



Board of Public Works and Safety Agenda

MEETING DATE: Tuesday, November 18, 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
 - Pay App #3 – JTL/PrimeAE – Transfer Station
 - Vacant & Abandoned Structures Ordinance Update: Duey O’Neal
 - PACE Applications: 111 E Main, 2333 Michigan, Central Hotel Phase 3, & Central Hotel Phase 4
 - PACE Extensions: 811 E Second Street & 811 ½ E Second Street
 - PACE Final: 210 W Second Street
- G. Mayor’s comments
- H. Public comments
- I. Next Meeting: **Monday, December 1, 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, November 3, 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: The PACE application motion for 1126 W Second Street was mistyped as a final and not an application. With that correction, Eaglin moved to approve the October 20, 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 Courtney. Eaglin abstained from the vote due to his connection with the Walnut Street Fire Company. All in favor, motion carried (2-0).

Adjustments: None.

Unfinished Business: None.

New business:

Pay App #1 – Main Street Mid-Block Cross: This pay application, totaling \$8,952.75, covers work completed through October 28, 2025, including the midblock crossing and bump-out near the Comfort Station. **Motion:** Eaglin moved to approve Pay App #1 – Main Street Mid-Block Cross, seconded by Carlow. All in favor, motion carried (3-0).

Pay App #3 – All Star Paving: This pay application, totaling \$503,335.44, covers work completed through October 28, 2025, for the main CCMG project, Mill to Broadway. All of the quantities have been double-checked and verified by the inspector and JTL and have been approved. **Motion:** Courtney moved to approve Pay App #3 – All Star Paving, seconded by Eaglin. All in favor, motion carried (3-0).

Pay App #1 – Main Street Milling, Resurfacing, & Restriping – Broadway to Mulberry: This pay application, totaling \$97,143.26, covers work completed through October 28, 2025, for the milling, resurfacing, and restriping of Broadway to Mulberry. All of the quantities have been double-checked and verified by the inspector and JTL and have been approved. **Motion:** Eaglin moved to approve Pay App #1 – Main Street Milling, Resurfacing, & Restriping, seconded by Courtney. All in favor, motion carried (3-0).

Change Order #1 – Main Street Milling, Resurfacing, & Restriping – Broadway to Mulberry: The change order in the amount of \$42,113.00 covers the cost of repairing drainage structures within the roadway. Prior to resurfacing, the drainage structures requiring repair were rebuilt to ensure proper stormwater flow and long-term drainage performance. Jan Vethrus, 701 East Second Street, asked the board how this project might affect the handicapped parking and the water that pools in front of the Senior Center. It was clarified that the road profile will not be altered as part of this project. To address the water pooling issue in front of the Senior Center, staff have prioritized cleaning the nearby drain—which is often overlooked due to its location within a parking space—and confirmed with the Water and Sewer Department that the drain is now functioning properly. Sue Patterson, 417 Walnut Street, asked the same question, but for 406 East Main. That area is a state highway, so the city did get permission to be able to resurface the road instead of just restriping, but the infrastructure of that area is something the state would dictate. **Motion:** Carlow moved to approve Change Order #1 – Main Street Milling, Resurfacing, & Restriping, seconded by Eaglin. All in favor, motion carried (3-0).

Project Status Update – Chris Hale: Work along Main Street is moving along well. Most of the paving has been completed, with the remaining sections expected to be finished this week. Crews will also be completing the north side parking lanes and remaining intersection work, followed by pavement striping, which is scheduled for next week. In addition, they'll be wrapping up the final concrete work—specifically, the sidewalk panels. The 2026-1 CCMG application was submitted last week. The application was for \$1 million worth of projected neighborhood road improvements. Those areas include Clifty Drive to Mouser, Crozier from State Rd 7 to Cassidy Lane, Third Street from Cragmont to Broadway, and Broadway from Third Street to Main Street (both north and south lanes).

Madison Community Concert Band – Equipment Purchase: BPW is the custodian of the Madison Community Concert funds. The band has requested a disbursement of \$919.99 for an equipment purchase. **Motion:** Carlow moved to approve the expenditure for the Madison Community Concert Band, seconded by Eaglin. All in favor, motion carried (3-0).

Contract with Silly Safaris – Brett Ricketts: This contract is for the reindeer for the Christmas parade and festival. The contract amount is the same as last year and will be funded by sponsors. **Motion:** Eaglin moved to approve the contract with Silly Safaris, seconded by Courtney. All in favor, motion carried (3-0).

Contract with Dynamic Displays – Brett Ricketts: This contract is for the walking balloons for the Christmas parade. The contract amount will be funded by sponsors. **Motion:** Eaglin moved to approve the contract with Dynamic Displays, seconded by Courtney. All in favor, motion carried (3-0).

Resolution 2025-52B: Street Closure – Christmas Parade – Dec. 6, 2025: A request was submitted by Brett Ricketts on behalf of the City of Madison for temporary street and parking lot closures in connection with the City of Madison Christmas Parade on Saturday, December 6, 2025. The proposed resolution outlines the following closures: Main Street from Jefferson Street to Mill Street from 10:00 a.m. to 1:00 p.m.; Mill Street between Main Street and Second Street from 10:00 a.m. to 1:00 p.m.; Jefferson Street between Main Street and Second Street from 8:00 a.m. to 1:00 p.m.; Second Street between Walnut Street and Jefferson Street from 8:00 a.m. to 1:00 p.m.; and the parking lot at the corner of Jefferson and Second Streets from 8:00 a.m. to 1:00 p.m. All parking on Main Street from Jefferson Street to Mill Street would also be restricted from 9:00 a.m. to 1:00 p.m. **Motion:** Courtney moved to approve Resolution 2025-52B, seconded by Carlow. All in favor, motion carried (3-0).

Resolution 2025-53B: Street Closure – Christmas Festival – Dec. 6, 2025: A request was submitted by Brett Ricketts on behalf of the City of Madison for a temporary street closure in connection with the City of Madison Christmas Festival, to be held on Saturday, December 6, 2025, immediately following the annual Christmas Parade. The proposed resolution outlines the closure of Broadway Street between Main Street and the south side of Presbyterian Avenue from 8:00 a.m. to 4:00 p.m. on December 6, 2025. **Motion:** Eaglin moved to approve Resolution 2025-53B, seconded by Carlow. All in favor, motion carried (3-0).

PACE Finals – 302 West, 304 West, 518 Jefferson, & 1725 Allen – Bryan Shaw: Motion: Courtney moved to approve the PACE finals, seconded by Carlow. All in favor, motion carried (3-0).

Mayor's Comments: There are three meetings remaining in 2025, and as we look forward to the Christmas season, preparations are already underway for the Holiday Open House on November 14. This past week, the west end began the first phase of approved improvements, including the installation of decorative streetlights from Cragmont to the new parking lot area across the trail bridge, with completion expected by December 10. Wreaths will be hung throughout town by December 5 to kick off the holiday season. The trail project remains on schedule, with wall construction nearly complete and full project completion anticipated in the spring.

Public comment:

Next meeting: Tuesday, November 18, 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

Mayor Bob Courtney

Karl Eaglin

David Carlow



APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

(Instruction on reverse side)

TO CONTRACTOR: Sedam Contracting Co LLC
302 W Lagrange Rd
Hanover, IN 47243
FROM SUBCONTRACTOR: JTL/PrimeAE

PROJECT: Madison Transfer Station

APPLICATION NO: 3
PERIOD TO: 10/31/25
PROJECT NOS:

Distribution to: Owner
Architect
Contractor

CONTRACT DATE: 5/29/25

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM \$ 627,385.00

2. Net change by Change Orders..... \$6,600.00

3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 633,985.00

4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 451,734.00

5. RETAINAGE:

a. 0% of Completed Work (columns D + E on G703) \$ 45,173.40

b. % of Stored Material (column F on G703)

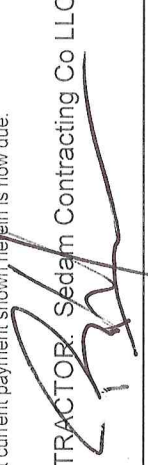
Total Retainage (Line 5a+5b or Total in Column 1 of G703) \$ 45,173.40

6. TOTAL EARNED LESS RETAINAGE:..... \$ 406,560.60 (Line 4 - Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 331,829.10

8. CURRENT PAYMENT DUE..... \$ 74,731.50

9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 - Line 6) \$ 227,424.40

By:  CONTRACTOR: Sedam Contracting Co LLC

State of: Indiana Date: 10/29/25

County of: Jefferson

Subscribed and sworn to before me this 29 day of October, 2025

Notary Public:  My Commission expires: 5/25/31

LINDA L. BIPES
Notary Public - Seal
Jefferson County - State of Indiana
Commission Number NP0668268
My Commission Expires May 25, 2031

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED:\$

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

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total Changes approved in previous months by Owner	\$8,250.00	
Total approved this Month	\$10,850.00	\$ 12,500.00
TOTALS	\$19,100.00	\$ 12,500.00
NET CHANGES by Change Order		\$6,600.00

By: _____ DATE: _____

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

Owner: _____

By: _____ DATE: _____

[illegible]



MADISON

Indiana
Planning, Preservation and Design

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

PACE Total Approval

Chad Fife has been approved by the Board of Public Works to receive a PACE grant for \$25,000
(amount) for the project at 111 E Main 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, _____ (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

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



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: 10/6/25

Property Owner Name: Chad and Alison Fife

Mailing Street Address: 301 Westwood Ln

City: Madison

State: IN

Zip: 47250

Phone (Preferred): 317.345.3088

Phone (Alternate):

Email: chadlyfife@gmail.com

PROJECT INFORMATION

Street Address: 111 E Main St, Madison, IN 47250

Total Cost of Project (include all costs to complete the entire project): Building purchase + \$250-265k for renovation

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): \$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)



DESCRIPTION OF THE PROJECT

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

Description is on my Dilapidated grant application

☐ 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.

1) Seal up and improve the exterior by Dec 30th, 2025. 2) Build out the interior by April 30, 2026

☐ 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	(My detailed list is on my Dilapidated app)		
2			
3			
4			
5			
6			
7			
8			
9			
10			
	Totals		

☐ Additional pages are attached.

DETAILED REBUILDING PLAN (ONLY FOR DANGEROUS BUILDINGS GRANT APPLICATIONS)

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

☐ Additional pages are attached.



Applicant must read and initial the following:

CF 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.

CF 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.

CF 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.

CF 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).

CF 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.

CF 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.

CF 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.

CF 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

10/10/25

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

ESTIMATE

3C Electrical
829 Thomas Hill Rd
Madison, IN 47250-2524

treycafield1@gmail.com
+1 (812) 571-0837



Bill to

Chad Fife
1602 Cragmont Street, Madison, 47250
US

Estimate details

Estimate no.: 1324
Estimate date: 07/28/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		111 E Main St	Upgrade the existing 100A service to a 200A three-gang service in coordination with the utility company. All necessary materials for wiring on the second and third floors will be provided and installed, including receptacles, switches, and lighting. Lighting fixtures to be supplied by customer. The installation will adhere to the plans supplied at the time of the quote and will comply with the NEC 2008 standards applicable to commercial buildings. An inspection will be performed, and modifications will be made to the first floor to align with the new plans.	1	\$21,223.00	\$21,223.00

Ways to pay



Total

\$21,223.00

Deposit
due

\$10,611.50

Accepted date

Accepted by

Turners Heating & Cooling LLC

722 Gentry Ct Bedford Ky 40005

BERFORD, KY 40004

T: 5029680002

<https://www.facebook.com/profile.php?id=100089788752023>

turnersheating@yahoo.com



PROPOSAL

Presented To:
Chad Fife

301 West Wood Ln

Madison, IN 47008

Carboneer CookeST

Home: (317) 345-3088

Job

Proposal

Technician

Issue Date

2678 The book haven

2678-3

Garret McBride

08/01/2025

Location Address:

301 West Wood Ln

Madison, IN 47008

Price: \$27,413.69

Description

Labor

3 ton mini split with 3 33,000BTU high wall heads

Discount

FJSANXB36L00

205SAUG3600A

KJVEH31R2C15

(KJVEH31R2C15)

10 MH CIRCUIT BREAKER/HEATER

Line set

Evaher Smart Stat

Duct for 3rd floor

Invoice

849716

SOLD TO

SHIP TO

ADDRESS

111 E. Main St.

ADDRESS

ISABEL JAMES

CITY, STATE, ZIP

(317) 345-3088

CITY, STATE, ZIP

CUSTOMER ORDER NO.

SOLD BY

TERMS

F.O.B.

DATE

ORDERED	SHIPPED	DESCRIPTION	PRICE	UNIT	AMOUNT
		East side wall tuck point replace brick Labor & Material			12,000 ⁰⁰
		Fire walls on roof Labor & Material			4800 ⁰⁰
Total					\$16,800 ⁰⁰



P.A.C.E. Preservation & Community Enhancement Grant Program
Dilapidated Structures Grant Report – Scope of Work

Purpose: To provide a detailed Scope of Work for a Dilapidated Structures Grant project.

APPLICANT INFORMATION

Date: 10/6/25

Property Owner Name: Chad and Alison Fife

Phone (Preferred): 317.345.3088

Phone (Alternate): 317.345.3432

Email: chadlyfife@gmail.com

PROJECT AND GRANT INFORMATION

Street Address: 111 E Main St, Madison, IN 47250

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

DESCRIPTION OF THE PROJECT

Please provide a summary of the project.

Description is in our attachment



Additional pages are attached.



DETAILED PROJECT BUDGET WORKSHEET – EXTERIOR FACADE

List all major tasks to be completed as part of the Project. Each item must have a clear anticipated completion date.

Task #	Description of Work	Total Task Budget	Estimated Completion Date
	SAMPLE: Replace roof	\$5,000	April 1, 2024
1	Replace failing roof, flashing, and gutters	\$15,000	Dec 15, 2025
2	Repair brick on rear east wall and roof/firewall	\$10,000	Nov 15, 2025
3	Replace all 9 windows - Front aluminum clad and rear vinyl	\$18,000	Nov 15, 2025
4			
5			
6			
7			
8			
9			
10			
11			
12			
	Totals	\$43,000	

☐ Additional pages are attached.



DETAILED PROJECT BUDGET WORKSHEET – UNSAFE STRUCTURE ITEMS

List all major tasks to be completed as part of the Project. Each item must have a clear anticipated completion date.

Task #	Description of Work	Total Task Budget	Estimated Completion Date
	SAMPLE: Replace roof	\$5,000	April 1, 2024
1	Replace failing roof, flashing, and gutters	\$17,500	Dec 15, 2025
2	Repair brick on rear east wall and on roof/firewall	\$10,000	Nov 15, 2025
3	Repair/replace ceiling joist with fire damage on 3rd floor	\$5,000	Dec 1, 2025
4	Replace rear of 1st floor sub-floor and back door/frame from water damage	\$7,500	Dec 1, 2025
5	Replace all 9 windows - Front aluminum clad and rear vinyl	\$18,000	Nov 15, 2025
6	Replace water leaks in cellar & old galvanized waste drain in cellar	\$8,000	Dec 15, 2025
7	Demo crumbling rear attic in 2nd floor and reinforce ceiling	\$6,000	Nov 15, 2025
8	Strengthen existing back staircase and add railing	\$3,000	Dec 15, 2025
9			
10			
11			
12			
	Totals	\$75,000	

☐ Additional pages are attached.



DETAILED PROJECT BUDGET WORKSHEET - OTHER ITEMS

List all major tasks to be completed as part of the Project. Each item must have a clear anticipated completion date.

Task #	Description of Work	Total Task Budget	Estimated Completion Date
	SAMPLE: Replace roof	\$5,000	April 1, 2024
1	Do a complete building re-wire and 200 amp electrical service	\$25,000	Jan 2026
2	Add HVAC system and vents to 2nd and 3rd floor	\$25,000	Jan 2026
3	Build out 2nd floor Airbnbs with bedrooms, kitchen, full bath, etc	\$30,000	Feb 2026
4	Refurbish 1st floor (flooring, ceiling tiles, kitchenette, and bathroom)	\$20,000	March 2026
5	Build new lobby / vestibule inside main entrance with staircase to upper floors	\$12,000	March 2026
6	Restore and finish wood flooring throughout all floors	\$15,000	Feb 2026
7	Add 3rd floor half-bath, lighting, decorative beam cladding where needed	\$10,000	March 2026
8	Replace plumbing stack throughout building	\$13,000	March 2026
9	General contracting & architectural plans	\$25,000	Throughout
10	General demo, clean up, debris removal, painting, spray foam, etc	\$15,000	Oct-Dec 2025
11			
12			
	Totals	\$190,000	

☐ Additional pages are attached.

I understand that the grant funds must be used only for the project described in this application. The work must be completed as agreed to as a part of the grant agreement. 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 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, I must notify the P.A.C.E. Grant Program Staff.


Applicant(s) Signature

10/6/25
Date

Description of the Project:

Our vision is a "Shop, Stay, & Play" retail and creative space for book lovers and crafters called Book Haven!

We feel confident we can succeed given our 2+ years as one of downtown Madison's top 5-star rated Airbnbs (located on 3rd Street and already called the Book Haven - A Getaway for Book Lovers). We closed on 111 E Main St on October 2nd and will renovate the 2nd and 3rd floors while we let The Floating Cow continue operations until we're ready to build out our retail shop and they're ready for their next chapter. We want to make it a win-win.

We've hired Brian Martin as our general contractor and Donald Ball as our architect to create our architectural plans to make sure our remodel is built to code, beautiful, and functional. This project will require extensive work on the building's exterior, interior, mechanicals, layout with egress/fire code compliance, and how it can work for both daily customers and overnight guests. For this reason, Ally and I are requesting help from the city in the form of a \$25k dilapidated structure grant to get 111 E Main restored and beautiful again!

Before we made an offer, I also consulted with Madison building inspector, Bryan Shaw. As we walked the property together in August, he ensured us there was enough damage throughout to qualify for the grant. Once complete in the spring of 2026, we plan to offer:

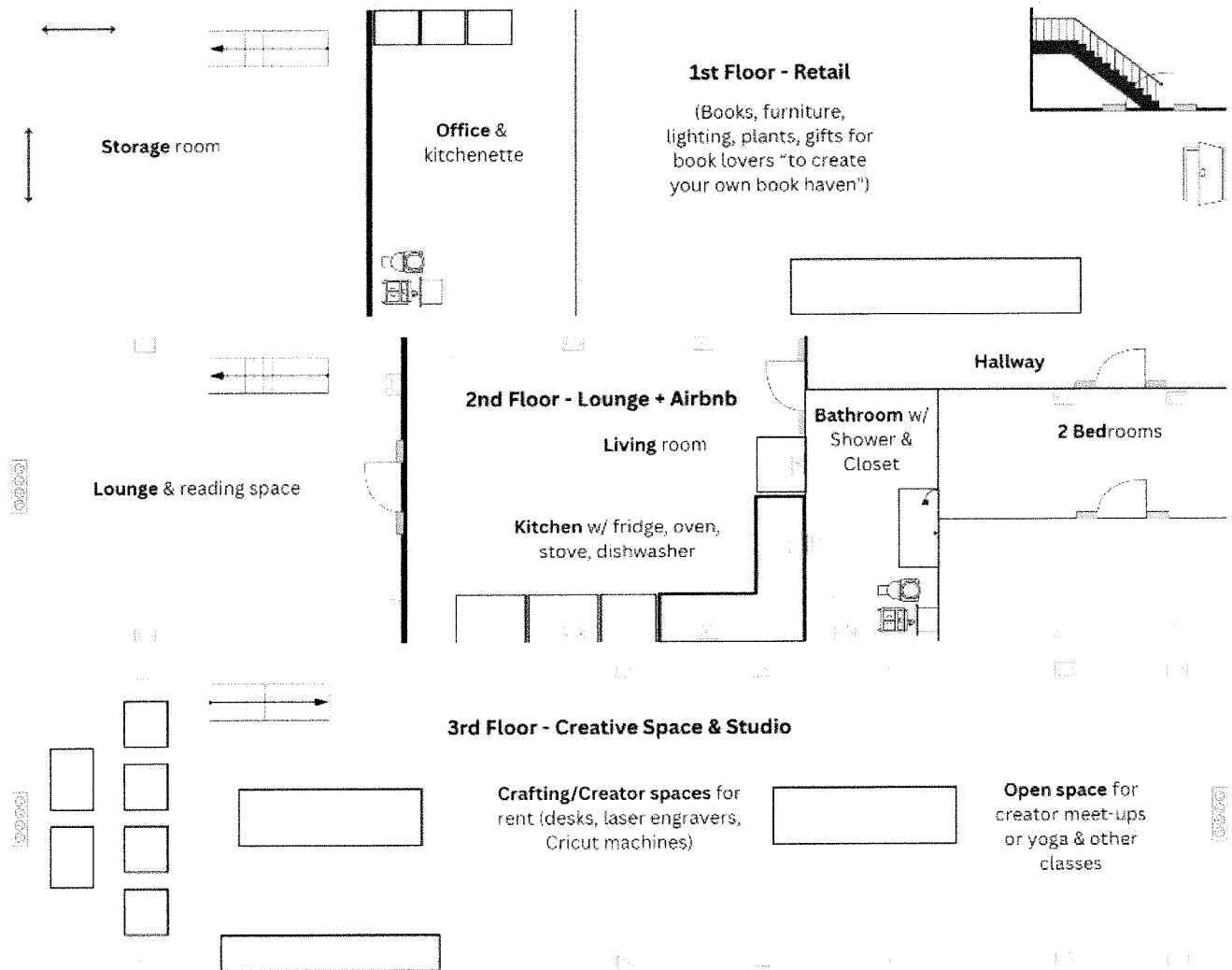
- A refurbished retail space on the 1st floor (The Floating Cow will exit sometime in 2026 and we will open our shop to "create your own book haven at home" - books, lighting, end tables, etc)
- A rentable book club "lounge" and Airbnb space on the 2nd floor
- A creative space for crafters & professionals to create and work on the 3rd floor
- Our existing rental on 3rd Street will be renamed the Book Haven "rowhouse & garden"

(On the following page is a rough layout to help you visualize the space... real architectural plans are in progress!)

The Book Haven

Shop | Stay | Play

"Rejuvenate the Mind & Body"



Pictures from our Inspection Report of the Damage

(Item numbers correspond to budget list in application)

Items 1 & 2: Roof & Rear brick damage - See page 10 in the inspection report and below



4.1.1 Roof Coverings Performance Issues

ROOF COVERING -PAST TYPICAL SERVICE LIFE

ROOF COVERING

The primary roof covering has exceeded its typical service life. The roof covering is composed of multiple different material types, such as barn metal, three-tab asphalt shingles, rubber membrane, and peel-and-stick flashing material. Visual confirmation of damage lifted tin that is not secured, missing shingle tabs, Several patched areas, and several shingles that no longer have asphalt granules present. There's visible daylight coming into the attic area, with visible evidence of leaks from the sidewall/roof junctions, as well as open chimneys. Recommend a comprehensive evaluation of the roof by a qualified roofing contractor for any necessary roof replacement. **FYI. The rubber membrane portion of the roof, located on the main street side, appears to be in good condition.**

Recommendation

Contact a qualified roofing professional.

 Recommendation





Item 3: Fix fire damage in 3rd floor ceiling joists

12.3.1 Roof Decking And Structure

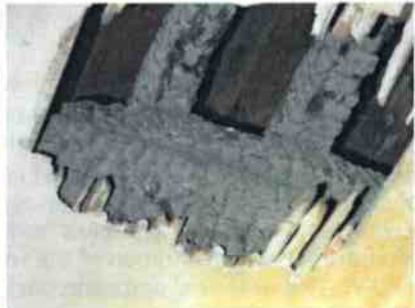
EVIDENCE OF FIRE DAMAGE

3RD FLOOR ATTIC

There is evidence of fire damage to the wood members of the roof and/or ceiling of the 3rd-floor attic area. Recommend further evaluation and repair as necessary to help ensure adequate support of the roof structure.

Recommendation

Contact a qualified carpenter.



Item 4: Rear 1st floor wood rot and complete sub-floor and back door replacement



Item 5: 50+ Year old broken windows & moisture leading to gaps (all currently boarded up on outside)



9.3.1 Ceilings Surface

MOISTURE DAMAGE- APPEARS ACTIVE

2ND FLOOR & 3RD FLOOR AREAS



111 E Main St

Chad & Alison Fife

Moisture damage is noted in several areas of the ceiling surface. It is difficult to determine whether the damage is from old or active leaks. The roof covering is in poor condition and is suspected of leaking at the poorly flashed areas.

Recommendation

Contact a qualified general contractor.



Item 6: Active water entering in cellar due to inadequate roof and gutters. Also old plumbing main drain to street (Waste Drain system in cellar) needs to be completely replaced.

13.1.1 Water/Animal/Tree Intrusion

WATER ENTERING BASEMENT AREA - ACTIVE

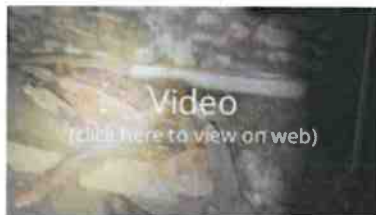
VIEWED FROM BASEMENT

There's water **entering** the basement area below the rear main level door, and from utility openings. Actively **damp** at the time of **inspection**. The main level rear is built up with a wooden deck structure, and we cannot determine the pitch of the grading. It is recommended to close off all these areas and prevent any moisture from entering the **building**. If water is entering, an interior drainage system with a sump pump may be necessary.



Recommendation

Contact a qualified general contractor.



8.4.1 Drain, Waste, & Vent Systems

CAST IRON WASTE DRAIN SYSTEM - BEGINNING SIGNS OF FAILURE

BASEMENT

The cast-iron waste drain system serving the property is nearing the end of its useful life. Several "Rust Pimples" were seen on the exterior of the waste pipe. This is when the pipes rust from the inside out. Recommend **complete** evaluation of all waste plumbing from the **building** to the main sewer tap, as well as **performing** a sewer scope from the cleanout out to the main sewer line connection. Evaluation and repair to be performed by a qualified plumber.



Recommendation

Contact a qualified plumbing contractor.



Item 7: Demo rear attic on 2nd floor

12.3.2 Roof Decking And Structure

ROOF STRUCTURE BEAM SAG

2ND FLOOR

There is notable beam sagging at the bulkhead area of the second floor, the front side of the building. Additional observation and potential structural carpenter repairs will need to be completed. Recommend repairing as required by a qualified carpenter.

Recommendation

Contact a qualified carpenter.



Item 8: Strengthen existing back stairs and add railing



Appendix 1: This is our current 5-star rated Book Haven “rowhouse” Airbnb on 3rd street!
(We’ve already created and proven the brand!)



 Anywhere

 Any week

Add guests



Become a host





The Book Haven - A Book Lover's getaway near Main

 Share

 Save





Show all photos

Entire home in **Madison, Indiana**

4 guests · 2 bedrooms · 2 beds · 1 bath

 Guest favorite

One of the most loved homes on Airbnb, according to guests

5.0

★★★★★

87

Reviews

Add dates for prices

CHECK-IN

Add date

CHECKOUT

Add date

GUESTS

1 guest

▼

 Period of time for abatement

 Is a hearing required?

☐

 Initial Inspector

Bryan Shaw

Internal: Initial Unsafe Determination

 Date of site visit

09/09/2025

 Level of violation for First Letter

life safety violations that exist and meet the standards for an unsafe building.

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.

☒

 (E) Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the work stresses permitted in the Building Code for such buildings.



 (F) Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.



 (G) Whenever the building or structure, or any portion thereof, because of dilapidation, deterioration, or decay; faulty construction; the removal, movement, or instability of any portion of the ground necessary for the purpose of supporting such building; the deterioration, decay, or inadequacy of its foundation; or any other cause, is likely to partially or completely collapse.



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



 (I) Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.



 (J) Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its nonsupporting members, enclosing or outside walls or coverings.



 (K) Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become an attractive nuisance to children; or freely accessible to persons for the purpose of committing unlawful acts.



 (L) Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this city, or of any law or ordinance of this state or city relating to the condition, location or structure of buildings.



 (M) Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any nonsupporting part, member or portion less than 50 percent, or in any fire-resisting qualities of characteristics, or weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.

☐

 (N) Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the city to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

☒

 (O) Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire resistant construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the city to be a fire hazard.

☒

 (P) Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

☐

General Information

Are you the property owner? *

No

 Are you City Staff?

☒

Permit Information

Intersecting Street 

Structure Type*

Primary Commercial Structure

Location of Structure*

Downtown



MADISON

Indiana
Planning, Preservation and Design

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

PACE Total Approval

Ameliorate UC has been approved by the Board of Public Works to receive a PACE grant for \$25,000
(amount) for the project at 2333 Michigan Rd (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, _____ (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

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



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: 10/6/2025

Property Owner Name: Ameliorate, LLC - Jim Pruett

Mailing Street Address: 304 Jefferson St.

City: Madison

State: IN

Zip: 47250

Phone (Preferred): 812-701-1000

Phone (Alternate): 812-274-0660

Email: jimpruett@jimpruett.com

PROJECT INFORMATION

Street Address: 2333 Michigan Rd. Madison, IN 47250

Total Cost of Project (include all costs to complete the entire project): 85,000 - 90,000

Estimated Date of Completion of Work: 1 year after start of project - Weather depending

☒ 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): _____

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 is currently uninhabitable due to the presence of standing water and extensive mold contamination, posing significant health & safety risks. The objective of this project is to restore the home to a safe and livable condition through comprehensive water mitigation, mold remediation & necessary structural repairs.

☐ 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.

Remove standing water. Identify affected areas for mold (behind walls, under flooring, within HVAC system). Using dehumidifiers & air movers to dry out structure & reduce moisture levels to prevent further mold growth. Remove and dispose of all porous materials with mold growth. Clean & disinfect non-porous surfaces with antimicrobial agents. Repair or replace damaged structural components to ensure the integrity of the home is restored. Address any compromised electrical & plumbing systems that may have been affected by water damage. Inspect and clean or replace HVAC system & duct work to remove contamination & prevent the spread

☒ Additional pages are attached.

2333 Michigan Rd. Maidson, IN 47250

Continuation of Detailed Project Schedule:

of spores throughout the home. Implement measures to prevent future water intrusion such as but not limited to improving drainage around the foundation, installing functional gutters & downspouts and installing Sump pump.

I have a Comprehensive renovation project designed to significantly improve functionality, safety, efficiency & aesthetic appeal of the property. The major work to be undertaken includes:

- 1) Removal of existing front enclosure & construction of a new gabled roof with a front porch.
- 2) Removal of existing roof covering & installation of new Shingles.
- 3) Replacement of windows
- 4) Installation of new LP SmartSide siding.
- 5) Complete renovation of all bathrooms.
- 6) Installation of new Kitchen cabinets
- 7) Installation of new appliances
- 8) Interior improvements: new paint, throughout & floor coverings.

The plan is to have the project completed in 1 year. However, because renovations often encounter unexpected challenges such as but not limited to: hidden damages, supply chain issues or delays & weather related concerns, an extension maybe needed.



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	Glass Unlimited	21840.00	10920.00
2	Can Do Maintenance	58325.00	29162.50
3	Best Way Disposal	1971.00	985.50
4	B-Rite Electric	4000.00	2000.00
5			
6			
7			
8			
9			
10			
	Totals	86136.00	43068.00

☐ 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:

RP 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.

RP 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.

RP 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.

RP 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).

RP 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.

RP 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.

RP 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.

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

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

[Signature]
Applicant(s) Signature

Oct 6, 2025
Date

Documentation Review (Completed by Planning Office)

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

Staff Notes

GLASS UNLIMITED

807 Lanier Dr, Madison, IN 47250

(812) 273-3622

SALES PROPOSAL

Jim Pruett
2333 Michigan Rd
Madison, In 47250

DATE: 10/2/2025
ESTIMATE #: JP100225
REVISION #: 0

SCOPE OF WORK:

Materials and Labor to replace 9 windows with new Vinyl double hung style windows, removal and replacement of the exiting front door, and installation of a new atrium 2-lite sliding patio door. Pricing includes removal of existing windows and front door, repair of any deteriorated wood, wrapping exterior exposed wood with color matching aluminum trim coil, and caulking of all new door and window openings. Disposal of all jobsite debris is also included.

Total for (9) Windows = \$13,990

Total for Two Doors = \$7,850

SUB-TOTAL:

ADJUSTMENTS:

TAX:

Incl.

TOTAL PROPOSAL

Standard Terms & Conditions:

1. Payment Terms - 50% Deposit Up Front Required. Payment in Full Due at Completion of the Work
2. All materials are guaranteed to be as specified.
3. All Work is to be completed in a working like manner according to standard practices.
4. Any deviations, or unforeseen conditions that require additional costs are not included and shall be executed only upon written approval to GUINC.
5. All agreements are contingent upon strikes, accidents, and/or delays beyond our control. Including but not limited to manufacturer delays.
6. This Agreement shall commence on the date of approval and shall continue until the completion of the Services, unless terminated earlier as provided herein.

CUSTOMER SIGNATURE OF APPROVAL: _____

DATE: _____

Completed by: LR

Reviewed by: _____

CAN DO MAINTENANCE

714 JEFFERSON STREET(PO 84)
MADISON, IN 47250
+18122740800
bcjohnson20@yahoo.com



Estimate

ADDRESS

Jim Pruett
2333 Michigan Rd
Madison, IN 47250
Amanda@jimpruetgroup.com

ESTIMATE 2241
DATE 10/03/2025
EXPIRATION DATE 10/17/2025

DESCRIPTION

*** HOUSE ***

	QTY	RATE	AMOUNT
Front Porch	1	5,500.00	5,500.00
Back Porch	1	2,400.00	2,400.00
Duration® Series Shingles with SureNail®	1	8,850.00	8,850.00

REMOVE EXISTING ROOFING AND REPLACE WITH
Owens Corning® Duration® Series Shingles with SureNail®
Install Owens Corning®or Rhino 20 Synthetic Felt
Install Owens Corning® Starter Strip at eaves and rake edges
WeatherLock®G Granulated Self-Sealing Ice & Water Barrier in valleys
Install NEW ventilation (750 Box Vents or Ridge Vent) as recommended
INSTALL NEW pipe boot Roof Flashings
INSTALL NEW Owens Corning® ProEdge® Hip & Ridge Shingles on Ridge
INSTALL NEW Aluminum Drip Edge at Eaves and rake edges
INSTALL NEW Step Flashing (where applicable)
INSTALL NEW Counter Flashing (where applicable)
CLEAN UP and HAUL AWAY OUR DEBRIS

FRAMING	1	7,500.00	7,500.00
Install LP Smart Siding	1	20,750.00	20,750.00
INSTALL 6" GUTTERS AND REPLACE ALL DOWNSPOUTS WITH 3X4 DOWNSPOUTS	1	2,120.00	2,120.00

*** GARAGE ***

Duration® Series Shingles with SureNail®	1	2,750.00	2,750.00
--	---	----------	----------

REMOVE EXISTING ROOFING AND REPLACE WITH
Owens Corning® Duration® Series Shingles with SureNail®
Install Owens Corning®or Rhino 20 Synthetic Felt
Install Owens Corning® Starter Strip at eaves and rake edges
WeatherLock®G Granulated Self-Sealing Ice & Water Barrier in valleys
Install NEW ventilation (750 Box Vents or Ridge Vent) as recommended
INSTALL NEW pipe boot Roof Flashings
INSTALL NEW Owens Corning® ProEdge® Hip & Ridge Shingles on Ridge

INSTALL NEW Aluminum Drip Edge at Eaves and rake edges
 INSTALL NEW Step Flashing (where applicable)
 INSTALL NEW Counter Flashing (where applicable)
 CLEAN UP and HAUL AWAY OUR DEBRIS

Install LP siding	1	6,475.00	6,475.00
Install Garage Door	1	1,400.00	1,400.00
INSTALL 6" GUTTERS AND REPLACE ALL DOWNSPOUTS WITH 3X4 DOWNSPOUTS	1	580.00	580.00

EXTRA CHARGE FOR ANY ROOF DECKING THAT NEEDS REPLACED

EXTRA CHARGE for any unforeseen adjustments/repairs needed in order to complete work scope above.

Payment may be mailed to: PO Box 84 Madison, IN 47250

Due to tariffs estimates are only good for 14 days.

50% deposit required to secure estimate pricing.

*** \$50 RETURN CHECK NSF FEE ***

Payments may be mailed in, brought to office or left in drop box at front of building.

Please let office know if you accept

TOTAL

\$58,325.00

Accepted By

Accepted Date

Amanda Gross

From: Amanda Gross
Sent: Monday, October 6, 2025 10:07 AM
To: Amanda Gross
Subject: FW: Best Way Disposal

Thank You,
Amanda Gross

304 Jefferson St.
Madison, IN 47250
Phone: (812) 274-0660
Email: amanda@jimpruettgroup.com
Website: <http://www.jimpruett.com/>



From: Amanda Stinnett <AStinnett@bestway-disposal.com>
Sent: Thursday, September 11, 2025 11:35 AM
To: Amanda Gross <amanda@jimpruettgroup.com>
Subject: Re: Best Way Disposal

Amanda,
You have an account setup with us. Your rate for a 40-yard dumpster is \$657 – That is 7 tons for \$16.43/yard. Let me know if you have any more questions.

Thank you!

Amanda Stinnett
M | 812-593-1450
O | 317-484-3365
2577 Kentucky Avenue | Indianapolis | IN | 46221
www.bestway-disposal.com



B-Rite Electric
5903 N. Chaddock Rd
Deputy IN 47230

801697

10-6-25

Jim Pruett

2333 Michigan Rd

Madison IN 47250

SHIP TO

ADDRESS

CITY, STATE, ZIP

SOLD BY

TERMS

F.O.B.

DATE

SHIPPED

DESCRIPTION

PRICE

UNIT

AMOUNT

Demo existing wiring as needed

Install new wiring as needed

Replace 200A panel

Replace all switches + receptacles

Replace ceiling fans + light fixtures

New smoke alarm system

Perform electric work as needed

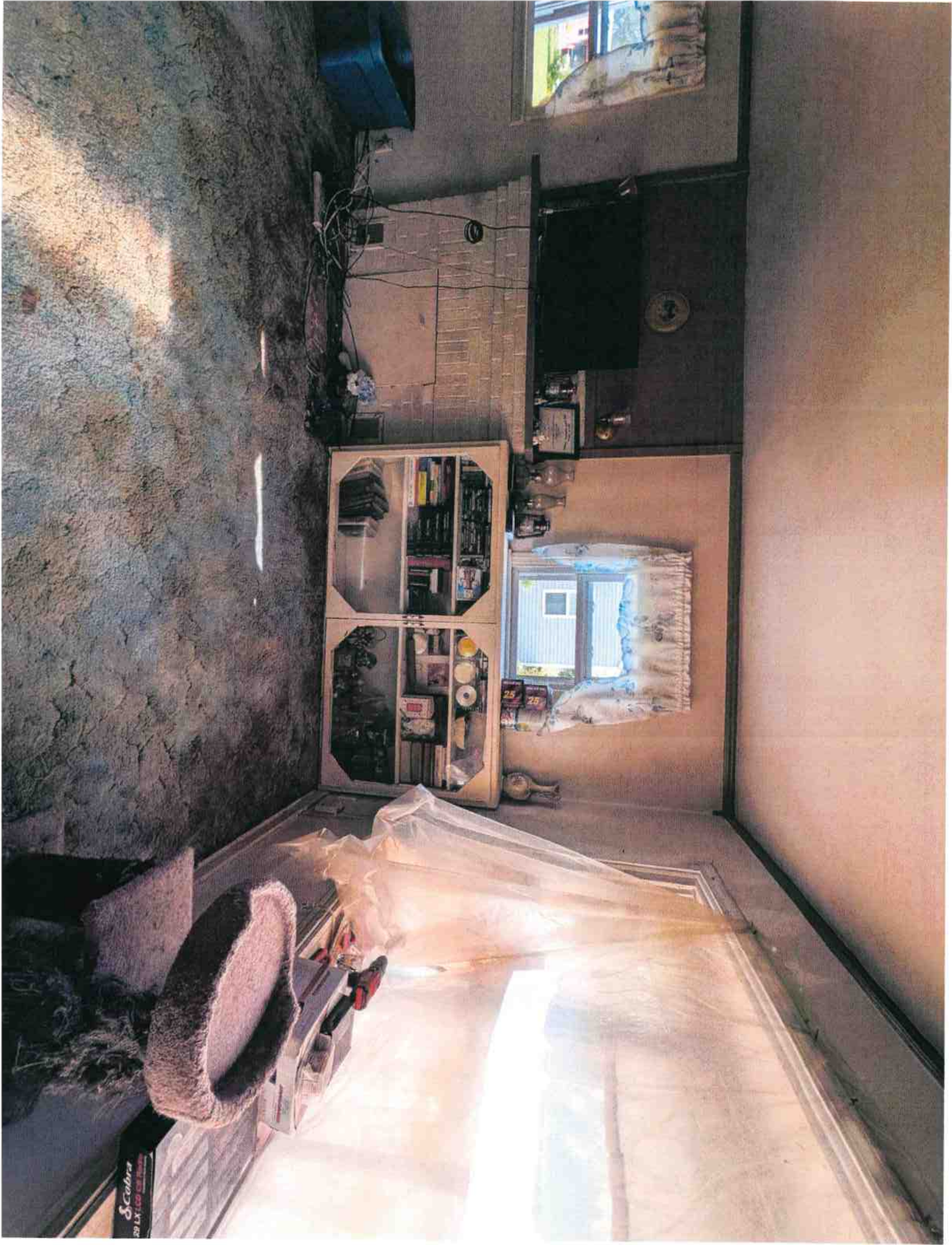
For remodel of house

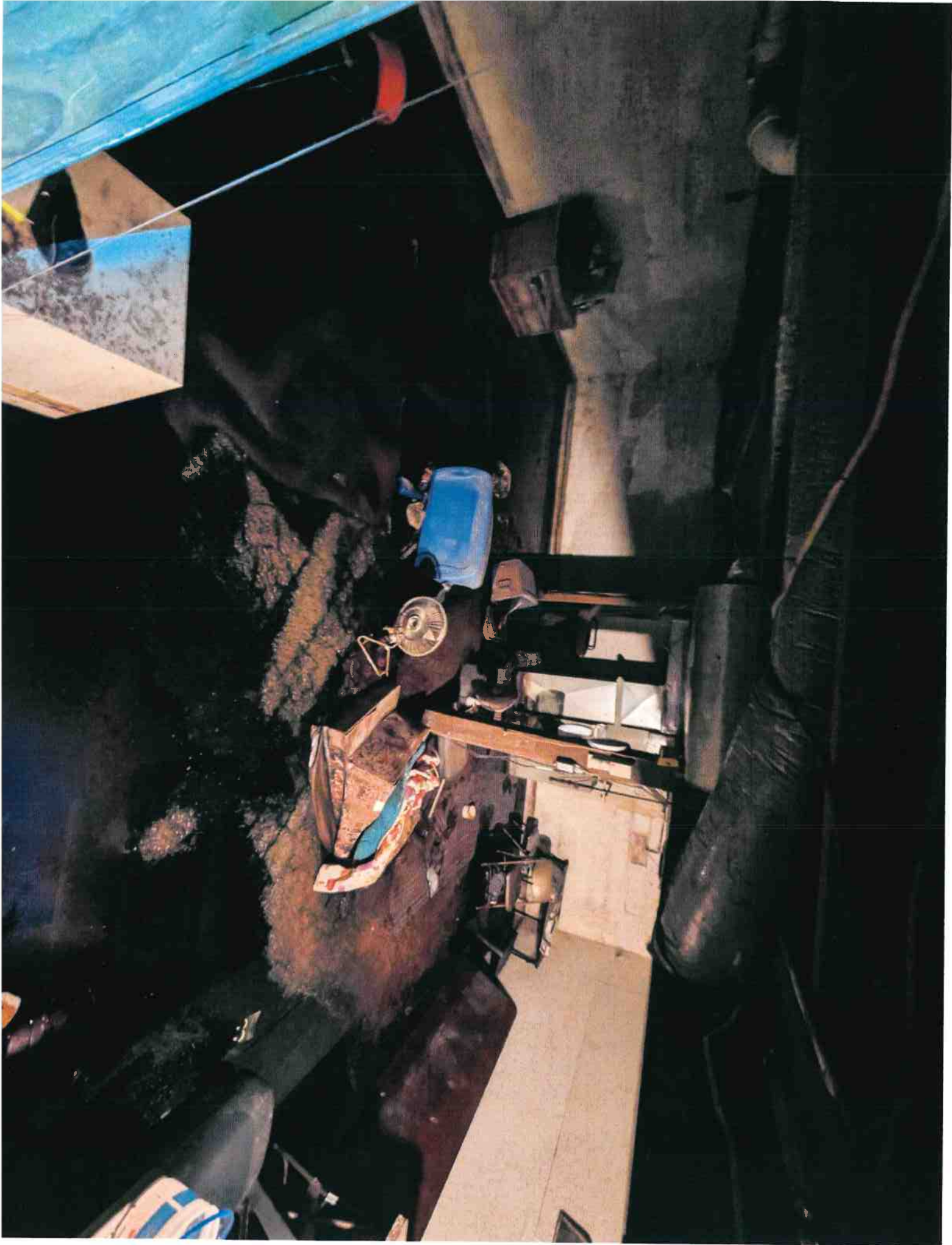
Estimate

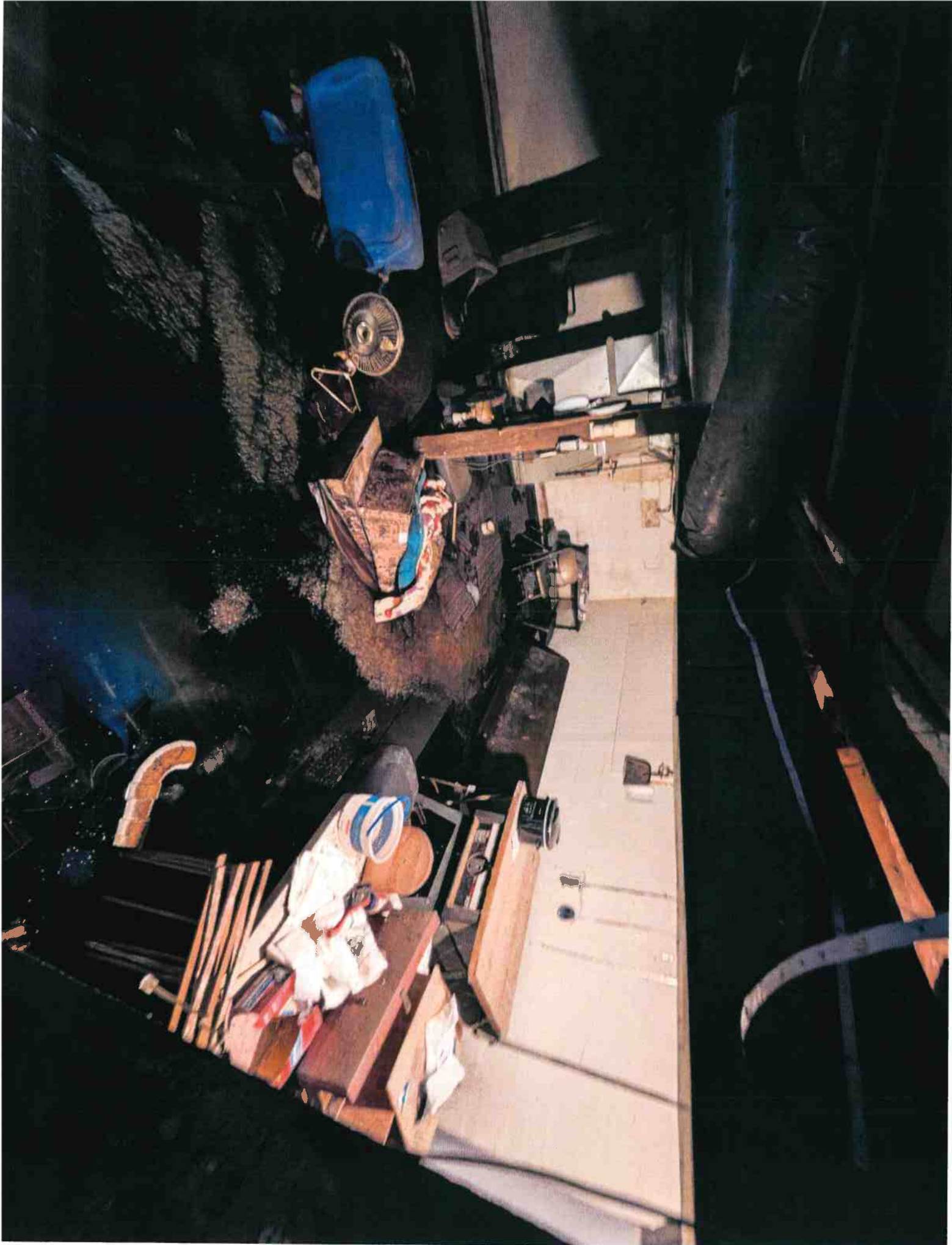
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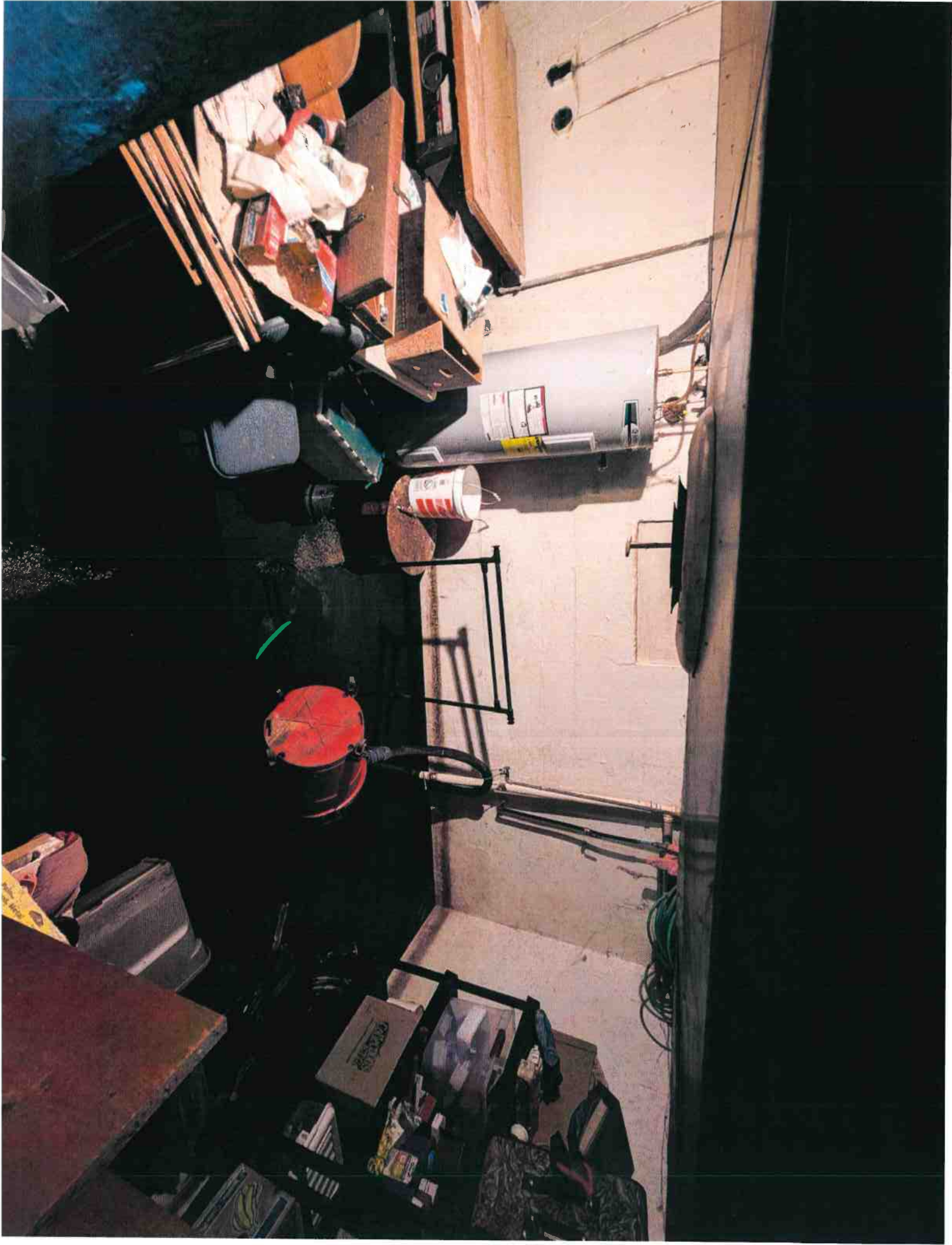
08-15

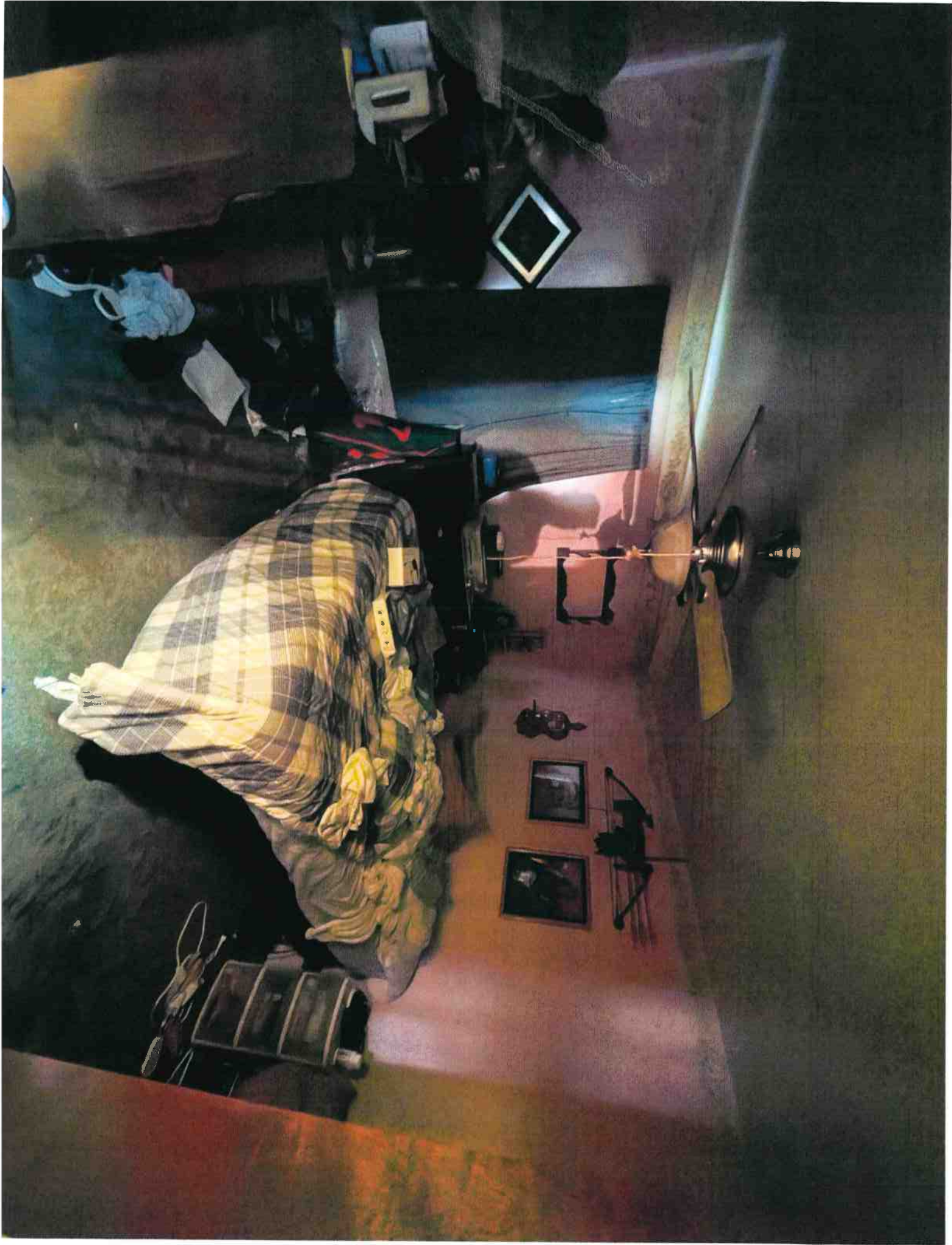


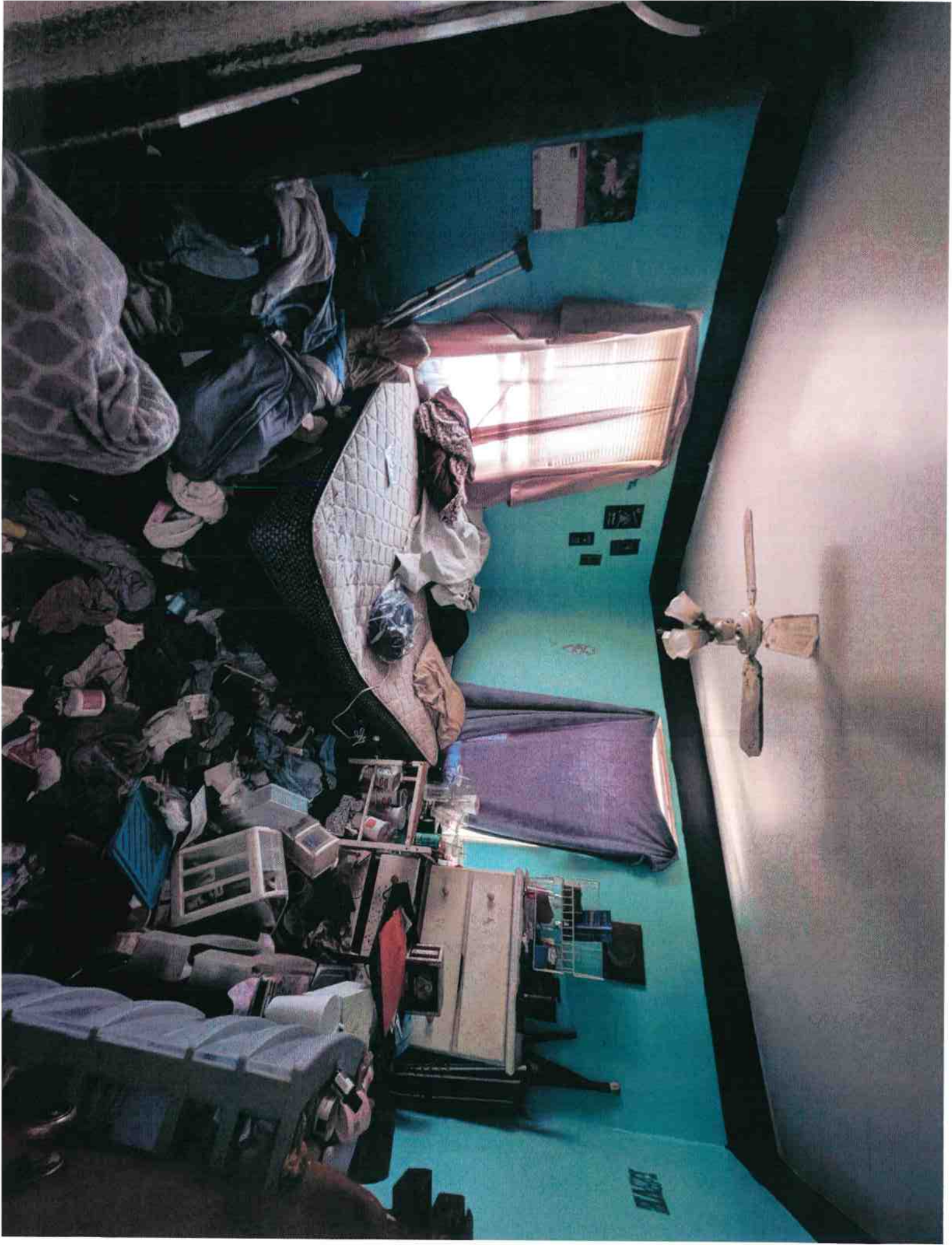


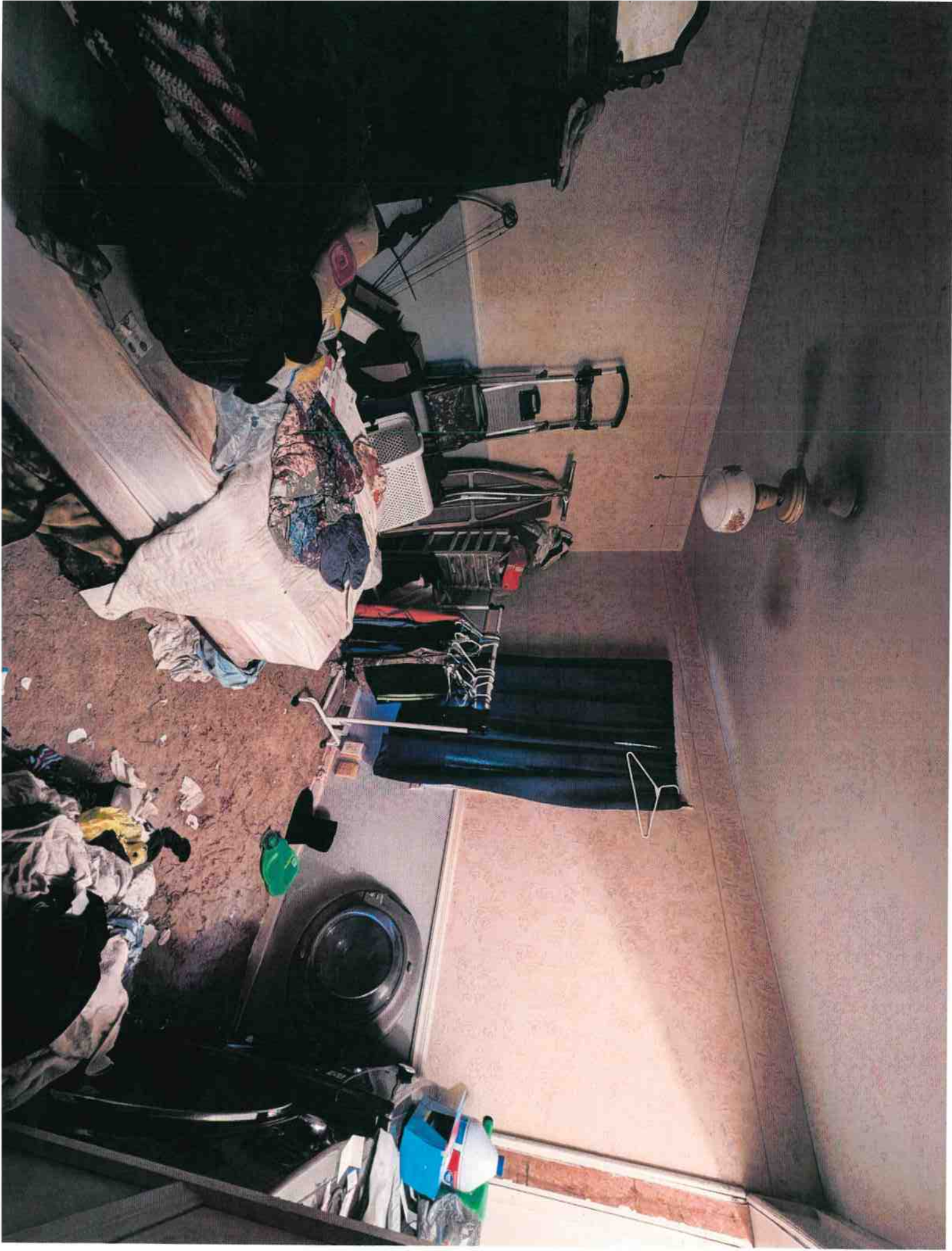




















Unsafe Structure Determination

Issued to: Taflinger Jessica and Taflinger Jodi
6935 MORGAN LN
SALEM, IN 47167

Date Issued: October 7, 2025

Project Location: 2333 MICHIGAN RD , MADISON IN 47250

Structure Type: Primary Residential Structure

There was an inspection completed at the property on 2333 MICHIGAN RD . The intent of this letter is to state that I, Bryan Shaw (City of Madison Building Inspector) made a site visit to said property on , to verify the location, external, and Internal condition of the building in disrepair.

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

Unsafe Building Chapter 154.03:

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



Unsafe Structure Determination

Issued to: Taflinger Jessica and Taflinger Jodi Date Issued: October 7, 2025
6935 MORGAN LN
SALEM, IN 47167

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

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

Issued By:

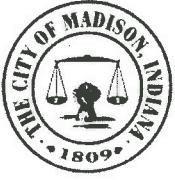
Bryan Shaw, Building Inspector

City of Madison, Indiana

812-265-8324

101 W Main Street, Madison IN 47250

madison-in.gov



MADISON

Indiana
Planning, Preservation and Design

Phase 3

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

PACE Total Approval

DWolf Enterprises has been approved by the Board of Public Works to receive a PACE grant for \$25,000
(amount) for the project at Central Hotel Phase 3 (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, _____ (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

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



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: _____

Property Owner Name: _____

Mailing Street Address: _____

City: _____ State: _____ Zip: _____

Phone (Preferred): _____ Phone (Alternate): _____

Email: _____

PROJECT INFORMATION

Street Address: _____

Total Cost of Project (include all costs to complete the entire project): _____

Estimated Date of Completion of Work: _____

☐ 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): _____

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)



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

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

[illegible]

☐ Additional pages are attached.

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

[illegible]

☐ Additional pages are attached.



DETAILED PROJECT BUDGET WORKSHEET

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

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

☐ Additional pages are attached.

DETAILED REBUILDING PLAN (ONLY FOR DANGEROUS BUILDINGS GRANT APPLICATIONS)

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

☐ Additional pages are attached.



Applicant must read and initial the following:

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

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JD 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.

James Drew

Applicant(s) Signature

10/31/25

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

ESTIMATE

Storm Contracting
 2528 Lanier Drive
 Madison, IN 47250
 joel@stormcontractingllc.com
 (812) 821-5493

For: JD Wolf
 Job Address: 305 Mulberry St.
 Madison, IN 47250
 (111) 111-1111

Salesman/Customer Rep

joel@stormcontractingllc.com
 (812) 821-5493

Job Id 2509-6208805-05	Estimate # 0489	Estimate Date 09/04/2025	Estimate Amount	\$143,000.00
-------------------------------	------------------------	---------------------------------	------------------------	---------------------

#	Type	Name	Unit / Qty	Line Total
1	ACTIVITY	Standing Seam Description: R&R shingles with standing seam roof	Units / 1.00	\$50,000.00
2	ACTIVITY	Framing Description: Repair, Failing	Units / 1.00	\$20,000.00
3	ACTIVITY	R&R shingles Description: Exterior, prime + 2	Units / 1.00	\$15,000.00
4	ACTIVITY	Demo Description: 8 tons disposal and haul away	Units / 1.00	\$10,000.00
5	ACTIVITY	Flooring Description: remove replace exisitng flooring, level floor, underlayment, install, level, sand, stain	Units / 1.00	\$10,000.00
6	ACTIVITY	Drywall Description: Level 5	Units / 1.00	\$6,000.00
7	ACTIVITY	Beam Support/ Level Description: structural repair, jack/level, modify or replace	Units / 1.00	\$20,000.00
8	ACTIVITY	Finish/Paint Description: full finish detail	Units / 1.00	\$12,000.00
Total				\$143,000.00

Grant Proposal Summary: 305 Mulberry St. Critical Rehabilitation

This proposal seeks funding for the urgent and comprehensive rehabilitation of the property at **305 Mulberry St.**, a critically compromised structure immediately adjacent to the historically significant Central Hotel & Tavern. The property currently represents a **liability and blight** due to extensive **structural failure, advanced material decay (rotting), and severe water damage**. Grant approval is essential to transform this failing asset into a stabilized, safe, and viable component of the local community and infrastructure.

Project Justification and Impact

The current condition of 305 Mulberry St. poses significant risks:

- **Structural Integrity:** Advanced moisture-related rot in joists and rafters compromises the stability of the entire structure and presents a potential hazard.
- **Preventative Maintenance Failure:** The deteriorated roofing and façade allow **unmitigated water ingress**, accelerating decay and threatening adjacent properties, specifically the Central Hotel & Tavern.
- **Community Revitalization:** Successful remediation will remove a visible element of urban decay, stabilize property values, and contribute to the overall aesthetic and safety of the area surrounding a key historical landmark.

Phased Scope of Work and Funding Allocation

The project is structured into two critical phases, focusing first on external risk mitigation and then on internal structural and environmental remediation.

Phase 1: Exterior Envelope Stabilization (Critical Risk Mitigation)

This phase addresses the root cause of the property's failure: water penetration.

Scope Element	Deliverable	Justification for Funding
Full Roofing Replacement	Complete removal and installation of a new, watertight roofing system.	Immediate cessation of major water damage and structural load relief.
Brick and Mortar Repointing	Extensive repair and renewal of exterior façade masonry joints.	Restores structural integrity to the exterior shell and prevents future moisture entry through the walls.
Protective Paint Application	Application of specialized, weather-resistant coating.	Long-term erosion prevention for masonry and enhanced durability against environmental factors.

Phase 2: Interior Structural and Environmental Remediation

This phase focuses on correcting existing damage and ensuring a safe, level, and inhabitable interior environment.

Scope Element	Deliverable	Justification for Funding
Joist/Rafter Leveling & Reinforcement	Structural correction and stabilization of compromised load-bearing elements.	Ensures building safety and longevity by repairing structural failure caused by water damage.
Drywall Remediation	Removal of all water-damaged, mold-affected, and failing interior wall surfaces.	Mitigates health and safety risks associated with mold/mildew; prepares interior for finishing.
Re-flooring and Finish Work	Installation of new sub-flooring, finish flooring, and comprehensive cosmetic work.	Completes the rehabilitation , rendering the property functionally sound and marketable/usable.

Conclusion and Request

Funding approval for the rehabilitation of 305 Mulberry St. is an investment in **preventative infrastructure protection** and **community asset preservation**. This systematic approach ensures that the grant dollars are directed toward permanent solutions for structural integrity, transforming a dangerous liability into a valuable, stabilized property.

307 Mulberry

This document details the critical rehabilitation project for **307 Mulberry St.**, an independent but similarly compromised structure located in the same vicinity. Much like its neighbor, the property at 307 Mulberry St. requires immediate and extensive intervention due to existing **structural decay, advanced water intrusion, and material breakdown**. The proposed initiative is a methodical, two-stage plan designed to secure the property's longevity and functional viability.

Project Scope Overview

The restoration effort is bifurcated into distinct, sequential phases to ensure structural stability is achieved before interior assets are addressed. This approach guarantees that funding is utilized efficiently by first eliminating the source of ongoing deterioration.

Phase I: Building Envelope Security and Weatherproofing

The initial phase focuses on sealing and stabilizing the structure against environmental factors, which are currently the primary cause of damage.

1. **Roofing System Renewal:** A mandatory, comprehensive replacement of the existing compromised roof will be undertaken. This action is the **single most critical step** to immediately halt the ingress of moisture, protecting all subsequent interior work and investment.
2. **Exterior Masonry Repair (Repointing):** The deteriorated brick and mortar joints across the façade will be systematically repaired. This involves removing failing materials and applying new, durable mortar, thus **restoring the structural integrity of the outer walls**.
3. **Protective Coating Application:** Upon the successful cure of the masonry work, a specialized, high-performance exterior sealant or paint will be applied. This creates an **essential barrier** against future weather-related erosion and ensures the long-term preservation of the renewed façade.

Phase II: Interior Structural & Habitable Reconstruction

Once the building envelope is secure, work shifts to remediating internal damage and preparing the property for its intended use.

- **Load-Bearing Structure Correction:** This critical step involves the **precision leveling and reinforcement** of all affected interior supports, including damaged floor joists and roof rafters. This is essential to reverse structural deformation and restore horizontal and vertical planes.
- **Water Damage Abatement & Drywall Installation:** All internal finishes compromised by water (e.g., rotting, mold-affected drywall) will be safely removed, remediated, and replaced with new materials, ensuring a **clean and safe interior environment**.
- **Flooring System Overhaul:** The existing failing floor assemblies will be replaced with new sub-flooring and finished floor materials.
- **Final Detailing and Finish Work:** The project concludes with professional installation of trim, molding, and all necessary cosmetic finishes, delivering a fully reconstructed and move-in ready space.

Funding Goal: To secure the necessary capital to execute this phased project plan, mitigating severe structural risks and transforming 307 Mulberry St. from a state of critical failure to a stable, rehabilitated asset.

BUSINESS INFORMATION
DIEGO MORALES
INDIANA SECRETARY OF STATE
09/03/2025 02:55 PM

Business Details

Business Name: **D WOLF ENTERPRISES LLC** Business ID: **202006171398907**
Entity Type: **Foreign Limited Liability Company** Business Status: **Active**
Creation Date: **06/17/2020** Inactive Date:
Principal Office Address: **518 Green Rd, Madison, IN, 47250, USA** Expiration Date: **Perpetual**
Jurisdiction of Formation: **Tennessee** Business Entity Report Due Date: **06/30/2026**
Original Formation Date: **06/16/2020** Years Due:

Governing Person Information

Title	Name	Address
Member	Tim H Walter	177 BLACKPOOL DR, Antioch, TN, 37013, USA
Member	Jimmy Davis	2436 Taylor Street, Madison, IN, 47250, USA

Registered Agent Information

Type: **Individual**
Name: **Jimmy Davis**
Address: **2436 Taylor Street, Madison, IN, 47250, USA**



Unsafe Structure Determination

Issued
to:

Date Issued: September 3, 2025

Project Location: 305 Mulberry St , Madison IN 47250

Structure Type: Primary Commercial Structure

There was an inspection completed at the property on 305 Mulberry St . The intent of this letter is to state that I, Bryan Shaw (City of Madison Building Inspector) made a site visit to said property on September 3, 2025, to verify the location, external, and Internal condition of the building in disrepair.

Based upon my site visit and the observations made, there are life safety violations that exist and meet the standards for an unsafe building.

Unsafe Building Chapter 154.03:

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



Unsafe Structure Determination

Issued to: Date Issued: September 3, 2025

- ☒ (I) Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.
- ☐ (J) Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its nonsupporting members, enclosing or outside walls or coverings.
- ☒ (K) Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become an attractive nuisance to children; or freely accessible to persons for the purpose of committing unlawful acts.
- ☐ (L) Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this city, or of any law or ordinance of this state or city relating to the condition, location or structure of buildings.
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Issued By:

Bryan Shaw, Building Inspector

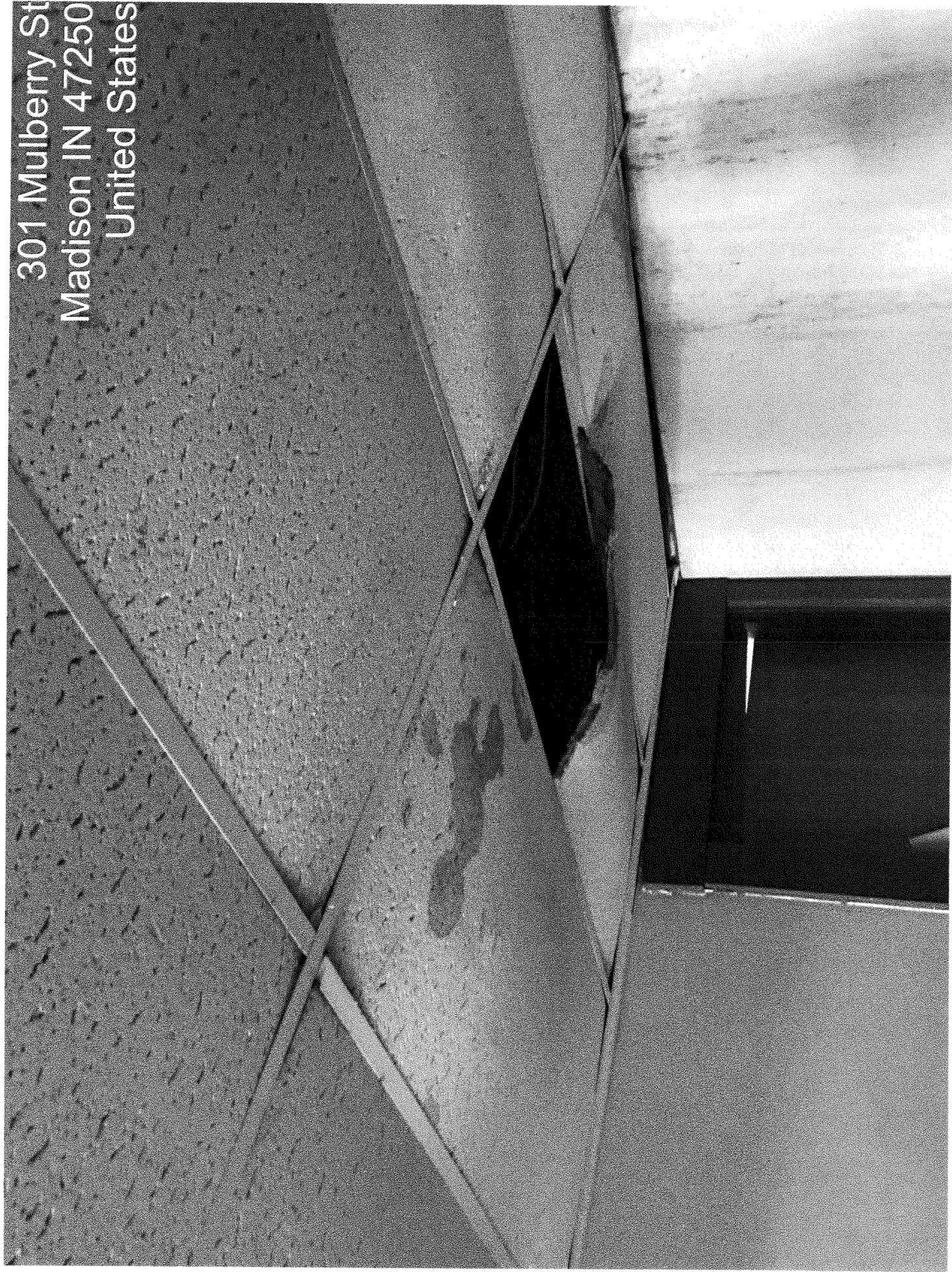
City of Madison, Indiana

812-265-8324

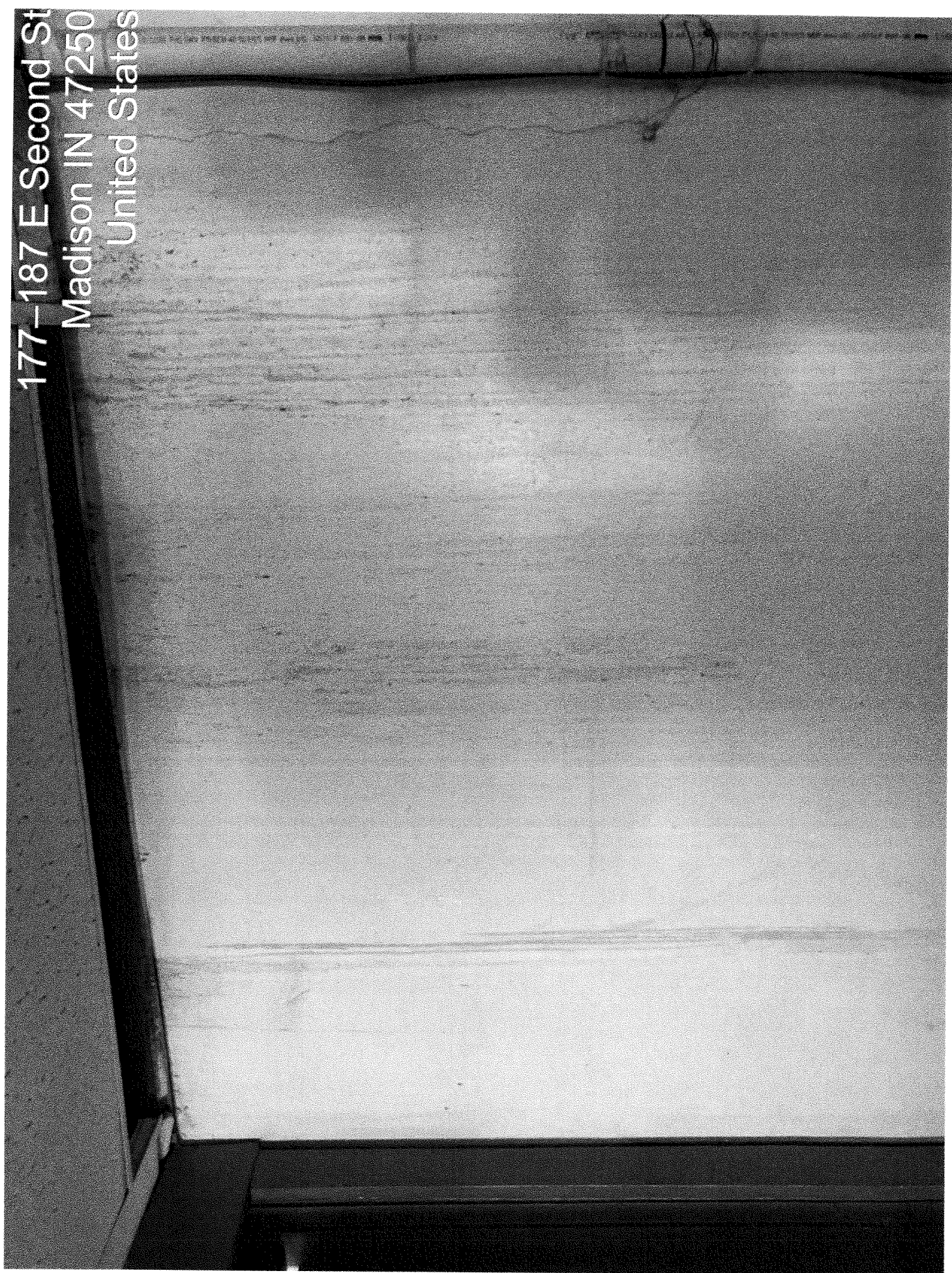
101 W Main Street, Madison IN 47250

madison-in.gov

301 Mulberry St
Madison IN 47250
United States



177-187 E Second St
Madison IN 47250
United States





MADISON

Indiana
Planning, Preservation and Design

Phase 4

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

PACE Total Approval

D Wolf Enterprises has been approved by the Board of Public Works to receive a PACE grant for \$25,000
(amount) for the project at Central Hotel Phase 4 (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, _____ (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

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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: _____

Property Owner Name: _____

Mailing Street Address: _____

City: _____ State: _____ Zip: _____

Phone (Preferred): _____ Phone (Alternate): _____

Email: _____

PROJECT INFORMATION

Street Address: _____

Total Cost of Project (include all costs to complete the entire project): _____

Estimated Date of Completion of Work: _____

☐ 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): _____

A PACE grant application must include the following documents:

- ☐ Complete application
- ☐ Photographs of existing conditions of Property
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101 W Main St
Madison, IN 47250
(812) 265-8324

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

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

☐ Additional pages are attached.

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

[illegible]

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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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	Totals		

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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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Applicant must read and initial the following:

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James Drew

Applicant(s) Signature

10/31/25

Date

Documentation Review (Completed by Planning Office)

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Staff Notes

ESTIMATE

Storm Contracting
2528 Lanier Drive
Madison, IN 47250
joel@stormcontractingllc.com
(812) 821-5493

For: JD Wolf
Job Address: 307 Mulberry St.
Madison, IN 47250
(111) 111-1111

Salesman/Customer Rep

joel@stormcontractingllc.com
(812) 821-5493

Job Id 2509-6208805-04**Estimate #** 0488**Estimate Date** 09/04/2025**Estimate Amount****\$203,000.00**

#	Type	Name	Unit / Qty	Line Total
1	ACTIVITY	Roofing and framing Description: R&R existing roof and replace with standing seam	Units / 1.00	\$75,000.00
2	ACTIVITY	R&R shingles	Units / 1.00	\$25,000.00
3	ACTIVITY	Disposal	Units / 1.00	\$18,000.00
4	ACTIVITY	Demo	Units / 1.00	\$15,000.00
5	ACTIVITY	Floor Replacement	Units / 1.00	\$20,000.00
6	ACTIVITY	Drywall Replacement	Units / 1.00	\$8,000.00
7	ACTIVITY	Beam Support/Level	Units / 1.00	\$27,000.00
8	ACTIVITY	Finish	Units / 1.00	\$15,000.00
			Total	\$203,000.00

Grant Proposal Summary: 305 Mulberry St. Critical Rehabilitation

This proposal seeks funding for the urgent and comprehensive rehabilitation of the property at **305 Mulberry St.**, a critically compromised structure immediately adjacent to the historically significant Central Hotel & Tavern. The property currently represents a **liability and blight** due to extensive **structural failure, advanced material decay (rotting), and severe water damage**. Grant approval is essential to transform this failing asset into a stabilized, safe, and viable component of the local community and infrastructure.

Project Justification and Impact

The current condition of 305 Mulberry St. poses significant risks:

- **Structural Integrity:** Advanced moisture-related rot in joists and rafters compromises the stability of the entire structure and presents a potential hazard.
- **Preventative Maintenance Failure:** The deteriorated roofing and façade allow **unmitigated water ingress**, accelerating decay and threatening adjacent properties, specifically the Central Hotel & Tavern.
- **Community Revitalization:** Successful remediation will remove a visible element of urban decay, stabilize property values, and contribute to the overall aesthetic and safety of the area surrounding a key historical landmark.

Phased Scope of Work and Funding Allocation

The project is structured into two critical phases, focusing first on external risk mitigation and then on internal structural and environmental remediation.

Phase 1: Exterior Envelope Stabilization (Critical Risk Mitigation)

This phase addresses the root cause of the property's failure: water penetration.

Scope Element	Deliverable	Justification for Funding
Full Roofing Replacement	Complete removal and installation of a new, watertight roofing system.	Immediate cessation of major water damage and structural load relief.
Brick and Mortar Repointing	Extensive repair and renewal of exterior façade masonry joints.	Restores structural integrity to the exterior shell and prevents future moisture entry through the walls.
Protective Paint Application	Application of specialized, weather-resistant coating.	Long-term erosion prevention for masonry and enhanced durability against environmental factors.

Phase 2: Interior Structural and Environmental Remediation

This phase focuses on correcting existing damage and ensuring a safe, level, and inhabitable interior environment.

Scope Element	Deliverable	Justification for Funding
Joist/Rafter Leveling & Reinforcement	Structural correction and stabilization of compromised load-bearing elements.	Ensures building safety and longevity by repairing structural failure caused by water damage.
Drywall Remediation	Removal of all water-damaged, mold-affected, and failing interior wall surfaces.	Mitigates health and safety risks associated with mold/mildew; prepares interior for finishing.
Re-flooring and Finish Work	Installation of new sub-flooring, finish flooring, and comprehensive cosmetic work.	Completes the rehabilitation , rendering the property functionally sound and marketable/usable.

Conclusion and Request

Funding approval for the rehabilitation of 305 Mulberry St. is an investment in **preventative infrastructure protection** and **community asset preservation**. This systematic approach ensures that the grant dollars are directed toward permanent solutions for structural integrity, transforming a dangerous liability into a valuable, stabilized property.

307 Mulberry

This document details the critical rehabilitation project for **307 Mulberry St.**, an independent but similarly compromised structure located in the same vicinity. Much like its neighbor, the property at 307 Mulberry St. requires immediate and extensive intervention due to existing **structural decay, advanced water intrusion, and material breakdown**. The proposed initiative is a methodical, two-stage plan designed to secure the property's longevity and functional viability.

Project Scope Overview

The restoration effort is bifurcated into distinct, sequential phases to ensure structural stability is achieved before interior assets are addressed. This approach guarantees that funding is utilized efficiently by first eliminating the source of ongoing deterioration.

Phase I: Building Envelope Security and Weatherproofing

The initial phase focuses on sealing and stabilizing the structure against environmental factors, which are currently the primary cause of damage.

1. **Roofing System Renewal:** A mandatory, comprehensive replacement of the existing compromised roof will be undertaken. This action is the **single most critical step** to immediately halt the ingress of moisture, protecting all subsequent interior work and investment.
2. **Exterior Masonry Repair (Repointing):** The deteriorated brick and mortar joints across the façade will be systematically repaired. This involves removing failing materials and applying new, durable mortar, thus **restoring the structural integrity of the outer walls**.
3. **Protective Coating Application:** Upon the successful cure of the masonry work, a specialized, high-performance exterior sealant or paint will be applied. This creates an **essential barrier** against future weather-related erosion and ensures the long-term preservation of the renewed façade.

Phase II: Interior Structural & Habitable Reconstruction

Once the building envelope is secure, work shifts to remediating internal damage and preparing the property for its intended use.

- **Load-Bearing Structure Correction:** This critical step involves the **precision leveling and reinforcement** of all affected interior supports, including damaged floor joists and roof rafters. This is essential to reverse structural deformation and restore horizontal and vertical planes.
- **Water Damage Abatement & Drywall Installation:** All internal finishes compromised by water (e.g., rotting, mold-affected drywall) will be safely removed, remediated, and replaced with new materials, ensuring a **clean and safe interior environment**.
- **Flooring System Overhaul:** The existing failing floor assemblies will be replaced with new sub-flooring and finished floor materials.
- **Final Detailing and Finish Work:** The project concludes with professional installation of trim, molding, and all necessary cosmetic finishes, delivering a fully reconstructed and move-in ready space.

Funding Goal: To secure the necessary capital to execute this phased project plan, mitigating severe structural risks and transforming 307 Mulberry St. from a state of critical failure to a stable, rehabilitated asset.

BUSINESS INFORMATION
DIEGO MORALES
INDIANA SECRETARY OF STATE
09/03/2025 02:55 PM

Business Details

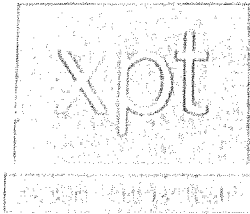
Business Name: **D WOLF ENTERPRISES LLC** Business ID: **202006171398907**
Entity Type: **Foreign Limited Liability Company** Business Status: **Active**
Creation Date: **06/17/2020** Inactive Date:
Principal Office Address: **518 Green Rd, Madison, IN, 47250, USA** Expiration Date: **Perpetual**
Jurisdiction of Formation: **Tennessee** Business Entity Report Due Date: **06/30/2026**
Original Formation Date: **06/16/2020** Years Due:

Governing Person Information

Title	Name	Address
Member	Tim H Walter	177 BLACKPOOL DR, Antioch, TN, 37013, USA
Member	Jimmy Davis	2436 Taylor Street, Madison, IN, 47250, USA

Registered Agent Information

Type: **Individual**
Name: **Jimmy Davis**
Address: **2436 Taylor Street, Madison, IN, 47250, USA**



Ph: 800-536-4783 Fax: 317-885-7011
CA License: 0622580

REQUEST TO BIND

To request binding, please check and complete the items below, sign, and return to our office via fax or email, along with all items REQUIRED TO BIND.

Your signature below confirms your agreement with the terms quoted. Coverage cannot be back-dated.

- ☒ Please bind coverage effective 8.27.25
☐ TRIA form
☒ All fees have been disclosed to the insured, including any fee that you may have added for your own account.

X James Davis
Signed

7-22-2025
Date

**NO COVERAGE BOUND UNLESS CONFIRMED IN WRITING BY
XPT Specialty**

XPT Agent's Portal: Portal.XPTSpecialty.com

Online Payments
xptpartners.epaypolicy.com

INSURED: Central Hotel LLC
DATE ISSUED: August 19, 2025
Reference #: 0631528A



Unsafe Structure Determination

Issued to: Central Hotel LLC

Date Issued: September 3, 2025

301 MULBERRY ST

MADISON, IN 47250-3416

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

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

Issued By:

Bryan Shaw, Building Inspector

City of Madison, Indiana

812-265-8324

101 W Main Street, Madison IN 47250

madison-in.gov

316 Mulberry St
Madison IN 47250
United States



316 Mulberry St
Madison IN 47250
United States





MADISON

Indiana
Planning, Preservation and Design

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

PACE Completion Date Extension Request

Brian Martin (Name of Applicant), has requested an extension for a period of
6 months (12 months max) on the PACE Grant for 811 E. Second St. (Address).
The new deadline is May 2026. The grant amount they were approved for was \$25,000.
They (have/haven't) received a midpoint disbursement.

Signature (PACE Program Staff)

Date

Signature (Mayor)

Date

Signature (Board of Public Works and Safety)

Date

Signature (Board of Public Works and Safety)

Date



Outlook

Fw: Pace grant extensions

From Bryan Shaw <bshaw@madison-in.gov>
Date Mon 11/10/2025 7:44 AM
To Brenna Haley <bhaley@madison-in.gov>

From: Brian Martin <btmartin1@yahoo.com>
Sent: Friday, November 7, 2025 8:02 AM
To: Bryan Shaw <bshaw@madison-in.gov>
Subject: Pace grant extensions

Brian T. Martin
812-599-2695

811 East Second Street

811 1/2 East Second Street

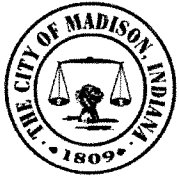
Per a previous conversation with myself and Nicole Schell I had asked for an extension to the Pace Grants previously approved for both properties, 811 East Second Street and 811 1/2 East Second Street. We are close to completion but need to complete the rest of the pertaining items in order to try and meet our goal of the full \$25k grant.

Much of the work has been completed by myself and my son, and as we were made aware we can't claim our own labors toward the grant process.

The last main item we need to complete before turning in all of our information will be to complete painting the exterior. This has been started but as of today it is not complete.

Thank you for your time and help regarding this matter.

Sent from my iPhone



MADISON

Indiana
Planning, Preservation and Design

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

PACE Total Approval

Jerry Martin / Brian Martin has been approved by the Board of Public Works to receive a PACE grant for \$25,000
(amount) for the project at 811 E. Second 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, _____ (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

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
Madison, IN 47250
(812) 265-8324

PACE
Grant Approval

Property Address: 811 E 2nd St

Applicant Name(s): Jerry + Louise Martin / Brian Martin

P.A.C.E. Review Committee

Date of approval: 7/9/24

Director of Planning: [Signature]

Grant Amount Approved: \$25,000.00

Mayor

Date of approval: July 15 2024

Mayor: [Signature]

Board of Public Works and Safety

Date of approval: 7-15-24

Board of Public Works and Safety Representative: [Signature]

Date of approval: 7-15-2024

Board of Public Works and Safety Representative: David Carlson

* rear structure to be completed by
end of project.



MADISON

Indiana
Planning, Preservation and Design

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

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

Application Fee: \$10.00

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

APPLICANT INFORMATION

Date: 6/3/2024
Property Owner Name: Jerry + Louise Martin / Brian Martin
Mailing Street Address: 104 Spring Street
City: Madison State: IN Zip: 47250
Phone (Preferred): 812-599-2695 Phone (Alternate): _____
Email: btmartin1@yahoo.com

PROJECT INFORMATION

Street Address: 811 East Second Street
Total Cost of Project (include all costs to complete the entire project): \$190,000.00
Estimated Date of Completion of Work: May 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): \$25,000.00

A PACE grant application must include the following documents:

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



DESCRIPTION OF THE PROJECT

☐ Additional pages are attached.

DETAILED PROJECT SCHEDULE

☐ Additional pages are attached.



DETAILED PROJECT BUDGET WORKSHEET

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

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

☐ Additional pages are attached.

DETAILED REBUILDING PLAN (ONLY FOR DANGEROUS BUILDINGS GRANT APPLICATIONS)

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

☐ Additional pages are attached.



Applicant must read and initial the following:

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

BM 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.

BM 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).

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

BM 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.

BM 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.

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

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

[Signature]
Applicant(s) Signature

6/3/2024
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

Description of the Project:

811 East Second street has been sitting vacant for many years, unless you count the squatting vultures. The property has had a few owners over the years, and each one has started to work on the property, but never made much progress. Thus, the home is currently in pretty poor condition.

The last owner began some rebuilding, but the work performed is subpar and so some of it will need to be changed or removed. We plan to completely renovate the house and the property so it lives up to the new name, given by Mayor Bob Courtney, the "Gateway House".

Detailed Project Schedule:

- 2024 June: Temporary power, clean, temporary close-up *ASBESTOS REMOVAL*
July: Clean site, regrade, start restructure
August: Re-structure basement to attic, interior/exterior
September: Repair siding, restore windows, renovate front porch, weatherproof.
October: Paint exterior, rough in mechanicals, insulate.
November: Drywall and paint.
December: Finish floors, trim, doors, stairway.
- 2025 January: Finish floors, trim, doors, stairway.
February: Final paint, set cabinets.
March: Countertops, tile.
April: Set finish fixtures (plumbing, electrical, hardware).
May - Certificate of occupancy for move in.

Detailed Project Budget Worksheet

1. Foundation: Repair exterior stone foundation as needed.
Tuckpoint and weather proof.
Remove slab and rear of property, regrade to prevent water infiltration.
Repair weatherproof as needed.
2. Structural: Repair floor joists, wall studs and beams, and rafters as necessary.
Add additional blocking and bracing as needed.
3. Front Porch: Adjust and complete framing on porch roof.
Side gable wall.
Install beadboard porch ceiling.
Trim beam.
Box and trim columns.
Prime/paint.
Repair and seal concrete porch floor, brick wall, caps, steps.
Foundation repair, weatherproof.
4. Cornice: Repair metal cornice as needed.
Prime/paint.
5. Box Gutter: Repair/re-line gutter pan.
Repair flashing as needed.
6. Gutters and Downspouts: Install new.
7. Chimney: Tuckpoint as needed.
Install chimney cap.
Repair/replace step flashing as needed.
8. Roof: Inspect and repair as needed.
9. Fascia/Rake Board/Soffit: Repair existing, replace as needed.
Prime/paint.
10. Existing Siding: Salvage siding from rear addition to repair/replace existing siding.
Adjust/reattach all siding.
Install new corner boards.
Repair/replace apron board and flashing as needed.
Prime/paint.
11. New Siding: Install new L.P. Smartside on the addition to match the profile of existing house.
Install new corner boards.
Install new apron board and flashing.
Prime/paint.
12. Windows: Repair wood sashes and jambs as needed.
Reglaze as needed.
Reinstall original windows as applicable.
Install head flashing.
Prime/paint.
13. Front Door: Restore front door including new weatherstrip and hardware.

Prime/paint.

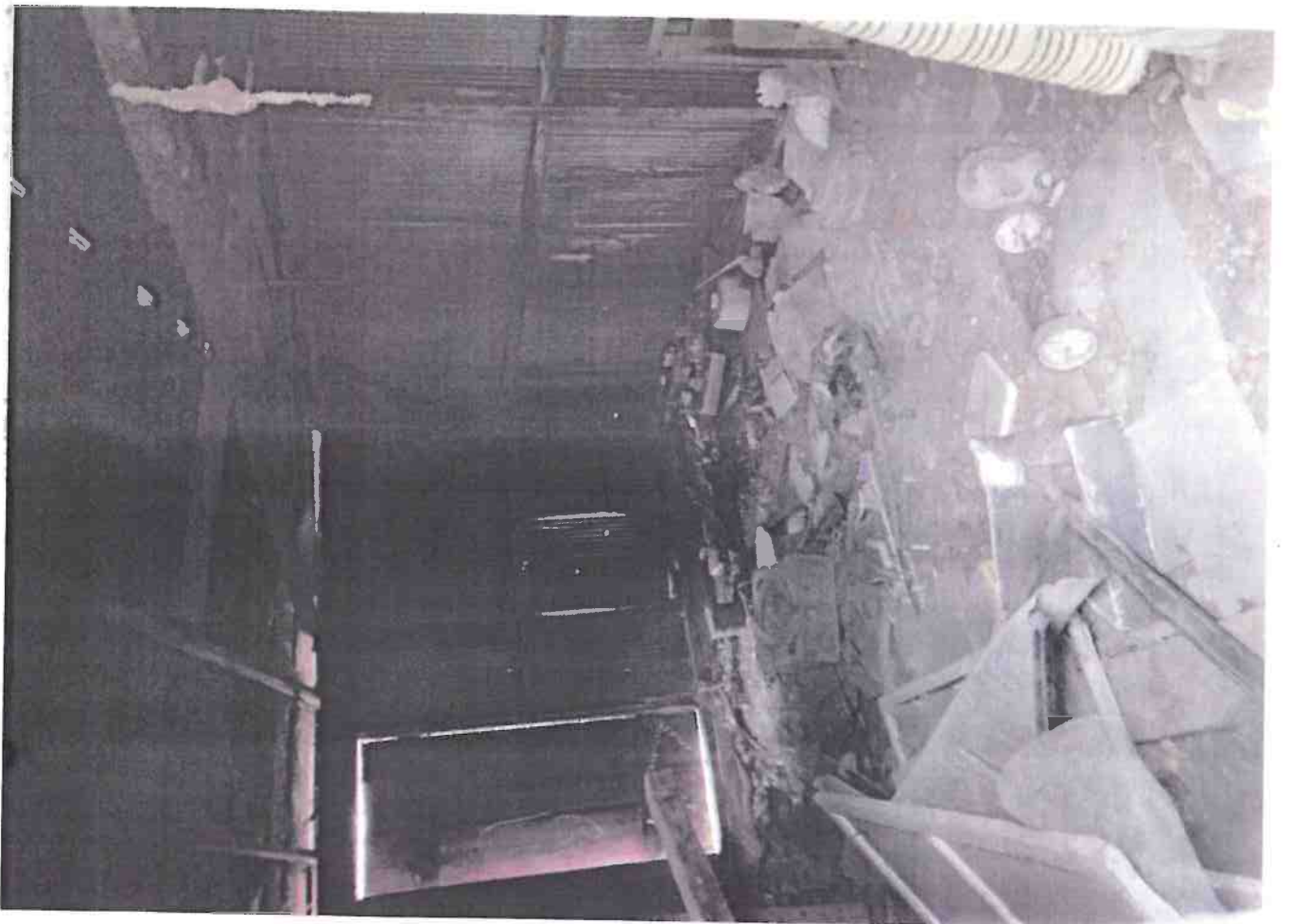
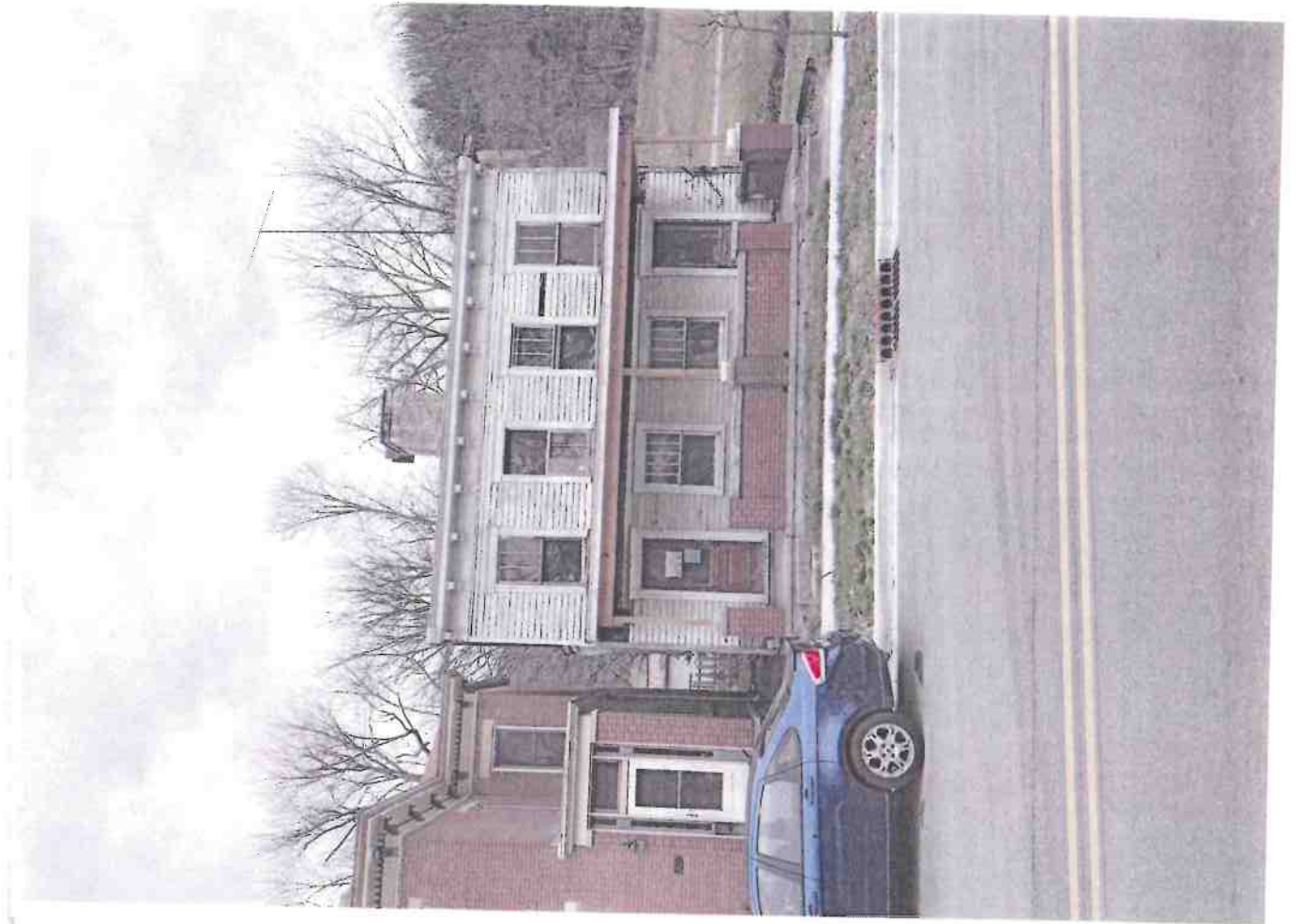
14. Rear Door: Install new half glass door and hardware; style to be period appropriate.

15. New Electrical Service: Rough in electrical service for home.

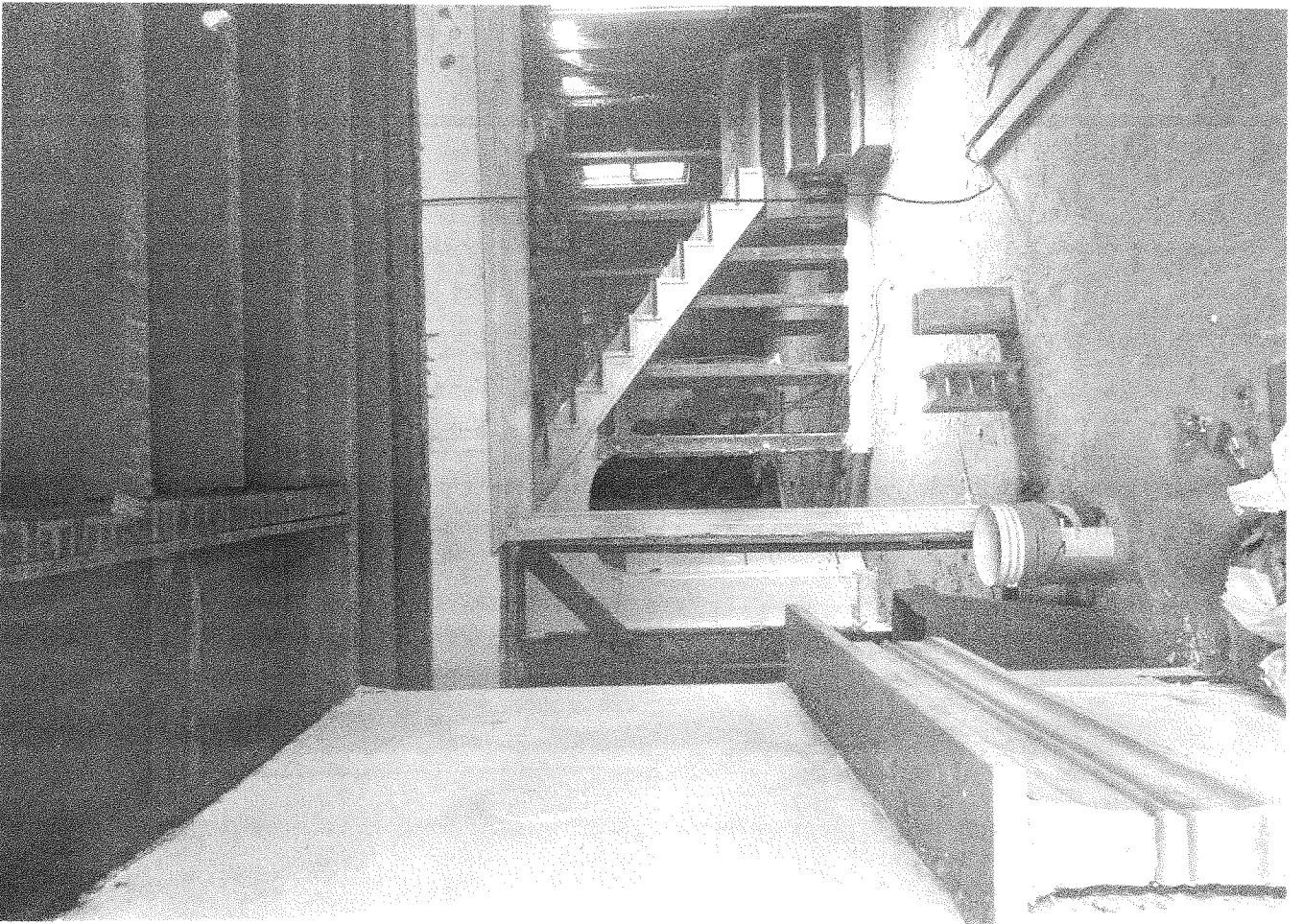
16. Spray Foam Insulation: Consideration of partial expense

*Installation not part of pace

*Vapor barrier and sheer diaphragm strength added to house via closed cel spray foam applied valid. In order to salvage wood siding, we will not remove but repair in place. By doing this, we have no way to add traditional vapor barrier and wall sheathing. These are both critical to a strong, healthy and weatherproof building envelope.









MADISON

Indiana
Planning, Preservation and Design

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

PACE Completion Date Extension Request

Jacob Binzer (Name of Applicant), has requested an extension for a period of
6 months (12 months max) on the PACE Grant for 811.5 E Second St. (Address).
The new deadline is May 2026. The grant amount they were approved for was \$25,000.
They (~~have~~ haven't) received a midpoint disbursement.

Signature (PACE Program Staff)

Date

Signature (Mayor)

Date

Signature (Board of Public Works and Safety)

Date

Signature (Board of Public Works and Safety)

Date

Fw: Pace grant extensions

From Bryan Shaw <bshaw@madison-in.gov>
Date Mon 11/10/2025 7:44 AM
To Brenna Haley <bhaley@madison-in.gov>

From: Brian Martin <btmartin1@yahoo.com>
Sent: Friday, November 7, 2025 8:02 AM
To: Bryan Shaw <bshaw@madison-in.gov>
Subject: Pace grant extensions

Brian T. Martin
812-599-2695

811 East Second Street

811 1/2 East Second Street

Per a previous conversation with myself and Nicole Schell I had asked for an extension to the Pace Grants previously approved for both properties, 811 East Second Street and 811 1/2 East Second Street. We are close to completion but need to complete the rest of the pertaining items in order to try and meet our goal of the full \$25k grant.

Much of the work has been completed by myself and my son, and as we were made aware we can't claim our own labors toward the grant process.

The last main item we need to complete before turning in all of our information will be to complete painting the exterior. This has been started but as of today it is not complete.

Thank you for your time and help regarding this matter.

Sent from my iPhone



MADISON

Indiana
Planning, Preservation and Design

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

PACE Total Approval

Jacob Binner / Brian Martin has been approved by the Board of Public Works to receive a PACE grant for \$25,000
(amount) for the project at 811.5 E. Second 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, _____ (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

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
Madison, IN 47250
(812) 265-8324

PACE
Grant Approval

Property Address: 811.5 E 2nd St

Applicant Name(s): Jacob Binzer / Brian Martin

P.A.C.E. Review Committee

Date of approval: 7/9/24

Director of Planning: [Signature]

Grant Amount Approved: \$25,000.00

Mayor

Date of approval: July 11 2024

Mayor: [Signature]

Board of Public Works and Safety

Date of approval: 7-15-24

Board of Public Works and Safety Representative: [Signature]

Date of approval: 7-15-2024

Board of Public Works and Safety Representative: David Carlow

* rear structure to be completed by
end of project.



MADISON

Indiana
Planning, Preservation and Design

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

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

Application Fee: \$10.00

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

APPLICANT INFORMATION

Date: 6/3/2024
Property Owner Name: Jacob Binzer / Brian Martin
Mailing Street Address: 104 Sering Street
City: Madison State: IN Zip: 47250
Phone (Preferred): 812-599-7045 Phone (Alternate): _____
Email: jrbinzer@gmail.com

PROJECT INFORMATION

Street Address: 811.5 East Second Street
Total Cost of Project (include all costs to complete the entire project): \$190,000.00
Estimated Date of Completion of Work: May 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): \$25,000.00

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)



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

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

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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

[illegible]

1/3/2024



DETAILED PROJECT BUDGET WORKSHEET

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

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

☐ Additional pages are attached.

DETAILED REBUILDING PLAN (ONLY FOR DANGEROUS BUILDINGS GRANT APPLICATIONS)

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

☐ Additional pages are attached.



Applicant must read and initial the following:

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

[Signature] 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.

[Signature] 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).

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

[Signature] 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.

[Signature] 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.

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

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

[Signature]
Applicant(s) Signature

6/3/2024
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

Description of the Project:

811 East Second street has been sitting vacant for many years, unless you count the squatting vultures. The property has had a few owners over the years, and each one has started to work on the property, but never made much progress. Thus, the home is currently in pretty poor condition.

The last owner began some rebuilding, but the work performed is subpar and so some of it will need to be changed or removed. We plan to completely renovate the house and the property so it lives up to the new name, given by Mayor Bob Courtney, the "Gateway House".

Detailed Project Schedule:

- 2024 June: Temporary power, clean, temporary close-up *ASBESTOS REMOVAL*
July: Clean site, regrade, start restructure
August: Re-structure basement to attic, interior/exterior
September: Repair siding, restore windows, renovate front porch, weatherproof.
October: Paint exterior, rough in mechanicals, insulate.
November: Drywall and paint.
December: Finish floors, trim, doors, stairway.
- 2025 January: Finish floors, trim, doors, stairway.
February: Final paint, set cabinets.
March: Countertops, tile.
April: Set finish fixtures (plumbing, electrical, hardware).
May - Certificate of occupancy for move in.

Detailed Project Budget Worksheet

1. Foundation: Repair exterior stone foundation as needed.
Tuckpoint and weather proof.
Remove slab and rear of property, regrade to prevent water infiltration.
Repair weatherproof as needed.
2. Structural: Repair floor joists, wall studs and beams, and rafters as necessary.
Add additional blocking and bracing as needed.
3. Front Porch: Adjust and complete framing on porch roof.
Side gable wall.
Install beadboard porch ceiling.
Trim beam.
Box and trim columns.
Prime/paint.
Repair and seal concrete porch floor, brick wall, caps, steps.
Foundation repair, weatherproof.
4. Cornice: Repair metal cornice as needed.
Prime/paint.
5. Box Gutter: Repair/re-line gutter pan.
Repair flashing as needed.
6. Gutters and Downspouts: Install new.
7. Chimney: Tuckpoint as needed.
Install chimney cap.
Repair/replace step flashing as needed.
8. Roof: Inspect and repair as needed.
9. Fascia/Rake Board/Soffit: Repair existing, replace as needed.
Prime/paint.
10. Existing Siding: Salvage siding from rear addition to repair/replace existing siding.
Adjust/reattach all siding.
Install new corner boards.
Repair/replace apron board and flashing as needed.
Prime/paint.
11. New Siding: Install new L.P. Smartside on the addition to match the profile of existing house.
Install new corner boards.
Install new apron board and flashing.
Prime/paint.
12. Windows: Repair wood sashes and jambs as needed.
Reglaze as needed.
Reinstall original windows as applicable.
Install head flashing.
Prime/paint.
13. Front Door: Restore front door including new weatherstrip and hardware.

Prime/paint.

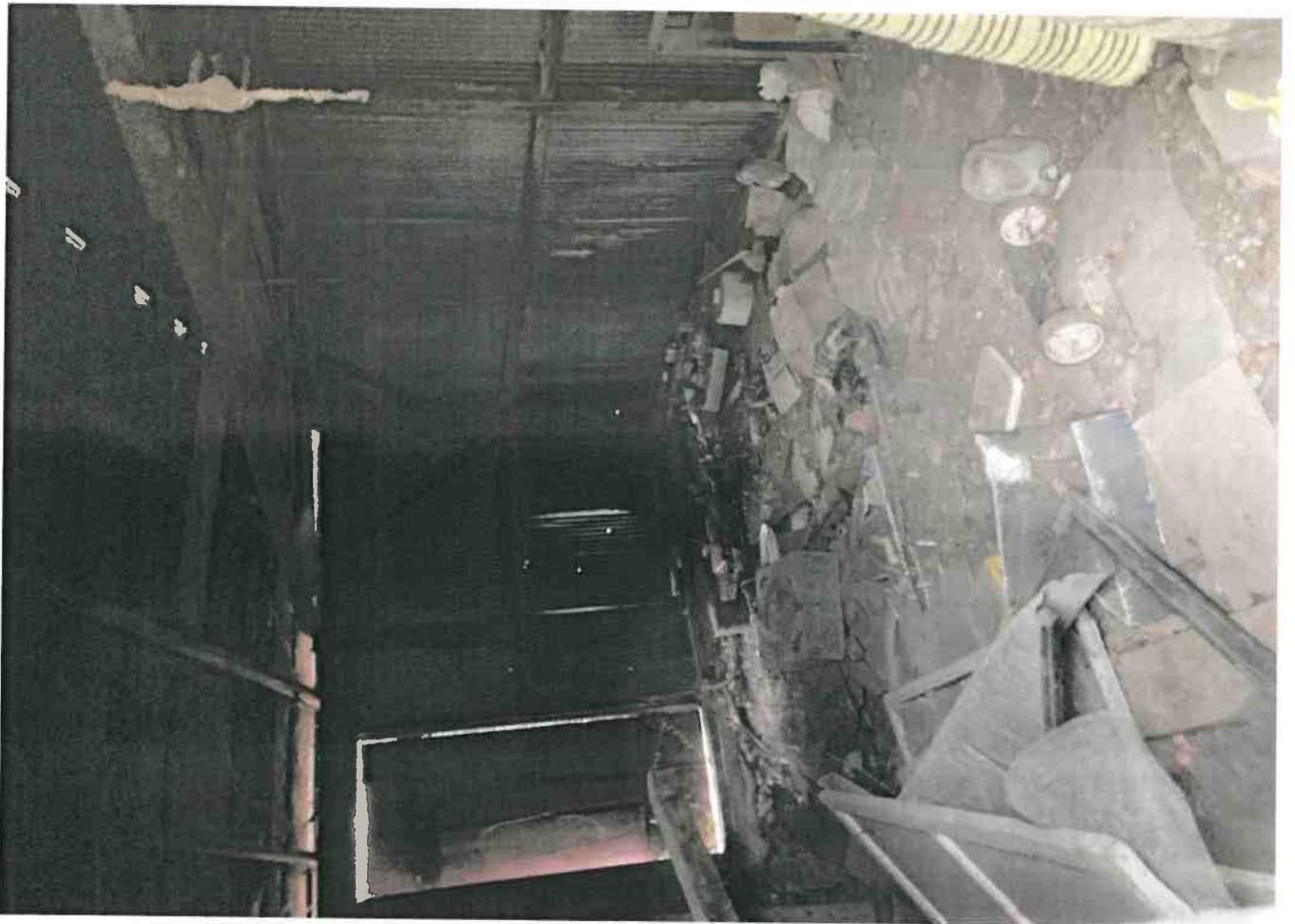
14. Rear Door: Install new half glass door and hardware; style to be period appropriate.

15. New Electrical Service: Rough in electrical service for home.

16. Spray Foam Insulation: Consideration of partial expense

*Installation not part of pace

*Vapor barrier and sheer diaphragm strength added to house via closed cel spray foam applied valid. In order to salvage wood siding, we will not remove but repair in place. By doing this, we have no way to add traditional vapor barrier and wall sheathing. These are both critical to a strong, healthy and weatherproof building envelope.







MADISON

Indiana
Planning, Preservation and Design

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

PACE Total Approval

John DeLuca has been approved by the Board of Public Works to receive a PACE grant for \$7500
(amount) for the project at 210 W Second 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, _____ (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

PACE Final Check

I, John DeLuca (Print Name), received a check for \$7500 (amount) from the PACE grant for the
project at 210 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

PACE Grant Approval

Property Address: 210 W 2nd St.

Applicant Name(s): John & Linda DeLuca

P.A.C.E. Review Committee

Date of approval: 1/14/2025

PACE Program Staff: Bonenna R. Haley

Grant Amount Approved: \$7500.00

Mayor

Date of approval: 1-21-25

Mayor: BC

Board of Public Works and Safety

Date of approval: 1-21-25

Board of Public Works and Safety Representative: Paul Eagle

Date of approval: 1-21-2025

Board of Public Works and Safety Representative: David Carbow



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: _____
Property Owner Name: JOHN & LINDA DELOCA
Mailing Street Address: 210 WEST 2ND ST.
City: MADISON State: IN Zip: 49129
Phone (Preferred): 812-801-3743 Phone (Alternate): 630-710-1185
Email: WOODKA-JD@GMAIL.COM

PROJECT INFORMATION

Street Address: 210 WEST 2ND ST, MADISON, IN 49129
Total Cost of Project (include all costs to complete the entire project): \$14,800
Estimated Date of Completion of Work: _____

☐ 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.

LABOR + MATERIALS TO TUCK POINT EAST ELEVATOR
PHASE I \$12500 -
PHASE II \$2200 - ALLOWANCE FOR FAULTED BRICK
FOR AREA BELOW TOP OF DOOR HEIGHT.

☐ 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	LABOR & MATERIALS TO TUCK		
2	POINT WEST ELEVATION	14700	
3			
4	LABOR & MATERIAL ALLOWANCE		
5	TO PROVIDE TUCK POINTING		
6	AT LOWER PORTION TOP OF		
7	DOOR AS REQUIRED	INCL	
8	ON GOING SITE CLEANUP	200	
9			
10			
11			
12			
	Totals	14900	7,485

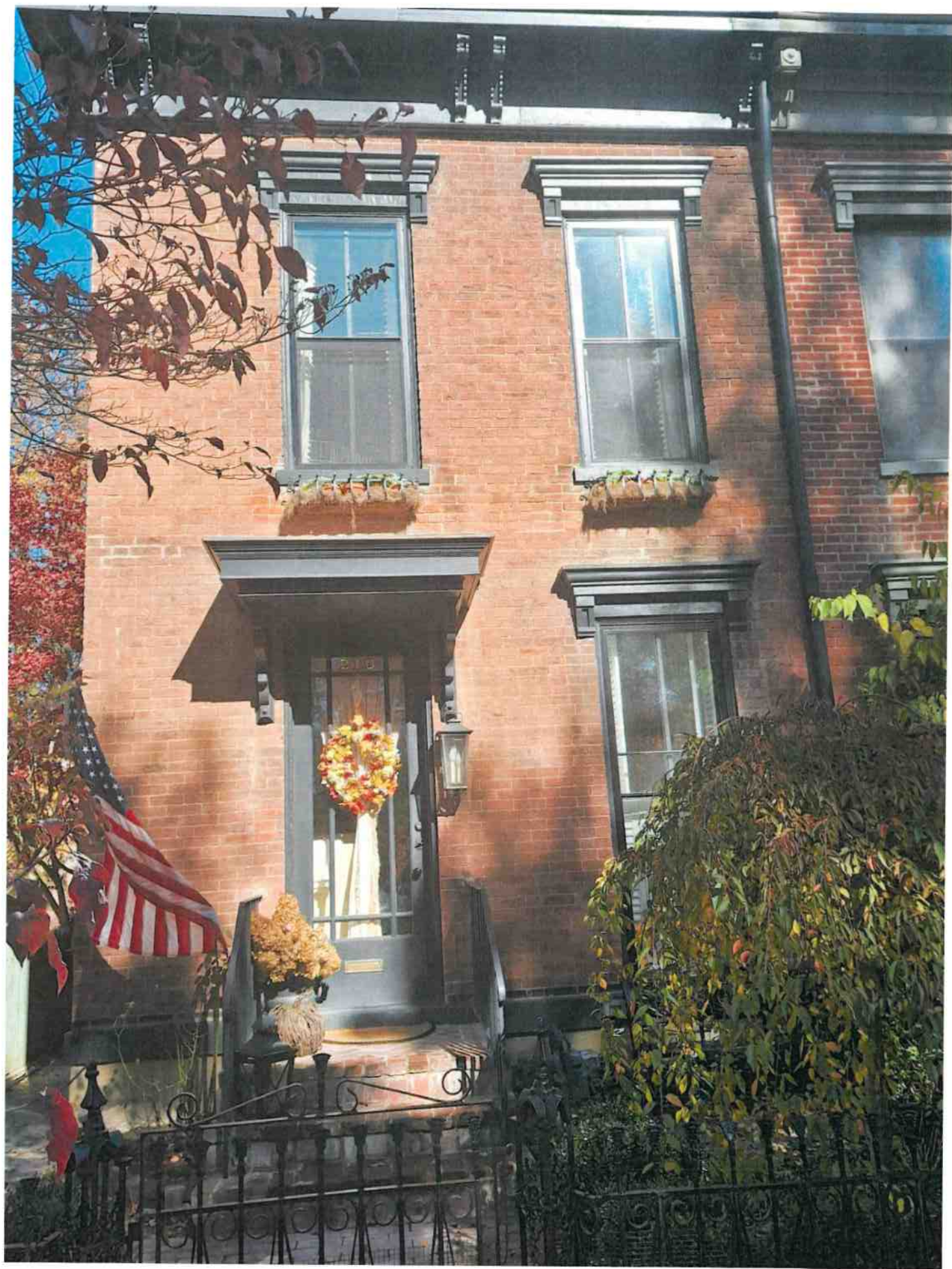
☐ Additional pages are attached.

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

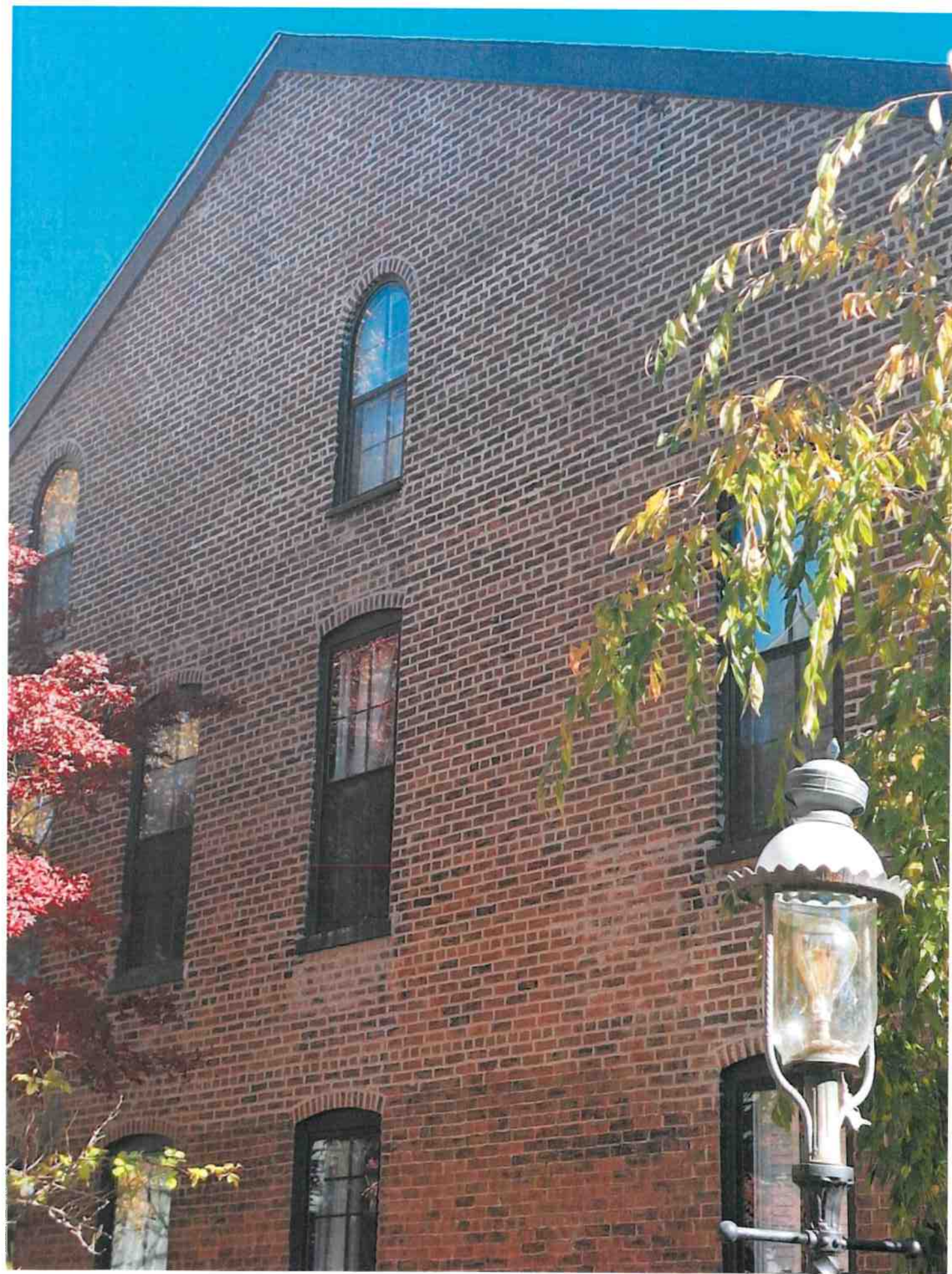
[Signature]
Applicant(s) Signature

11/6/25
Date

*FOR LIVE HAND WRITING, PARKINSON EFFECT









857534

Statement		DATE	TERMS
TO		John Deluca	
IN ACCOUNT WITH		Steve Land	
		502-221-5193	
Tuck point on west side elevation			
Labor & material to completion			
Paid in full			
<i>J.H.</i>			
CURRENT	OVER 30 DAYS	OVER 60 DAYS	TOTAL AMOUNT \$14,700.00

12/4/2015
Pacific site cleanup.
along with way, at \$200.
PIF

1 Deboard

Paid in full

JAS



Type notes here

Printed
11/10/2025

The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.

General
Bills
Deductions
Assessments

Owner and General Parcel Information

Property Card	Show Property Card
Tax History Data	Show Tax History
Sketches	Show Sketches(1)
OwnerName	Deluca John & Linda K
StateParcelNumber	39-13-02-213-051.000-007
ParcelNumber	39-13-02-213-051.000-007
MapNumber	
RoutingNumber	51.000
LegalDescription	011-03300-00 20 FT W SIDE LOT 19 1ST ADD W 11-118-44 210 W Second St
Acreage	0.0000
LocationAddress	210 W SECOND St MADISON,IN 47250-0000
OwnerAddress	16082 Greenwood Ave UNION PIER,MI 49129
DeedBook	2018
DeedPage	04798