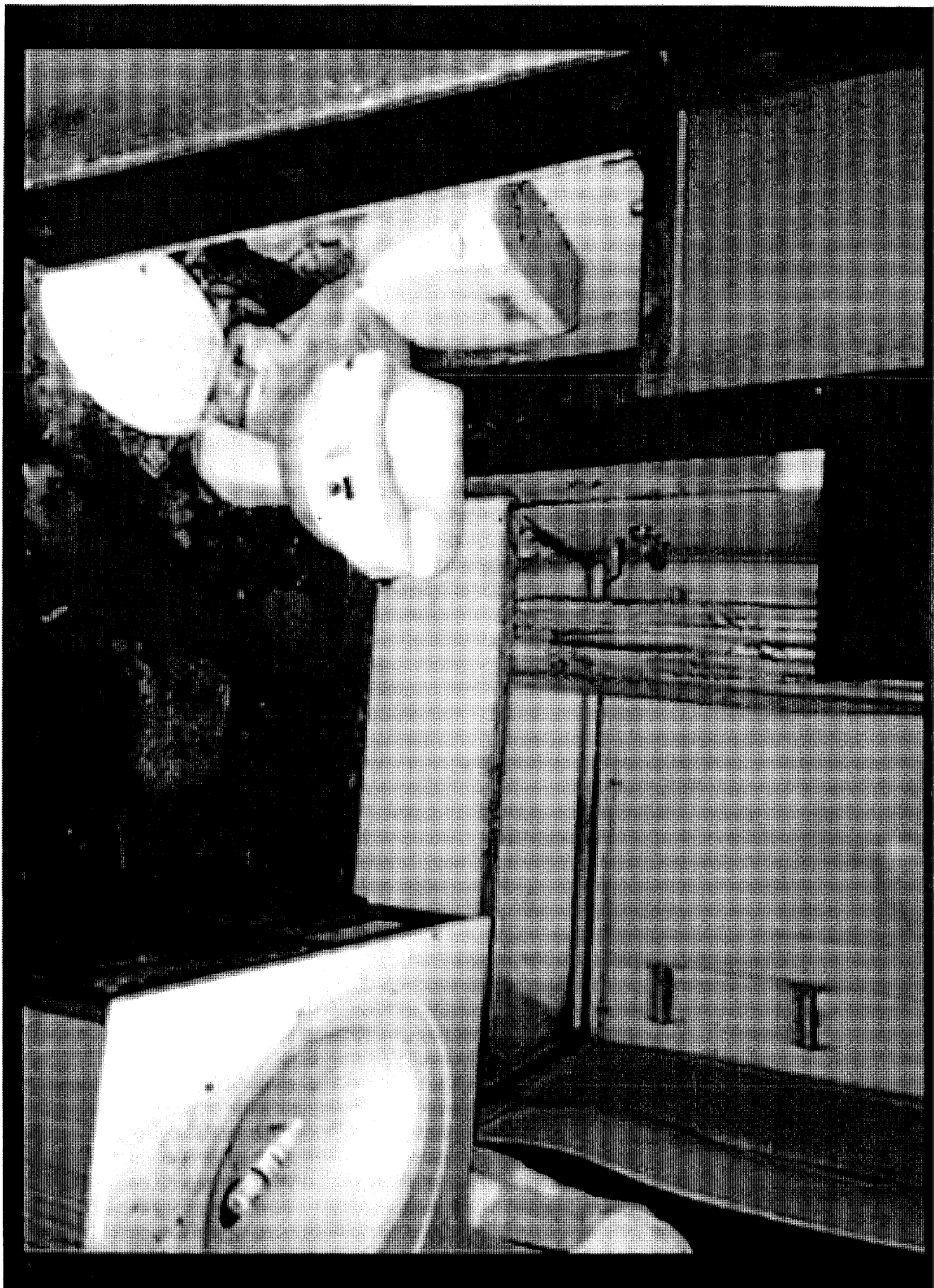














Enhancement Grant Program

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: 5-22-25

Property Owner Name: Brenda Cooper

Mailing Street Address: 301 West St

City: Madison

State: IN

Zip: 47250

Phone (Preferred): 502-663-2174

Phone (Alternate): _____

Email: Maddpaddle47250@gmail.com

PROJECT INFORMATION

Street Address: 307 West St Madison IN 47250

Total Cost of Project (include all costs to complete the entire project): \$265,000

Estimated Date of Completion of Work: June 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)
- ☐ Certificate of Incorporation (if organization/business)
- ☐ Unsafe Letter (Required for Dangerous Structures Grant and Recommended for Dilapidated Structures)

your 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	Carnage doors		
2	motor for repairs		
3	Replacement (2) doors exterior		
4	HVAC Units		
5	ductwork		
6	2x4's		
7	dry wall		
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.

Restore Building Front

Restoration of interior of 307 due to fire & water damage

Replace HVAC

☐ 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.

building Front approx

Restoration on interior approx

☐ Additional pages are attached.

BL 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.

BL 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).

BL 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.

BL 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.

BL 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.

BL 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.

Brenda Cooper
Applicant(s) Signature

8-12-25
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

As of 09/2024



307 West St
Madison IN 47250
United States



311 West St
Madison IN 47250
United States





307 West St
Madison IN 47250
United States

311 West St
Madison IN 47250
United States



Customer

Traves & Brenda Cooper
Mad Paddle
301 West St
Madison IN 47250
Mobile: 502-663-3361
Mobile: 502-633-2174

Job Name Restoration To Front Of Building
307
Job Number 213
Issue Date August 12, 2025
Valid Until September 11, 2025

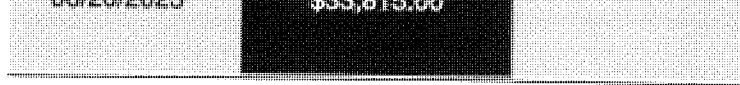
Job Site

Mad Paddle
301 West St
Madison IN 47250

Item	Quantity	Unit Price	Amount
Front work of building 307	1 Ea	\$46,500.00 / Ea	\$46,500.00
<i>Restoration work will include</i>			
<i>New entry door with lock</i>			
<i>2 new picture windows in the front</i>			
<i>2 new Exterior doors in front</i>			
<i>Double barn doors 10' wide by 8' high)</i>			
<i>New 6" gutters with down spouts</i>			
<i>Facia board and wrapped in facial metal</i>			
<i>Or painted</i>			
<i>All painting of front of building included</i>			
<i>Everything is to go back to the historical look as close as we can get it. To customers preference.</i>			
<i>On another note we have talked about the inside work that needs to be done I feel that's going to come in around \$220,000.00 for the complete finish.</i>			
Price			\$46,500.00

301 West St
Madison, IN 47250

301 West St
Madison, IN 47250



DATE		DESCRIPTION	AMOUNT
06/20/2025	Services	Two HVAC systems: - Install York 80,000 BTU 96% gas furnaces - Install York 3.0-ton 14.3 Seer2 air conditioners - Install York 3.0-ton cased coils - Replace existing ductwork, return filter grills, line sets, wire, disconnect, flue pipe, condensate drain, & condenser pads - Labor *There was smoke damage on the indoor units that can't be repaired. The units and the existing ductwork need to be removed and replaced. Due to the change in refrigerant, we are required to replace the outdoor unit to match the refrigerant on the indoor coil. , 2 @ \$15,975.00	31,950.00
06/20/2025	Services	Ductwork cleaning - RotoBrush machine - Brushed and vacuumed all supply and return registers - Sanitized return vents - Cleaned vent registers - Replaced filters - 20x20x2 (Qty: 2) - 20x25x4 (Qty: 2) - Labor, 1 @ \$1,865.00	1,865.00

Thank you for your business!

All prices are subject to change with 30 days of notice. Any project with a total of \$5,000 or more will require a down payment of 50% of total.

TOTAL	\$33,815.00
-------	-------------

THANK YOU.

Accepted By

Accepted Date



FF1324

Named Insured's full name

MAD PADDLE LLC & MAD PADDLE BREWSTILLERY LLC &
WADE INVESTMENT PARTNERS LLC

Legal entity

Limited Liability Company

Agent

FF1477 SPRINGER - SPRINGER INSURANCE

Policy period

11/15/2024 to 11/15/2025

Policy number

Q61 0477017

Agent address and phone

SPRINGER - SPRINGER INSURANCE
104 N MAPLE ST
ORLEANS, IN 47452
(812)865-3133

Policy period begins at 12:01 A.M. standard time
on the effective date and ends at 12:01 A.M.
standard time on the expiration date. Standard
time is determined at the stated address of the
Named Insured.

Agency email address

mark@springerins.net

Agency website

<http://www.springerspringer.com>

The insurance applies to those premises described below. This is subject to all applicable terms of the policy and
attached forms and endorsements.

Policy Discounts

Multi-policy

Premium Summary

Total net premium:

\$11,646

Final premium:

\$11,646.00

(This is not a bill. Your invoice will follow in a separate mailing.)

Policy Change - * Notice Of Amendment**

Change effective date: 04/17/2025

Processed on: 04/22/2025 (See reverse side)

Network security liability		Included
Network security defense		
Network security liability		
Electronic media liability		Included
Electronic media defense		
Electronic media liability		
Identity recovery – Owners and employees		\$25,000
Liquor liability	\$2,500 Per common cause	\$500,000 Each common cause/ \$1,000,000 Aggregate

Total alcohol sales – Craft bar: \$100,000

Exclusion - Perfluoroalkyl and Polyfluoroalkyl Substances (PFAS)

Abuse or molestation exclusion

Exclusion – Data breach response expenses

Property Protection

Risk information for Location 1 - Building 1

Address:	301 WEST ST	Windstorm/Hail:	Property deductible
City/State:	MADISON, IN	Insured interest:	Building owner
Zip code:	47250	Year built:	1900
County:	Jefferson	Annual sales/revenue:	\$100,000
Property deductible*:	\$10,000		
Production or process machinery deductible:	\$1,000		
Production or process machinery deductible - Income protection:	1x day		
Occupancy/Operations:	30017A Craft bar - brewery, winery, distillery - with seating - no food sales		
	63010 Dwelling - lessor's risk only - one family - lessor's risk		

**Property deductible applies unless otherwise indicated below.*

Location 1 - Building 1 summary

Coverage	Deductible	Limit
Property coverage part		
Building: Comprehensive perils, 80% coinsurance, Replacement cost		\$3,000,000
Business personal property: Comprehensive perils, 80% coinsurance, Replacement cost		\$75,000
Income protection		Actual loss sustained
Period of indemnity - 12 months		

EPP4002	10/22	Pollutants Redefined
EPP4007	10/19	Coverage for Punitive Damages
EPP4500	12/21	Cyber Suite Coverage
EPP4502IN	12/21	Cyber Suite - Indiana Changes Amendatory Endorsement
EPP4503	12/21	Important Notice - Cyber Coverage Resources Available
IL952A	03/21	Cap on Losses from Certified Acts of Terrorism
IL985H	03/21	Disclosure Pursuant to Terrorism Risk Insurance Act

THIS INDENTURE WITNESSETH, That **WADE INVESTMENT PARTNERS 301, LLC**, an Indiana Limited Liability Company, (Grantor) of Jefferson County, in the State of Indiana, **CONVEY AND WARRANT** to **MAD PADDLE, LLC**, an Indiana Limited Liability Company, (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 1:

Parcel No. 39-13-02-213-060.000-007

Property Address: 301 West Street, Madison, Indiana 47250

Being a part of Lot No. 21 and a part of Lot 22 in the First Addition West to the City of Madison, Jefferson County, Indiana. described as follows: Beginning at the southeast corner of Lot No. 22, said point being the intersection of the north right-of-way of Second Street (60 foot R/W) and the west right-of-way of West Street (60 foot R/W), said point also being north 76 degrees 28'00" west 0.86 feet from the southeast corner of a brick building; thence along the north light-of-way of Second Street north 76 degrees 28'00" west (grid bearing), 148.48 feet to a point in the line with the west face of concrete retaining wall to the north; thence north 13 degrees 12'18" east, 60.67 feet in line with the face of said wall to a railroad spike; thence south 76 degrees 28'00" east 67.69 feet to a point; thence south 75 degrees 08'35" east. 66.21 feet to a point on the west right-of-way of West Street; thence with said right-of-way south 00 degrees 39'00" east 61.00 feet to the point of beginning. Containing 8503.91 square feet or 0.19522 pf an acre Subject to the legal rights-of-way and easements.

Being and intended to be the same real estate conveyed to Wade Investment Partners 301, LLC. by a Warranty Deed from Jerry B. Wade dated July 24, 2018, and recorded July 27, 2018, as Instrument No. 2018002864, in the Recorder's Office of Jefferson County, Indiana.

MLT
250 (5) (1)

Internal Steps

 Send Initial Letter



 Property may be Unsafe 



 Determination Letter has gone unanswered 



 BPW Meeting Required



 Case Notes

Internal: Notice of Violation Document

 Do you need a notice of violation?

—

 Date of Unsafe Inspection (Interior)

09/03/2025

 Period of time for abatement

 Is a hearing required?



09/03/2025

—

Sections of Unsafe Building Chapter that apply to this case:

 (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.



stresses permitted in the Building Code for such buildings.

☐

 (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.

☒

 (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.

☐

 (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.

☒

 (H) Whenever, for any reason, the building or structure, or portion thereof, is manifestly unsafe for the purpose for which it is being used.

☐

 (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.

☐

 (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.

☐

newly constructed building or like area, height and occupancy in the same location.

☐

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.

☐

General Information

Are you the property owner? *

No

 Are you City Staff?

☐

Notice

This application may only be submitted by the owner of the property. For additional information, please contact the office.



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: 08/01/25

Property Owner Name: DWolf Enterprises

Mailing Street Address: 518 Green Rd.

City: Madison

State: IN Zip: 47250

Phone (Preferred): 812-821-5493

Phone (Alternate): _____

Email: jimmy@dwolfenterprises.com

PROJECT INFORMATION

Street Address: ~~115 E. 2nd St.~~ Central Hotel

Total Cost of Project (include all costs to complete the entire project): \$75,000 \$500,000

Estimated Date of Completion of Work: April 2026

☐ 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): \$25000 + \$25,000 (2 grants total)

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.

Failing roofing system leading to further dilapidation within interior. Repair flat roofing system to include joists and framing to support 50 year roofing system.

☐ 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.

Month 1 - receive award, create materials order. Month 2 - prepare surface, repair structural concerns, emplace material, waterproof sublayer. Month 3 - Emplace roofing membrane, water test.

☐ 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	Roofing Materials	\$35000	\$12,500
2	Framing	\$20000	\$12500
3	Labor	\$20000	\$0
4			
5			
6			
7			
8			
9			
10			
	Totals	\$75000	\$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.

☐ 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:

 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.

 J 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.

 J 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.

 J 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).

 J 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.

 J 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.

 J 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.

 J 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

8/16/25

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



MADISON

Indiana
Planning, Preservation and Design

101 W Main St
Madison, IN 47250
(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.

☒ 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.

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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

9/3/20
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
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- ☐ Unsafe Letter (If required)

Staff Notes



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: 08/01/25

Property Owner Name: DWolf Enterprises

Mailing Street Address: 518 Green Rd.

City: Madison

State: IN

Zip: 47250

Phone (Preferred): 812-821-5493

Phone (Alternate): _____

Email: jimmy@dwolfenterprises.com

PROJECT INFORMATION

Street Address: 301 Mulberry St. Central Hotel

Total Cost of Project (include all costs to complete the entire project): \$150,000 \$500,000

Estimated Date of Completion of Work: April 2026

☐ 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): \$25000 + \$25,000 (2 grants total)

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- ☐ 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.

Failing roofing system leading to further diapiation within interior. Repair steep slope roofing system to include joists and framing to support 50 year Standing Seam roofing system.

☐ 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.

Month 1 - recieve award, create materials order. Month 2 - prepare surface, repair structural concerns, emplace material, waterproof sublayer. Month 3 - Emplace roofing membrane, water test.

☐ 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.

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	SAMPLE: Lumber and supplies per sales ad from Lowe's	\$1,076	\$538.00
1	Roofing Materials	\$75000	\$12,500
2	Framing	\$50000	\$12500
3	Labor	\$25000	\$0
4			
5			
6			
7			
8			
9			
10			
	Totals	\$150000	\$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.

☐ Additional pages are attached.



MADISON

Indiana
Planning, Preservation and Design

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

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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

8/16/25

Date

Documentation Review (Completed by Planning Office)

- ☐ Complete application
- ☐ Photographs of Property
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- ☐ 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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Staff Notes

[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: 08/01/25

Property Owner Name: DWolf Enterprises

Mailing Street Address: 518 Green Rd.

City: Madison

State: IN

Zip: 47250

Phone (Preferred): 812-821-5493

Phone (Alternate): _____

Email: jimmy@dwolfenterprises.com

PROJECT INFORMATION

Street Address: ~~305 Mulberry St.~~ Central Hotel

Total Cost of Project (include all costs to complete the entire project): \$75,000 \$500,000

Estimated Date of Completion of Work: April 2026

☐ 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): \$25000 + \$25,000 (2 grants total)

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.

Failing roofing system leading to further diapiation within interior. Repair steep slope roofing system to include joists and framing to support 50 year Standing Seam roofing system.

Complete exterior facade renovation to include:
tuck-pointing/mortar repair, exterior painting,
brick dentil work

☐ 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 ready to begin upon award weather permitting
Nov-Dec Roofing/framing/brick work
March-April - painting
May - punchlist

Month 1 - recieve award, create materials order, Month 2 - prepare surface, repair structural concerns, emplace material, waterproof sublayer, Month 3 - Emplace roofing membrane, water test.

☐ 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	Roofing Materials	\$35000	\$12,500
2	Framing	\$20000 ^{\$11,500}	\$12500 ⁴⁰⁰⁰
3	Labor	\$20000	\$0
4	<i>Exterior renovation: brick mortar/dentil repair</i>	<i>\$4,000</i>	<i>\$4000</i>
5	<i>exterior painting</i>	<i>\$4,500</i>	<i>\$4,500</i>
6			
7			
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	Totals	\$75000	\$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.

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8/16/25

Date**Documentation Review** (Completed by Planning Office)

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Staff Notes



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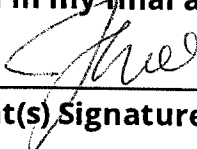
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9/3/28
Date

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Staff Notes



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

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PROJECT INFORMATION

Street Address: ~~307 Mulberry St.~~ Central Hotel

Total Cost of Project (include all costs to complete the entire project): \$75,000 \$500,000

Estimated Date of Completion of Work: April 2026

☐ Hilltop

☒ Downtown

GRANT INFORMATION

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DESCRIPTION OF THE PROJECT

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

Failing roofing system leading to further dilapidation within interior. Repair steep slope roofing system to include joists and framing to support 20 year roofing system.

*Complete exterior facade renovation to include:
tuck point/mortar repair, surface prep for paint, exterior
painting*

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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 ready to begin upon award weather permitting
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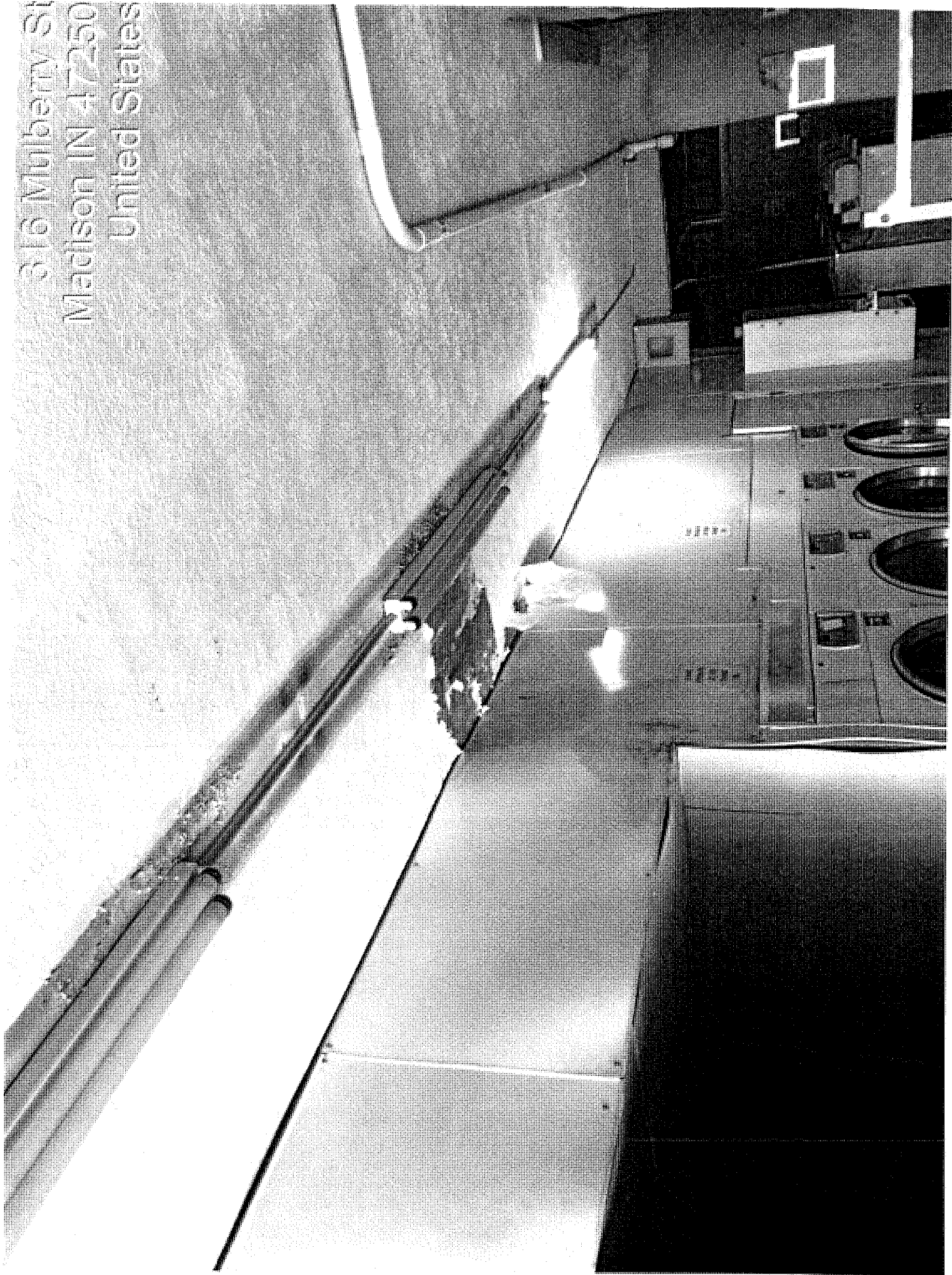
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Staff Notes

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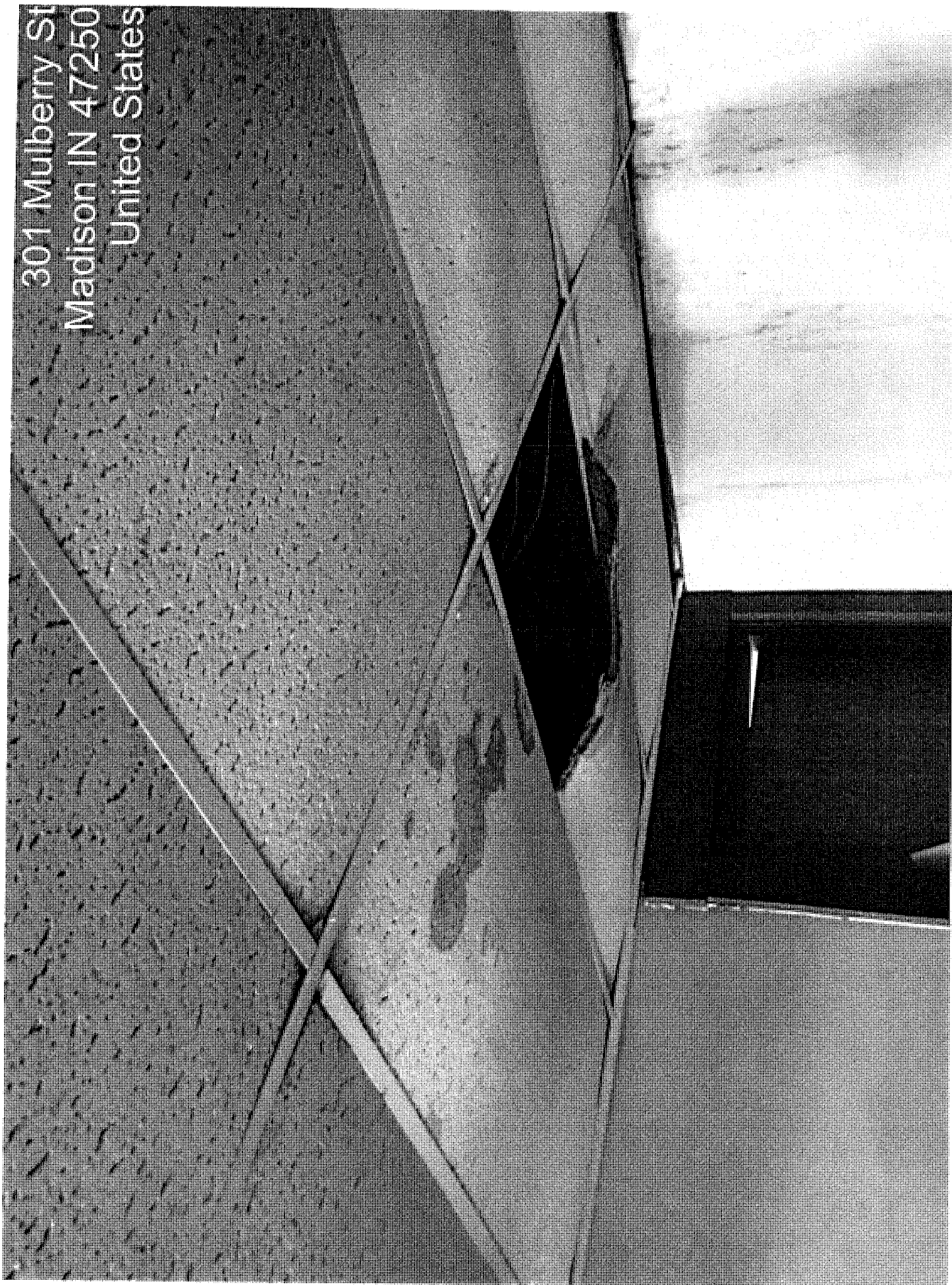
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Madison IN 47250
United States



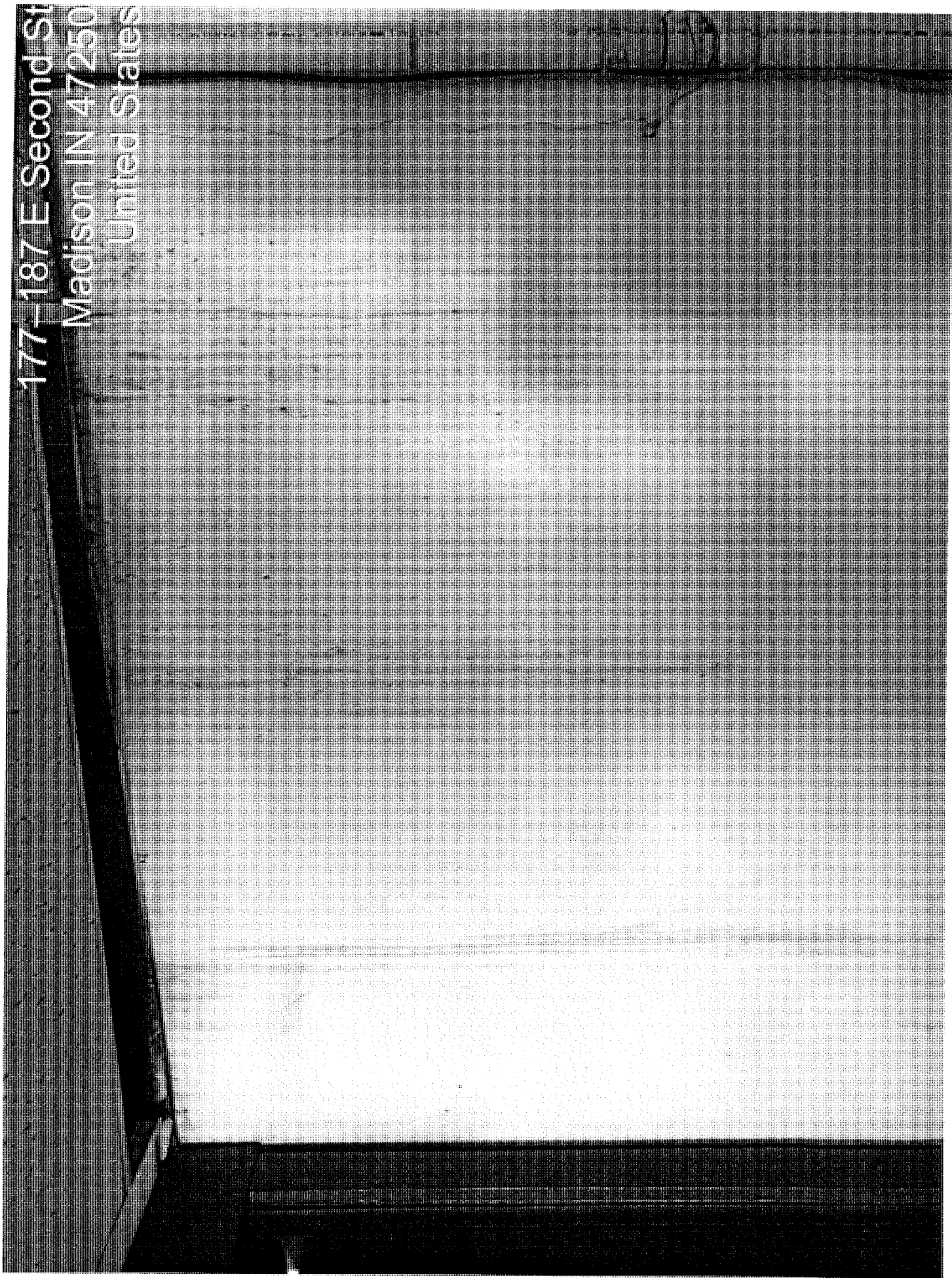
316 Mulberry St
Madison IN 47250
United States



301 Mulberry St
Madison IN 47250
United States



177-187 E Second St
Madison IN 47250
United States



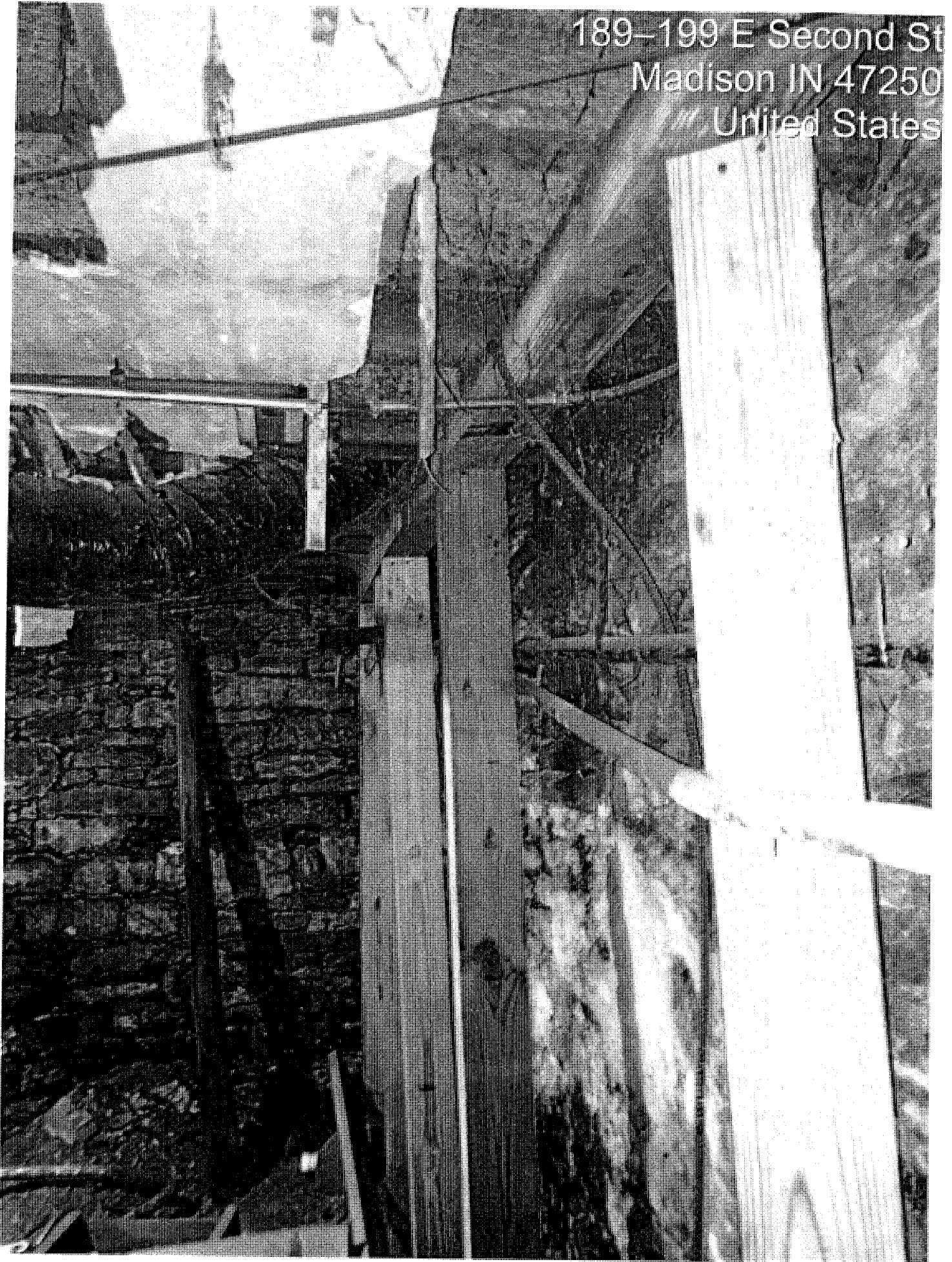
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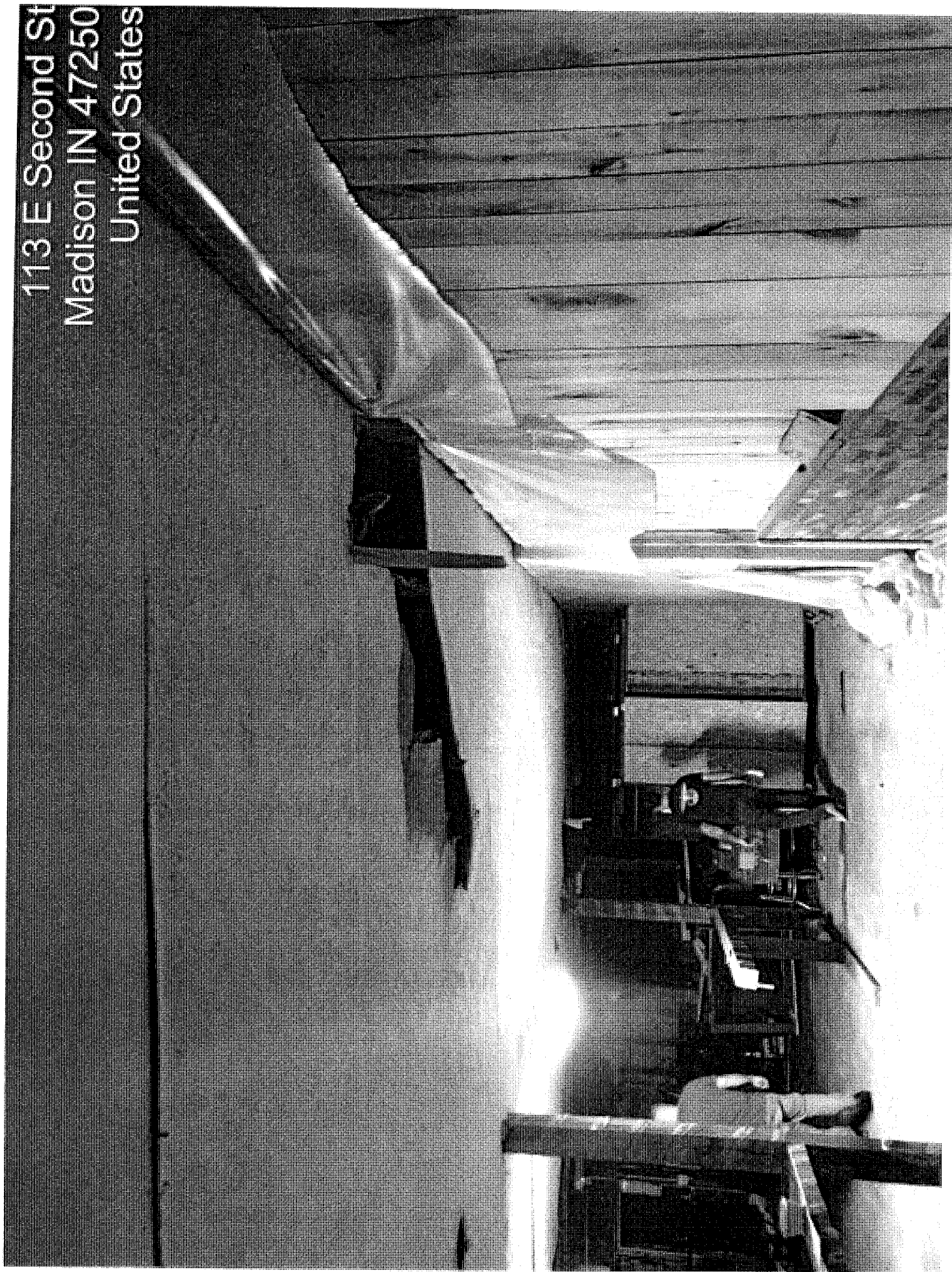
189-199 E Second St
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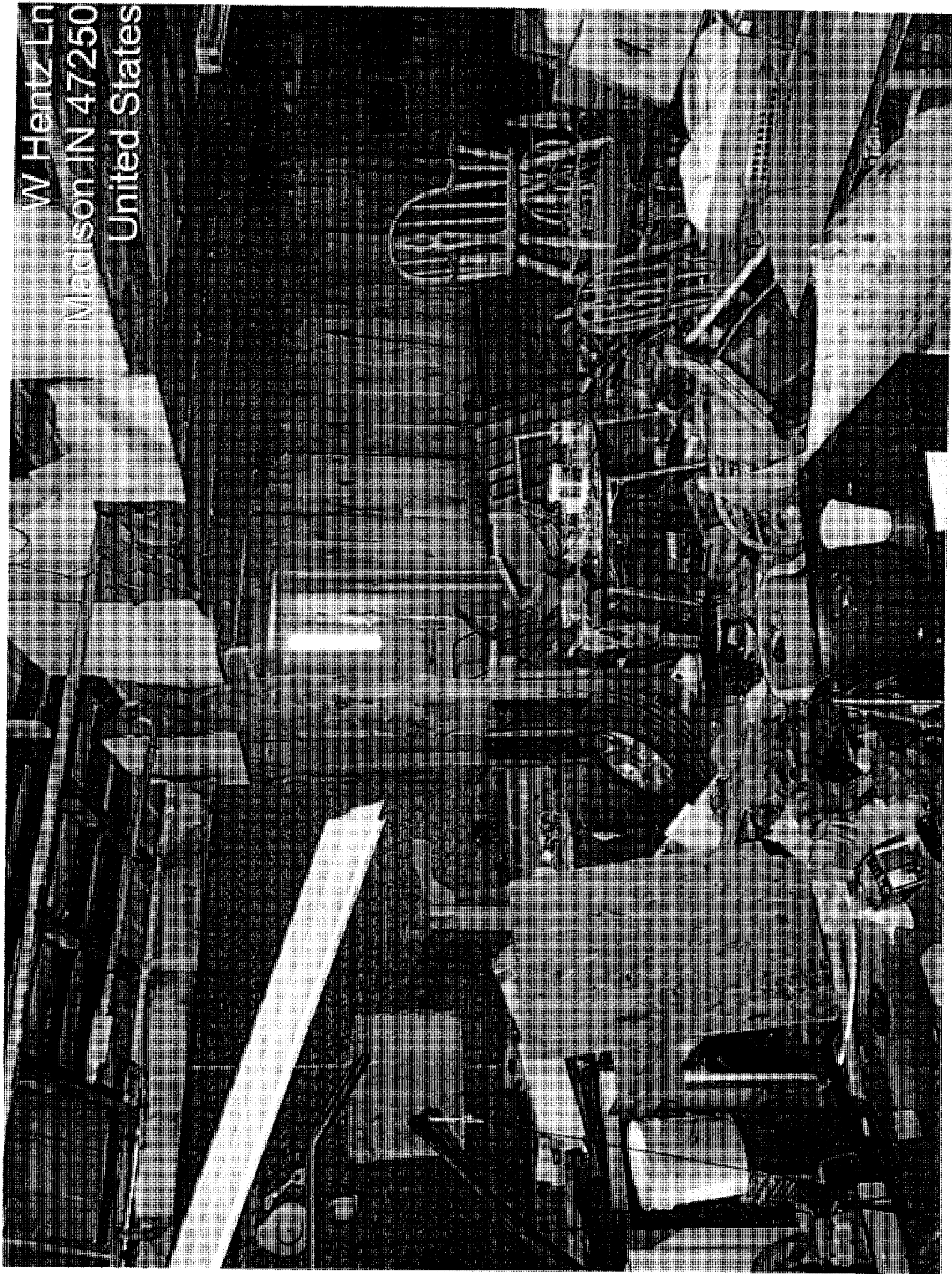
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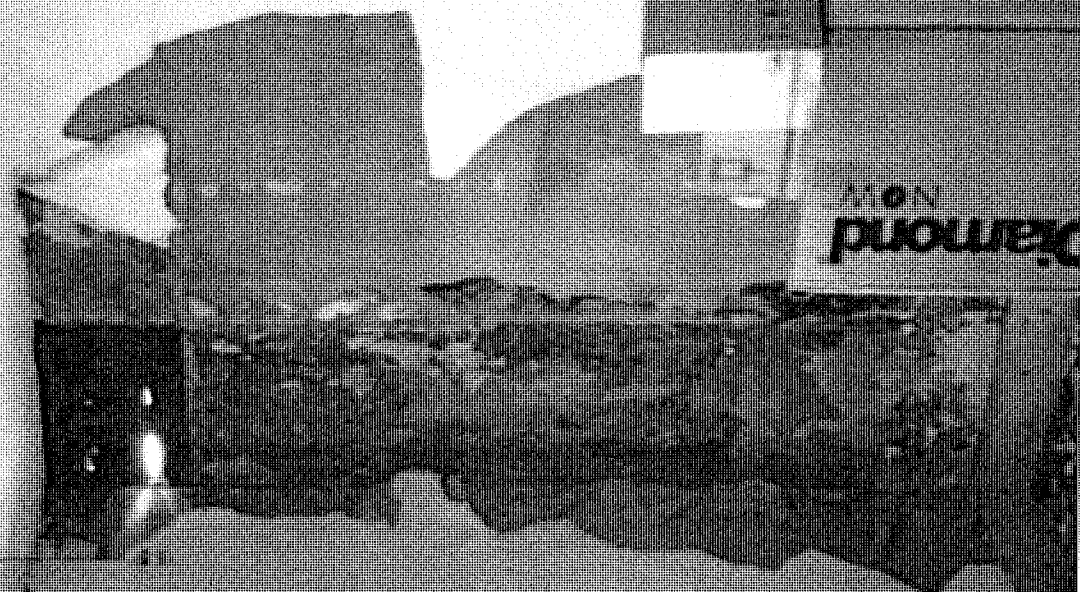
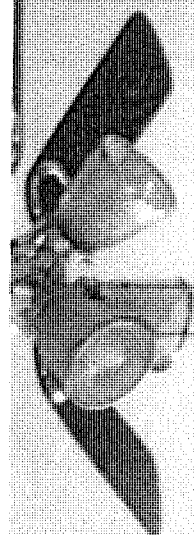
113 E Second St
Madison IN 47250
United States



W Hentz Ln
Madison IN 47250
United States



1128 W Second St
Madison IN 47250
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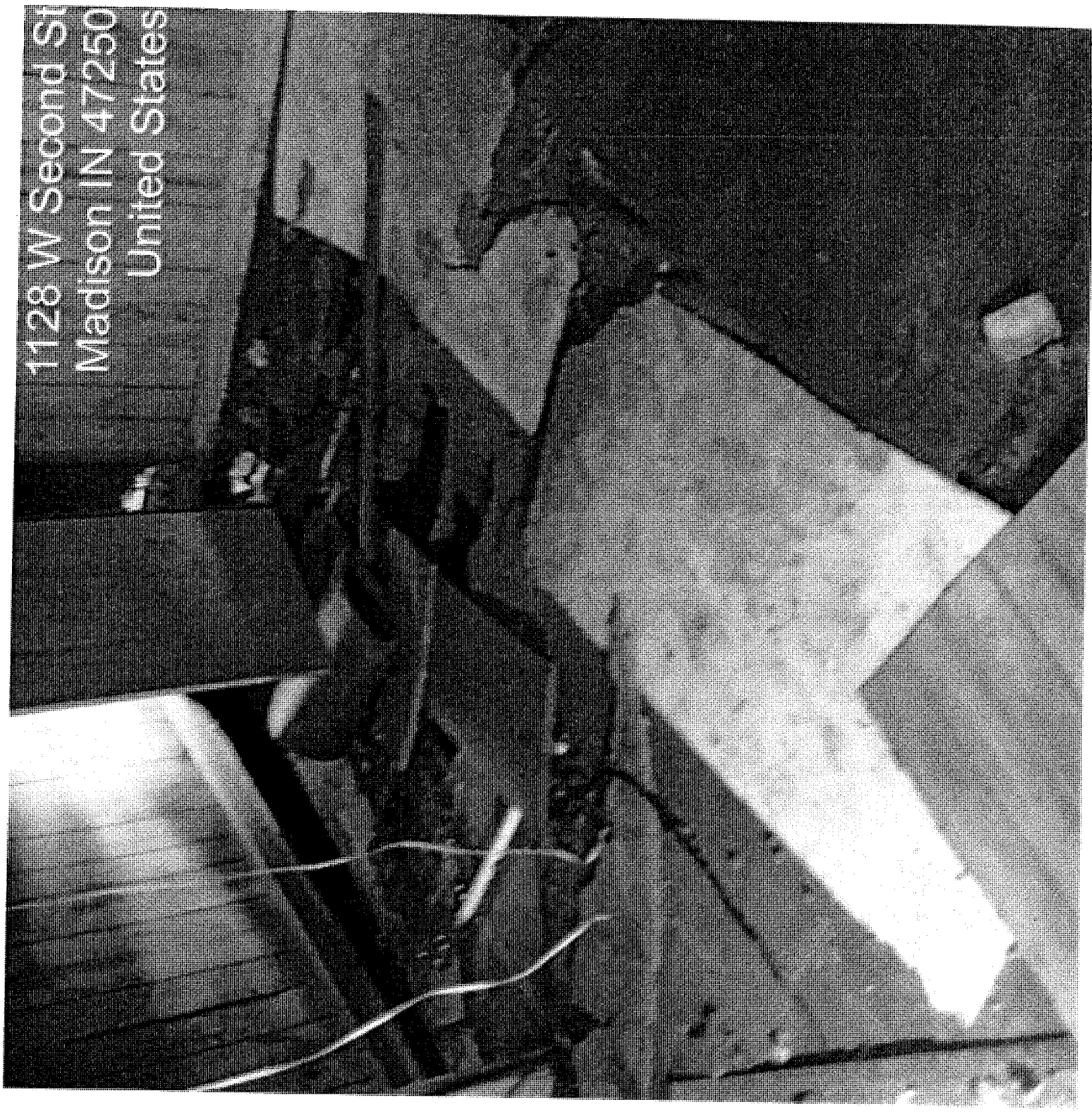


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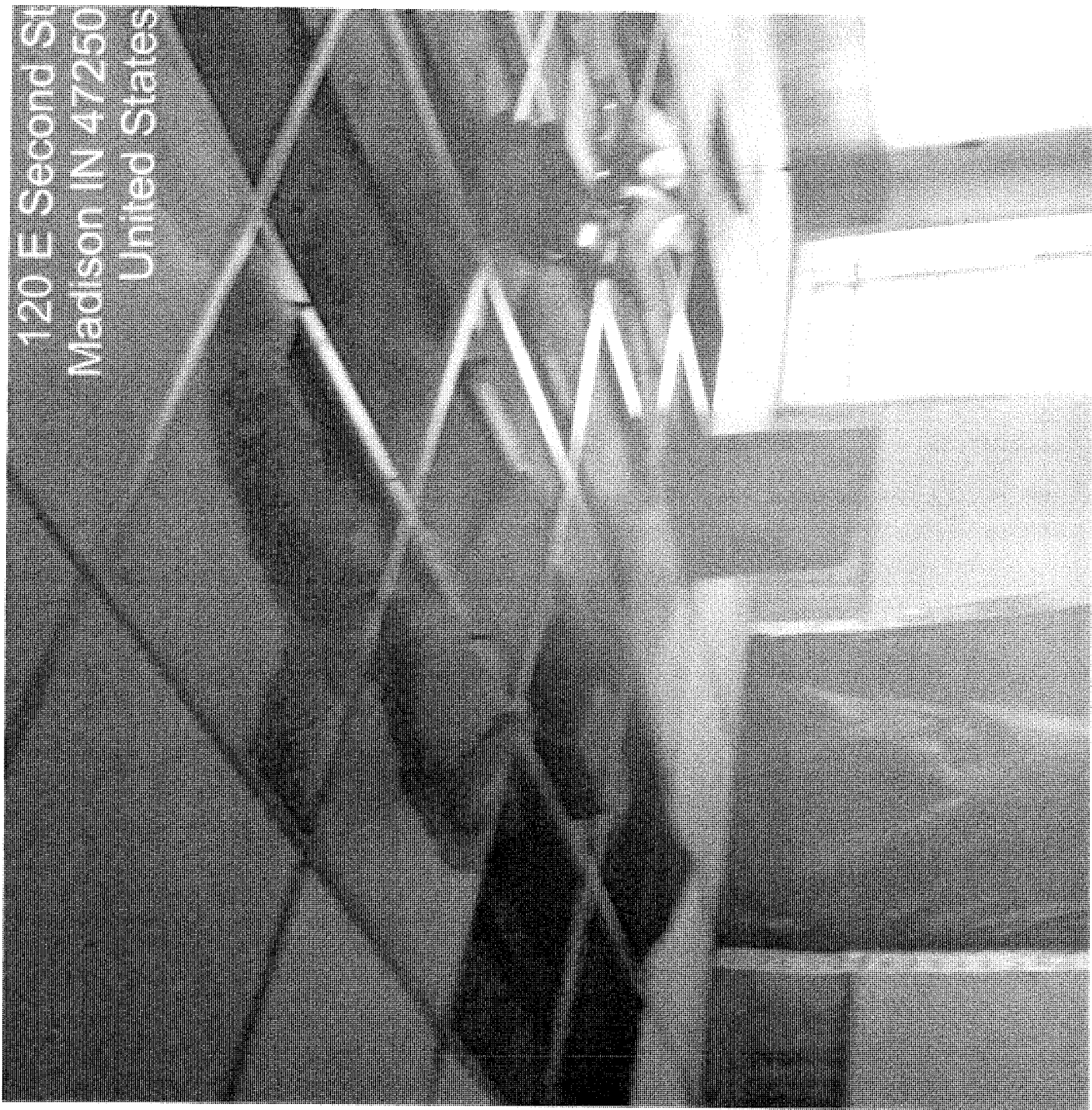


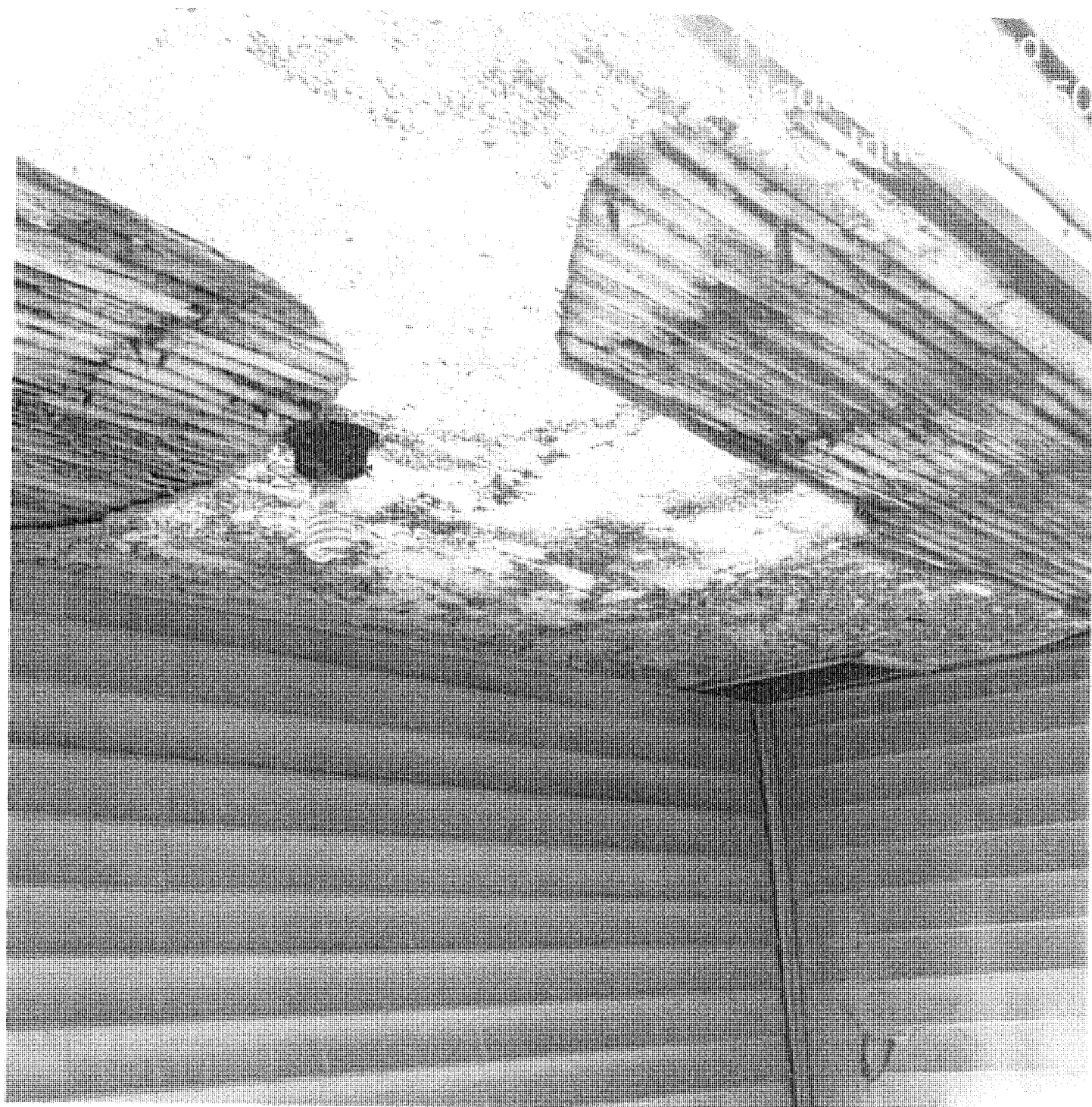


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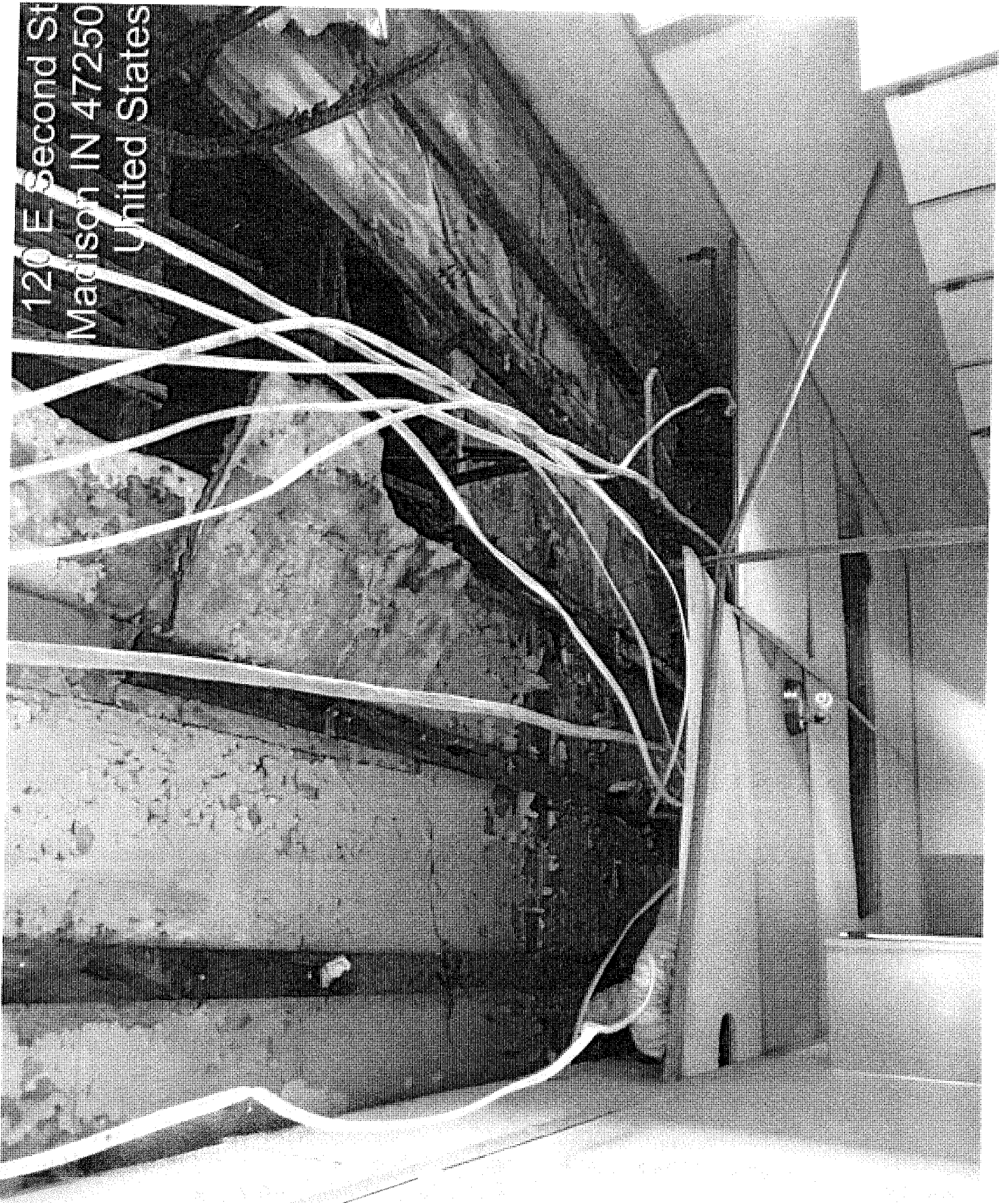


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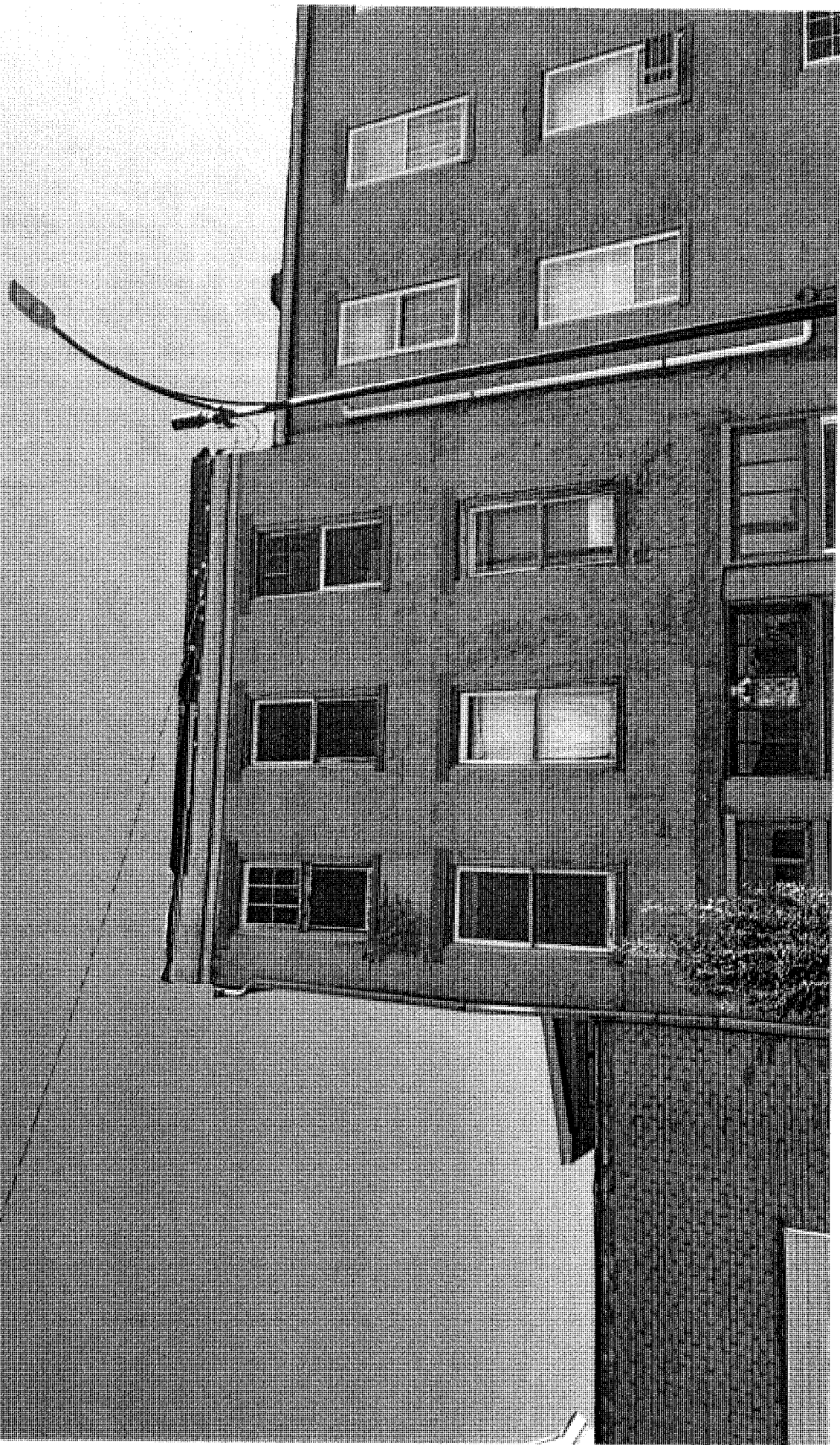


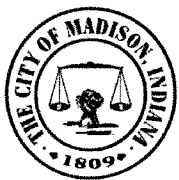


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MADISON

Indiana
Planning, Preservation and Design

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

PACE Total Approval

Emily Schafer has been approved by the Board of Public Works to receive a PACE grant for \$10,000
(amount) for the project at 308 Elm St. (address)

Signature (PACE Program Staff)

Date

Signature (Mayor)

Date

Signature (Board of Public Works and Safety)

Date

Signature (Board of Public Works and Safety)

Date

PACE Midpoint Check

I, Emily Schafer (Print Name), received a check for \$5000 (amount) from the PACE grant for the
project at 308 Elm St. (project address).

Signature (Applicant)

Date

Signature (PACE Program Staff)

Date

Signature (Mayor)

Date

Signature (Board of Public Works and Safety)

Date

Signature (Board of Public Works and Safety)

Date

PACE Final Check

I, Emily Schafer (Print Name), received a check for \$5000 (amount) from the PACE grant for the
project at 308 Elm St. (project address).

Signature (Applicant)

Date

Signature (PACE Program Staff)

Date

Signature (Mayor)

Date

Signature (Board of Public Works and Safety)

Date

Signature (Board of Public Works and Safety)

Date



MADISON

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Planning, Preservation and Design

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

PACE Midpoint Check

I, Schafer Knox
Emily Ann Schafer (Print Name), received a check for \$5,000.00 (amount) from the PACE grant
for the project at 308 Elm St (project address).

Check mailed nms

Signature (Applicant)

Date

M. Schell

Signature (Director of Planning)

10/7/24

Date

B. G. Curran

Signature (Mayor)

10/7/24

Date

Karl Eagle

Signature (Board of Public Works and Safety)

10-7-24

Date

David Carlow

Signature (Board of Public Works and Safety)

10-7-2024

Date

PACE Final Check

I, _____ (Print Name), received a check for _____ (amount) from the PACE grant
for the project at _____ (project address).

Signature (Applicant)

Date

Signature (Director of Planning)

Date

Signature (Mayor)

Date

Signature (Board of Public Works and Safety)

Date

Signature (Board of Public Works and Safety)

Date



MADISON

Indiana
Planning, Preservation and Design

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

PACE
Grant Approval

Property Address: 308 Elm St

Applicant Name(s): Emily Schafer

P.A.C.E. Review Committee

Date of approval: 1/9/24

Director of Planning: [Signature]

Grant Amount Approved: \$10,000.00

Mayor

Date of approval: _____

Mayor: [Signature]

Board of Public Works and Safety

Date of approval: _____

Board of Public Works and Safety Representative: [Signature]

Date of approval: 1-22-2024

Board of Public Works and Safety Representative: [Signature]



MADISON

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: 10/10/2025

Property Owner Name: Emily (Schafer) Knox

Mailing Street Address: 308 Elm Street

City: Madison

State: IN Zip: 47250

Phone (Preferred): 812-599-0722

Phone (Alternate): 812-719-0150

Email: eknox@madison.k12.in.us

PROJECT INFORMATION

Street Address: 308 Elm Street

Total Cost of Project (include all costs to complete the entire project): Demo \$19,200 - Infill \$276,225

Estimated Date of Completion of Work: 6/1/2025

☐ 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): _____

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.

Demo of burned structure. Rebuild of dwelling on
previous foundation.



MADISON

Indiana
Planning, Preservation and Design

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

☐ 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.

Demo completed prior to Midpoint report.

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	Infll after Midpoint report	276,225	400
2			
3	Demo - Final Draw for	9,200	\$ 4,600
4			
5			
6			
7			
8			
9			
10			
11			
12			
	Totals	285,425	\$ 5,000

☒ Additional pages are attached.

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

Emily Knox
Applicant(s) Signature

10/10/2025
Date



Description			Amount
Labor and Materials for Combs Construction Company to provide proper permits and secure existing utilities to demo burnt structure down to foundation. All materials to be properly disposed of and lot to be clean of debris. *Final draw for demo of home and properly disposing of all debris			9,200.00
			Total <u>\$9,200.00</u>
Phone #	Fax #	Web Site	Balance Due <u>\$9,200.00</u>
812-265-6306	F. 812-273-3376	www.combsconstruction.biz	



1289 N. US 421
Madison, IN 47250

Invoice

Date	Invoice #
2/19/2024	3705

Bill To
Emily Schafer 308 Elm St. Madison, IN 47250

Federal tax ID #43-2075807

Project

Description	Amount
Labor and Materials for Combs Construction Company to provide proper permits and secure existing utilities to demo burnt structure down to foundation. All materials to be properly disposed of and lot to be clean of debris. * Draw to cover permits and equipment	10,000.00

			Total	<u>\$10,000.00</u>
Phone #	Fax #	Web Site	Balance Due	
812-265-6306	F. 812-273-3376	www.combsconstruction.biz		
				<u>\$10,000.00</u>

CONSTRUCTION CONTRACT

THIS CONSTRUCTION CONTRACT made and entered into this the 7th day of September by and between **YODER CONSTRUCTION COMPANY**, hereinafter referred to as "builder" and David and Emily Knox of Madison, IN., hereinafter referred to as "OWNER" (whether one or more) WITNESSETH, THAT for and in consideration of, and subject to, the following mutual covenants and conditions, the Builder will construct a residence for the Owner on the property of Owner located on 308 Elm st. Madison, IN., in accordance with the plans as agreed to by the parties which are attached hereto and made a part hereof and which are herein after referred to as the "Plans":

1. **PURCHASE PRICE** : Owner agrees to pay for the labor and material to be provided here under the sum of (\$ 276,225.00) of which the sum of \$150.00 is cash in hand paid, the receipt of which is hereby acknowledged, with the balance of (\$ 276,075.00) to be paid in five installments as the work progresses as follows :

- A. One-fifth (\$ 55,215.00) when the foundation is complete;
- B. One-fifth (\$ 55,215.00) when the house is dried in;
- C. One-fifth (\$ 55,215.00) when the installation of the heating, air conditioning, and plumbing is complete;
- D. One-fifth (\$ 55,215.00) when all the drywall is complete;
- E. One-fifth (\$ 55,215.00) when all construction is complete;

2. **Applicable Codes** : All work shall be performed in a good and workmanlike manner of good materials and in accordance with any plumbing, electrical or other codes applicable to the property.

3. **CONSTRUCTION SCHEDULE** : Work shall be commenced on or about Oct.29,2024 , with an estimated completion date of May 2025 . Work shall be subject to delay caused by God or other conditions not within the control of the Builder.

4. **CHANGES** : Significant modifications or deviations from the plans attached hereto shall be billed to homeowner at \$ 75.00 per hour per person, plus additional material cost. This shall be in addition to the price herein specified.

5. **ALLOWANCES** : Owner shall be allowed the following allowances as a deduction from the Purchase Price as set forth above in paragraph #1 :

A. Cabinets, Vanities, and Tops: \$ 18,000.00

B. Light Fixtures: \$ 2,000.00

C. Exterior Doors and Windows: \$ 18,560.00

D. All Flooring, including installation : \$ 17,600.00

E. Plumbing and Fixtures: \$ 15,350.00

F. Refrigerator and stove: \$ N.A.

G. Mirrors: \$ N.A.

6. **ITEMIZED SPECIFICATIONS** :

A. **Foundation**: Adding to existing footer and foundation/ concrete floor in basement with sump pump

B. **Roof**: Oak Ridge II

C. **Outside Style and Design**: Per plan

D. **Insulation**: open cell foam on walls and roof

E. **Floor Joists**: Wood I joist and 2x12 on flat roof

F. **Interior Doors**: Masonite paintable

G. **Windows**: Jeldwen siteline clad double hung

H. **Bathroom Fixtures**: In plumbing all

I. **Finish on Wall**: 2-coats of paint

J. **Trim**: Paintable

K. **Door Knobs**: Quickset

L. **Gutters and downspouts**: Continuous aluminum

M. **Exterior Material**: Smart siding

N. **Fireplaces**: N.A.

O. **Other specifications**: \$2,000.00 to finish yard work

IN WITNESS WHEREOF, the parties hereto their names the day and year first set out above.

BUILDER: YODER CONSTRUCTION

BY: Lonnie Yoder

LONNIE YODER, PRESIDENT

OWNER: Emily Knox

[Signature]

CONTRACT TO BUILD

This construction contract dated as of September 13th, 2024 by and between Emily and David Knox ("owner") and Yoder Construction Company ("contractor").

Owner and Contractor, in consideration of the mutual covenants hereinafter set forth, agree as follows:

Contractor shall construct the items identified in Exhibit "A" in accordance with the contract documents as identified for this contract on property which is located at 308 Elm Street of Madison, Indiana ("Property") in Jefferson county.

Project Description: Single family residence

Approximately 1500 sq. ft. home Garage: — sq. ft.

I. COMPLETION TIME

See Yoder Contract

~~Assuming all conditions are satisfied and weather permits, the work to be performed under the contract shall be substantially completed no later than _____ days after the work commences. The work shall commence within _____ days after the permits necessary to start work have been issued, the owner has supplied contractor with a written notice of financing. The owner shall have supplied the contractor with a correct statement of the recorded legal title of the property and the owner's interest in the property. The owner is not entitled to possession until after final payment.~~

~~Any time lost by-reason-of changes to the contract or changes in plans by the owner, other acts of the owner, strikes, weather conditions not reasonably anticipated, or any other condition not within the contractor's control shall be added to the specified time for completion. For any delays which are not the contractor's responsibility, the contract price shall increase by any increase in the contractor's costs caused by the delay.~~

~~A claim for an increase in time for the performance of the contract, or an increase in the contract cost shall be made within _____ days after the contractor first recognizes the condition giving rise to the claim.~~

II. CHANGE ORDERS

The owner may order changes in the work within the terms of this contract, but only by a prior written order and agreement with the contractor that states the changes to the contract, the amount of additional cost, and the additional number of days to be added to the contract completion date. All change orders must be approved by lender as well.

Any of the owners may sign the change order and that signature will be binding upon all of the owners.

The owners hereby agree to make all requests for change orders to the contractor, and not to issue instructions to, or otherwise negotiate for additional or changed work specifications with, the contractor's employees or subcontractors.

III. CONTRACT PRICE

The owner agrees to pay a total price of \$ _____ dollars to the contractor for construction of the house, and the contractor agrees to provide all the labor, materials, equipment, tools, and other services necessary to construct the house.

Upon the signing of this contract, the owner agrees to pay \$ _____ dollars to the contractor as a deposit. The owner will make the following interim payments.

Choose and initial one of the two options listed:

_____ Percentage of work completed to be determined by the lender at the end of each month.

_____ Disbursements based on the following:

- 15% of the original balance after footings, foundation walls, and slab complete
- 20% of the original balance after all framing and permanent roof are complete
- 20% of original balance after all windows, exterior doors, rough-in plumbing, rough-in electric, and rough-in HVAC complete
- 25% of original balance after siding, exterior trim, insulation, finish drywall, septic, interior doors and trim
- 15% of original balance after cabinets, painting, bath fixtures, finish electric, finish plumbing, finish HVAC, floor coverings, and built in appliances
- 5% of original balance after walk-ways, final grade, gutters, grass seeding, driveway and landscape complete

See Yoder
Contract

IV. INSURANCE AND RISK MANAGEMENT

The contractor shall obtain all workers' compensation, commercial general liability insurance and comprehensive liability insurance necessary to protect contractor from claims for damages due to bodily injury, including death, and for damages to property that may arise out of and during operations under this contract.

The owner shall purchase his/her own liability insurance including fire and casualty insurance to the full insurable value of the house and shall name the contractor as an additional insured. Each party shall issue a certificate of insurance to the other prior to the commencement of construction.

V. ALLOWANCE ITEMS

Upon signing this contract, the owner shall be given the allowances listed below.

- KITCHEN \$ _____
- FLOORING \$ _____
- LIGHTING FIXTURES \$ _____
- APPLIANCES \$ _____
- LANDSCAPING \$ _____
- BATHROOM FIXTURES \$ _____
- HVAC \$ _____
- _____ \$ _____
- _____ \$ _____
- _____ \$ _____
- _____ \$ _____

See Yoder
Contract

CONTRACT AGREED ON AND ACCEPTED BY THE FOLLOWING

PLEASE SIGN BELOW

OWNER: Emily Knox

DATE 9/14/24

OWNER: [Signature]

DATE 9/14/24

ADDRESS: 701 Elm Street, Madison, IN 47250

PHONE NUMBER: (812) 599-0722

CONTRACTOR: Ronnie [Signature]

DATE 9-14-24

ADDRESS: 5328 West Jackson Rd. Heavener IN, 47243

PHONE NUMBER: cell 270-932-1060

PACE Total Approval

Debra Squires Holt has been approved by the Board of Public Works to receive a PACE grant for
\$ 7500.00 (amount) for the project at 403 W. Second St. (project address)

Brenna R. Haley
Signature (PACE Program Staff)

3-17-25
Date

Bos
Signature (Mayor)

3-17-25
Date

David Carlson
Signature (Board of Public Works and Safety)

3-17-2025
Date

Karl
Signature (Board of Public Works and Safety)

3-17-25
Date

PACE Midpoint BPW Approval and Check

I, _____, received a check for \$ _____ (amount) from the PACE grant for the
project at _____ (project address).

Signature (Applicant)

Date

Signature (PACE Program Staff)

Date

Signature (Mayor)

Date

Signature (Board of Public Works and Safety)

Date

Signature (Board of Public Works and Safety)

Date

PACE Final BPW Approval and Check

I, Debra Squires Holt received a check for \$ 7500 (amount) from the PACE grant for the
project at 403 W. Second St. (project address).

Signature (Applicant)

Date

Signature (PACE Program Staff)

Date

Signature (Mayor)

Date

Signature (Board of Public Works and Safety)

Date

Signature (Board of Public Works and Safety)

Date



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: 10/14/2025
Property Owner Name: Debra Squires Holt
Mailing Street Address: 403 West 2nd Street
City: Madison State: IN Zip: 47250
Phone (Preferred): 812-599-8076 Phone (Alternate): _____
Email: dsquires5389@gmail.com

PROJECT INFORMATION

Street Address: 403 West 2nd Street
Total Cost of Project (include all costs to complete the entire project): \$18,935.72
Estimated Date of Completion of Work: 10/10/2025
☐ 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

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.

All exterior windows (original leaded glass) have been restored and painted. All exterior wood elements were repaired and painted.

☐ 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	\$18,935.72	\$ 7500

☐ Additional pages are attached.

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

Debra Holt
Applicant(s) Signature

10/14/2025
Date

319 E. Main St.
Madison, IN 47250

812-273-6924
prickettproperties@hotmail.com

Randy & Debbie Holt
403 W. Second St.
Madison, IN 47250

12/19/2024

Reference: Painting the whole exterior of house.

Material and labor to scrape, sand, putty glaze, prime & paint all exterior wood including doors, garage door, windows, shutters, facia, soffits & siding.

Price includes the following:

- Power washing gutters before removing.
- Removing gutters and down spouts for painting.
- Reinstalling gutters and down spouts after painting.

* Front door facing Second Street that is stained is not included in the work scope.

** Job to be left clean and complete**

Thank You,

TOTAL : \$18,935.72



Mike Prickett

Before



Before



During



During



After



After



After



After





MADISON

Indiana
Planning, Preservation and Design

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

PACE Total Approval

Pettit Properties has been approved by the Board of Public Works to receive a PACE grant for \$7500
(amount) for the project at 723 W Third St (address)

Signature (PACE Program Staff)

Date

Signature (Mayor)

Date

Signature (Board of Public Works and Safety)

Date

Signature (Board of Public Works and Safety)

Date

PACE Midpoint Check

I, Pettit Properties (Print Name), received a check for \$3750.00 (amount) from the PACE grant for the
project at 723 W Third St (project address).

Signature (Applicant)

Date

Signature (PACE Program Staff)

Date

Signature (Mayor)

Date

Signature (Board of Public Works and Safety)

Date

Signature (Board of Public Works and Safety)

Date

PACE Final Check

I, Pettit Properties (Print Name), received a check for \$3750.00 (amount) from the PACE grant for the
project at 723 W Third St (project address).

Signature (Applicant)

Date

Signature (PACE Program Staff)

Date

Signature (Mayor)

Date

Signature (Board of Public Works and Safety)

Date

Signature (Board of Public Works and Safety)

Date



MADISON

Indiana
Planning, Preservation and Design

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

PACE Midpoint Check

I, Pettit Properties (Print Name), received a check for \$3750.00 (amount) from the PACE grant for the project at 723 W 3rd St (project address).

[Signature]
Signature (Applicant)

1-27-25
Date

Brenna R. Haley
Signature (PACE Program Staff)

1/27/25
Date

[Signature]
Signature (Mayor)

1-21-25
Date

[Signature]
Signature (Board of Public Works and Safety)

1-21-25
Date

Daniel Carlson
Signature (Board of Public Works and Safety)

1-21-2025
Date

PACE Final Check

I, _____ (Print Name), received a check for _____ (amount) from the PACE grant for the project at _____ (project address).

Signature (Applicant)

Date

Signature (PACE Program Staff)

Date

Signature (Mayor)

Date

Signature (Board of Public Works and Safety)

Date

Signature (Board of Public Works and Safety)

Date



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: 6-19-25
Property Owner Name: Pettit Properties
Mailing Street Address: 3818 N Paper Mill Rd
City: Madison State: IN Zip: 47250
Phone (Preferred): 812-701-8785 Phone (Alternate): 812-599-1650
Email: rodneycpettitcontracting.com

PROJECT INFORMATION

Street Address: 723 West Third St
Total Cost of Project (include all costs to complete the entire project): 125,000
Estimated Date of Completion of Work: 6-18-25
☐ 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
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.

Completed Smaat Siding Windows + Porches

☐ 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	LP Smart Siding	15,000	7,500
2	Windows	8000	4000
3	Wood Materials osh Porches wath Studs	12,000	6,000
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

6-18-25
Date



3818 Papermill Rd.
Madison, IN 47250
812-265-ROOF
877-766-3640
www.pettitcontracting.com



VISA



INVOICE

Pettit Properties
723 W Third St

INVOICE NO.

DATE

6-18-25

ACCOUNT NO.

YOUR P.O. NO.

TERMS

SHIP VIA

FOB

SALESMAN

Keddy

QTY.	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
		Completed Smart Siding Porches Roof System + walls + reshot + windows		55,000 ~
PLEASE PAY FROM THIS INVOICE			SUB TOTAL	
			TAX	
			TOTAL	55,000 ~





MADISON

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Planning, Preservation and Design

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

PACE Total Approval

Pettit Properties has been approved by the Board of Public Works to receive a PACE grant for \$7500
(amount) for the project at 725 W Third St (address)

Signature (PACE Program Staff)

Date

Signature (Mayor)

Date

Signature (Board of Public Works and Safety)

Date

Signature (Board of Public Works and Safety)

Date

PACE Midpoint Check

I, Pettit Properties (Print Name), received a check for \$3750.00 (amount) from the PACE grant for the
project at 725 W Third St (project address).

Signature (Applicant)

Date

Signature (PACE Program Staff)

Date

Signature (Mayor)

Date

Signature (Board of Public Works and Safety)

Date

Signature (Board of Public Works and Safety)

Date

PACE Final Check

I, Pettit Properties (Print Name), received a check for 3750.00 (amount) from the PACE grant for the
project at 725 W Third St (project address).

Signature (Applicant)

Date

Signature (PACE Program Staff)

Date

Signature (Mayor)

Date

Signature (Board of Public Works and Safety)

Date

Signature (Board of Public Works and Safety)

Date



MADISON

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PACE Midpoint Check

I, Pettit Properties (Print Name), received a check for \$3750.00 (amount) from the PACE grant for the project at 725 W 3rd St (project address).

[Signature]
Signature (Applicant)

1-27-25
Date

Brenna R. Hally
Signature (PACE Program Staff)

1/27/25
Date

B. Cow
Signature (Mayor)

1-21-25
Date

Karl Eagle
Signature (Board of Public Works and Safety)

1-21-25
Date

David Carlson
Signature (Board of Public Works and Safety)

1-21-2025
Date

PACE Final Check

I, _____ (Print Name), received a check for _____ (amount) from the PACE grant for the project at _____ (project address).

Signature (Applicant)

Date

Signature (PACE Program Staff)

Date

Signature (Mayor)

Date

Signature (Board of Public Works and Safety)

Date

Signature (Board of Public Works and Safety)

Date



MADISON

Indiana
Planning, Preservation and Design

101 W Main St
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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: 6-19-25

Property Owner Name: Pettit Properties

Mailing Street Address: 3818 N Paper Mill Rd

City: Madison State: IN Zip: 47250

Phone (Preferred): 812-701-8785 Phone (Alternate): 812-599-1650

Email: rodneyc@pettitcontracting.com

PROJECT INFORMATION

Street Address: 725 West Third St

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

Estimated Date of Completion of Work: 6-18-25

☐ 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): 7500

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.

Completed Smart Siding Windows & Porches

☐ 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	L / Smart Siding	15,000	7500
2	Windows	8,000	4,000
3	Wood Material - osh Porch mott studs	12,000	6,000
4			
5			
6			
7			
8			
9			
10			
11			
12			
	Totals	35,000	17500

☐ 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

6-18-25
Date



3818 Papermill Rd.
Madison, IN 47250
812-265-ROOF
877-766-3640
www.pettitcontracting.com



INVOICE

Pettit Requests
725 W Third St
Madison IN

INVOICE NO.

DATE 6-15-25

ACCOUNT NO.

YOUR P.O. NO.

TERMS

SHIP VIA

FOB

SALESMAN

Rodw

QTY.	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
		Completed Smart Siding Roof System Porches walls & Restoring & windows		
PLEASE PAY FROM THIS INVOICE			SUB TOTAL	
			TAX	
			TOTAL	

