



MADISON

Indiana

Board of Public Works and Safety Agenda

MEETING DATE: Monday, February 2, 2026, 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 absenents.
- B. Approval of minutes
- C. Claims
 - General
 - Payroll
- D. Adjustments
- E. Unfinished business
- F. New business
 - Madison Schools – E.O. Muncie Project – Vacation of Streets & Alleys
 - All Star Paving – Pay Application #6
 - Change Order #14 – INDOT
 - Change Order #15 – INDOT
 - Resolution 2026-2: Establishing a Handicap Space at 409 Broadway St. – TUMC
 - Resolution 2026-3: Street and Parking Space Closings for 2026 Music in the Park
 - PACE Applications: 1063 W Main, 200 Ferry, 757 Jefferson, 319 Cragmont, 526 Jefferson, 611B Mulberry
 - PACE Midpoint/Extension: 612 Mulberry
 - PACE Final: 311 East
- G. Mayor's comments
- H. Public comments
- I. Next Meeting: **Tuesday, February 17, 2026**, at 11:30 AM. *Monday is Presidents Day
- 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.



Board of Public Works and Safety Minutes

MEETING DATE: Tuesday, January 20, 2026, 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). Clerk-Treasurer Shirley Rynearson was present via phone call. Director of Finances Mindy McGee was present via Microsoft Teams video call.

Approval of Minutes: Eaglin moved to approve the January 5, 2026, minutes, seconded by Carlow. All in favor, motion carried (3-0).

Claims—General/Payroll: Carlow moved to approve the general and payroll claims as submitted, seconded by Eaglin. All in favor, motion carried (3-0). The general claims totaled \$1,628,221.10. The payroll claims totaled \$247,425.63.

Adjustments: None.

Unfinished Business: None.

New business:

Crystal Beach Contract Proposal: Floor Drains: Due to the April flooding, it was noted that certain areas of the pool house floor retained standing water, primarily in the showers and bathrooms, creating puddles that posed safety hazards for walking and running due to slipping and sliding. The installation of floor drains had been included as part of the original pool renovation plans but was later removed. This proposal seeks installing floor drains in designated areas and connecting them to the existing sewer system in order to properly address the standing water issue. **Motion:** Eaglin moved to approve the Crystal Beach Floor Drain Proposal, seconded by Carlow. All in favor, motion carried (3-0).

Sunrise Golf Club Parts Quote: This is a quote for rollers for the fairway unit for approximately \$5,285.00. **Motion:** Courtney moved to approve the Sunrise Golf Club Parts Purchase Quote, seconded by Eaglin. All in favor, motion carried (3-0).

Change Order #2: Broadway Bollards: This change order is part of the CCMG Main Street project and provides for the installation of bollards on Broadway, located north and south of both traffic lanes. The bollards will eliminate the need for plastic barricades during events on Broadway and will enhance overall safety in the area. **Motion:** Eaglin moved to approve Change Order #2: Broadway Bollards, seconded by Carlow. All in favor, motion carried (3-0).

Paul Bruhn Contractor Quotes: Paul Bruhn is a national-level grant program similar to the City's PACE program, designed to preserve and enhance properties within the community. These grants are available to rural communities with populations under 50,000. Unlike PACE, subgrantees are not required to provide matching funds. The PPD Department has received approval for six properties under this program. Of those, four properties have been approved for completion by Drake Youngblood, and the remaining two have been approved to be completed

by Can Do Maintenance. The six approved properties are located at 405 Mill St, 1028 & 1030 W Second St, 608 Mulberry St, 129 Mulberry St, 408 E Fourth St, and 317 E First St. The goal is to have all work completed by April 30, 2026. **Motion:** Carlow moved to approve the six applications for the Paul Bruhn Grant, seconded by Courtney. All in favor, motion carried (3-0).

Resolution 2026-1: Golf Cart Registration Fees: The resolution updates the City of Madison's golf cart registration fee. It notes that the fee was established at \$25 per year in 2009 and has not changed since, despite increased costs to regulate and enforce golf cart use. Upon recommendation of the Police Chief, the Board of Public Works and Safety sets the registration fee for golf carts, LSVs, and ORVs at \$40 per year, effective April 1, 2026. **Motion:** Eaglin moved to approve Resolution 2026-1, seconded by Carlow. All in favor, motion carried (3-0).

PACE Midpoint: 221 E Main St & 118 W Fifth St: 221 E Main St is asking for the disbursement in the amount of \$12,500.00. Work completed so far includes scraping and repairing of the brick, correction of the structural joists, window replacement, rewiring, and repaired gutters. 118 W Fifth St is asking for the disbursement of \$12,500.00. Work completed so far includes foundation restoration, repair and replacement of the metal roof, and LP Smart siding and window installation. **Motion:** Eaglin moved to approve the PACE Midpoints, seconded by Carlow. All in favor, motion carried (3-0).

Planning, Preservation, and Design: 2025 Year in Review: Code Enforcement Officer Duey O'Neal presented a comprehensive report to the Board on PPD activities for 2025, outlining notable cases encountered during the year. The presentation featured photographs and examples of properties addressed by the PPD office and is available for viewing on the City of Madison YouTube channel.

Insurance Follow-up: Director of Finance Mindy McGee informed the Board that the property and casualty insurance quote was received and came in below the maximum amount previously approved. The final quote totaled \$468,579.00. Additionally, the city undergoes an annual workers' compensation audit. Following the most recent audit, the city will receive a \$10,000.00 refund for 2025.

Mayor's Comments: The city remains committed to ensuring a safe environment for all events and in the planning process. Additionally, with the recent implementation of the food and beverage tax, the City is working to ensure that all food service vendors are correctly applying the tax in accordance with legal requirements.

Public comment: Randall Bellamy of 409 E Third Street inquired about the status of the request for a handicapped parking spot in front of Trinity United Methodist Church. Mayor Courtney responded that the request would be noted and coordinated with Police Chief Rick Mundt to advance it for consideration by the Board. Mr. Bellamy also commented that the process should be a bit more streamlined.

Next meeting: Monday, February 2, 2026, at 11:30 AM.

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

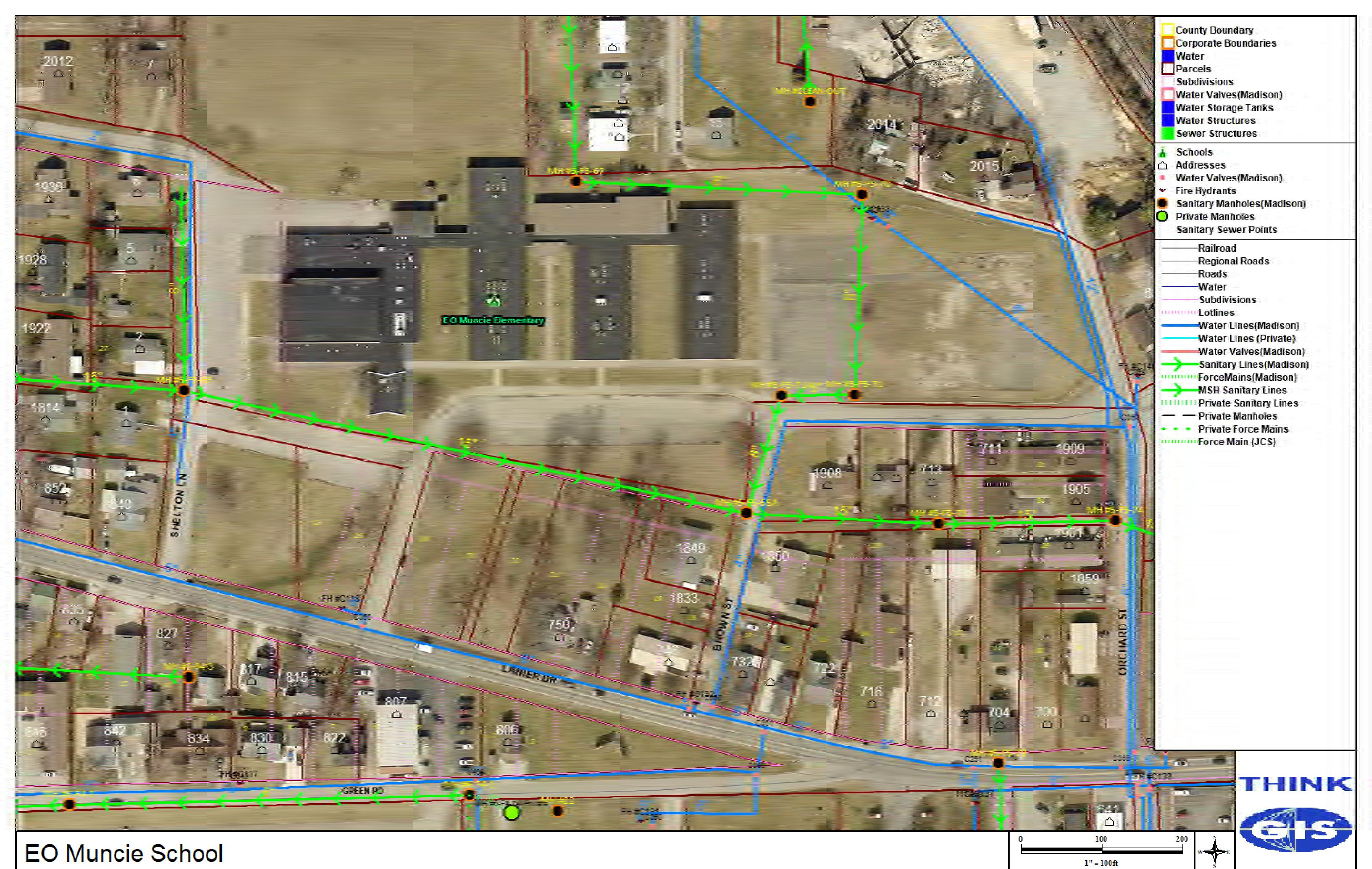
Attested:

Shirley Rynearson, Clerk-Treasurer

Karl Eaglin

Mayor Bob Courtney

David Carlow



City of Madison, Indiana

APPLICATION FORM – STREET/ALLEY ROW VACATION

EAST ALLEY VACATION

THE UNDERSIGNED APPLICANT HEREBY REQUESTS: (C^t eÚk oge ox ogl – a œ arate a~ liÚatio^g iore^g uired for eaÚ^t)

Street VaÚatio^g Alle VaÚatio^g Ot^t er Pu liÚ i! + t"Of"[#] a VaÚatio^g

APPLICANT INFORMATION: (Prigt \$e! i le)

Name: Madison Consolidated Schools, Dr. Teresa Brown, Superintendent

Mailing Address: 2421 Wilson Ave, Madison, IN 47250

Phone No.: 812.274.8001 Email Address: tbrown@madison.k12.in.us

PROJECT DESCRIPTION: (Clearl^t state agd ex^t la^g t^t e t[~] e of agd^t ur^t oce for t^t e re^t uct&Attal^t a œ arate d^t eet if geed&

The proposed project consists of the demolition of the old F.O. Muncie Elementary School off of Janier Drive. Replaced with new early learning center, new utility connections, storm water detention, adjusted drives, new sidewalks, and more on site. Attached is a GIS map showing the alleys/ROW that are to be vacated. (AttaÚ^t a~ lat' dra(ig! or) *O+ a~ of t^t e~ rō oad area to e , aÚted)

PETITIONER PROPERTY SITE ADDRESS: 800 Janier Dr, Madison, IN 47250

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For Staff Use Only:

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EXHIBIT 1

VACATION #3 DESCRIPTION

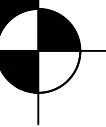
ALLEY BETWEEN LOTS 22 & 23

All of that 12-foot wide alley that lies West of Lot 22 and East of Lot 23 and extending from the North right of way of State Street (per plat), now Lanier Drive, to the Westerly extension of the North line of said Lot 22, all in Elias Stapp's West Addition to North Madison, Recorded on December 19th, 1848, in Plat Book 1, Page 55 in the Office of the Recorder of Jefferson County, Indiana, described by Timothy D. Higbie P.S. Indiana #20100067 and based on a survey completed by Survey First LLC as part of project number 20250045 and described as now measured on said survey as follows:

BEGINNING on the North right of way of said State Street at the Southwest corner of said Lot 22; thence along said right of way North 75 degrees 54 minutes 15 seconds West 12.00 feet to the Southeast corner of said Lot 23; thence along the East line of said Lot 23 North 14 degrees 05 minutes 45 seconds East 227.50 feet to the Northeast corner of said Lot 23; thence South 75 degrees 54 minutes 15 seconds East 12.00 feet to the Northwest corner of said Lot 22; thence along the West line of said Lot 22, South 14 degrees 05 minutes 45 seconds West 227.50 feet to the POINT OF BEGINNING, containing 0.07 acres, more or less and subject to any easements of record.

SURVEY FIRST LLC

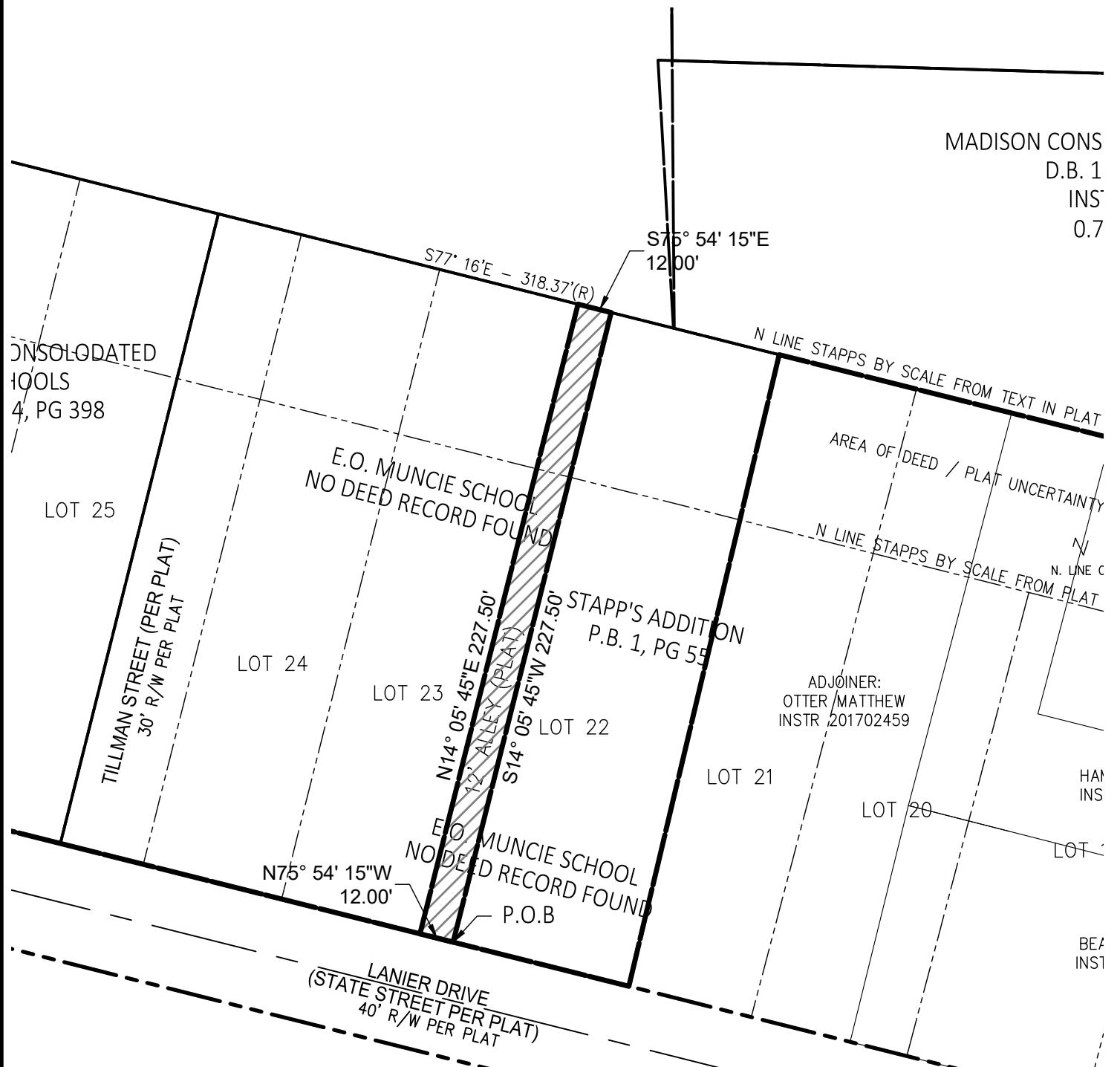
Surveying • Engineering • 3D Laser Scanning • Modeling
64 East Marion Street Danville, IN 46122



Job No.: 2025-0045	Drawn By: TDH	SHEET #
Drawn Date: 01/10/26	VACATION #3	1 OF 2

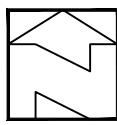
EXHIBIT 2

VACATION #3 EXHIBIT MAP



SURVEY FIRST LLC

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0 50 100 Feet

NOTE: THIS DRAWING IS NOT INTENDED TO BE A BOUNDARY SURVEY. IT IS AN EXHIBIT OF A DESCRIPTION ONLY.

Job No.: 2025-0045	Drawn By: TDH	SHEET #
Drawn Date: 01/10/26	Scale: 1" = 50'	2 OF 2

City of Madison, Indiana

APPLICATION FORM – STREET/ALLEY ROW VACATION WEST ALLEY VACATION

THE UNDERSIGNED APPLICANT HEREBY REQUESTS: (C'eúk oge oxogl – a næ arate a~ liúatilog inrequired for eaút)

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APPLICANT INFORMATION: (Prigt \$e! i le)

Name: Madison Consolidated Schools, Dr. Teresa Brown, Superintendent

Mailing Address: 2424 Wilson Ave, Madison, IN 47250

Phone No.: 812-274-8001 Email Address: tbrown@madison.k12.in.us

PROJECT DESCRIPTION: (Clearl state agd ex laž t'e t~ e of agd uř oce for t'e re; ueat&Attal a næ arate d' eet if geeded&

The proposed project consists of the demolition of the old F.O. Muncie Elementary School off Janier Drive. Replaced with new early learning center, community connection, stormwater detention, extended driveways, new sidewalks, and more on site. Attached is a GIS map showing the areas/ROW that are to be rezoned. (Attac+ a~ lat' dra(ig! or) *O+ ap of t'e~ rō oed area to e , acated)

PETITIONER PROPERTY SITE ADDRESS: 800 Janier Dr, Madison, IN 47250

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. eareat Üross street/Janier Dr. and Shelton IN

. o&of~ rō ertiea uttig t'e area to e , aüated/ All owned by Madison Consolidated Schools.

List all t'e assessor~ arüel gu+ er(s) for t'e~ rō erties a uttig! t'e area to e , aüated/

39-08-27-000-006-000-007, 39-08-27-223-034-000-007, 39-08-27-223-005-000-007

39-08-27-223-033-000-007

For Staff Use Only:

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EXHIBIT 1

VACATION #1 DESCRIPTION

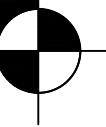
ALLEY BETWEEN LOTS 26 & 27

All of that 12-foot wide alley that lies West of Lot 26 and East of Lot 27 and extending from the North right of way of State Street (per plat), now Lanier Drive, to the Westerly extension of the North line of said Lot 26, all in Elias Stapp's West Addition to North Madison, Recorded on December 19th, 1848, in Plat Book 1, Page 55 in the Office of the Recorder of Jefferson County, Indiana, described by Timothy D. Higbie P.S. Indiana #20100067 and based on a survey completed by Survey First, LLC as part of project number 20250045 and described as now measured on said survey as follows:

BEGINNING on the North right of way of said State Street at the Southwest corner of said Lot 26; thence along said North right of way, North 75 degrees 54 minutes 15 seconds West 12.28 feet to the Southeast corner of said Lot 27; thence along the East line of said Lot 27, thence North 01 degree 56 minutes 27 seconds East 232.72 feet to the North line of said platted alley and the Westerly extension of the North line of said Lot 26; thence along the said North line, South 75 degrees 54 minutes 15 seconds East 12.28 feet to the Northwest corner of said Lot 26; thence along the West line of said Lot 26, South 01 degree 56 minutes 27 seconds West 232.72 feet to the POINT OF BEGINNING, containing 0.06 acres more or less and subject to any easements of record.

SURVEY FIRST LLC

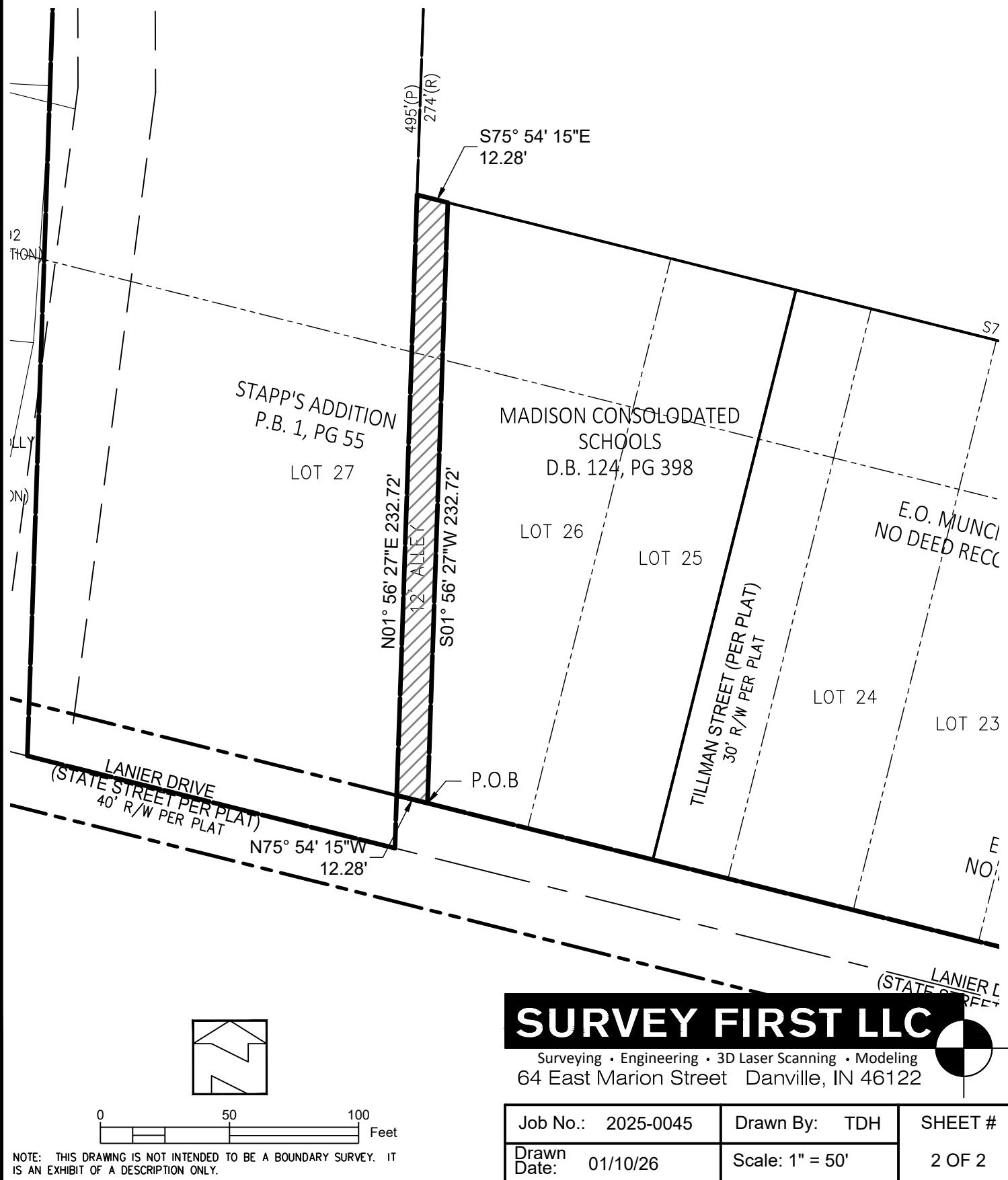
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Job No.: 2025-0045	Drawn By: TH	SHEET #
Drawn Date: 01/10/2026	VACATION #1	1 OF 2

EXHIBIT 2

VACATION #1 EXHIBIT MAP



City of Madison, Indiana

APPLICATION FORM – STREET/ALLEY ROW VACATION
TILLMAN AVE VACATION

THE UNDERSIGNED APPLICANT HEREBY REQUESTS: (C⁺ eÚ og e ox og! — a æ arate a[~] liatioq iore uired for eaÚ)

أصنف Street Validation النصف Alle Validation النصف Other Places! Other# a Validation

APPLICANT INFORMATION: (Prigt Še! i le)

Name: Madison Consolidated Schools, Dr. Teresa Brown, Superintendent

Mailing Address: 3421 Wilson Ave, Madison, IN 47250

Phone No.: 888812345678901234567890% Email Address: tbrown@radicalinns.com 88888888%

PROJECT DESCRIPTION: (Clearl state agd ex laig t+e t^v e of agd^v ur oœ for t+e rea ue&AttaÜ a œ arate œ eet if geed&

The proposed project consists of the demolition of the old E. 5th Street Elementary School off of Lander Drive. Replaced with new early learning center, new early connections, stormwater detention, adjusted driveways, new sidewalks, and more. Attached is a CAD map showing the site footprint where to be rezoned.

PETITIONER PROPERTY SITE ADDRESS: 8000 Lamont Dr., Madison, WI 53719

-effereng Court Assessor Panel. 08/29/2027 000-006-000-007

earct from street, Janier Dr. to Tillman Ave.

²⁸ See *re articula uttili tute area to a subtend* (1624) and *the M. discr. 1624* (1624) for a detailed description of the changes.

Find all the common subproblems for the following problem:

Page 10 of 10

For Staff Use Only:

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EXHIBIT 1

VACATION #2 DESCRIPTION

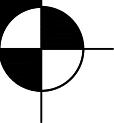
TILLMAN STREET

All of that 30-foot wide right of way of Tillman Street that lies West of Lot 24 and East of Lot 25 and extending from the North right of way of State Street (per plat), now Lanier Drive, to the Westerly extension of the North line of said Lot 24, all in Elias Stapp's West Addition to North Madison, Recorded on December 19th 1848, in Plat Book 1, Page 55 in the Office of the Recorder of Jefferson County, Indiana, described by Timothy D. Higbie P.S. Indiana #20100067 and based on a survey completed by Survey First, LLC as part of project number 20250045 and described as now measured on said survey as follows:

BEGINNING on the North right of way of State Street, now Lanier Drive at the Southwest corner of said Lot 24; thence along said right of way, North 75 degrees 54 minutes 15 seconds West 30.00 feet to the Southeast corner of said Lot 25; thence along the East line of said Lot 25, North 14 degrees 05 minutes 45 seconds East 227.50 feet to the Northeast corner of said Lot 25; thence South 75 degrees 54 minutes 15 seconds East 30.00 feet to the Northwest corner of said Lot 24; thence along the West line of said Lot 24, South 14 degrees 05 minutes 45 seconds West 227.50 feet to the POINT OF BEGINNING, containing 0.16 acres, more or less and subject to any easements of record.

SURVEY FIRST LLC

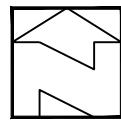
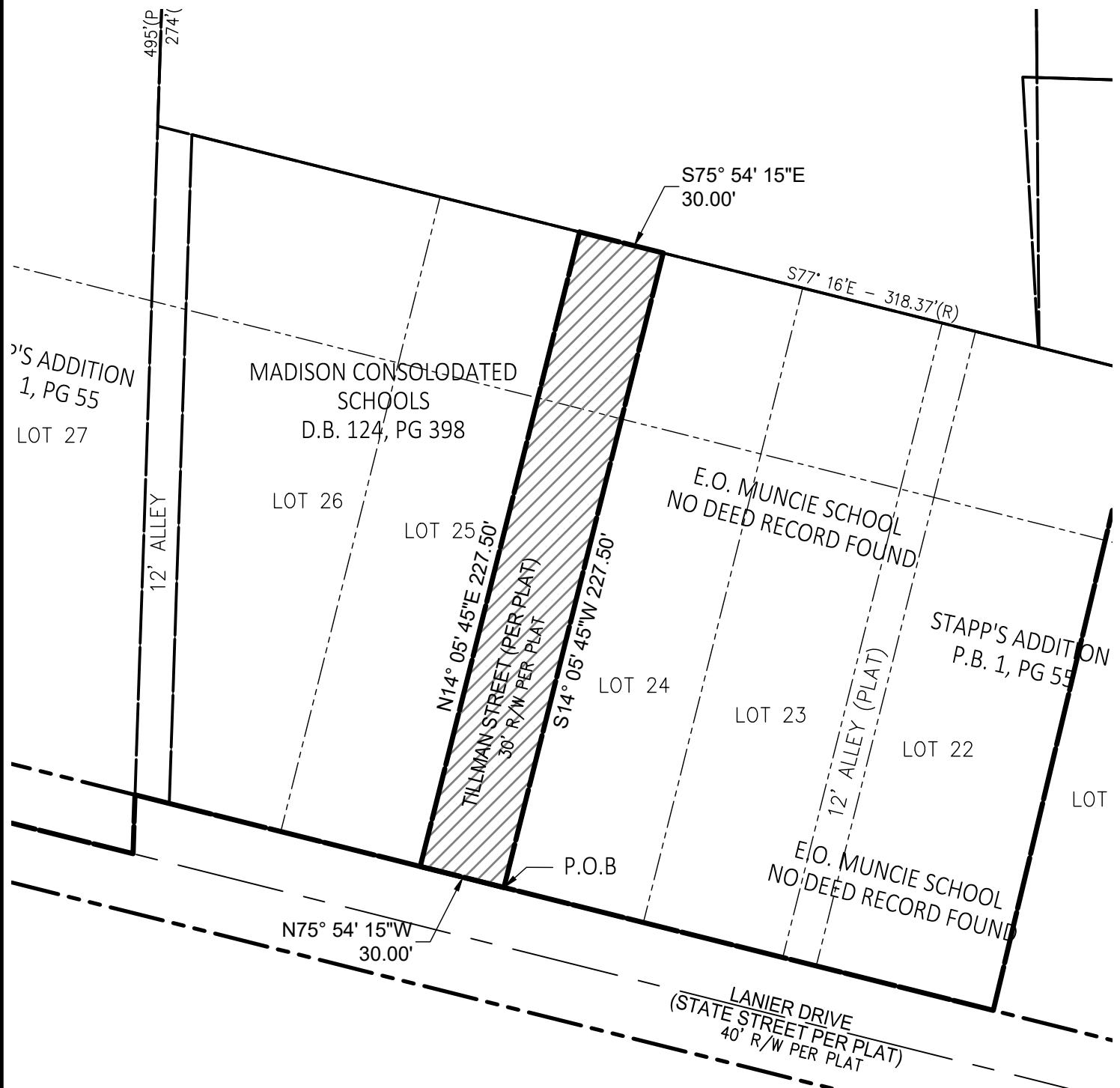
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Job No.: 2025-0045	Drawn By: TDH	SHEET #
Drawn Date: 01/10/26	VACATION #2	1 OF 2

EXHIBIT 2

VACATION #2 EXHIBIT MAP

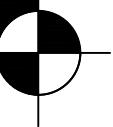


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NOTE: THIS DRAWING IS NOT INTENDED TO BE A BOUNDARY SURVEY. IT IS AN EXHIBIT OF A DESCRIPTION ONLY.

SURVEY FIRST LLC

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Job No.:	2025-0045	Drawn By:	TDH	SHEET #
Drawn Date:	01/10/26	Scale:	1" = 50'	2 OF 2

APPLICATION AND CERTIFICATION FOR PAYMENT

TO : City of Madison, Indiana
101 West Main Street
Madison, IN 47250

FROM CONTRACTOR:
All Star Paving Inc.
PO Box 1109
Seymour, In. 47274
CONTRACT FOR:

PROJECT: Madison 2025-1 CCMG
Street Paving Project

VIA ARCHITECT:
JTL, LLC Consulting Engineers
1829 East Spring Street, Suite 201
New Albany, IN 47150

AIA DOCUMENT G702

APPLICATION NO

PAGE ONE OF 1 of 2

PAGES 2

Distribution to:
OWNER
ARCHITECT
CONTRACTOR

6

PERIOD TO: 1/22/26

PROJECT NOS: 250057

CONTRACT DATE 5/13/25

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$ 1,228,675.75
2. Net change by Change Orders	\$ 268,871.19
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$ 1,497,546.94
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 1,497,546.94
5. RETAINAGE:	
a. 5 % of Completed Work (Column D + E on G703)	\$ 74,877.35
b. % of Stored Material (Column F on G703)	\$ Included in above
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 1,422,669.60
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 1,347,792.25
8. CURRENT PAYMENT DUE	\$ 74,877.35
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 74,877.34

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$244,894.70	
Total approved this Month	\$23,976.49	
TOTALS	\$268,871.19	\$0.00
NET CHANGES by Change Order	\$268,871.19	

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

CONTRACTOR: All Star Paving Inc.

By:  Date: 1/22/26

State of: INDIANA Subscribed and sworn to before me this 22nd Notary Public My Commission expires: 08/12/2033

County of: JACKSON day of 11 JAMMIE MAGNER Tammy L. Magner Notary Public Jennings County, State of Indiana Commission Number NP0702986 Expirs 08/12/2033 

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the comprising the 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 \$ 74,877.35

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

ENGINEER: Jacobi, Toombs and Lanz, LLC

By:  Date: 1-23-2026

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.

CONTINUATION SHEET

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar
Use Column I on Contracts where variable retainage for line items may apply

AIA DOCUMENT G703

PAGE 2 OF 2

PROJECT	Madison 2025-I CCMG Street Paving Project	APPLICATION NO:	6
		APPLICATION DATE:	1/22/26
		PERIOD TO:	12/10/25
CONTRACTOR'S PROJECT NO:			250057

A ITEM NO.	B DESCRIPTION OF WORK	Scheduled Quantity	Quantity Used		Quantity Used		Quantity Used		Unit Price	C SCHEDULED VALUE	D WORK COMPLETED		E MATERIALS PRESENTLY STORED (NOT IN D OR F)	F TOTAL COMPLETED AND STORED TO DATE	G H %	I BALANCE TO FINISH (C - G)	J RETAINAGE (I/ VARIABLE RATE)
			#1	#2	#3	#4	#5	PREVIOUS APPLICATION (D ± E)		THIS PERIOD							
1	MoH / Demob	1.00	0.5		0.5				\$26,200.00	\$26,200.00	\$26,200.00	\$0.00		\$26,200.00	100.00%	\$0.00	\$1,310.00
2	MoT	1.00	0.33	0.33	0.33				\$3,350.00	\$3,350.00	\$3,350.00	\$0.00		\$3,350.00	100.00%	\$0.00	\$167.50
3	Contractor's Construction Engineering / Stakeout	1.00	0.33	0.33	0.33				\$8,910.00	\$8,910.00	\$8,910.00	\$0.00		\$8,910.00	100.00%	\$0.00	\$445.50
4	Demol / Clearing of ROW	1.00	0.33	0.33	0.33				\$14,600.00	\$14,600.00	\$14,600.00	\$0.00		\$14,600.00	100.00%	\$0.00	\$730.00
5	Erosion Control	1.00	0.33	0.33	0.33	0.33			\$4,885.00	\$4,885.00	\$4,885.00	\$0.00		\$4,885.00	100.00%	\$0.00	\$244.25
6	Asphalt Milling	11,025.00					-1935.86	507.81	\$1.95	\$21,498.75	\$18,714.64	\$0.00		\$18,714.64	87.05%	\$2,784.11	\$935.73
7	HMA Base, Type C (Patching)	690.00							\$112.30	\$67,380.00	\$0.00			\$0.00	0.00%	\$67,380.00	\$0.00
8	HMA Surface, Type C	1,200.00							\$107.00	\$128,400.00	\$74,231.25	\$0.00		\$74,231.25	57.81%	\$54,168.75	\$3,711.56
9	HMA Surface for Approaches, Type C	110.00							\$140.00	\$15,400.00	\$24,819.20	\$0.00		\$24,819.20	161.16%	\$-5,419.20	\$1,240.96
10	Subgrade Repair	350.00							\$119.75	\$41,912.50	\$81,934.15	\$0.00		\$81,934.15	195.49%	\$-40,021.65	\$4,096.71
11	Curb Ramers, Concrete	280.00							\$307.25	\$86,030.00	\$67,868.45	\$0.00		\$67,868.45	78.89%	\$18,161.55	\$3,393.42
12	Curb, Concrete, 6 Inch, Remove and Replace	3,200.00	1544						\$47.55	\$152,160.00	\$200,137.95	\$0.00		\$200,137.95	131.53%	\$-47,977.95	\$10,006.90
13	Sidewalk, Concrete, 4 Inch	1,400.00	531.6	1,410.00	274.72	88.7			\$119.55	\$167,370.00	\$240,525.04	\$0.00		\$240,525.04	143.71%	\$-73,155.04	\$12,026.25
14	Driveway Approach, Concrete, 6 Inch	250.00		36.9	66.3				\$124.30	\$31,075.00	\$26,078.14	\$0.00		\$26,078.14	83.92%	\$4,996.86	\$1,303.91
15	Transverse Marking, Thermo, Multi-Component Crosswalk Line, White, 24"	2,000.00							\$10.45	\$20,900.00	\$9,467.70	\$0.00		\$9,467.70	45.30%	\$11,432.30	\$473.39
16	Pavement Message Marking, Thermoplastic, Lane Indication Arrow	14.00							\$207.00	\$2,898.00	\$3,312.00	\$0.00		\$3,312.00	114.29%	\$-414.00	\$165.60
17	Line, Thermoplastic, Solid, Yellow, 6 Inch	2,500.00							\$2.60	\$6,500.00	\$5,205.20	\$0.00		\$5,205.20	80.08%	\$1,294.80	\$260.26
18	Line, Thermoplastic, Solid, White, 6 Inch	750.00							\$2.60	\$1,950.00	\$9,687.60	\$0.00		\$9,687.60	496.80%	\$-7,737.60	\$484.38
19	Line, Thermoplastic, Solid, White, 6 Inch for Parking Stalls	1,000.00							\$6.70	\$6,700.00	\$1,376.80	\$0.00		\$1,376.80	50.40%	\$3,323.20	\$168.84
20	Transverse Marking, Thermoplastic, Crosshatch Line, White, 12 Inch	2,500.00							\$5.20	\$13,000.00	\$1,643.20	\$0.00		\$1,643.20	12.64%	\$11,356.80	\$82.16
21	Transverse Marking, Thermoplastic, Stop Line, White, 24 Inch	250.00							\$10.45	\$2,612.50	\$1,421.20	\$0.00		\$1,421.20	54.40%	\$1,191.30	\$71.06
22	Curb Painting, Yellow	1,600.00							\$14.25	\$22,800.00	\$0.00			\$0.00	0.00%	\$22,800.00	\$0.00
23	Adjust Casting to Grade	15.00		1	8	7			\$290.60	\$4,359.00	\$3,777.80	\$0.00		\$3,777.80	86.67%	\$581.20	\$188.89
24	Catch Basin	28.00	8	20	14	8			\$4,501.00	\$126,028.00	\$189,042.00	\$0.00		\$189,042.00	130.00%	\$-63,014.00	\$9,452.10
25	Pipe, Circular, 12 Inch	1,500.00	303.8	562.9	537.81	350.7			\$123.00	\$184,500.00	\$215,890.83	\$0.00		\$215,890.83	117.01%	\$-31,390.83	\$10,794.54
26	Steel Tube Drain, 5" x 5" x 1.8" Thick	300.00	11	38.0	75	9			\$94.25	\$28,275.00	\$12,026.30	\$0.00		\$12,026.30	42.53%	\$16,248.70	\$601.32
27	Street Signs	10.00							\$237.20	\$2,372.00	\$1,897.60	\$0.00		\$1,897.60	80.00%	\$474.40	\$94.88
28	Overhead Signs	6.00							\$850.00	\$5,100.00	\$6,800.00	\$0.00		\$6,800.00	133.33%	\$-1,700.00	\$340.00
29	Reset "Yield to Pedestrian" Bollards/Sign	10.00			4				\$1,105.00	\$11,050.00	\$5,525.00	\$0.00		\$5,525.00	50.00%	\$5,525.00	\$276.25
30	Fire Cistern Decommissioning (Safecold with Flowable Fill)	4.00							\$5,115.00	\$20,460.00	\$0.00			\$0.00	0.00%	\$20,460.00	\$0.00
COI: MULBERRY JUST MICHAELS																	
1	MoH / Demob																
2	MoT																
3	Surface Milling, 1.5" (Max)																
4	HMA Surface, Type C																
5	Line, Thermoplastic, Solid, Yellow, 6 Inch																
6	Line, Thermoplastic, Solid, White, 6 Inch																
7	Line, Thermoplastic, Solid, White, 6 Inch (for Parking Stalls)																
8	Line, Thermo, Broken White, 6"																
9	Line, Thermo, Dotted, White, 10"																
10	Line, Thermo, Solid, White, 12"																
11	Curb Painting, Yellow																
12	Curb Painting, Blue																
13	Transverse Marking, Thermo, Stop Line, White, 24 Inch																
14	Transverse Marking, Thermo, White, Crosswalk Line, 24"																
15	Pavmt Message Marking, Thermo, White, Lane Indication Arrow																
16	Pavmt Message Marking, Thermo, Handicapa Symbol																
17	Reset "Yield to Pedestrian Bollards" Sign																
18	Adjust Signal Heads																
19	Addition of "Left Turn Only" Signage																
20	HMA Surface for Approaches, Type C																
21	Overhead Signs																
GRAND TOTALS										\$1,228,675.75	\$1,497,546.94	\$0.00		\$1,497,546.94	121.88%	(S2683871.91)	\$74,877.35

Users may obtain validation of this document by requesting of the licensee a completed AIA Document D401 - Certification of Document's Authenticity

INDIANA Department of Transportation**Construction Change Order and Time Extension Summary****Contract Information**

District:SEYMORE DISTRICT

Contract No.: R -44170

Letting Date:11/15/2023

AE:Middeler, Joseph

PE/S:McIntire, Larry

Status:Pending

Change Order Information

Date Generated: 00/00/0000

Change Order No.: 014

EWA: N or Force Acct: N

Date Approved: 00/00/0000

Reason Code: CHANGED COND, Utility Related

Description: Contract Delay Days

Original Contract Amount

\$ 12,377,000.00

Current Change Order Amount

\$ 0.00

Percent: 0.000 %

Total Previous Approved Changes

\$ 831,400.87

Percent: 6.717 %

Total Change To-Date

\$ 831,400.87

Percent: 6.717 %

Modified Contract Amount

\$ 13,208,400.87

Time Extension Information

Date Initiated 00/00/0000

Date Completed 00/00/0000

Original Contract Time

SS Completion Date 00/00/0000 or SS Calendar/Work Days 0

SP Date 11/01/2024 or SP Days

(SS = Standard Specification, SP = Special Provision)

Time Element Description:

Current Time Extension

SS Days 0 SP Days 272 SP Days Value \$ 0.00

Previous Time Approved

SS Days by AE:_____ DCE:_____ SCE:_____ DDCM:_____

SS Days_____ SP Days Value \$_____

Revised Contract Time

SS Completion Date 00/00/0000 or SS Calendar/Work Days 0

SS Date 00/00/0000 or SP Days 0

INDIANA Department of Transportation

Construction Change Order and Time Extension Summary

Review and Approval Information

Required Approval Authority
 (\$ per Change Order)
 (Days per Contract) AE: _____ DCE: _____ SCE: _____ * DDCM: _____ *
 (- LE \$ 250K-) (- LE \$ 750K -) (-- LE \$ 2 M --) (-- GT \$ 2 M --)
 (50 SS days) (100 SS days) (200 SS Days) (GT 200 SS days)

Verbal Approval Required? Y / N If Y, by _____ Date Issued _____

Total Change To-Date>5%? Y / N If Y , Copy to Program Budget Manager _____

Scope/Design Recommendation Required? Y / N If Y, Referred to Project Manager(PM) _____
 Date to PM _____ Date Returned _____

Approval Authority Concurs with PM? Y / N If Y, Concurrence by _____ Date _____
 If N,Resolution: Approved _____ Disapproved _____
 Resolved by _____ Date _____

LPA Signatures Required? Y / N If Y, Date to LPA _____ Date Returned _____

FHWA Signatures Required? Y / N If Y, Date to FHWA _____ Date Returned _____

* Field Engineer Recommendation (Required for SCE or DDCM Approval)

Field Engineer _____ Date _____

Comments: _____

Contract: R -44170
 Project: State:1801106
 Change Order Nbr: 014
 Change Order Description: Contract Delay Days
 Reason Code: CHANGED COND, Utility Related

CLN	PCN	PLN	Item Code	Unit	Unit Price	CO Qty	Comment	Amount Change
Total Value for Change Order 014 = \$ 0.00								

Milestone Time Adjustment

MileStone Nbr: 03
 Milestone Description: RESTRICTION TIME DES 1801506 SR 62/CLIFTY DRIVE
 Original Completion dt: 11/01/2024 Adj compl dt 07/31/2025 Adj No. of Days 272
 Explanation: Adjusted time for lane restriction period due to construction delays from suspended start time and utility relocations. 171 days were needed in addition to the 200 contract days allowed to complete the work. The additional 101 days are to account for the period the lane restrictions were removed over the winter.

Whereas, the Standard Specifications for this contract provides for such work to be performed, the following change is recommended.

General or Standard Change Order Explanation

This contract had a lane restriction limitation period of 200 days. However due to a delay in the start time and waiting for utilities to complete the necessary relocations this restriction period ran over by 171 days. This carried the lane restrictions over into another construction season. These delays in construction were not the fault of the contractor and therefore this change order is being written to provide the additional restriction days required without assessing any liquidated damages. Delay days are summarized as follows: The eclipse suspended the original start date: 4/1/2024 to 4/8/2024 (8 Days) Box culvert headwall found on North side of Clifty west of Harry Nichols: 4/22/2024 to 4/25/2024 (4 Days) Gas line and Water line on North side of Clifty at Harry Nichols: 4/23/2024 to 6/10/2024 (49 Days) Gas service on North side of Clifty near Sherwin Williams: 6/17/2024 to 6/24/2024 (8 Days) Gas line on South side of Clifty just east of Wilson: 8/26/2024 to 9/16/2024 (22 Days) Asbestos water pipe encountered on South side of Clifty east of Wilson: 9/16/2024 to 9/23/2024 (8 Days) 2-Inch Gas service crossing Clifty near Structure No. 51: 10/21/2024 to 11/18/2024 (29 Days) 2-Inch Gas service crossing Clifty near Structure No. 51: 3/10/2025 to 4/29/2025 (29 Days) Water Main relocation at new headwall east of Cragmont: 4/15/2025 to 4/22/2025 (8 days) Gas Service line between Structure 101 and Structure 104 blocking completion of box culvert section: 5/7/2025 to 6/16/2025 (42 Days) 207 Total Delay Days Phase 1 MOT was in effect as of April 15th. Phase 2 MOT was removed as November 26th. for the winter (MOT 200 days restriction limit was up as of November 1st) MOT Phase 2 was re-installed on March 7th, 2025 MOT Phase 2 was removed on July 31st, 2025

Change Order Explanation for Specific Line Item

 It is the intent of the parties that this change order is full and complete compensation for the work described above.

Notification and consent to this change order is hereby acknowledged.

Contractor: _____

Signed By: _____

Date: _____

 NOTE: Other required State and FHWA signatures will be obtained electronically through the SiteManager system.

APPROVED FOR LOCAL PUBLIC AGENCY

(SIGNATURE)

(TITLE)

(DATE)

(SIGNATURE)

(TITLE)

(DATE)

SUBMITTED FOR CONSIDERATION

PE/S _____

APPROVED FOR INDIANA DEPARTMENT OF TRANSPORTATION

Approval Level	Name of Approver	Date	Status
Project Engineer/Supervisor	McIntire, Larry	00/00/0000	Action Pending
Area Engineer	Middeler, Joseph	00/00/0000	Action Pending
District Construction Director	Minton, Kyle	00/00/0000	Action Pending
State Construction Engineer	Novak, Joe	00/00/0000	Action Pending
Director, Div of Construction Management	Pankow, Greg	00/00/0000	Action Pending

INDIANA Department of Transportation

Construction Change Order and Time Extension Summary

Contract Information

District:SEYMORE DISTRICT

Contract No.: R -44170

Letting Date:11/15/2023

AE:Middeler, Joseph

PE/S:McIntire, Larry

Status:Pending

Change Order Information

Date Generated: 00/00/0000

Change Order No.: 015

EWA: Y or Force Acct: N

Date Approved: 00/00/0000

Reason Code: CHANGED COND, Constructability Related

Description: Asbestos Water Main Removal Reduced Price

Original Contract Amount

\$ 12,377,000.00

Current Change Order Amount

\$ -201,584.81

Percent: -1.629 %

Total Previous Approved Changes

\$ 863,242.62

Percent: 6.975 %

Total Change To-Date

\$ 661,657.81

Percent: 5.346 %

Modified Contract Amount

\$ 13,038,657.81

Time Extension Information

Date Initiated 00/00/0000

Date Completed 00/00/0000

Original Contract Time

SS Completion Date 00/00/0000 or SS Calendar/Work Days 0

SP Date 00/00/0000 or SP Days

(SS = Standard Specification, SP = Special Provision)

Time Element Description:

Current Time Extension

SS Days 0 SP Days 0 SP Days Value \$ 0.00

Previous Time Approved

SS Days by AE:_____ DCE:_____ SCE:_____ DDCM:_____

SS Days_____ SP Days Value \$_____

Revised Contract Time

SS Completion Date 00/00/0000 or SS Calendar/Work Days 0

SS Date 00/00/0000 or SP Days 0

INDIANA Department of Transportation
Construction Change Order and Time Extension Summary

Review and Approval Information

Required Approval Authority
 (\$ per Change Order)
 (Days per Contract) AE: _____ DCE: _____ SCE: _____ * DDCM: _____ *
 (- LE \$ 250K-) (- LE \$ 750K -) (-- LE \$ 2 M --) (-- GT \$ 2 M --)
 (50 SS days) (100 SS days) (200 SS Days) (GT 200 SS days)

Verbal Approval Required? Y / N If Y, by _____ Date Issued _____

Total Change To-Date>5%? Y / N If Y , Copy to Program Budget Manager _____

Scope/Design Recommendation Required?
 Date to PM _____ Date Returned _____

Approval Authority Concurs with PM? Y / N If Y, Concurrence by _____ Date _____
 If N, Resolution: Approved _____ Disapproved _____
 Resolved by _____ Date _____

LPA Signatures Required? Y / N If Y, Date to LPA _____ Date Returned _____

FHWA Signatures Required? Y / N If Y, Date to FHWA _____ Date Returned _____

* Field Engineer Recommendation (Required for SCE or DDCM Approval)

Field Engineer _____ Date _____

Comments: _____

Contract: R -44170

Project: 1801506 - State:1801106

Change Order Nbr: 015

Change Order Description: Asbestos Water Main Removal Reduced Price

Reason Code: CHANGED COND, Constructability Related

CLN	PCN	PLN	Item Code	Unit	Unit Price	CO Qty	Comment	Amount Change
0205	1801506	0088	202-03729	LFT	252.000	-1943.000	C	Amount:\$ -489,636.00

Item Description: REGULATED ASBESTOS CONTAIN MTRLS REMOVE

Supplemental Description1: Removal of water main

Supplemental Description2:

0224	1801506	0091	202-03729	LFT	121.880	2363.400	C	Amount:\$ 288,051.19
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Item Description: REGULATED ASBESTOS CONTAIN MTRLS REMOVE

Supplemental Description1: Reduced Unit Price for Asbestos Pipe Removal

Supplemental Description2:

Total Value for Change Order 015 = \$ -201,584.80

Whereas, the Standard Specifications for this contract provides for such work to be performed, the following change is recommended.

General or Standard Change Order Explanation

During the installation of storm sewer an old water main containing asbestos materials was discovered and required removal. Initially the quantity to be removed was estimated at 57 feet. A price for removal and disposal was established at \$252 per LFT. It was later found that the quantity of pipe to be removed would be over 2000 feet. Since was an unexpected project expense the contractor re-evaluated the removal and disposal costs. Some savings in labor and time was found given the higher quantity, so a revised cost of \$121.88 per LFT was established to be used on the amount of pipe removed after the initial 57 feet. This revised cost would include pipe removal at \$55 per LFT and documented disposal at \$66.88 per LFT. The total amount of asbestos pipe removed was 2420.4 feet. 57 LFT will be paid at \$252/LFT and 2363.4 LFT will be paid at \$121.88/LFT. The amount of pipe removed and previously paid at the higher unit cost over 57 feet will be deducted and included in the quantity for the lower unit price.

Change Order Explanation for Specific Line Item

It is the intent of the parties that this change order is full and complete compensation for the work described above.
Notification and consent to this change order is hereby acknowledged.

Contractor: _____

Signed By: _____

Date: _____

NOTE: Other required State and FHWA signatures will be obtained electronically through the SiteManager system.

Contract No:R -44170

Change Order No:015

INDIANA
Department of Transportation

Date:12/30/2025

Page: 4

APPROVED FOR LOCAL PUBLIC AGENCY

(SIGNATURE) _____

(TITLE) _____

(DATE) _____

(SIGNATURE) _____

(TITLE) _____

(DATE) _____

SUBMITTED FOR CONSIDERATION

PE/S _____

APPROVED FOR INDIANA DEPARTMENT OF TRANSPORTATION

Approval Level	Name of Approver	Date	Status
Project Engineer/Supervisor	McIntire, Larry	00/00/0000	Action Pending
Area Engineer	Middeler, Joseph	00/00/0000	Action Pending

RESOLUTION 2026-2

A RESOLUTION OF THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA ESTABLISHING A HANDICAP PARKING SPACE AT 409 Broadway St. Trinity Church

WHEREAS, there has been a request by Trinity Church that the parking space directly in front of the property located at 409 Broadway Street, Madison, Indiana be established as Handicap Parking.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that:

Section 1. The parking space directly in front of the property located at 409 Broadway Street, Madison, Indiana is hereby established as Handicap Parking so long as Trinity Church are tenants thereof. This parking space shall be accessible to any person legally authorized to park there.

Section 2. Upon such a time as Trinity Church moves from said property, said parking space shall revert to regular parking.

Section 3. The City of Madison Street Department is hereby authorized to erect such signs and other traffic control devices as may be necessary to implement the intent of this Resolution.

Section 4. This Resolution shall become immediately effective upon its adoption by the Board of Public Works and Safety, signature of the Mayor, enrollment in the book of Resolutions, publication of notice as required by law, and posting of the appropriate signs at said intersection.

Section 5. Any Resolution in conflict with this Resolution is hereby repealed.

ADOPTED this 2nd day of February 2026.

Bob G. Courtney, Chairman

Karl Eaglin, Member

David Carlow, Member

(SEAL)

ATTEST:

Shirley Rynearson, Clerk-Treasurer

RESOLUTION 2026-3

A RESOLUTION OF THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA REGARDING STREET AND PARKING SPACE CLOSINGS FOR THE 2026 MUSIC IN THE PARK

WHEREAS, there has been a request filed by Lindsay Holley on behalf of the Madison Main Street Program for street and parking space closings for said group in connection with the 2025 Music in the Park events to be held on June 12, 2026, July 10, 2026, August 14, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that Central Avenue between First Street and Vaughn Drive shall be reserved for golf cart parking only, and the parking spaces on the south side of First Street and north of Bicentennial Park shall be reserved for residential parking from 12:00 p.m. to 10:00 p.m. on June 12, 2026, July 10, 2026, August 14, 2026.

BE IT FURTHER RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that the parking spaces located along Bicentennial Park on the north side of Vaughn Drive and south of Bicentennial Park shall be reserved for Food Truck parking only from 12:00 p.m. to 10:00 p.m. on June 12, 2026, July 10, 2026, August 14, 2026.

BE IT FURTHER RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that said street and parking spaces as closed shall be under the supervision and control of the Madison Main Street Program at the times noted above for the year 2026.

ADOPTED this 2nd day of Feb 2026.

Bob G. Courtney, Chairman

Karl Eaglin, Member

David Carlow, Member

(SEAL)

ATTEST:

Shirley Rynearson, Clerk-Treasurer

Round	Applicant Name	Property Address	Target Area (X)	Dilapidated Structure (X)	Dangerous Structure (X)	Commercial or Residential	Grant amount	Private Investment	Project Total	% (grant to project total)
1	D Wolf Enterprises	Central Hotel		x		Commercial	\$25,000	\$223,000	\$248,000	10%
1	D Wolf Enterprises	Central Hotel		x		Commercial	\$25,000	\$223,000	\$248,000	10%
1	*Indiana Landmarks*	111 E Fourth St		x		Residential	\$50,000.00	\$150,000	\$200,000	25%
1	John Schuring	1063 W Main St				Residential	\$7,500.00	\$21,485.00	\$28,985.00	26%
1	Sharla Vonch	200 Ferry St				Residential	\$7,500.00	\$7,875.00	\$15,375.00	49%
1	Rick and Linda LaCour	611B Mulberry St		x		Residential	\$25,000.00	\$27,700.00	\$52,700.00	47%
1	Steve and Jane Martin	319 Cragmont St		x		Residential	\$25,000.00	\$125,000.00	\$150,000.00	17%
1	Mark Prickett	526 Jefferson St	x	x		Residential	\$25,000.00	\$78,500.00	\$103,500.00	24%
1	Floyd Mathis	757 Jefferson St				Residential	\$7,500.00	\$20,004.96	\$27,504.96	27%
TOTALS:							\$ 147,500.00	\$ 726,564.96	\$ 874,064.96	17%

REPORTING	
Round 1	
Total \$ Spent by TIF/City	\$147,500.00
Total \$ Spent by County	\$0.00
Total \$ Spent by Owners	\$726,564.96
Total Project Amount	\$874,064.96
Ratio	\$1 (city): \$4.93(Pvt)
Funds available entering Q1	\$400,000.00
Funds available after Q1	\$252,500.00
Commercial \$	\$50,000.00
Residential \$	\$97,500.00
Target Area \$	\$25,000.00
Dilapidated Structures \$	\$125,000.00
Dangerous Structures \$	\$0.00

\$ 4.93

	Available Round 1	Requested 1	Remaining
25%	\$ 100,000.00	\$22,500.00	\$77,500.00
75%	\$ 300,000.00	\$75,000.00	\$225,000.00
Total	\$ 400,000.00	\$97,500.00	\$302,500.00

*money was allotted in 2025



MADISON

Indiana

Planning, Preservation and Design

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

PACE Total Approval

John Schuring has been approved by the Board of Public Works to receive a PACE grant for \$7500
(amount) for the project at 1003 W 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: 11-03-2025

Property Owner Name: John Schuring

Mailing Street Address: 1063 WEST MAIN STREET

City: MADISON State: INDIANA Zip: 47250

Phone (Preferred): 812-265-3886 Phone (Alternate): N/A

Email: John_Schuring@yahoo.com

PROJECT INFORMATION

Street Address: 1063 W. MAIN STREET

Total Cost of Project (include all costs to complete the entire project): \$ 21,185.00 \$ 28,985.00

Estimated Date of Completion of Work: 4-15-2026

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): \$ 7,500.00

A PACE grant application must include the following documents:

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



MADISON

Indiana

Planning, Preservation and Design

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

DETAILED PROJECT BUDGET WORKSHEET

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

Task #	Description of Work and/or Material Please Reference Appropriate Quote (Must be attached)	Total Task Budget	Amount of Grant Funds (50% max)
	SAMPLE: Lumber and supplies per sales ad from Lowe's	\$1,076	\$538.00
1	LP SIDING, WEATHERBARRIER, RELATED TIME	\$6,488	
2	TOTAL LABOR ESTIMATE	\$14,497	
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.

November 01, 2025

John Schuring
309 Madison Street
Madison, Indiana
47250

Weaver Construction
1679 w500n
Madison, Indiana
47250

QUOTATION

To remove and replace existing vinyl siding and replace with LP siding at 1063 West Main Street.

Total Materials Cost
(Including Plastic Weather Barrier and Related Trim) = \$6,488.00

Total Labor Cost = \$14,697.00

TOTAL ESTIMATED PRICE = \$21,185.00

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

Heather Null
AUDITOR, JEFFERSON CO.

03/15/2024

202400948 QCD \$25.00
03/15/2024 11:34:56A 3 PGS
Molly O'Connor
Jefferson County Recorder IN
Recorded as Presented



Parcel No. 39-08-34-334-056.000-007

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, That **JOHN D. SCHURING**, (Grantor) of Jefferson County, in the State of Indiana, **RELEASES AND QUITCLAIMS** to **SCHURING CONSTRUCTION, INC. an Indiana Corporation**, (Grantee) of Jefferson County, Indiana for the sum of One and No/100 Dollars (\$1.00) and other valuable consideration, the receipt and sufficiency which is hereby acknowledged, the following described real estate in Jefferson County, State of Indiana:

Beginning on the south line of Main Street 120 feet west of the tract conveyed by A.W. Pitcher to John Kenyon by deed dated January 1, 1857; thence south on a line with a street recently laid out (now the East line of Main Street) 160 feet to an alley (See Lot No. 13, E.H. Cross Plat Book, City of Madison, No. 2, page 43); thence eastwardly along said alley 40 feet; thence northwardly 160 feet; thence west 40 feet to the place of beginning.

EXCEPTING sixty-five (65) feet off the entire south end of the above-described real estate.

Being and intended to be the same real estate conveyed to John D. Schuring by a Warranty Deed from Barbara A. Johnson, dated July 10, 2002, and recorded July 26, 2002, as Instrument No. 20025235, in the Recorder's Office of Jefferson County, Indiana.

NO TITLE SEARCH WAS PERFORMED IN CONJUNCTION WITH THE PREPARATION OF THIS DEED.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 1063 W. Main Street, Madison, Indiana 47250

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

Jennie
③
25.00

IN WITNESS WHEREOF, Grantor has executed this deed this ____ day of March, 2024.

Grantor: _____ (SEAL)

Signature _____

Printed _____

Grantor: _____ (SEAL)

Signature 

Printed JOHN D. SCHURING

STATE OF INDIANA

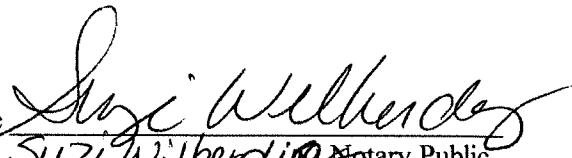
COUNTY OF JEFFERSON

Before me, a Notary Public in and for said County and State, personally appeared John D. Schuring, who acknowledged the execution of the foregoing Quitclaim Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 13 day of March, 2024.

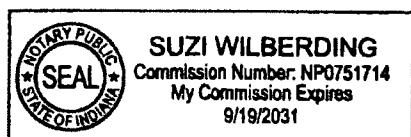
Commission expires:

9/19/2031

Signature 

Printed Suzi Wilberding Notary Public

County of Jefferson State of Indiana



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

Property Address: 1063 W. Main Street, Madison, Indiana 47250

Address of Grantee: P. O. Box 230, Madison, IN 47250

Tax Mailing Address: P. O. Box 230, Madison, IN 47250

Mail Deed to: P. O. Box 230, Madison, IN 47250

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



DECLARATIONS

United Farm Family Mutual Insurance Company

Policy No. 0007773181	Billing Mode ANNUAL	Reason Renewal
Policy Period From 11-06-2025 to 11-06-2026 at 12:01 a.m. Standard Time		Total Annual Prem. \$1,275.80 (<i>This is not a bill.</i>)
Agent: Name and Phone RAY BRAWNER (812) 273-3600 ray.brawner@infbmrbureau.com	Address 1433 CLIFTY DR MADISON IN 47250-1653	

NAMED INSURED

SCHURING, JOHN D
1063 W MAIN ST
MADISON IN 47250-3043

This Declarations, along with the policy booklet forms and endorsements identified below, constitutes the entire contract between the parties. This Declarations replaces and supersedes any preceding numbered Declarations bearing the same policy number. This is an Annual Renewable Policy--Lienholders will have coverage for 10 days after notice of termination is mailed.

Please type the following URL addresses into your web browser to view your policy and endorsement booklets:

HTTPS://WWW.INFARMBUREAU.COM/DOCS/POLICY/006-771_07-19.PDF
HTTPS://WWW.INFARMBUREAU.COM/DOCS/POLICY/006-778_07-19.PDF

SECTION I - PROPERTY DAMAGE COVERAGES

Location No: 1	Amount of Insurance	Premium
HO 0003 HOMEOWNERS PLATINUM POLICY 06-771 7-19		
Occupancy: PRIMARY		
Residence Premises: 1063 W MAIN ST MADISON, IN 47250-3043		
Deductibles: \$2,500 LOSS DEDUCTIBLE APPLIES		\$0.00
Deductibles: 2% (\$5,050) WINDSTORM/HAIL DEDUCTIBLE APPLIES		-\$846.40
A. Dwelling Coverage FRAME BUILT 1900	\$252,503	\$2,136.10
B. Other Structures Coverage	\$25,250	\$0.00
C. Personal Property Coverage	\$189,400	\$0.00
D. Loss of Use Coverage	\$50,500	\$0.00
Section I Additional Coverages	See Policy Booklet	
Inflation Clause Applies	See Policy Booklet	
	Premium Subtotal —→	\$1,289.70

The limits of liability for coverages A, B, C, and D at this location have been increased in accordance with the inflation clause of this policy.

SECTION II - LIABILITY AND OTHER COVERAGES

Location No: 1	Amount of Insurance	Premium
E. Personal Liability Coverage	\$1,000,000 each occurrence	\$51.30
F. Medical Payment to Others Coverage	\$5,000 each person \$10,000 each occurrence	

November 01, 2025

John Schuring
309 Madison Street
Madison, Indiana
47250

Weaver Construction
1679 w500n
Madison, Indiana
47250

QUOTATION

To remove and replace existing vinyl siding and replace with LP siding at 1063 West Main Street.

Total Materials Cost
(Including Plastic Weather Barrier and Related Trim) = \$6,488.00

Total Labor Cost = \$14,697.00

TOTAL ESTIMATED PRICE = \$21,185.00

December 02, 2025

John Schuring
309 Madison Street
Madison, Indiana
47250

Weaver Construction
1679 w500n
Madison, Indiana
47250

QUOTATION

To remove and replace existing five single pane windows at 1063 West Main Street.

Total Materials Cost = \$4,886.00

Total Labor Cost = \$3,000.00

TOTAL ESTIMATED PRICE = \$7,886.00

December 02, 2025

John Schuring
309 Madison Street
Madison, Indiana
47250

Weaver Construction
1679 w500n
Madison, Indiana
47250

QUOTATION

To remove and replace existing five single pane windows at 1063 West Main Street.

Total Materials Cost = \$4,886.00

Total Labor Cost = \$3,000.00

TOTAL ESTIMATED PRICE = \$7,886.00



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: 10-29-2025

Property Owner Name: John Schuring

Mailing Street Address: 1063 W. Main Street

City: Madison State: In Zip: 47250

Phone (Preferred): 812-265-3886 Phone (Alternate): N/A

Email: John_Schuring@yahoo.com

PROJECT INFORMATION

Street Address: 1063 W. Main Street

Total Cost of Project (include all costs to complete the entire project): \$14,600

Estimated Date of Completion of Work: 01-30-2026

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): _____

A PACE grant application must include the following documents:

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



MADISON

Indiana

Planning, Preservation and Design

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

Applicant must read and initial the following:

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

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

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

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

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

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

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

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

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

 John D. Schuring

Applicant(s) Signature

10-29-2025

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

09-18-2025

John Schuring

309 Madison Street

Madison, Indiana

47250

Weaver Construction

1679 w500n

Madison, Indiana

47250

QUOTATION

To remove and replace all of the single pane windows at house located at 1063 West Main Street and replace them with 4 over 4 double hung insulated new windows.....

Total New Windows Materials Cost = \$7,400.00

Total labor and Misc. Related Materials Cost = \$7,200.00

Total Estimated Price = \$14,600.



Current



Current



Current



MADISON

Indiana

Planning, Preservation and Design

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

PACE Total Approval

Sharla Vонч has been approved by the Board of Public Works to receive a PACE grant for \$7500
(amount) for the project at 200 Ferry 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: 9-18-24

Property Owner Name: Sharla Vонch

Mailing Street Address: 200 Ferry street

City: Madison

State: IN Zip: 47250

Phone (Preferred): 812-599-5853

Phone (Alternate): _____

Email: djvonch@yahoo.com

PROJECT INFORMATION

Street Address: 200 Ferry St

Total Cost of Project (include all costs to complete the entire project): 15,375.00

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): 7,500.00

A PACE grant application must include the following documents:

- Complete application ✓
- Photographs of existing conditions of Property ✓
- Project Plans (required if altering footprint or openings)
- Copies of Construction Quotes for the project ✓
- Certificate of Appropriateness (COA) (If applicable) ✓
- Proof of Property Insurance ✓
- Proof of Ownership (Deed) ✓
- Certificate of Incorporation (if organization/business)
- Unsafe Letter (Required for Dangerous Structures Grant and Recommended for Dilapidated Structures)
- W9



MADISON

Indiana

Planning, Preservation and Design

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

DESCRIPTION OF THE PROJECT

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

Replace old wood windows

Additional pages are attached.

DETAILED PROJECT SCHEDULE

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

Job will be done About 2 weeks after getting the windows
Windows should take 2-3 weeks after ordering

Additional pages are attached.



MADISON

Indiana

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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.

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	See Quote	\$15,375.00	
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.



MADISON

Indiana

Planning, Preservation and Design

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

Applicant must read and initial the following:

I 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.

SV 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.

SV 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.

SV 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).

SV 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.

SV 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.

SV 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.

SV 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.

Shanle Vanish

Applicant(s) Signature

Sept 19, 2024
Date

Documentation Review (Completed by Planning Office)

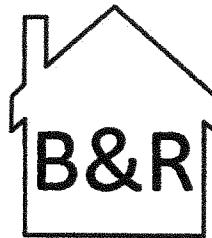
- Complete application
- Photographs of Property
- Project Plans (If required)
- Copies of Construction Quotes
- COA application filed (If applicable)
- Proof of Property Insurance
- Proof of Ownership (Deed)
- Certificate of Incorporation (If required)
- Unsafe Letter (If required)

Staff Notes

ESTIMATE

B&R Construction and Repair
1627 Fisher Ridge Rd
Milton, KY 40045

j6420d@yahoo.com
502-640-7919



B&R Construction and Repair
1627 Fisher Ridge Road
Milton, KY 40045
(502) 268 - 3810
(502) 523 - 3466

Bob Vonch
Bill to
Bob Vonch
Madison, IN 47250

Ship to
Bob Vonch
Madison, IN 47250

Estimate details

Estimate no.: 2225
Estimate date: 05/08/2024

#	Date	Product or service	Description	SKU	Qty	Rate	Amount
1.			Remove, replace and wrap nine single windows. Remove, replace and wrap one picture window and two flanker windows.				
2.		Labor	B&R		1	\$4,000.00	\$4,000.00
3.		Materials	Quaker Windows -Aluminum clads -Sandstone -Single hung		1	\$11,100.00	\$11,100.00
4.		Trash Removal			1	\$275.00	\$275.00
					Total		\$15,375.00

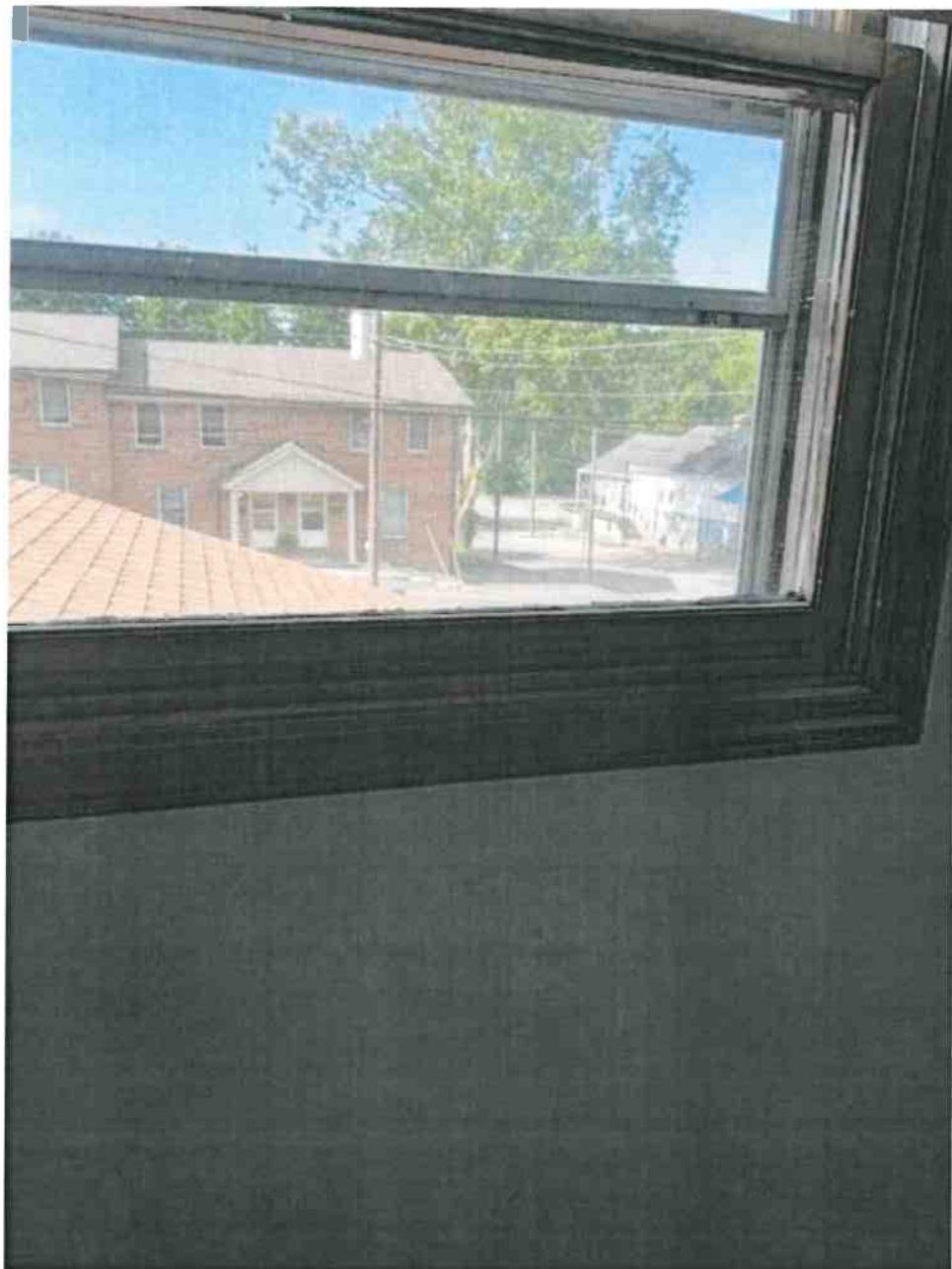
Nicole M Schell, AICP

From: robert vonch <bobedward58@yahoo.com>
Sent: Monday, May 20, 2024 6:19 PM
To: Nicole M Schell, AICP
Subject: Windows

These are pictures of my daughters windows









Instructions

DETECTION LEVEL: 5 PPM LEAD/S PER MIL. LAMP

5.
25.
m.
ed.
s of
etal

ATTENTION: Some physical or chemical surface properties may cause the surface to bleed various colors (red, purple, etc.) when swabbed. Some water properties may also cause the swab tip to bleed various colors into the water. Disregard any surface or water color changes. The resulting color of the swab tip alone is the **ONLY** indicator of the presence or absence of Lead in relation to the noted detection level.

- Dip swab tip into water for 1 second. Shake off any excess water. Wait 10 seconds for swab to activate (use a clean water source (tap, RO, bottled, etc.) known to be free of metal, especially Lead. If the swab tip changes to a pink/crimson/purple color when dipped in water, discard swab and choose a different water source to activate the next swab.



You will have the **best** testing experience by dipping **ONLY HALF** of the swab tip into the water. Dipping the entire swab tip into the water can overly dilute the active ingredient on the swab and cause the test process to be messy.



- Rub swab tip on the chosen surface for **30 seconds**. When possible, first score surface to expose any sub-layers. With moderate pressure, rub a $1\text{ cm} \times 1\text{ cm}$ area. If this surface space is not available, rub enough total surface area to equal 1 cm^2 . Note: $1\text{ cm} = 0.4\text{ in}$.



- Observe color of swab tip: If the swab tip color stays yellow to orange, Lead is **not** present at or above detection level. If the swab tip color changes to dull pink, maroon, or purple, Lead is present at or above detection level. Compare swab tip to the color bar below to determine your test result.



TEST RESULT IS BELOW
DETECTION LEVEL

www.leadtestkit.com

TEST RESULT IS AT OR
ABOVE DETECTION LEVEL

LEAD DETECTED AT A LEVEL $\geq 5\text{ PPM}$

ing of the paint
the presence of
anted surfaces

www.leadtestkit.com

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

Sherry Ober
AUDITOR, JEFFERSON CO.

07/30/2020

202003053 PRD \$25.00
07/30/2020 12:35:27P 3 PGS
Molly O'Connor
Jefferson County Recorder IN
Recorded as Presented



[Auditor's/Recorder's Use]

PERSONAL REPRESENTATIVE'S DEED

Parcel No. 39-13-01-223-043.000-007

SUETTA L. BROOKS, as Personal Representative of the Estate of Charles Samuel

Humphrey, deceased, which estate is pending in the Jefferson Circuit Court of Jefferson County, Indiana in Cause No. 39C01-2005-EU-00037, by virtue of the power and authority a personal representative under Indiana law proceeding under Unsupervised Administration, hereby conveys and warrants to:

**SHARLA JO VONCH,
ROBERT E. VONCH,
and
LaDONNA JO VONCH,
as Joint Tenants With Full Rights of Survivorship**

the following described real estate in Jefferson County, State of Indiana, to-wit:

Being a part of fractional section One, Township 3 North, range 10 East, in the City of Madison, Indiana, described as follows: Beginning at the northeast corner of Ferry and First streets, thence North with the East line of Ferry street 100 feet, thence East 110 feet, thence South 100 feet parallel with Ferry Street, thence West 110 feet with the north line of First Street to the place of beginning.

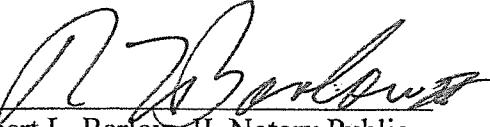
Also, beginning at a point on the North line of First street; in the City of Madison, Indiana 110 feet east of the east line of Ferry street; thence east with the north line of First street two and one-half (2½) feet; thence north parallel, with the east line of Ferry Street 100 feet, thence west parallel with the north line of First street two and one-half (2½) feet; thence south 100 feet to the place of beginning.

25^{b2} (3)
Barlow Law

STATE OF INDIANA)
) SS:
COUNTY OF JEFFERSON)

Before me, a Notary Public in and for said County and State, personally appeared Debbie K. Leland, being known or proved to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by Suetta L. Brooks, in the foregoing subscribing witness' presence.

Witness my hand and Notarial Seal this 28th day of July, 2020.


Robert L. Barlow, II, Notary Public
County Residence: Jefferson

My Commission Expires:
10/19/25



I AFFIRM, UNDER THE PENALTIES FOR PERJURY,
THAT I HAVE TAKEN REASONABLE CARE TO
REDACT EACH SOCIAL SECURITY NUMBER IN
THIS DOCUMENT, UNLESS REQUIRED BY LAW.
Name: Robert L. Barlow, II

This instrument prepared by:
Robert L. Barlow, II, Atty. #3723-69
508 E. Main St.
Madison, IN 47250
Telephone: (812) 273-4440

Being and intended to be the same real estate conveyed to Charles S. Humphrey and Geraldine Humphrey, husband and wife, by a Warranty Deed, dated July 12, 1956 and recorded July 24, 1956 in Deed Record 124, page 394, in the Recorder's Office of Jefferson County, Indiana. Geraldine Humphrey predeceased Charles S. Humphrey leaving him the sole surviving tenant by the entirety owner of the above-described real estate at the time of his death.

Property Address: **200 Ferry Street**
Madison, IN 47250

Mail tax statements to: **200 Ferry Street**
Madison, IN 47250

IN WITNESS WHEREOF, the said Suetta L. Brooks, Personal Representative of the Estate of Charles Samuel Humphrey, deceased, has hereunto set her hand and seal this 28th day of July, 2020.

Suetta L Brooks (Personal Representative)
SUETTA L. BROOKS,
Personal Representative

EXECUTED AND DELIVERED in my presence:

Debbie K. Leland
Witness: Debbie K. Leland

STATE OF INDIANA, JEFFERSON COUNTY, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 28th day of July, 2020, personally appeared Suetta L. Brooks, Personal Representative of the Estate of Charles Samuel Humphrey, deceased, and acknowledged the execution of the foregoing instrument.

SEAL
WITNESS my hand and official seal.

R.L. Barlow
Robert L. Barlow, II, Notary Public
Residing in Jefferson County, Indiana

My Commission expires:
October 9, 2025.

Indiana Farmers
Insurance



Indiana Farmers Mutual Insurance Company
P.O. Box 856, Indianapolis, IN 46206-0856

Renewal Declaration
Homeowners Policy

THIS IS NOT A BILL

Policy Number	Policy Period	Effective Date
HOM2162862	02/03/2024 – 02/03/2025 12:01 a.m. Standard Time	02/03/2024
Named Insured and Address		Agency Information
SHARLA VONCH 200 FERRY ST MADISON, IN 47250-3677		SECURITY INS., INC. 6440-2440 220 CLIFTY DR. SUITE M PO BOX 710 MADISON, IN 47250-0000 (812)265-2800 Producer Code: 03

Premium	Bill Method / Pay Plan
Total Full Term Premium: \$1,132.00 Your Online Payment #: 2531562 Website: www.indianafarmers.com	Direct Bill / Annual

The premises covered by this policy is located at:	Billed To
200 FERRY ST MADISON, IN 47250-3677	Insured

Rating Information: Additional rating information will appear on following pages, if applicable.					
Program Form	Homeowners HO 0003 - Special Form	Dwelling Information			
Territory	84	Year Built	1965		
County	JEFFERSON	# of Families	1		
Wind/Hail Deductible	\$1,000	Construction	Frame		
All Other Perils	\$1,000	Structure Type	Conventionally Built		
		Protection Class	4		
		Use	Primary		
		# of Units in Fire	0		
		Division			

Coverage and Limits of Liability: This Declaration Page, along with the coverage forms and endorsements complete this policy. This Policy provides only those coverages for which a premium, limit or a form number is shown.

Property Coverage Section	Total Limit	Premium	Liability Coverage Section	Total Limit	Premium
Cov. A Dwelling	\$176,000	\$923.00	Cov. E Personal Liability (Per Occurrence)	\$300,000	\$11.00
Cov. B Other Structures	\$17,600	Included	Cov. F Medical Payments (Per Person)	\$1,000	\$0.00
Cov. C Personal Property	\$123,200	Included	Related Policy Number:		
Cov. D Loss of Use	*	Included			

*Actual loss sustained within 12 months of a covered loss.

Base Premium:	\$934.00
Additional Coverage Premium:	\$198.00
Scheduled Personal Property Premium:	\$0.00
RV/Watercraft Premium:	\$0.00
Wood or Fuel Burning Appliance Surcharge:	\$0.00
Trampoline Surcharge:	\$0.00
Total Premium:	\$1,132.00

Applicable Forms: Additional forms will appear on following pages, if applicable.

Form #	Edition	Form Name	Form #	Edition	Form Name
HO 0003	(05/11)	Homeowners 3 - Special Form	HOM 1003	(10/17)	Biological, Chemical, Radiological and Terrorism Exclusion
HO 2482	(05/11)	Personal Injury	HOM 1016	(10/17)	Underground Service Line Coverage
HO 0420	(05/11)	Specified Additional Amount of Insurance Coverage A - Dwelling Only	HOM 0427	(10/17)	Limited Fungi, Wet or Dry Rot, or Bacteria Coverage
HO 0490	(05/11)	Personal Property Replacement Cost Loss Settlement	HOM 1001	(10/17)	Non-Pyramiding Endorsement
HOM 1011	(10/17)	Equipment Breakdown Coverage	HOM 1015	(08/18)	Indiana Amendatory Endorsement

Dec (07/19)

Insured Copy

Date Processed: 01/31/2024

COPY

**GLASS
UNLIMITED**

807 Lanier Dr, Madison, IN 47250
(812) 273-3622

SALES PROPOSAL

DATE: 11/17/2025

ESTIMATE #: BV11172025

REVISION #: 0

Bob Vonch
200 Ferry St
Madison, In 47250
812-599-5853

SCOPE OF WORK:

Materials to supply and install:

--(9) SUN USA Clad double hung windows. Black exterior and clear pine interior. Sash locks with flanged keeper. Full extruded screen (8) windows to have dual glazed SUN Advantage 270 glass. (1) Bathroom window to have dual glazed SUN Advantage 270 obscure privacy glass.

--(1) SUN USA Clad window set consisting of one fixed picture window in center with a double hung window on each side. Black exterior with clear pine interior. Sash locks with flanged keeper. Full extruded screens and dual glazed SUN Advantage 270 glass.

Interior trim to be reused; quarter round to be used if needed. Exterior to be wrapped in black aluminum trim coil.
Includes miscellaneous items and disposal of jobsite debris.

SUB-TOTAL:	
ADJUSTMENTS:	
TAX:	Incl.
TOTAL PROPOSAL	\$14,475.00

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: _____



PACE Total Approval

Floyd Mathis has been approved by the Board of Public Works to receive a PACE grant for \$7500
(amount) for the project at 757 Jefferson 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

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: 3/20/2025

Property Owner Name: Floyd R Mathis

Mailing Street Address: 757 N Jefferson St.

City: Madison

State: Ind.

Zip: 47250

Phone (Preferred): 812-621-8937

Phone (Alternate): _____

Email: bF Mathis 0914@gmail.com

PROJECT INFORMATION

Street Address: 757 North Jefferson

Total Cost of Project (include all costs to complete the entire project): \$27,504.96

Estimated Date of Completion of Work: 1 June 30, 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): \$7500.00

A PACE grant application must include the following documents:

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



MADISON

Indiana

Planning, Preservation and Design

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

DETAILED PROJECT BUDGET WORKSHEET

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

Task #	Description of Work and/or Material Please Reference Appropriate Quote (Must be attached)	Total Task Budget	Amount of Grant Funds (50% max)
	SAMPLE: Lumber and supplies per sales ad from Lowe's	\$1,076	\$538.00
1	Doors	2344.35	
2	Windows	13,100.61	
3			
4			
5			
6			
7			
8			
9			
10			
	Totals	15,504.96	7500.00

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.

Parcel No. 39-08-35-442-056.000-007

WARRANTY DEED

THIS INDENTURE WITNESSETH, CHARLENE WARINER, (Grantor) of Trimble County, in the State of Kentucky, CONVEY AND WARRANT to FLOYD R. MATHIS, (Grantee) of Jefferson County, in the State of Indiana, for the sum of One and No/100 Dollars (\$1.00) and other valuable consideration, the receipt and sufficiency which is hereby acknowledged, the following described real estate in Jefferson County, State of Indiana:

Being in the City of Madison, Indiana, and being 30 feet by 168 feet on West side of Jefferson Street, adjoining Bloom property, also 125 feet by 168 feet on West side of Jefferson Street, North of Mill Race on Michigan Hill. Said real estate being more fully described as follows: Beginning at a point on the West line of Jefferson Street in the City of Madison, Indiana, two hundred forty-four (244) feet North of the North line of the 37 1/2 acre tract once owned by Sheets, Lanier and Wharton, which point is marked on the West line of Jefferson Street with an iron bar, thence West 168 feet to the quarter section line of Section 35, Township 4 North, Range 10 East, thence North with said quarter section line 140 feet; thence East 168 feet to the West line of Jefferson Street; thence South with the West line of Jefferson Street 140 feet to the place of beginning.

Being and intended to be the same real estate conveyed to Charlene Wariner, by a Warranty Deed from Wade A. Callahan, dated June 1, 2004, and recorded June 15, 2004, as Instrument No. 200403583, in the Recorder's Office of Jefferson County, Indiana.

Grantor shall pay the fall installment of real estate taxes for 2021, due and payable November 10, 2022. Grantee shall pay all subsequent real estate taxes, commencing with the spring installment for 2022, due and payable in 2023.

Possession shall be given at closing.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 757 N. Jefferson Street, Madison, Indiana 47250

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

IN WITNESS WHEREOF, Grantor has executed this deed this 18th day of August, 2022.

Grantor: _____ (SEAL)

Signature _____

Printed _____

Grantor: _____ (SEAL)

Signature Charlene Wariner

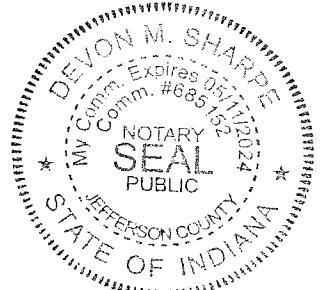
Printed CHARLENE WARINER

STATE OF INDIANA

COUNTY OF JEFFERSON

Before me, a Notary Public in and for said County and State, personally appeared Charlene Wariner, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 18th day of August, 2022.



Signature _____
Printed Devon M. Sharpe, Notary Public

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

Property Address: 757 N. Jefferson Street, Madison, IN 47250

Address of Grantee: PO Box 29, Osgood, IN 47037

Tax Mailing Address: 757 N. Jefferson Street, Madison, IN 47250

Mail Deed to: PO Box 29, Osgood, IN 47037

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



MADISON

Indiana

Planning, Preservation and Design

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

Application for Certificate of Appropriateness

Paper applications will be accepted by the Office of Planning, Preservation, and Design; however, electronic submissions through our Permit Portal are preferred. This application can be submitted electronically at www.madison-in.gov/reporting.

HDBR Staff Review Fee	\$ 10.00
HDBR Application Fee*	\$ 25.00
HDBR Ad Fee*	\$ 15.00
Sign Fee*	\$ 2.00 per street

* Required for applications being heard before the HDBR.

Purpose: All exterior changes visible from the public right-of-way (streets/alleys) within the Madison Historic District requires a Certificate of Appropriateness (COA). Applications must be complete before the HDBR or Staff can begin the review process. Submit this application form, all supplemental documentation as required, and the required fee(s).

This application must be filed at least 15 days prior to scheduled meeting to be eligible for consideration at that meeting. Actual deadlines vary due to holidays, office business hours and operating schedule, media publishing deadlines, etc. Deadlines are published publicly and can also be provided by contacting the Planning Office.

APPLICANT INFORMATION

Name: Floyd R Mathis
Street: 757 Jefferson St
City: Madison State: IN Zip: 47250
Phone (Preferred): 812-621-8937
Phone (Alternate): _____
Email: bFMathis0914@9Mail.Com

OWNER INFORMATION (IF DIFFERENT*)

Name: _____
Street: _____
City: _____ State: _____ Zip: _____
Phone (Preferred): _____
Phone (Alternate): _____
Email: _____

* If Applicant is not Owner, MUST submit documentation from owner authorizing applicant on their behalf.

PROPERTY FOR WHICH THE WORK IS REQUESTED

Address and/or Legal Description of Property: 757 N Jefferson St Madison IN 47250

Zoning Classification: _____

Type of Project (Check all that apply)

- New Building
- Addition to Building
- Relocating a Building
- Demolition

- Restoration, Rehabilitation, or Remodel
- Fence or Wall
- Sign
- Other: _____

Description of Existing Use: residence

Description of Proposed Use: residence

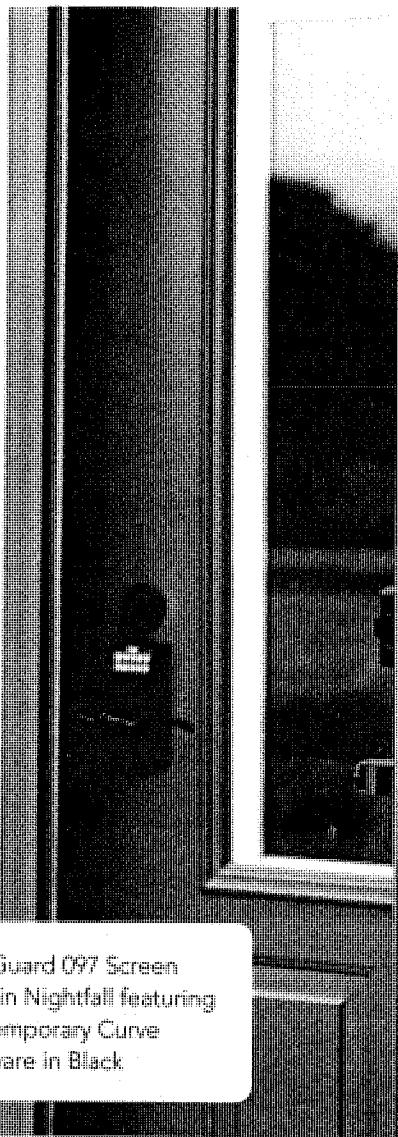
Name of Contractor (If applicable): Urlass Unlimited

Include a list of existing and proposed materials for each applicable category. New Construction, Relocation, or Demolition are on the next page.

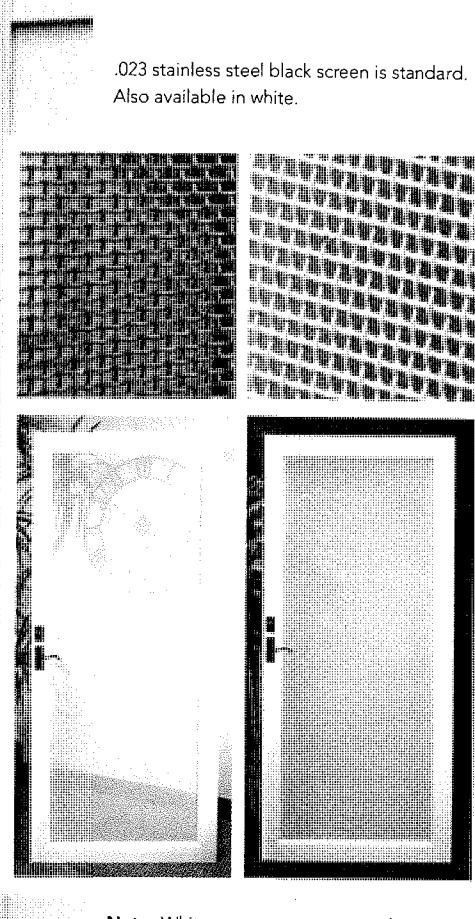
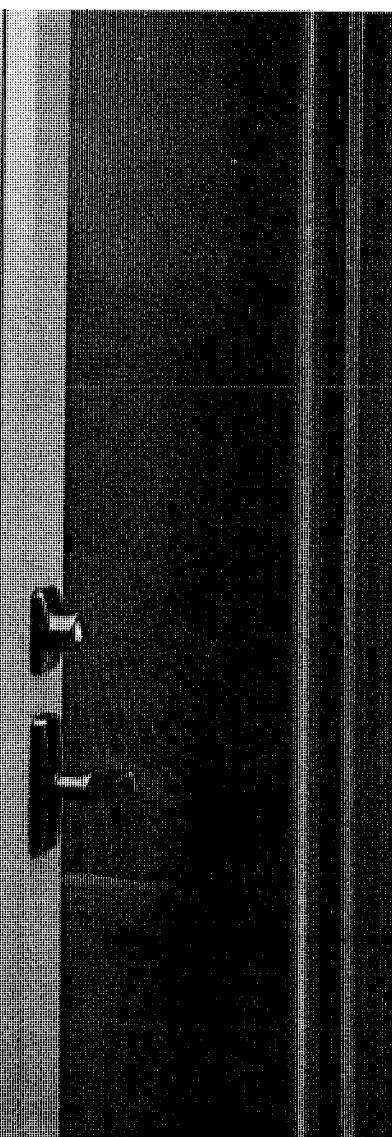
Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input type="checkbox"/>	Brickwork & Masonry	40	STAFF		
<input type="checkbox"/>	Concrete & Stucco	42	STAFF		
<input type="checkbox"/>	Siding	44	HDBR/STAFF		
<input type="checkbox"/>	Metal	49	STAFF		
<input type="checkbox"/>	Architectural Details	52	HDBR/STAFF		
<input type="checkbox"/>	Awnings & Canopies	54	STAFF		
<input type="checkbox"/>	Cornices	56	HDBR/STAFF		
<input type="checkbox"/>	Chimneys	57	HDBR/STAFF		
<input checked="" type="checkbox"/>	Doors & Entrances	59	HDBR/STAFF	NA	2-Storm doors
<input type="checkbox"/>	Fire Escapes & Staircases	62	HDBR/STAFF		
<input type="checkbox"/>	Foundations	63	STAFF		
<input type="checkbox"/>	Historic Garages & Outbuildings	64	HDBR/STAFF		
<input type="checkbox"/>	Light Fixtures	66	STAFF		
<input type="checkbox"/>	Porches	68	HDBR/STAFF		
<input type="checkbox"/>	Roofs	71	HDBR/STAFF		
<input type="checkbox"/>	Signs	74	STAFF		
<input type="checkbox"/>	Storefronts	78	HDBR/STAFF		
<input checked="" type="checkbox"/>	Windows	82	HDBR/STAFF	wood	aluminum clad
<input type="checkbox"/>	Window Shutters and Screens	87	HDBR/STAFF		
<input type="checkbox"/>	Fences and Walls	88	STAFF		
<input type="checkbox"/>	Mechanical Units	91	STAFF		
<input type="checkbox"/>	Pools, Fountains, Gazebos & Pergolas (existing)	93	STAFF		

DURAGUARD™ STORM DOORS

DuraGuard storm doors are exactly what you need if you're concerned about keeping your small children and pets safely inside. Select one of our doors with heavy-duty, non-removable stainless steel screening.



DuraGuard 097 Screen
Door in Nightfall featuring
Contemporary Curve
hardware in Black



Note: White screen can appear to have different levels of transparency depending on the lighting and background.

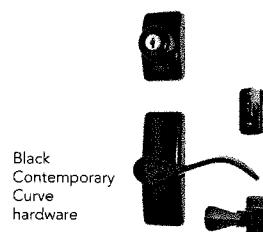
DURAGUARD STORM DOORS INCLUDE:

- Non-removable .023 stainless steel screen (only available on DuraGuard models)
- Triple seal bottom sweep
- 1 1/4" x 3 5/8" wide sculptured frame

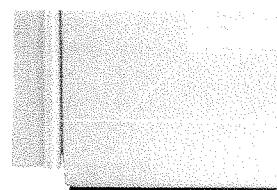
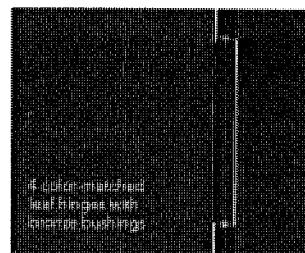
LIFETIME LIMITED WARRANTY

Includes Glass Breakage

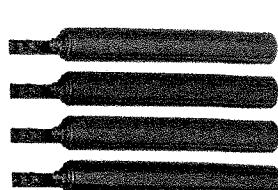
STANDARD HARDWARE & ACCESSORIES



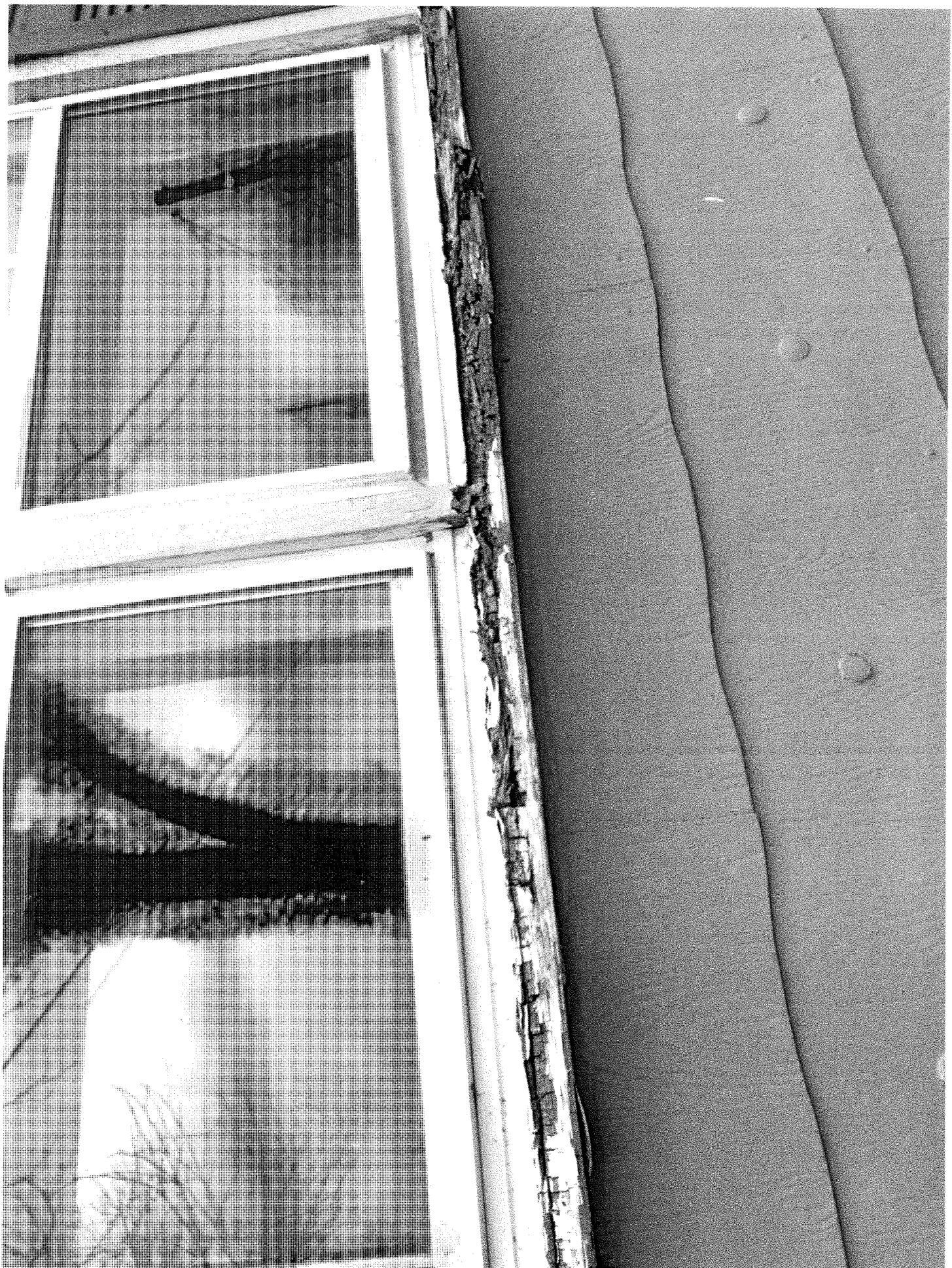
Black
Contemporary
Curve
hardware



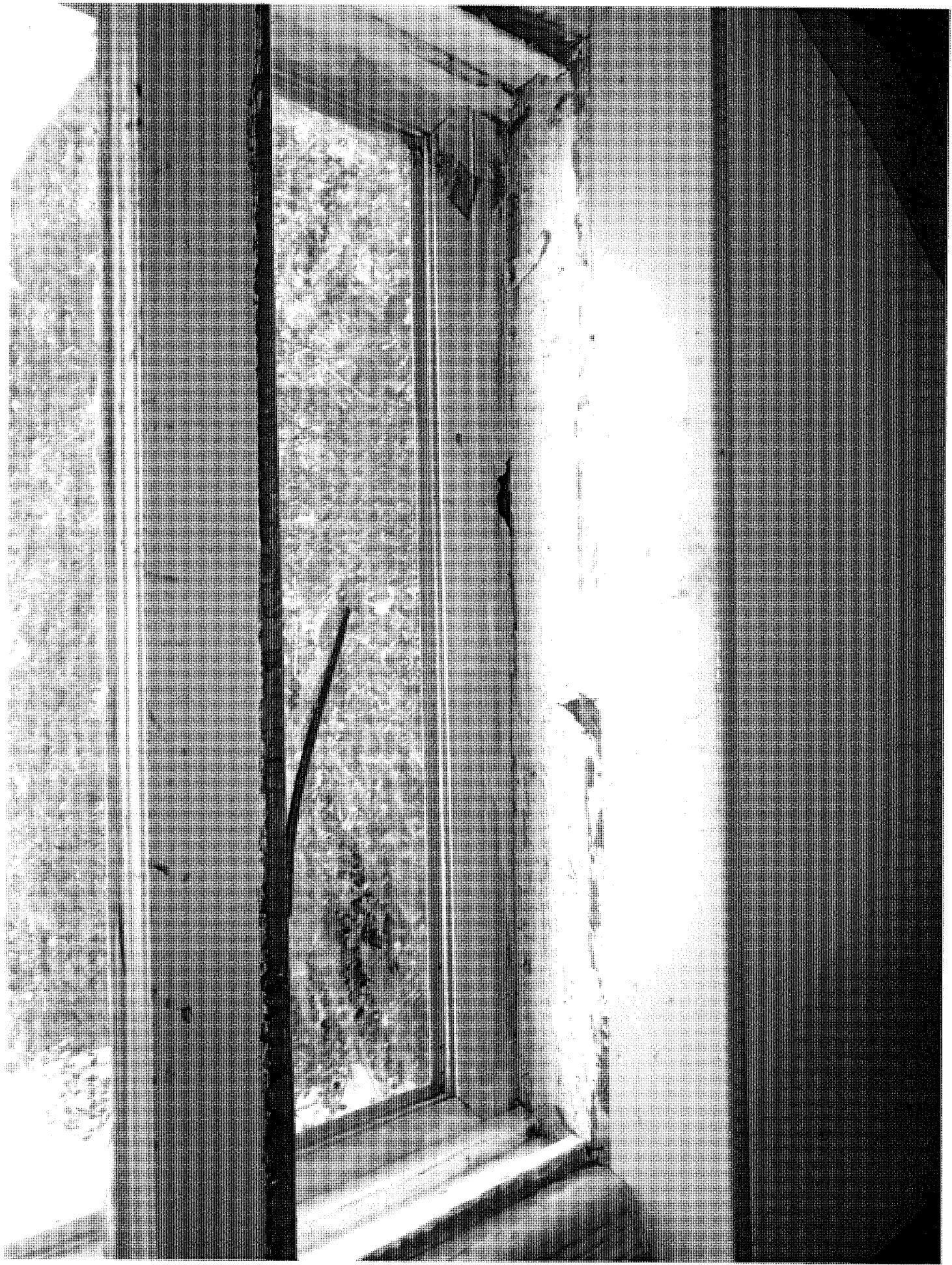
Color matched
bottom expander



Heavy-duty
color-matched closers





















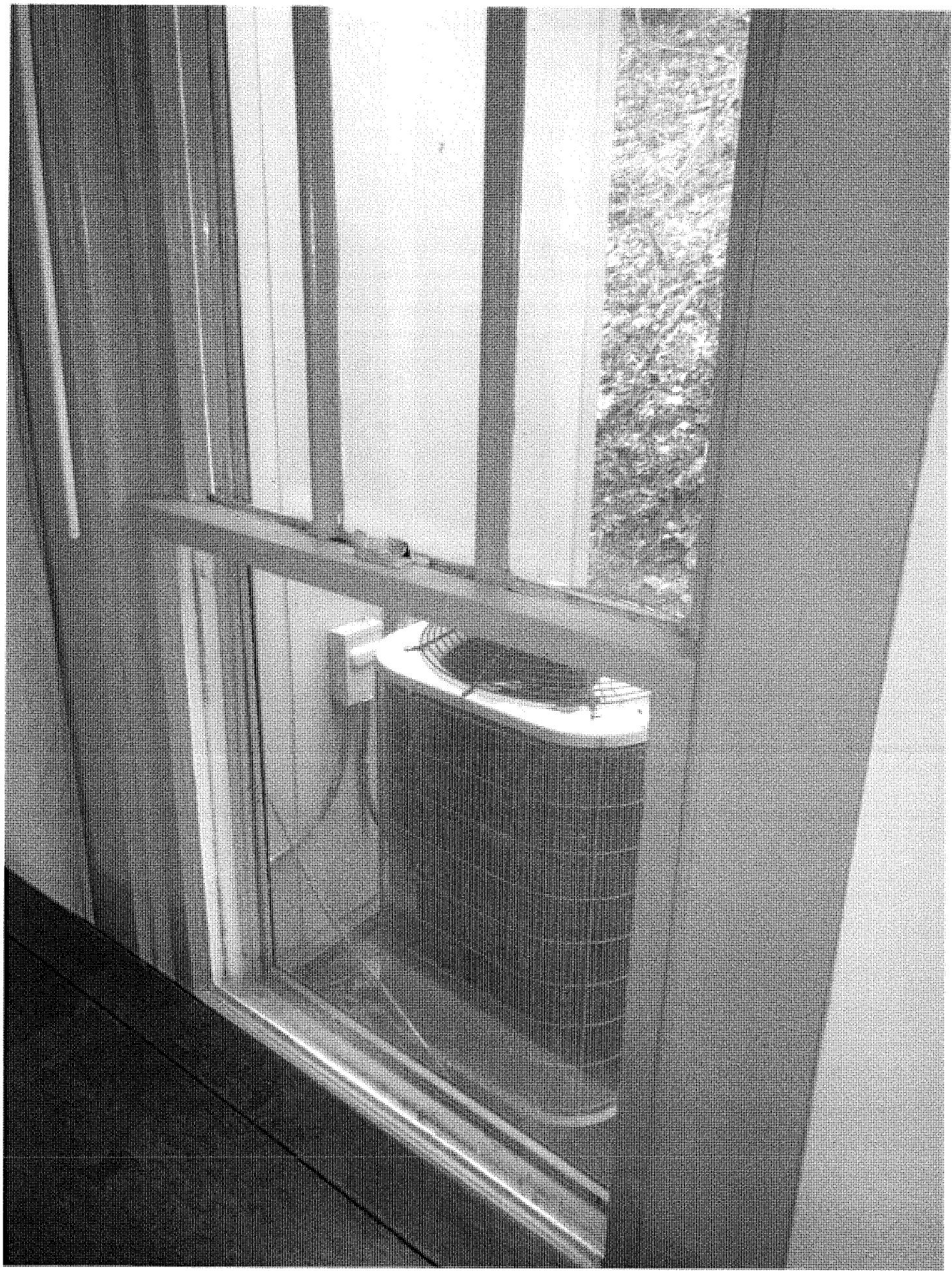










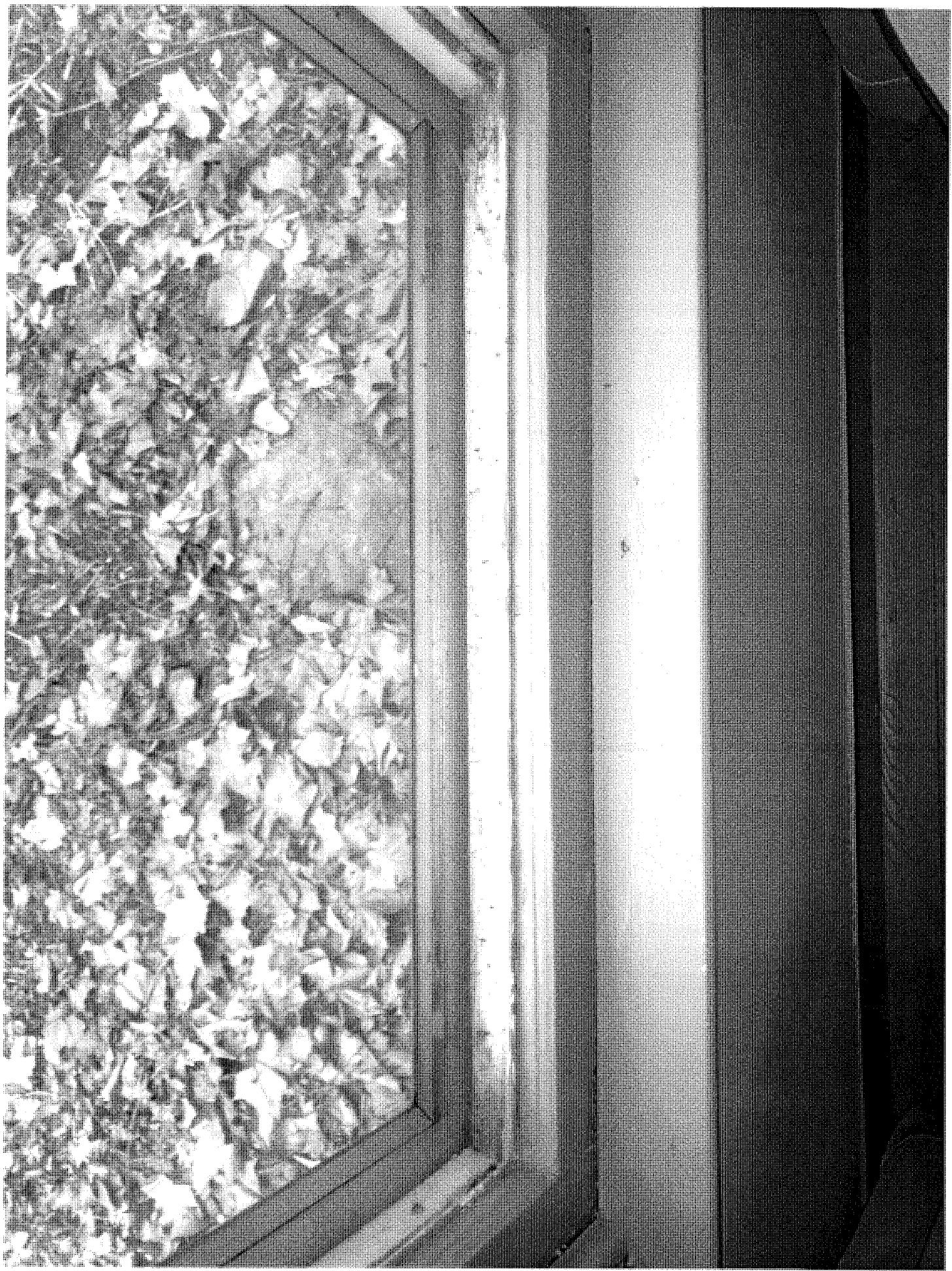


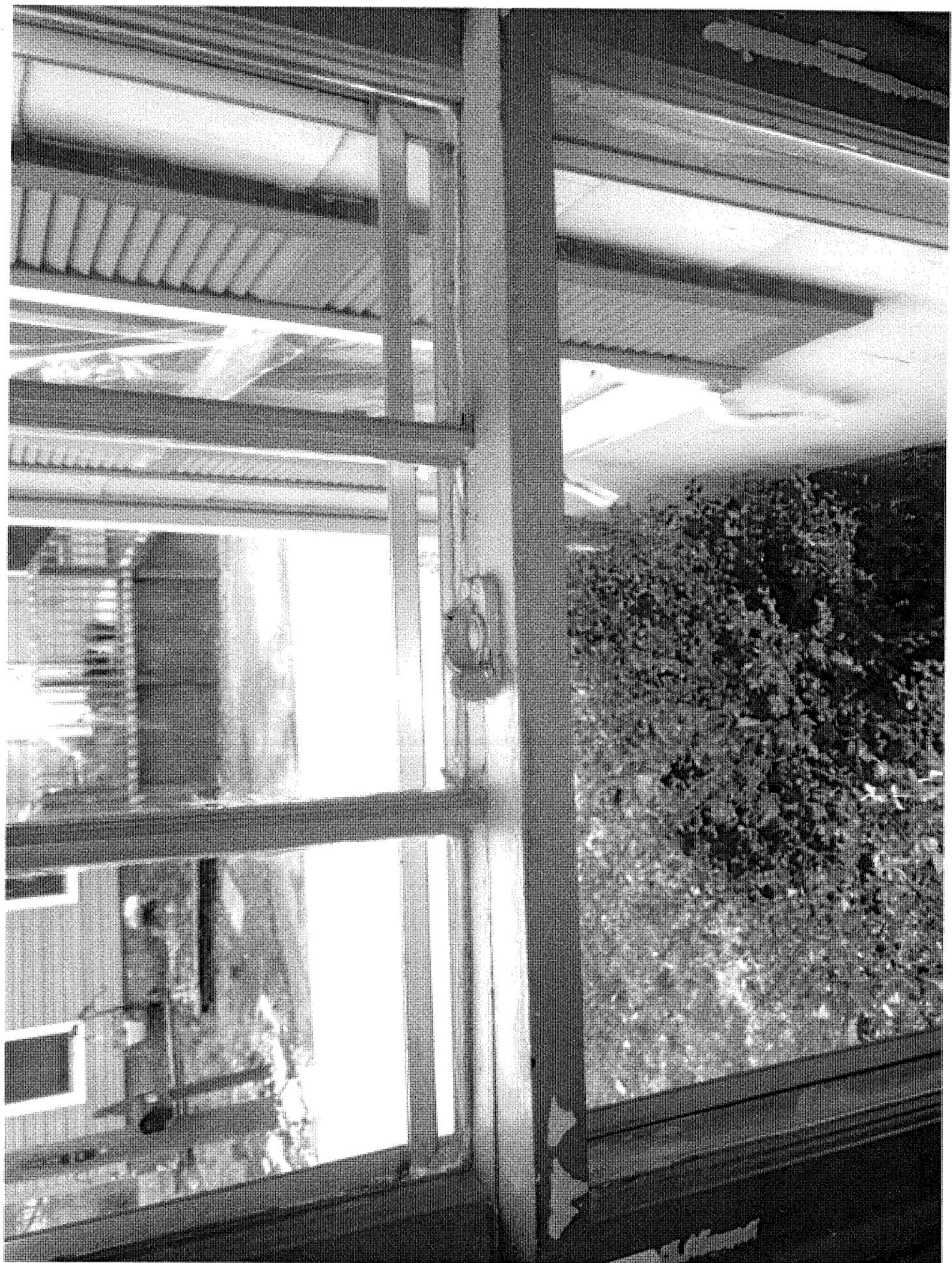














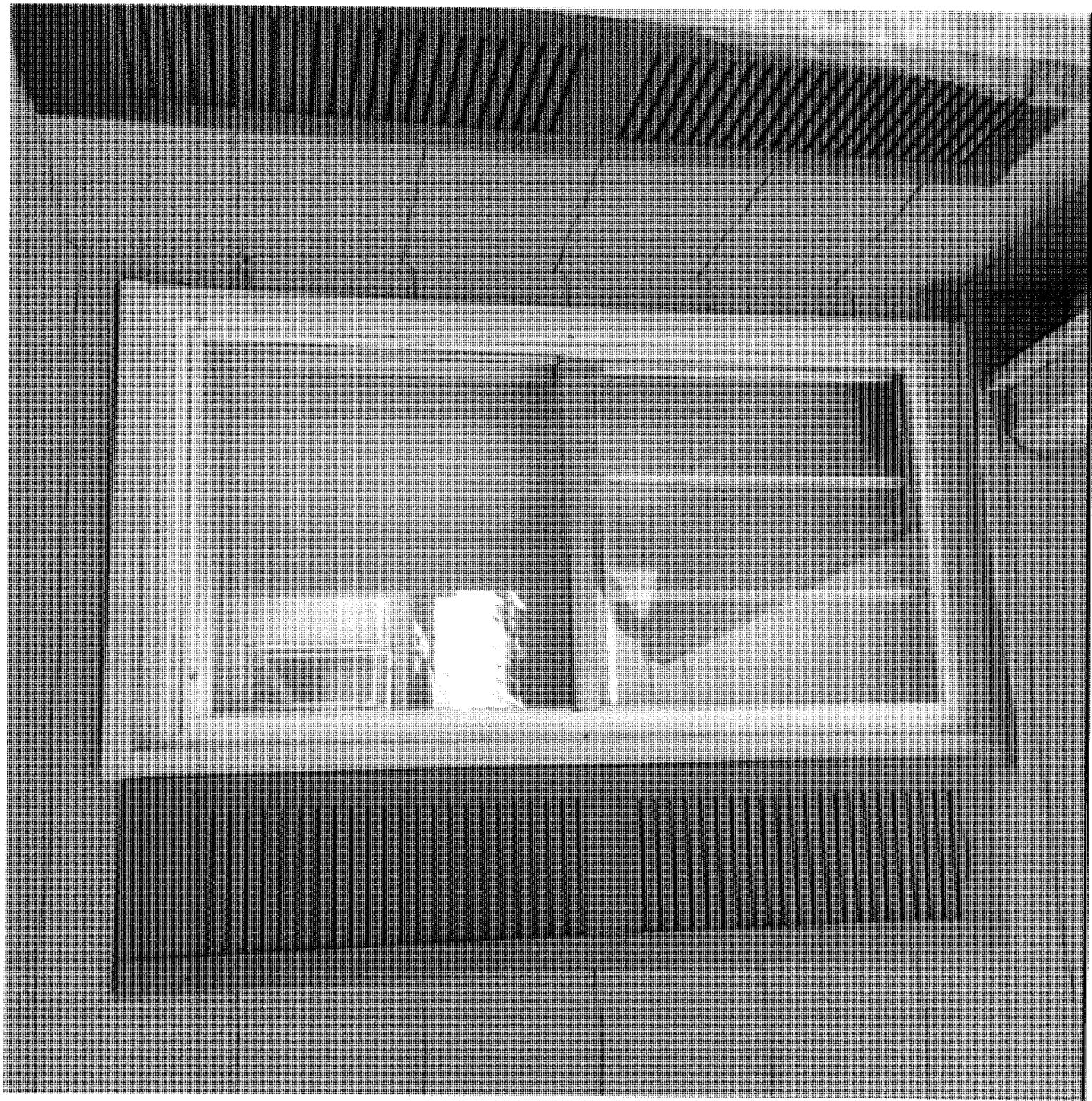


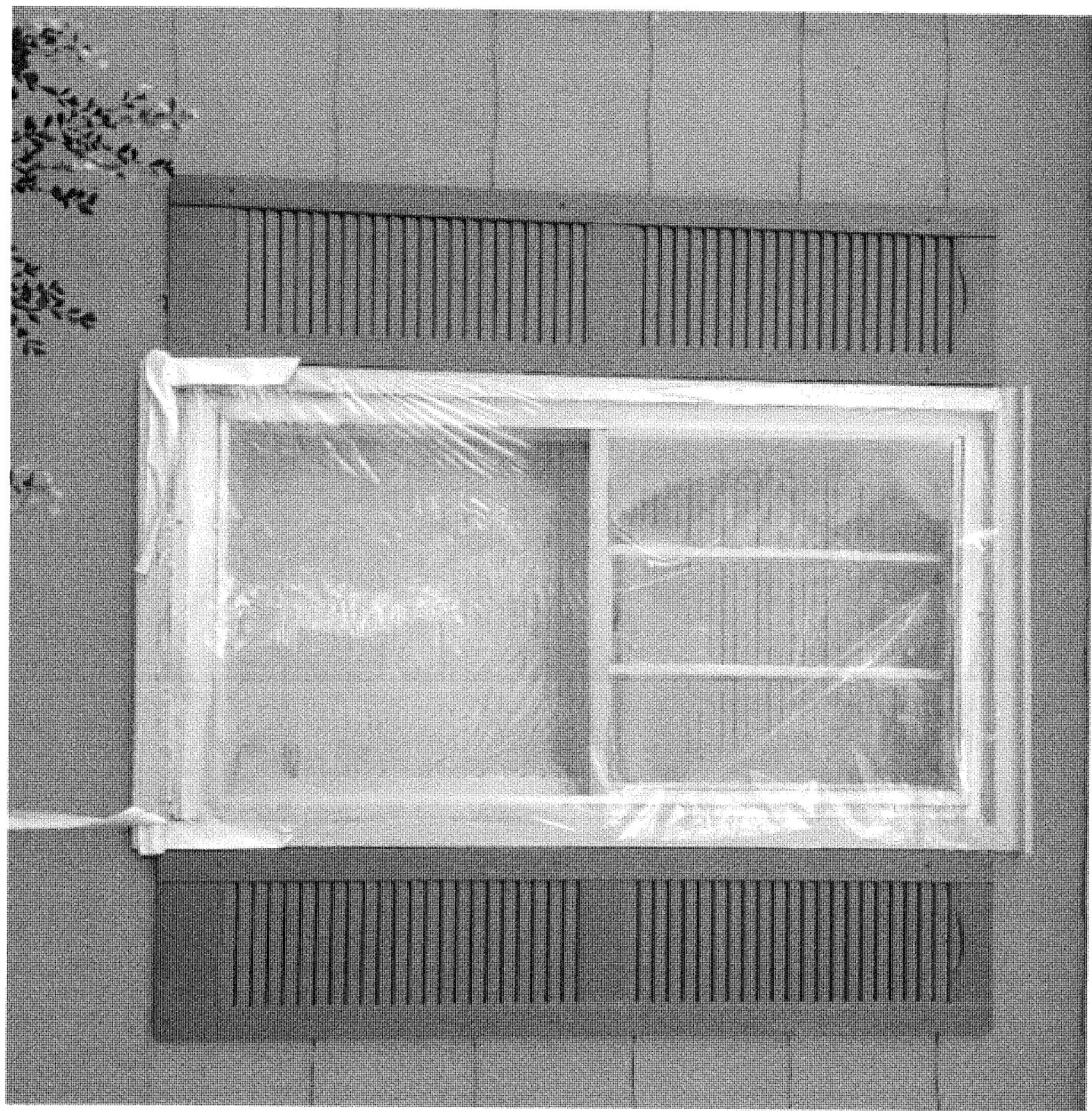
















11/5/2025

**GLASS
UNLIMITED**

807 Lanier Dr, Madison, IN 47250

(812) 273-3622

SALES PROPOSAL

Floyd Mathis

757 N Jefferson St

Madison, IN 47250

812-621-8937

ESTIMATE #: FM 022525

REVISION #: 0

Project Address:

SCOPE OF WORK:

To supply and install: (9) Sierra Pacific, H3 series, Aluminum Clad windows. (8) windows to be double hung, (1) window to be a fixed picture window to replace the 2-unit double hung windows in the kitchen. All windows to be Black Sable exterior, white interior. Interior wood species to be pine. Double hung windows to have white standard locks, two, exterior, vertical grids, and a concealed jambliner. Grids to be Black Sable exterior, white interior to match the window frame. Windows to have half, standard screens.

Total cost includes all removal and disposal of jobsite debris, and all miscellaneous items. Labor to include wrapping the exterior of the home in black aluminum trim coil, and replacing any frame rot found.

Current lead times for Windows are 6-8 weeks.

SUB-TOTAL:	
ADJUSTMENTS:	
TAX:	INCLUDED
TOTAL PROPOSAL	\$ 13,160.61

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: LM
Reviewed by:

2/13/2025

**GLASS
UNLIMITED**

807 Lanier Dr, Madison, IN 47250

(812) 273-3622

SALES PROPOSAL

Floyd Mathis
757 N Jefferson St
Madison, IN 47250
812-621-8937

ESTIMATE #: FM 021325

REVISION #: 0

Project Address:

SCOPE OF WORK:

To supply and install: (2) Provia storm doors. Doors to be installed in the front and side of the home. Doors to be Deluxe 397 Full View doors, in Enzian Blue. Doors to have a 1" color matched bottom expander, color matched heavy duty closer, and color matched leaf hinge. Doors to have black contemporary curve handlesets, keyed alike. Glass to be clear, doors to have no screens. Doors to have lifetime, transferable glass breakage warranty.

Current lead times for custom painted doors are 8-10 weeks from receipt of deposit.

SUB-TOTAL:	
ADJUSTMENTS:	\$ -
TAX:	INCLUDED
TOTAL PROPOSAL	\$ 2,344.35

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: LM
Reviewed by: _____

Policy Change Homeowners Policy



Floyd Mathis
757 Jefferson St
Madison IN 47250-3264

American Family Insurance Company
6000 American Parkway
Madison WI 53783
For customer service and claims service
24 hours a day, 7 days a week
1-800-MY AMFAM (1-800-692-6326)
amfam.com

A Policy Change provides a summary of a change to the policy that occurs during the policy period. This Policy Change is effective the date shown and forms a part of this policy.

Policy Information

Policy number	Policy period	Billing account number
41081-64854-95	8/10/2025 to 8/10/2026	601-606-713-85

Change(s) made to your policy effective: 8/10/2025 at 12:01 a.m.

Description of change

Coverage A - Dwelling % of Calculated Replacement Cost changed: 80
 Coverage A - Dwelling Limit changed: \$130,000
 Coverage C - Personal Property Limit changed: \$52,000
 Coverage D - Loss Of Use Limit changed: 26,000
 Property Deductible changed: \$10,000
 Windstorm Or Hail Deductible changed: \$10,000
 Coverage E - Personal Liability Limit changed: \$100,000
 Endorsement removed: Increased Dwelling Limit Coverage (HO 86 10)

Total premium adjustment: (\$241.76)

Your American Family Agent is:

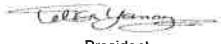
Mark R Stevens Agency LLC

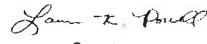
mstevens@amfam.com

2066 Old Highway 135 Nw
Corydon IN 47112-2006
812-734-0612

2940 Holmans Ln Ste C
Jeffersonville IN 47130-6911
812-283-8600

AUTHORIZED
REPRESENTATIVE


President


Secretary



Proposal
November 11, 2025

Mathis Deck and exterior house painting

Taylor MahoneyExteriors Inc
PO Box 57
MADISON, IN 47250
(812) 510-7663
randy.mahoney@taylormahoneyexteriors.com

757 Jefferson Street - Madison, IN 47250
Buddy Mathis

Deck Replacement

#	Item	Activity	Quantity	Total
1	Framing & Rough Carpentry (Bid Item)	Supply and Install	120 EA	6,000.00
Remove existing deck and staircase, build a 10' x 12' deck platform with handrailing, and new staircase, using 4" x 4" posts, 2" x 8" floor joists, and 5/4" decking, all will be treated lumber, handrailing will have 2" x 2" spindles, and a 5/4" top plate Haul off all waste and old deck				
				Group total \$6,000.00

Paint Exterior

#	Item	Activity	Quantity	Total
2	Painting (Bid Item)	Supply and Install	1 EA	6,000.00
Paint exterior walls Paint soffit, gutter boards and fly rafters Paint exterior of entry doors				
				Group total \$6,000.00



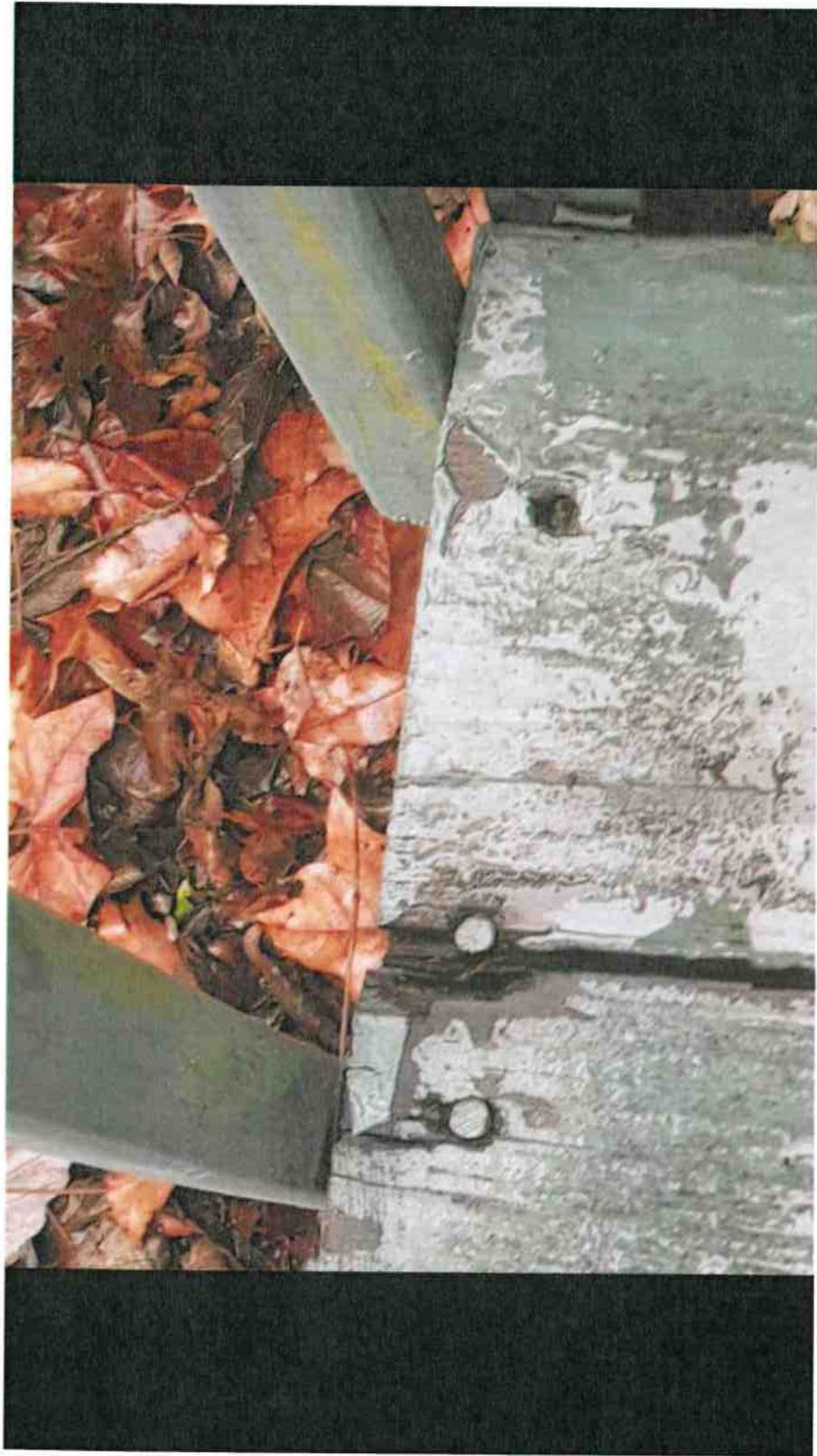
Proposal
November 11, 2025

Mathis Deck and exterior house painting

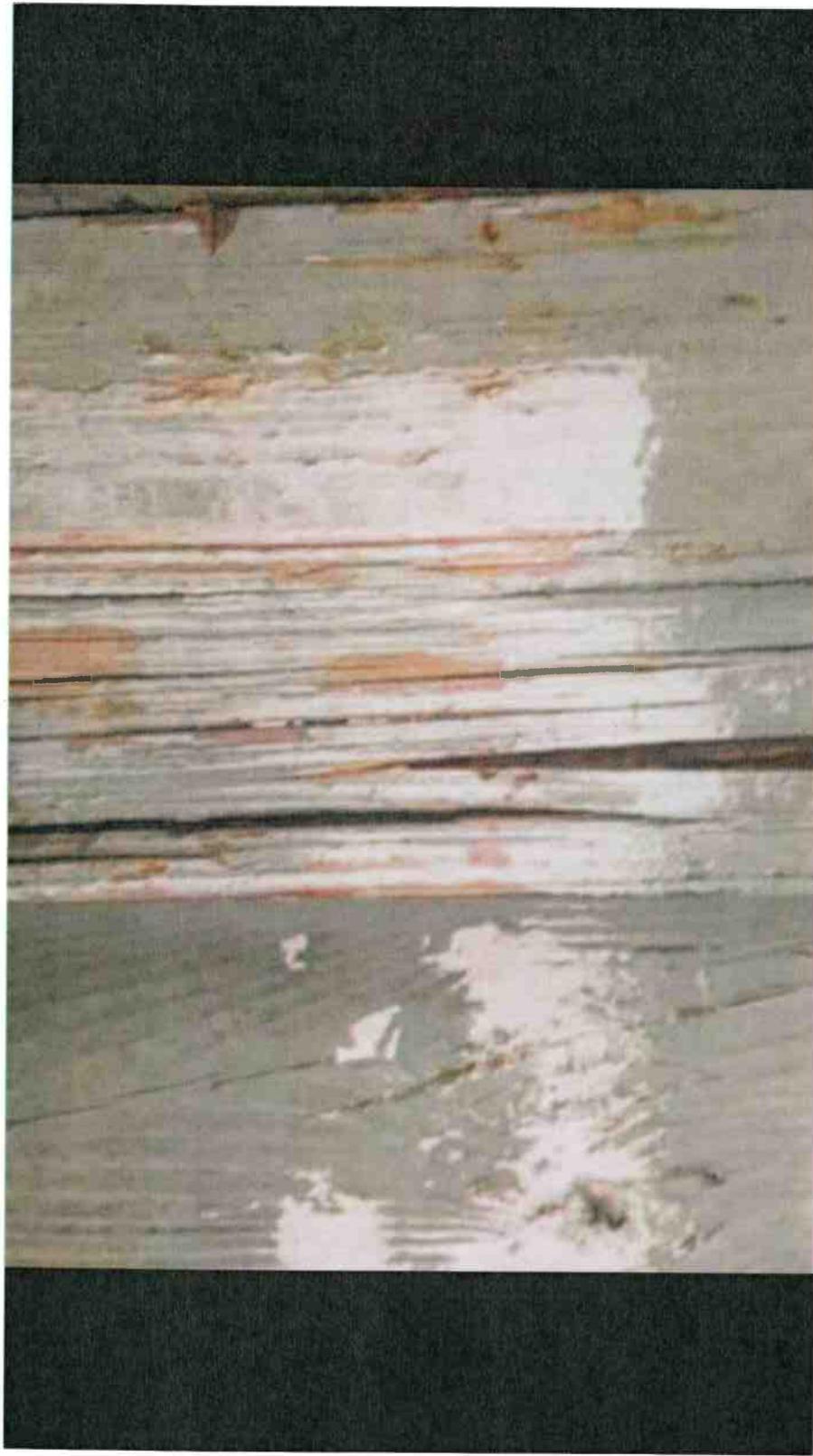
757 Jefferson Street - Madison, IN 47250

Summary

Group Name	Total
Deck Replacement	6,000.00
Paint Exterior	6,000.00
Project Total	\$12,000.00









MADISON

Indiana

Planning, Preservation and Design

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

PACE Total Approval

Steve & Jane Martin has been approved by the Board of Public Works to receive a PACE grant for \$25,000 (amount) for the project at 319 Cragmont 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: _____

Property Owner Name: Steve and Jane Martin

Mailing Street Address: 20108 Hwy. 362

City: NABB State: IN Zip: 47147

Phone (Preferred): 502-291-0825 Phone (Alternate): 812-293-2870

Email: piccasso@lightbound.com

PROJECT INFORMATION

Street Address: 319 Craigmont

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

Estimated Date of Completion of Work: 1 year from Start

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)



MADISON

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DESCRIPTION OF THE PROJECT

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

The current property is in Dilapidated Condition. The foundation is in need of repair. The floors are out in the second room, the bath room, the Kitchen and all through out the house, the Electric is old and the plumbing is out, the interior of the house is terrible as is the exterior, the doors are falling apart and the windows are also dilapidated. See Photo's the siding is terrible actually there is too many things to mention. Terrible condition.

Additional pages are attached.

DETAILED PROJECT SCHEDULE

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

We have a quote from Rooster Construction to due the project and this does not include the price of the windows, doors, and there will also be things that we can't see because you don't know until you go tearing out things & removing siding ect... So the project probably won't get started until March of 2026. Always hope for the best.

Additional pages are attached.



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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.

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	Rowster Construction	98,800 -	
2	Windows & doors & storm doors <i>Cost not going to be applied for windows down the side</i>		
3			
4			
5			
6			
7			
8			
9			
10			
	Totals	98,800	25,000

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.



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Applicant must read and initial the following:

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

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

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

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

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

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

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

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

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


Applicant(s) Signature

11-19-2025
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



Unsafe Structure Determination

Issued to: MOORE MARK & DANI
319 CRAGMONT ST
, IN 47250-3006

Date Issued: February 14, 2024

Project Location: 319 CRAGMONT ST , MADISON IN 47250

Structure Type: Primary Residential Structure

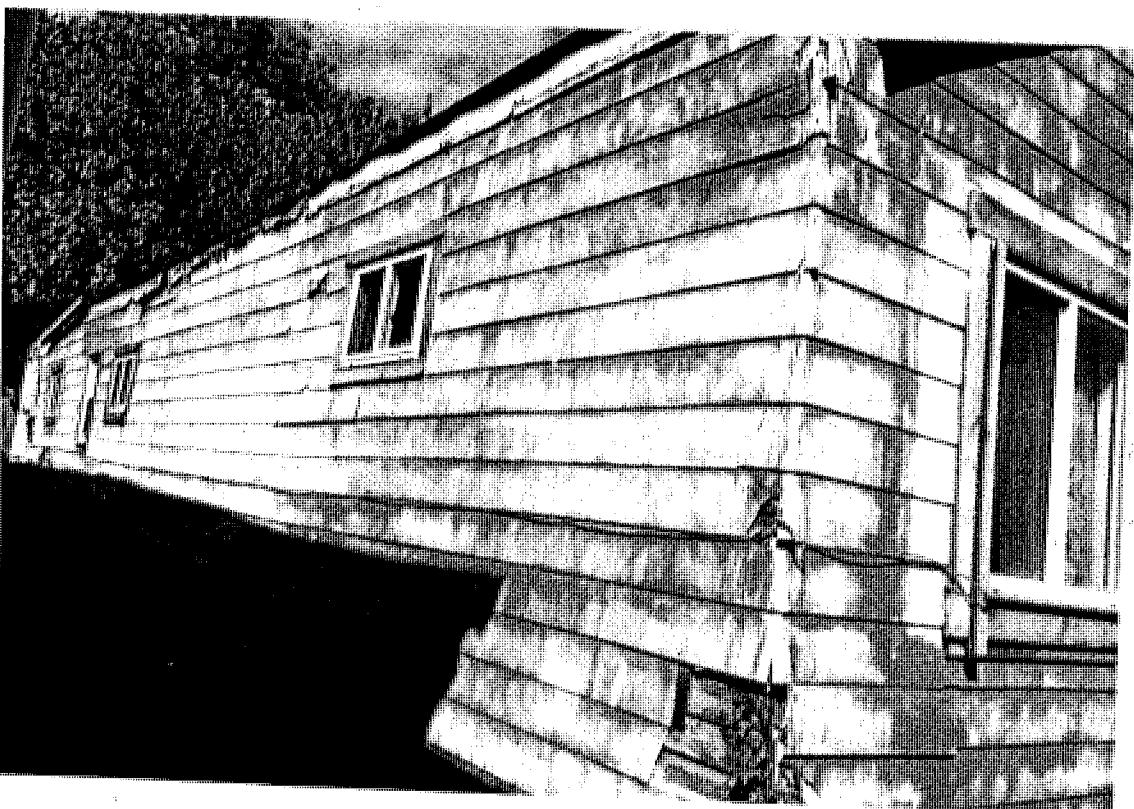
There was an inspection completed at the property on 319 CRAGMONT ST . The intent of this letter is to state that I, Bryan Shaw (City of Madison Building Inspector) made a site visit to said property on February 9, 2024, to verify the location, external, and internal condition of the building in disrepair.

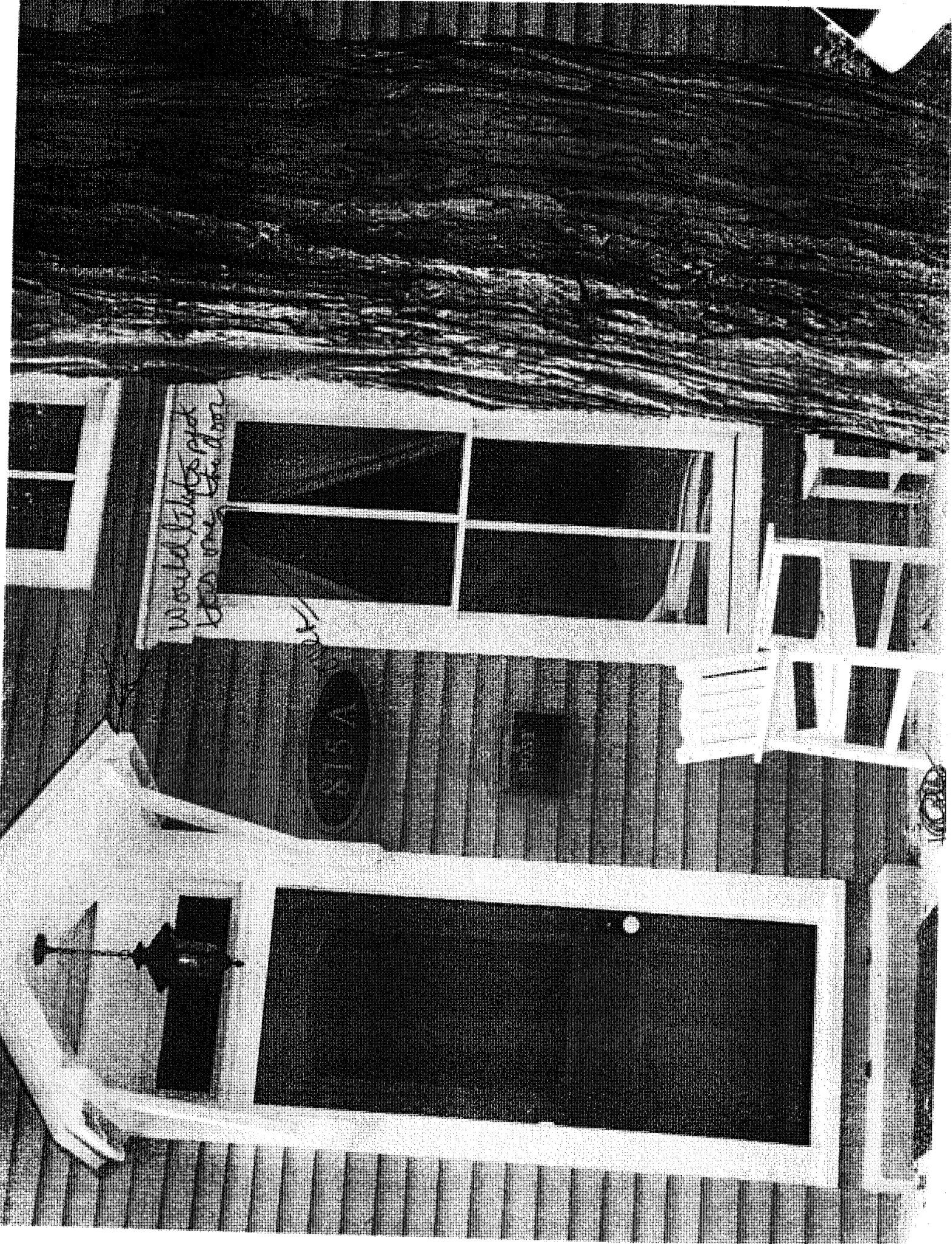
Based upon my site visit and the observations made, there are potential life safety violations that exist and require further investigation.

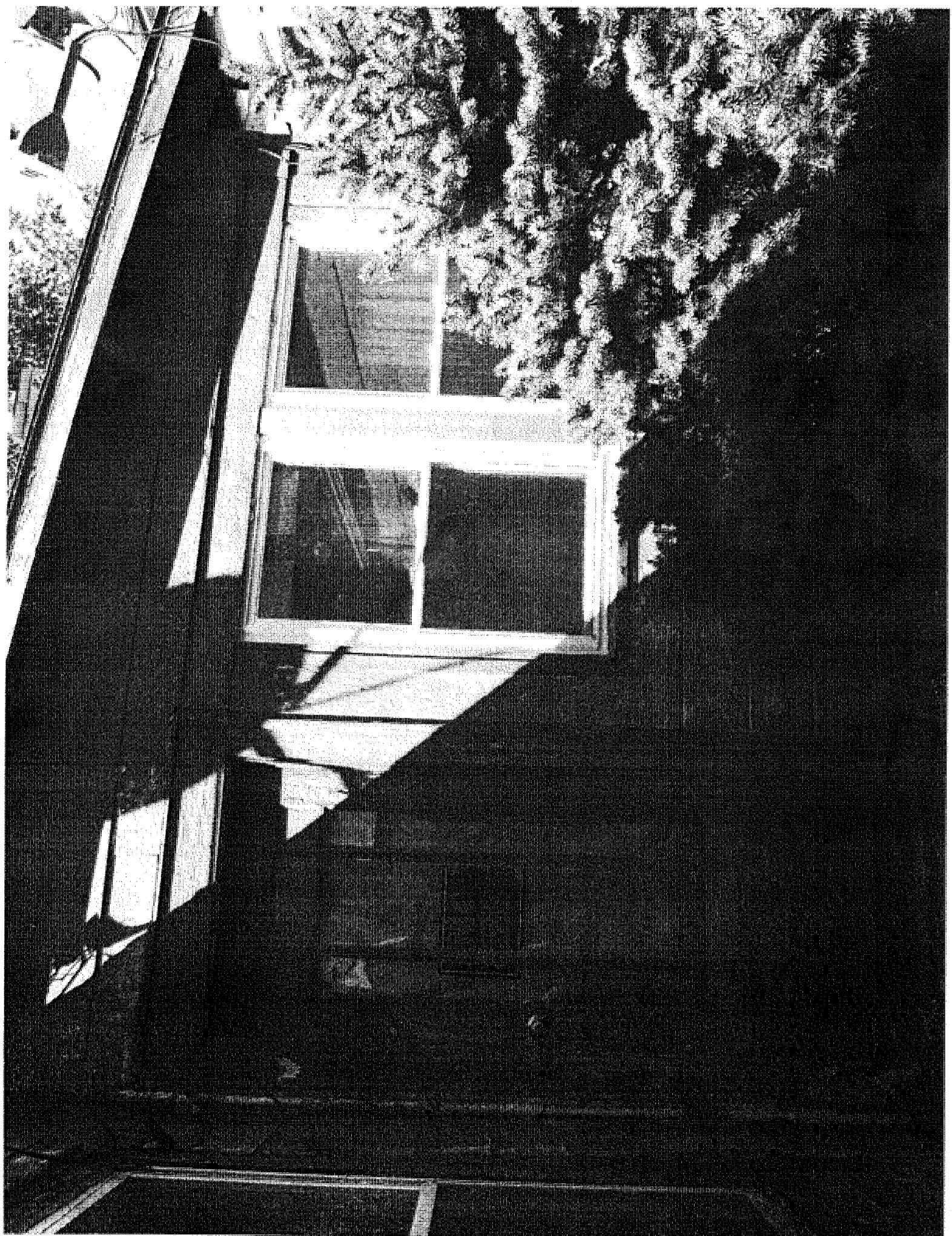
Unsafe Building Chapter 154.03:

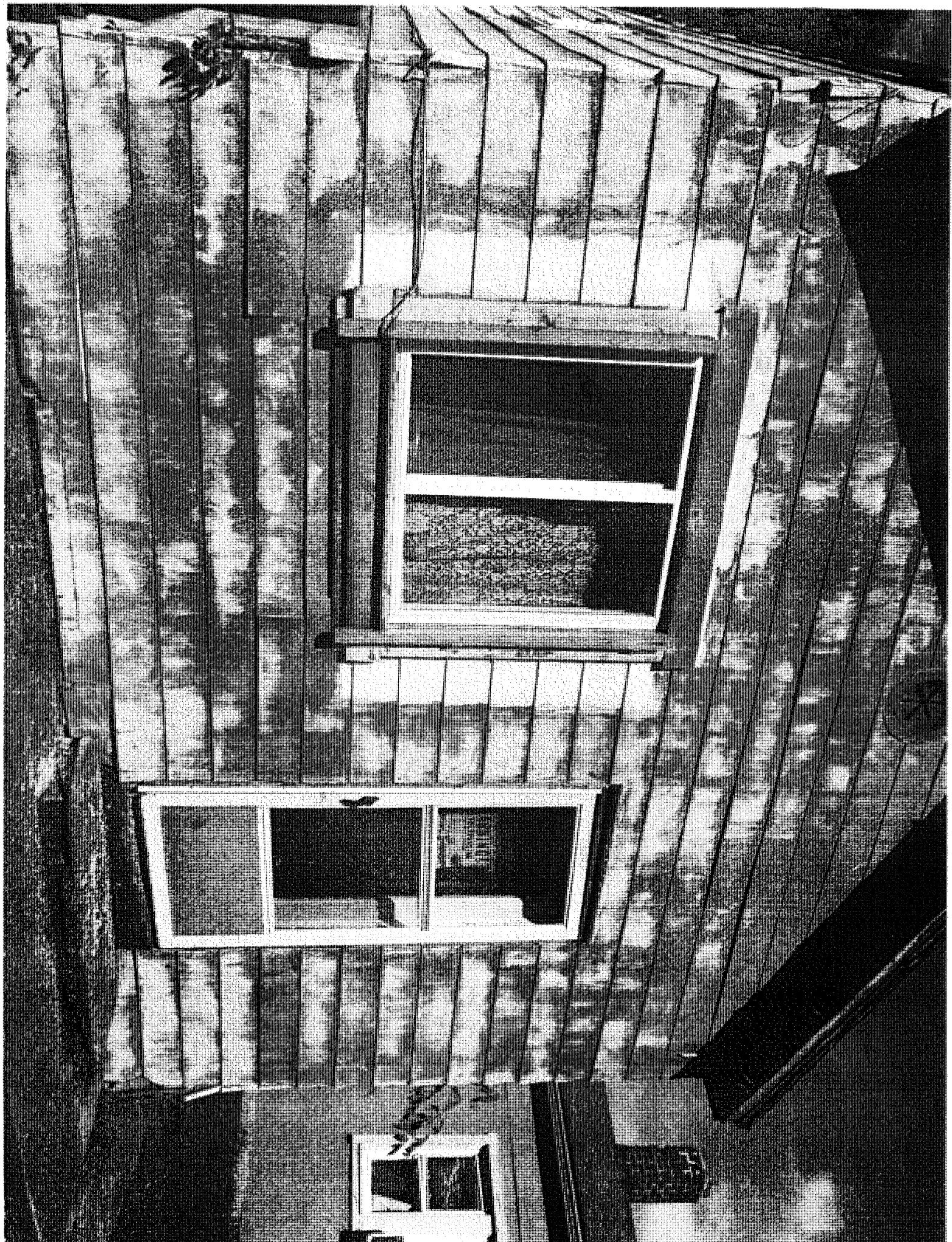
- (A) Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.
- (B) Whenever the stress in any materials, member or portion thereof, due to all dead and live 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.

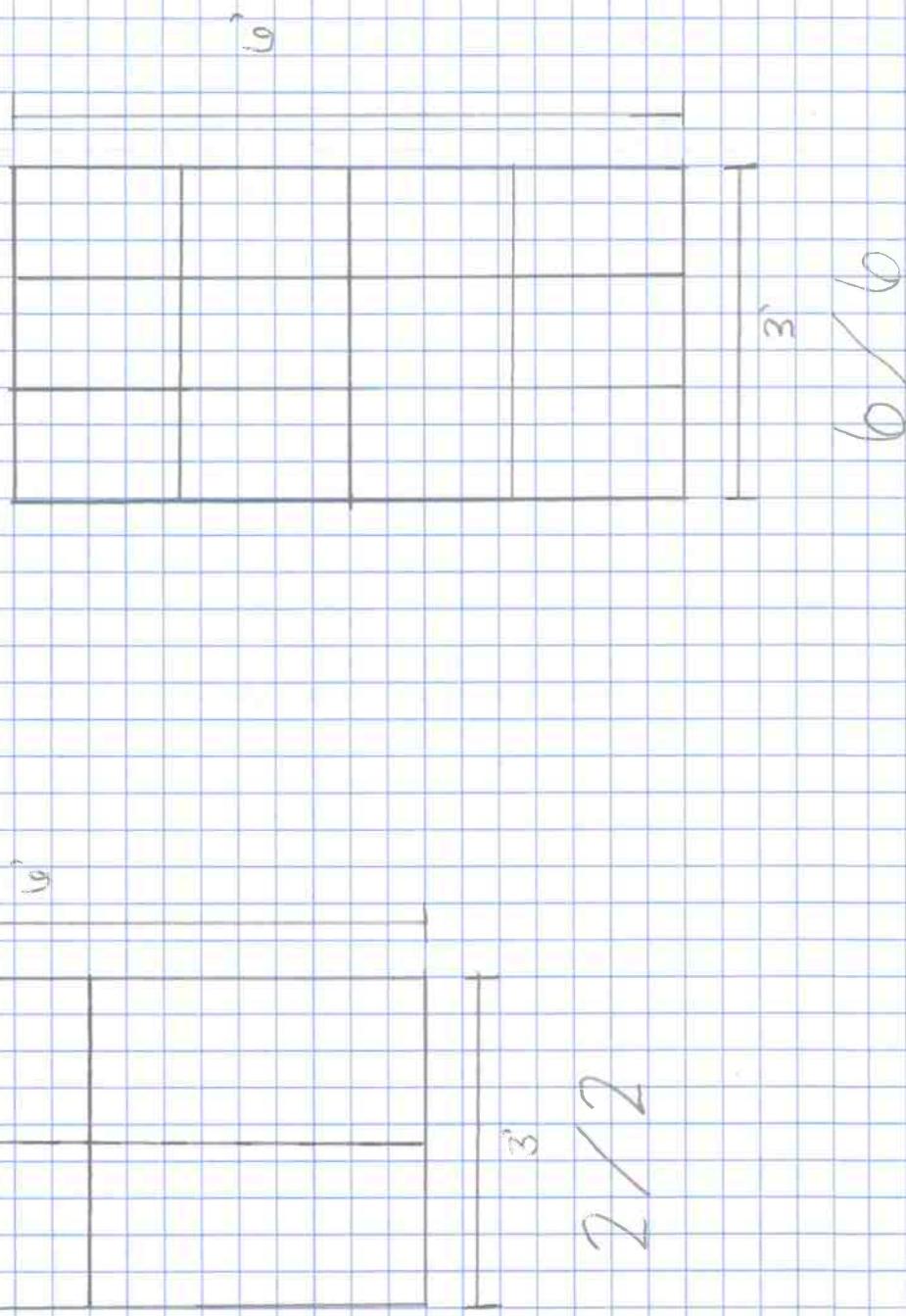


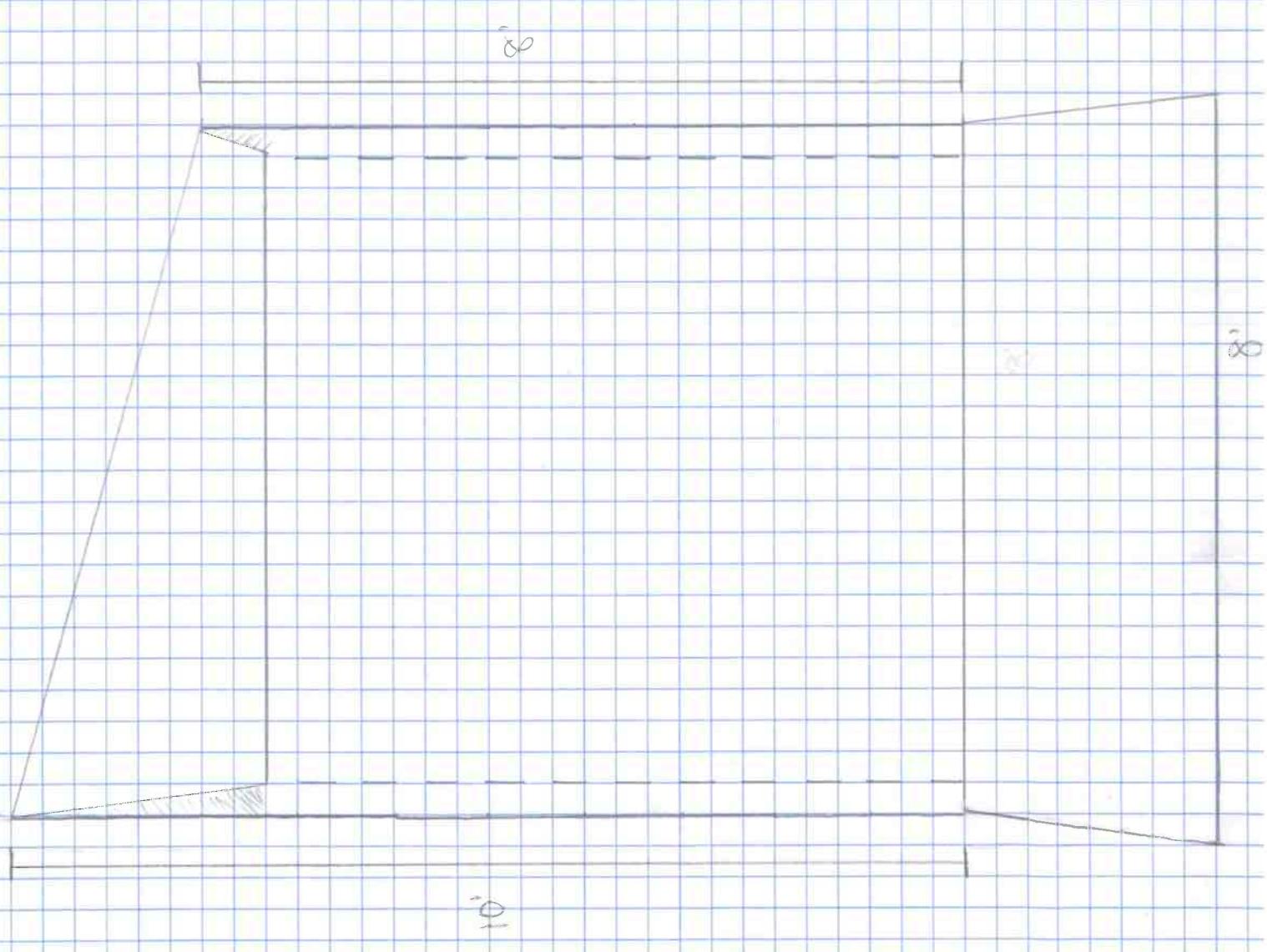


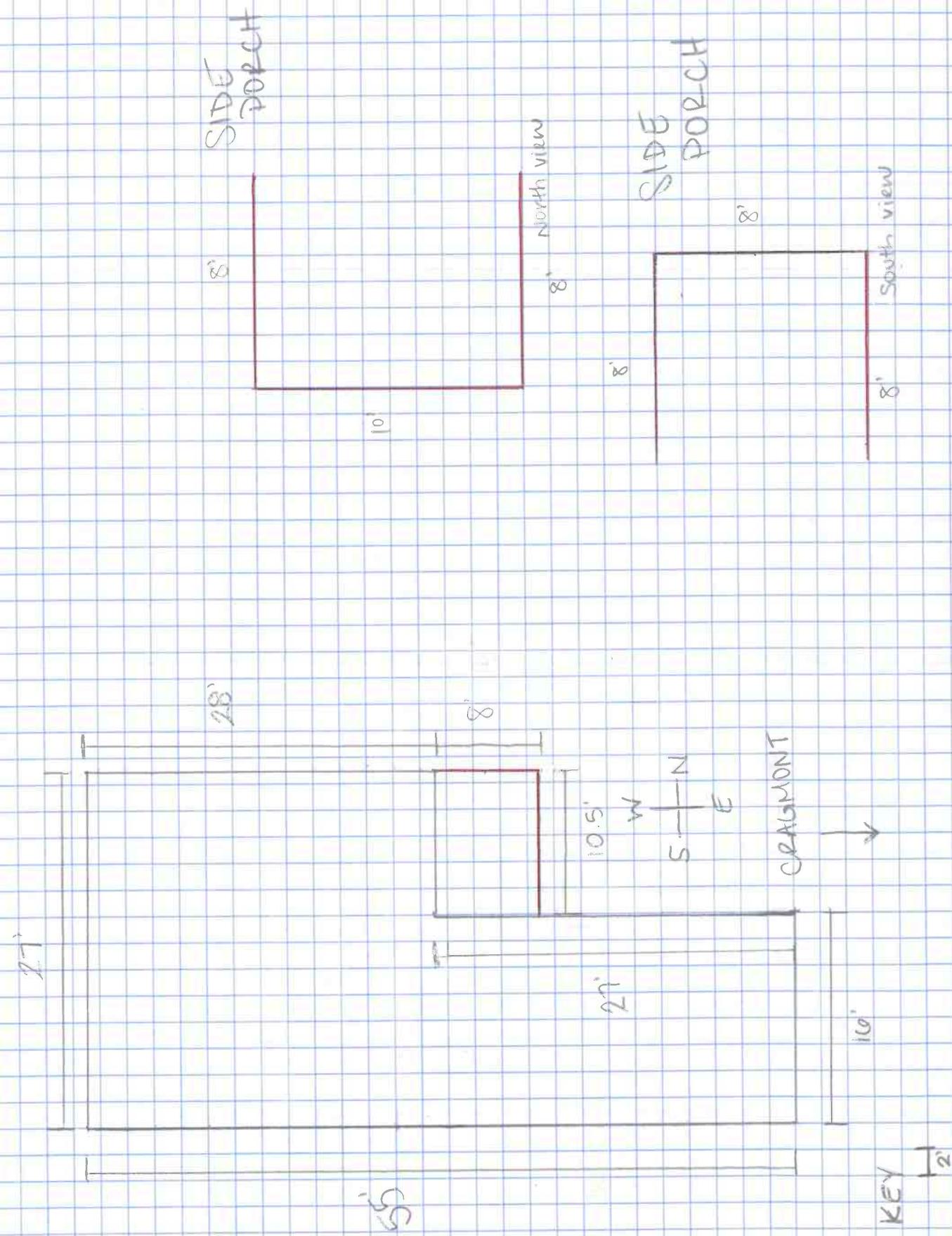


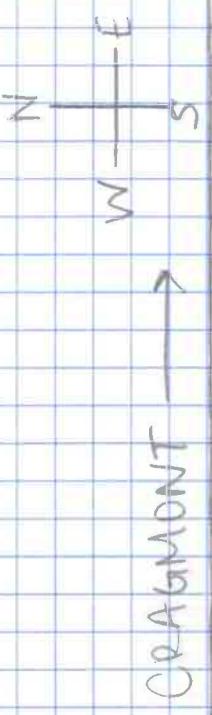
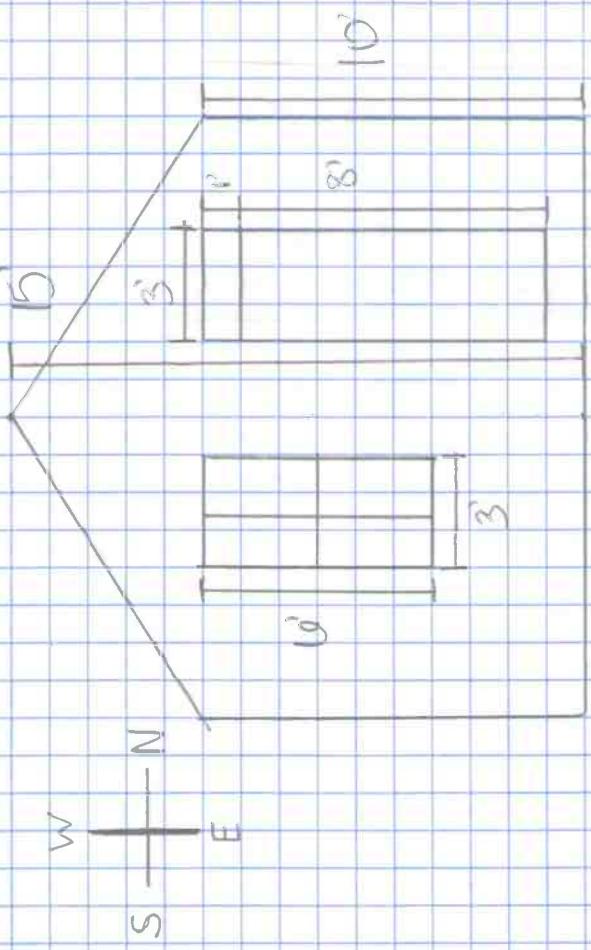












5'

10'

55'



MADISON

Indiana

Planning, Preservation and Design

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

PACE Total Approval

Mark Prickett has been approved by the Board of Public Works to receive a PACE grant for \$25,000
(amount) for the project at 524 Jefferson 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



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

Purpose: Application is hereby made to request funding from the 2025 PACE Program. This application must be filed prior to work beginning on a property located within the City of Madison. This application does not replace the need for approval from the HDBR for properties located downtown or a Building Permit.

APPLICANT INFORMATION

Date: 12/01/2025

Property Owner Name: Mark Prickett

Mailing Street Address: 424 W State St

City: Madison

State: IN Zip: 47250

Phone (Preferred): 812.273.7248

Phone (Alternate): 812.599.3375

Email: mark@xhomeimp.com

PROJECT INFORMATION

Street Address: 526 Jefferson St

Total Cost of Project (include all costs to complete the entire project): \$103,500. -

Estimated Date of Completion of Work: April 30, 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): _____

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) Applied
- Proof of Property Insurance
- Proof of Ownership (Deed)
- Certificate of Incorporation (if organization/business)
- Unsafe Letter (Required for Dangerous Structures Grant and Recommended for Dilapidated Structures)



MADISON

Indiana

Planning, Preservation and Design

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

DESCRIPTION OF THE PROJECT

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

Property's current condition is unsafe for living conditions. Property needs complete rewiring of the electrical system, replacement of floor joist, replace windows and doors that are damaged, and repair to walls causing structural issues. Project will include making the home structural safe and habitable. This project includes rewiring the entire electrical system to code, replace floor joist to stabilize the floor structure, replace windows and doors to historical society standards, and repair all walls causing home to have structural issues.

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.

In the 1st- 2nd month electrical system will be upgraded, floor structure will be stabilized, and exterior walls will be repaired. In 2nd- 4th month windows will be replaced and exterior will be painted.

Additional pages are attached.



MADISON *Indiana*

Planning, Preservation and Design

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

DETAILED PROJECT BUDGET WORKSHEET

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

Task #	Description of Work and/or Material Please Reference Appropriate Quote (Must be attached)	Total Task Budget	Amount of Grant Funds (50% max)
	SAMPLE: Lumber and supplies per sales ad from Lowe's	\$1,076	\$538.00
1	Labor electric system	13,500. -	6,750. -
2	Material electric system	9,000. -	4,500. -
3	Labor floor structure (interior)	11,100. -	5,500. -
4	material floor structure (interior)	7,400. -	3,700. -
5	Paint exterior labor	9,000. -	4,500. -
6	Paint exterior material	6,000. -	3,000. -
7	Labor exterior wall repair	17,500. -	3,750. -
8	Material exterior wall repair	5,000. -	2,500. -
9	Labor window replacement	21,000. -	10,500. -
10	Material window replacement	14,000. -	7,000. -
	Totals	103,500. -	51,750. -

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*

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

Applicant must read and initial the following:

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

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

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

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

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

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

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

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

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

Applicant(s) Signature

12|01|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)

Can Do Maintenance
714 Jefferson Street
Madison, IN 47250



ADDRESS
MAP Rentals LLC
Attn: Mr. Mark Prickett
851 Lanier Dr
Madison, IN 47250

Estimate 1673

DATE 11/04/2025

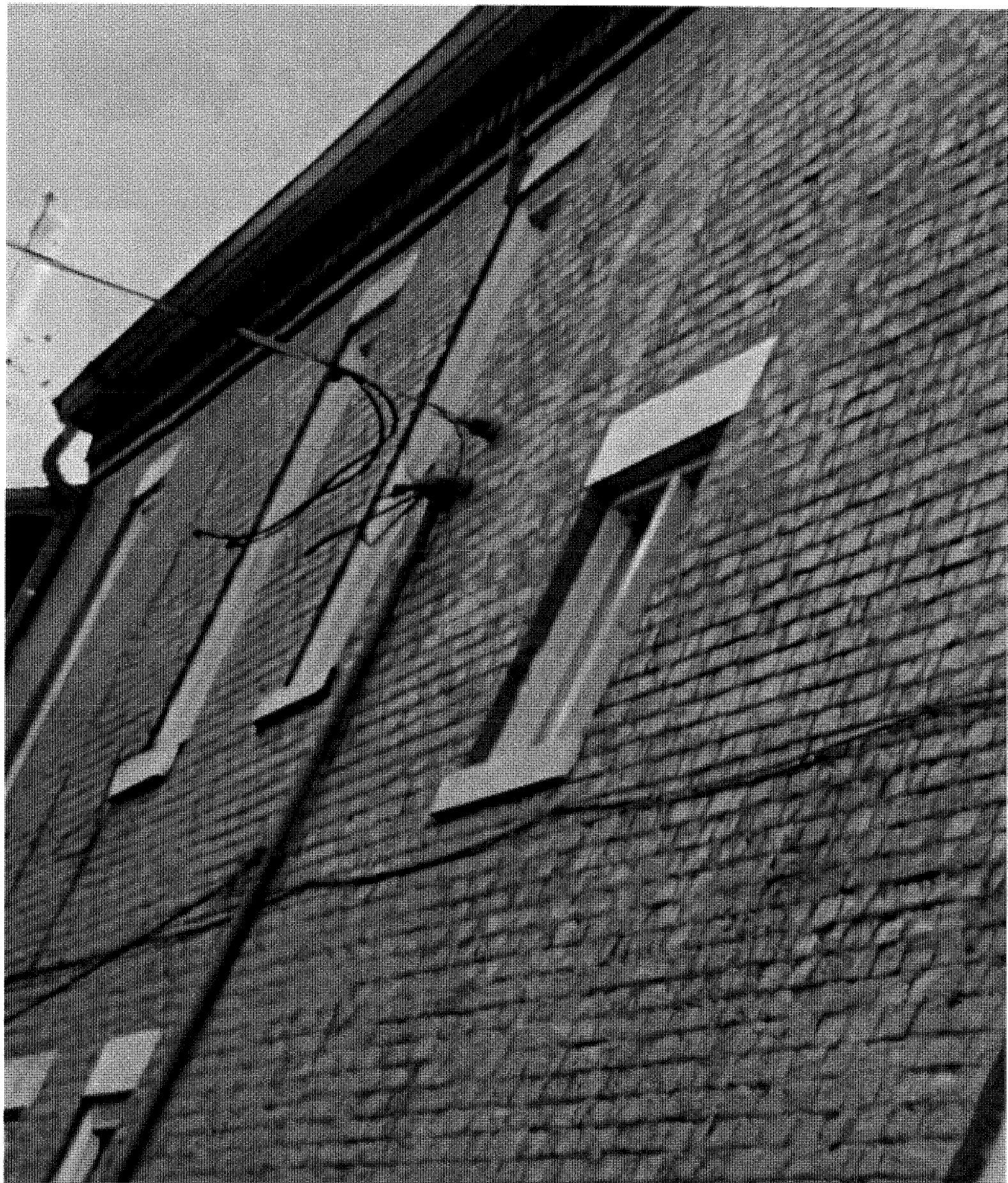
P.O. NUMBER
526 Jefferson St

	AMOUNT
Electrical System: To be completed in 1-2 months	
Professional Fee Upgrade Electrical System to entire home. Electrical system will be up to code standards., 1 @ \$13,500.00	13,500.00
Material Material required to upgrade electrical system, 1 @ \$9,000.00	9,000.00
Floor Structure: To be completed in 1-2 months	
Professional Fee Repair / Replace floor structure to make dwelling structural sound. , 1 @ \$11,100.00	11,100.00
Material Material required to repair/replace floor structure, 1 @ \$7,400.00	7,400.00
Paint Exterior: To be completed in 2-4 months, weather permitting	
Professional Fee Paint exterior of the dwelling after exterior walls are structurally repaired, replacement of windows are completed, 1 @ \$9,000.00	9,000.00
Material Material required to paint exterior, 1 @ \$6,000.00	6,000.00
Exterior Structural Wall Repair: To be completed in 1-2 months	
Professional Fee Exterior Structural Wall Repairs, 1 @ \$7,500.00	7,500.00
Material Material required to make exterior structural wall repair:, 1 @ \$5,000.00	5,000.00
Replacement of 28 windows and 2 exterior doors: To be completed in 2-4 months	

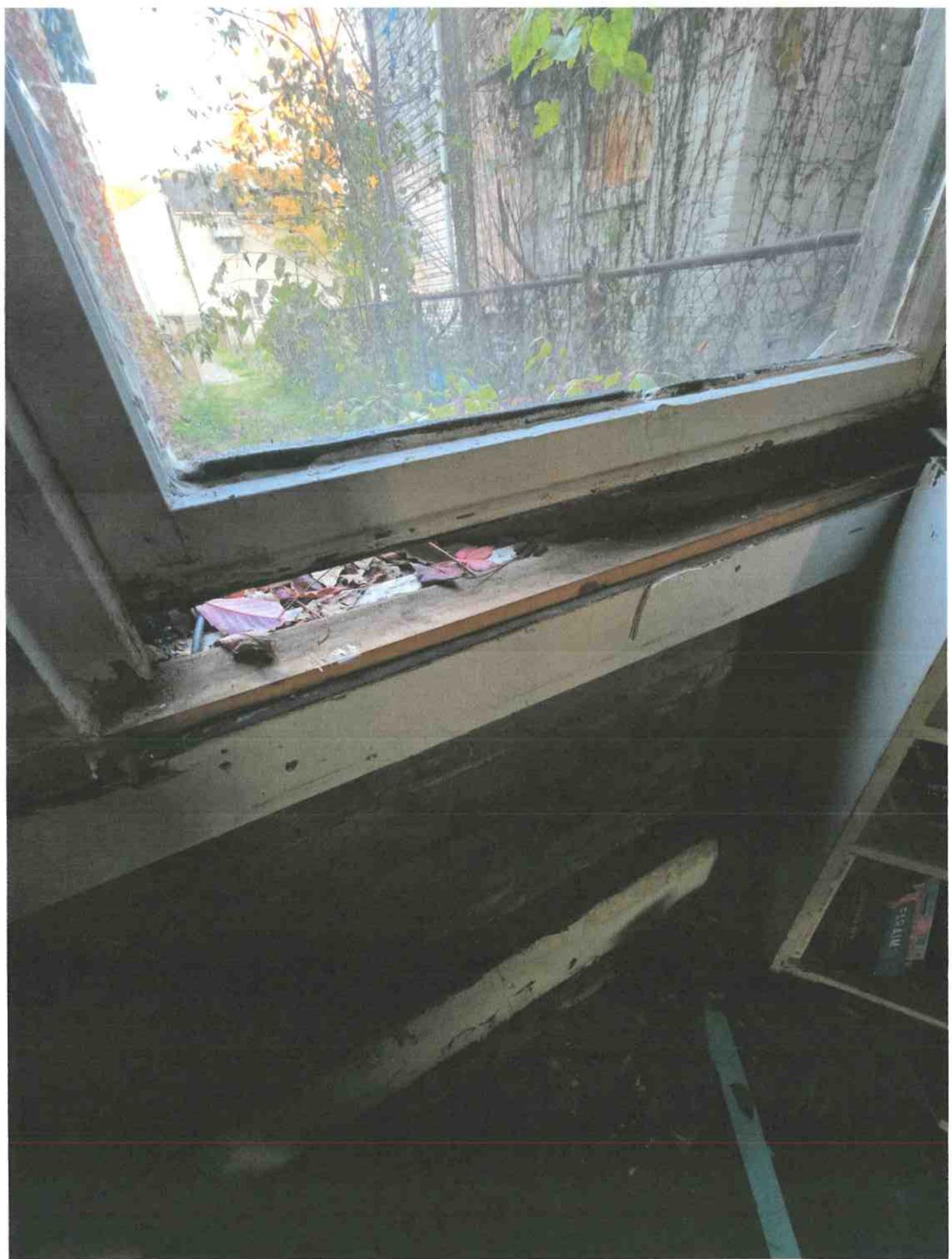
	AMOUNT
Professional Fee	21,000.00
Replacement of 28 windows and 2 exterior doors. Replacement windows will be historically approved windows, if required. , 1 @ \$21,000.00	
Material	14,000.00
Material require to replace 28 windows and 2 exterior doors., 1 @ \$14,000.00	
Thank you for your business. We accept Visa, Mastercard and discover via phone. Please call us at 812.273.7248. Checks can be mailed to 424 W State Street Madison, IN 47250.	SUBTOTAL TAX
	103,500.00 0.00
	TOTAL
	\$103,500.00

Accepted By

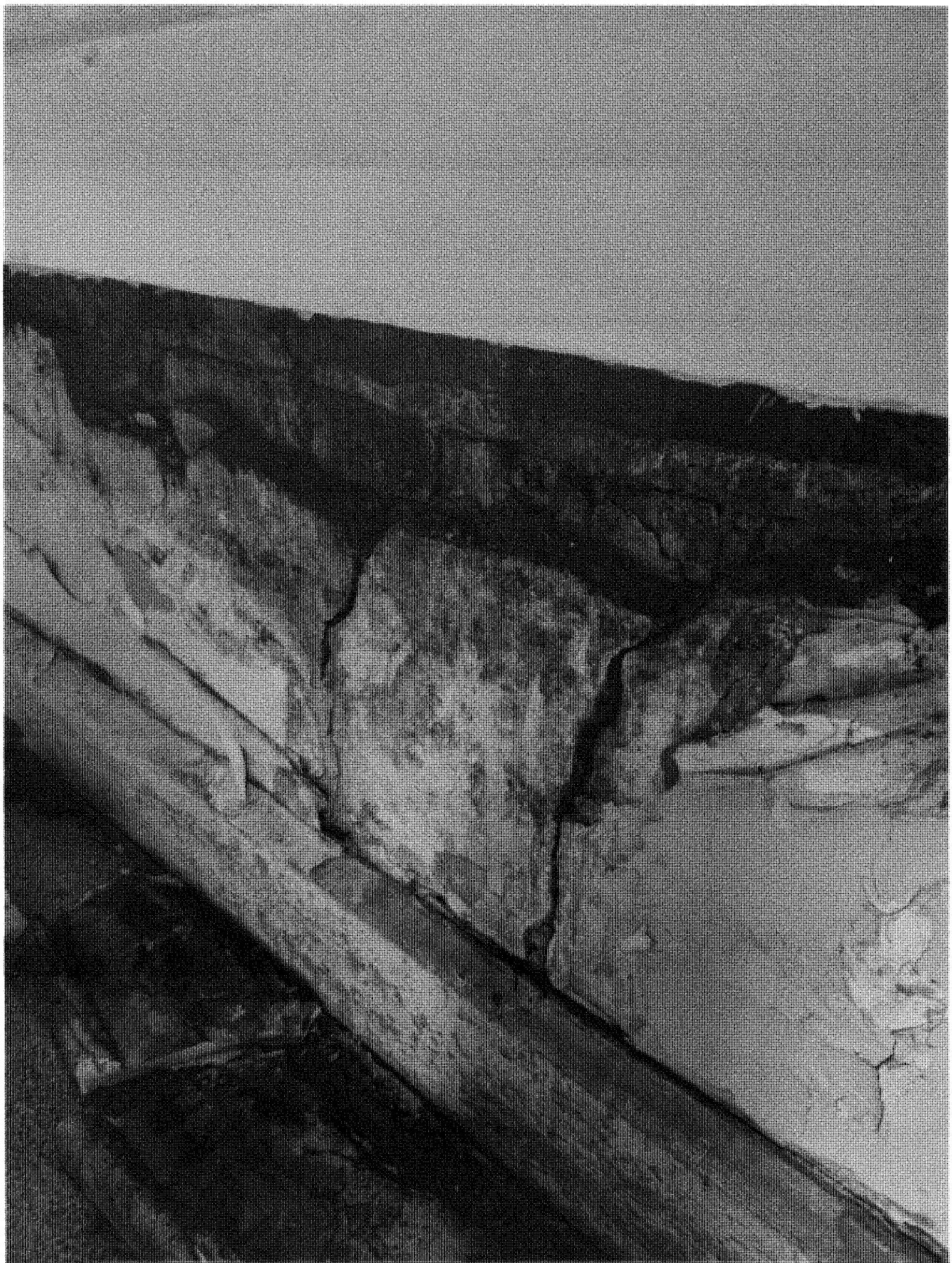
Accepted Date

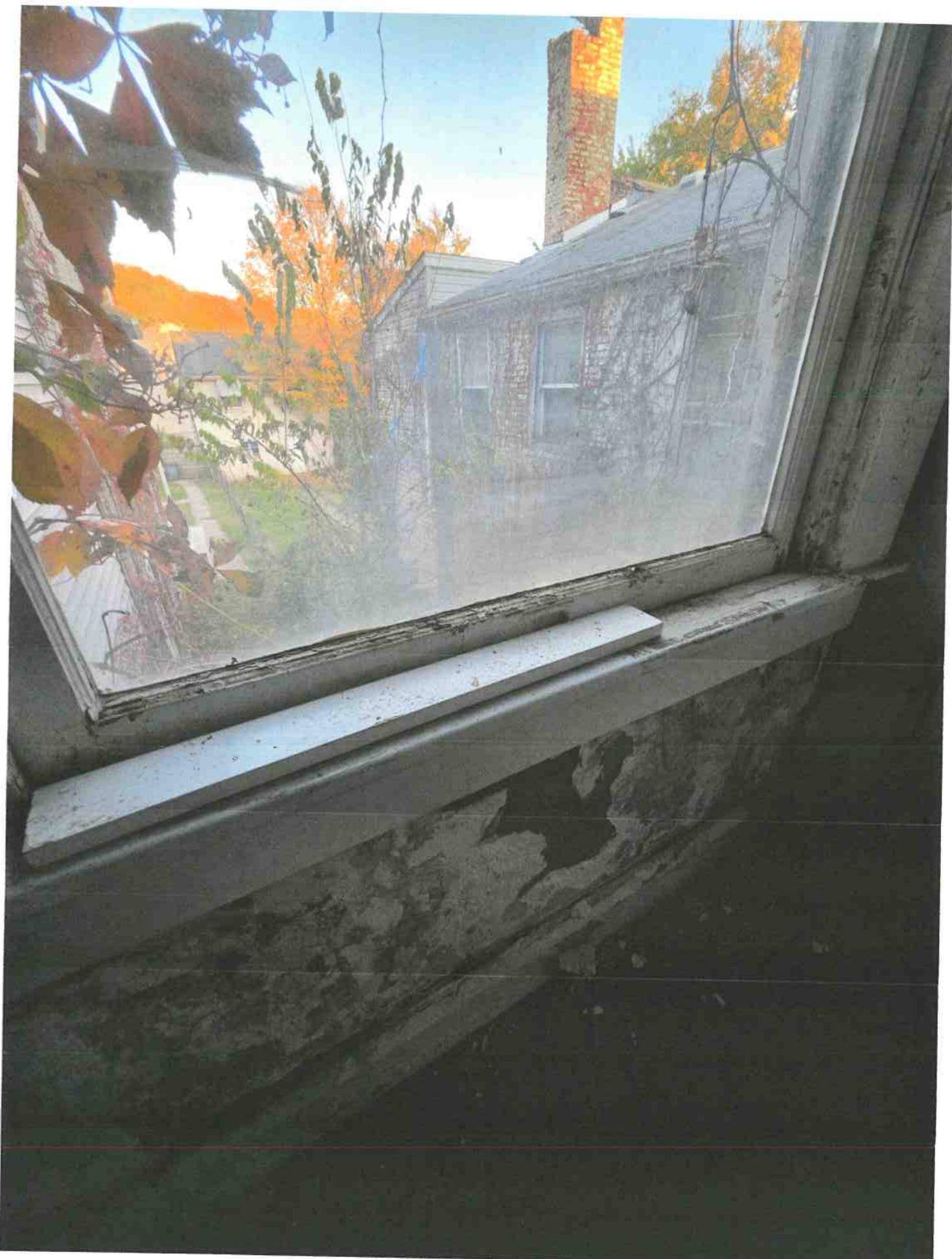




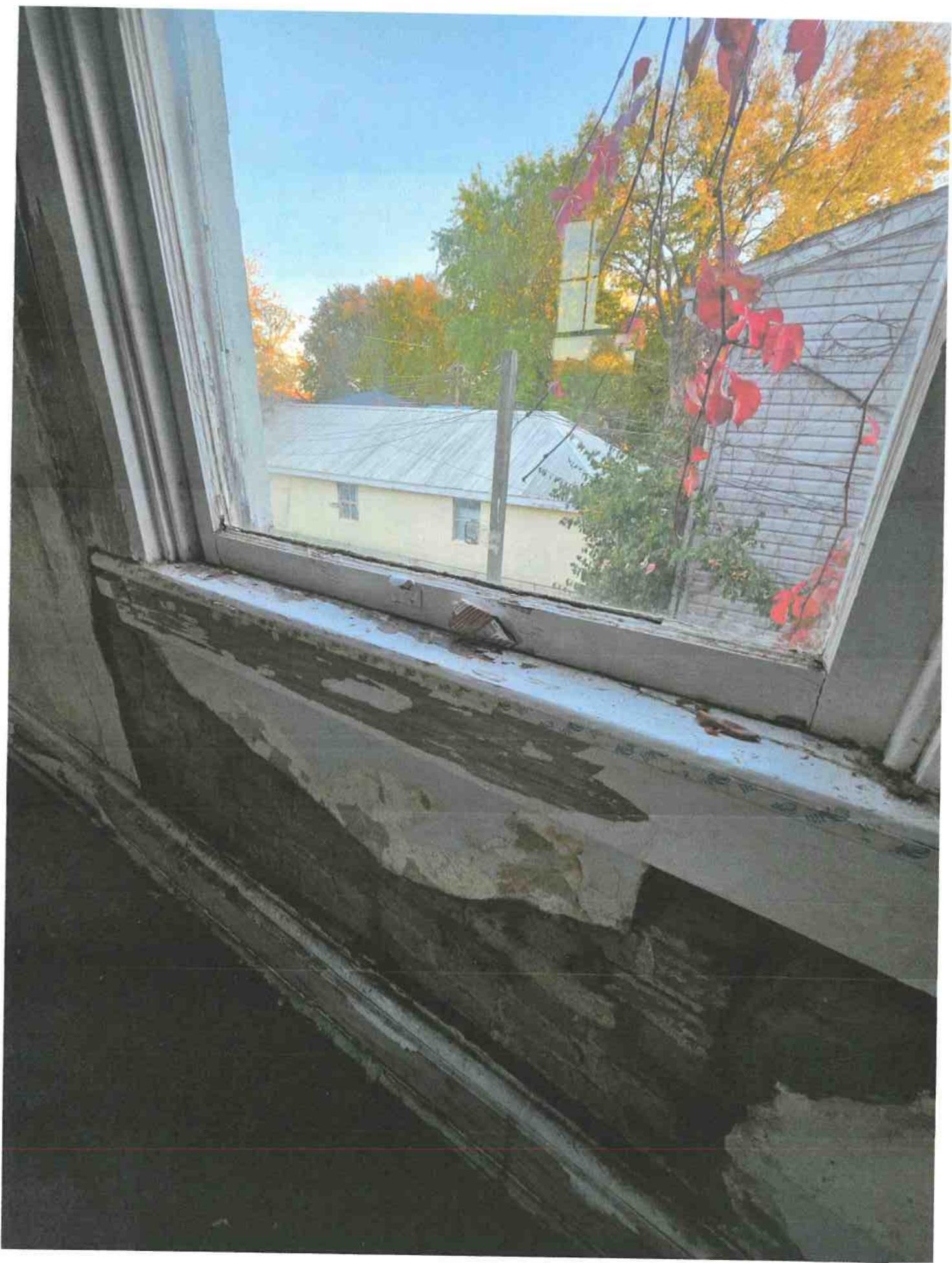




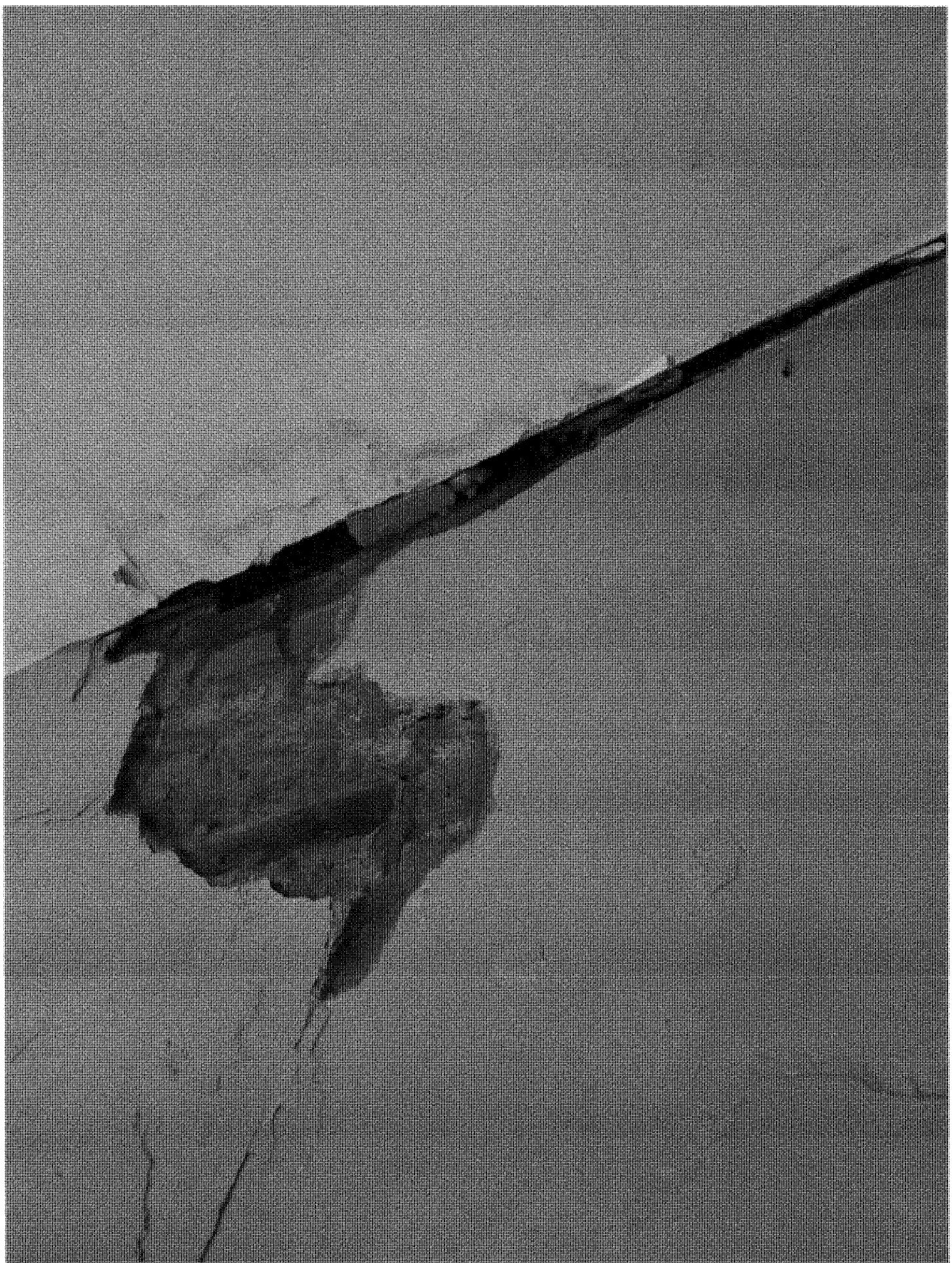












DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

Heather Hull
AUDITOR, JEFFERSON CO.

11/13/25

202504307 CWD \$25.00
11/14/2025 08:36:49A 3 PGS
Amy Stephens
Jefferson County Recorder IN
Recorded as Presented



Parcel No. 39-13-02-122-013.000-007

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, That SOUTHEAST INDIANA TRANSITIONAL RESOURCES, INC, an Indiana Corporation, (Grantor) CONVEYS AND WARRANTS to MAP RENTALS, LLC, a Kentucky limited liability company, (Grantee), for the sum of One and No/100 Dollars (\$1.00) and other valuable consideration, the receipt and sufficiency which is hereby acknowledged, the following described real estate in Jefferson County, State of Indiana:

Being a part of Lot 4 in the original plat of the town, now City of Madison, to-wit: Beginning at the northwest corner of said lot formed by the intersection of the south boundary line of Fourth Street with the east boundary line of Jefferson Street; thence southwardly with the east boundary line of Jefferson Street 22 feet, more or less, to the middle line of the partition wall dividing the property herein conveyed and the property now owned by Pickney Craig; thence eastwardly parallel with the south boundary line of Fourth Street and with the north boundary line of said Craig's property, 168 feet to the alley bounding said lot on the east; thence northwardly along the line of said alley 22 feet to the south boundary line of Fourth Street; thence westwardly along the south boundary line of Fourth Street to the place of beginning.

Being and intended to be the same real estate conveyed to Southeast Indiana Transitional Resources, Inc., an Indiana Corporation by Warranty Deed from Diane L. Kimbrell dated 01/04/2018 and recorded with Jefferson County Recorder's Office on 01/05/2018 as Instrument #201800130.

All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by Grantor either to the County Treasurer and/or the Grantees in the form of a credit at closing. All taxes that have accrued for the current calendar year shall be prorated on a calendar year basis as of the day immediately prior to the closing date.

Possession shall be given at closing.

The undersigned official of Southeast Indiana Transitional Resources, Inc. certifies that he has full authority to execute this deed and has been authorized to execute such Deed on behalf of Southeast Indiana Transitional Resources, Inc.

This transfer is exempt from payment of Indiana Gross Income Tax.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 526 Jefferson Street, Madison, IN 47250

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

IN WITNESS WHEREOF, Grantor has executed this Deed on this 7th day of November, 2025.

Grantor: (SEAL)

**SOUTHEAST INDIANA TRANSITIONAL RESOURCES,
INC., by:**

Signature

Printed SCOTT KOLLMANN, President

STATE OF INDIANA

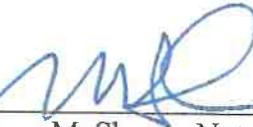
COUNTY OF JEFFERSON

Before me, a Notary Public in and for said County and State, personally appeared Scott Kollmann, the President of Southeast Indiana Transitional Resources, Inc., who acknowledged the

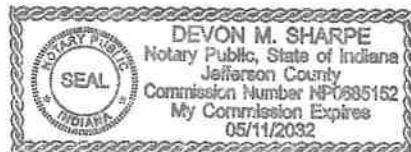
execution of the foregoing Corporate Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 7th day of November, 2025.

Signature



Devon M. Sharpe, Notary Public



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

Property Address: 526 Jefferson Street, Madison, IN 47250

Address of Grantee: 424 W. State St., Madison, IN 47250

Tax Mailing Address: 424 W. State St., Madison, IN 47250

Send Deed to: 424 W. State St., Madison, IN 47250

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

POLICY DECLARATIONS

American Modern Property and Casualty Insurance Company

Dwelling Basic

Policy Change



Premium Summary

Dwelling #1:	\$3,370.00
526 JEFFERSON ST	
MADISON IN 47250-3428	
Policy Coverages	\$0.00
Additional Costs	\$0.00

Total Policy Premium	\$3,370.00
-----------------------------	-------------------

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

Policy Summary

Policy Number:	105-566-185
Policy Period:	11/07/2025 to 11/07/2026 12:01 A.M. Standard Time

Named Insured(s):

MAP RENTALS
424 W STATE ST
MADISON IN 47250-2854

Contracted Agency:

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

Your Agent:

FRIENDSHIP FINANCIAL SERVICES LLC - #800703
12933 LENOVEE ST
DILLSBORO IN 47018

Additional Named Insureds and Designees

Name: MARK PRICKETT	Address: 424 W STATE ST, MADISON IN 47250-2854
Relationship to Primary Named Insured: Primary Named Insured	Description of Interest: DESIGNEE

Dwelling #1: 526 JEFFERSON ST, MADISON IN 47250-3428

Occupancy: Vacant	Residence Type: 1 Family Residence	Construction Type: Brick/Masonry	Year Built: 1900	Territory: 1	Protection Class Code: 4
-----------------------------	--	--	-------------------------	---------------------	---------------------------------

Roof Age: 4 **Townhome or Row Home:** Yes **Number of Stories:** 1 **Finished Living Area (Sq Ft):** 2860

Roof Type:
Heavy Gauge Steel

Additional Interests

Description of Interest: Lienholder Loan/Contract Number:	Name: FARMERS BANK OF MILTON	Address: PO BOX 39, MILTON KY 40045-0039
--	--	--



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: 12.01.2025

Property Owner Name: Mark Prickett

Phone (Preferred): 812.273.7248

Phone (Alternate): 812.599.3375

Email: mark@khomeimp.com

PROJECT AND GRANT INFORMATION

Street Address: 5216 Jefferson St

Total Amount of Grant Awarded (can be obtained from the office): _____

DESCRIPTION OF THE PROJECT

Please provide a summary of the project.

Replacement of windows, paint exterior after window replacement is complete and repair damage on exterior wall that is causing structural issues.



Additional pages are attached.



MADISON

Indiana

Planning, Preservation and Design

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

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	Replacement of windows	35,000 -	April 30, 2026
2	Paint exterior	15,000 -	April 30, 2026
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
	Totals		

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	Repair damage. exterior wall	12,500	April 30, 2024
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
	Totals		

Additional pages are attached.



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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			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
	Totals		

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

12-01-25
Date



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PACE Total Approval

Rick La Cour has been approved by the Board of Public Works to receive a PACE grant for \$25,000
(amount) for the project at 101B Mulberry 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

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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

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: November 26, 2025

Property Owner Name: Rick and Linda LaCour

Mailing Street Address: 241 Bunton Lane

City: Madison

State: IN Zip: 47250

Phone (Preferred): (812) 599-2462

Phone (Alternate): (859) 221-4906

Email: rlacour53@gmail.com

PROJECT INFORMATION

Street Address: 611B Mulberry Street

Total Cost of Project (include all costs to complete the entire project): \$52,700

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): \$25,000.00

A PACE grant application must include the following documents:

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



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Madison, IN 47250
(812) 265-8324

DESCRIPTION OF THE PROJECT

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

This grant request is for assistance in the stabilization of a lovely 19th century two story urban brick carriage house.

The scope of work is primarily masonry repair. Support at window and door headers has failed, causing a partial collapse in the wall above the opening. Much of brick needs to be repointed, especially near the ground. Some brick in the lowest courses me need to be replaced.

Windows and doors have been neglected for decades. The few are originals are in pieces. Some are modern replacements which look out of place. All windows and doors are beyond repair and in need of replacement. The metal roof is in decent condition and is able to keep the interior dry.

Upper floor framing material is generally in good condition, however failing door headers have caused the floor structure above the door opening to become detached from the wall. This has caused the 2 floor to be unstable and in danger of collapse.

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.

See Attached



Additional pages are attached.



MADISON

Indiana

Planning, Preservation and Design

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

DETAILED PROJECT BUDGET WORKSHEET

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

Task #	Description of Work and/or Material Please Reference Appropriate Quote (Must be attached)	Total Task Budget	Amount of Grant Funds (50% max)
	SAMPLE: Lumber and supplies per sales ad from Lowe's	\$1,076	\$538.00
1	Masonry Reconstruction Anderson Restoration	25,000	12500
2	6 concrete footings at \$600 each ERJO Construction	<u>3600</u>	1800
3	2 Quaker windows, new bucks and installation a \$1600 at each ERJO	3200	1600
4	2 Quaker windows, new bucks and installation at \$1900 each ERJO	3800	1900
5	2 custom infill panels at \$3200 each. wall framing and 2x6 TnG door	<u>6400</u>	3200
6	1 custom arched top infill panel 2700. wall framimg and 2x6 TnG door	<u>2700</u>	1350
7	1 installed Quaker French door set. Wood, aluminum clad, divided light	4000	2000
8	1 installed ThermaTRU entry door set. Wood	1500	650
9	Replace upper facia at eaves	2500	0
10			
	Totals	52700	25000

Additional pages are attached.

DETAILED REBUILDING PLAN (ONLY FOR DANGEROUS BUILDINGS GRANT APPLICATIONS)

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

Additional pages are attached.



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Applicant must read and initial the following:

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

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

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

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

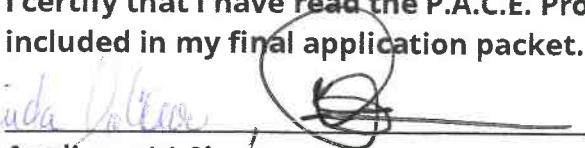
I understand that if any plans to the project change or if the contractor changes, I must notify the P.A.C.E. Grant Program Staff prior to the project construction continuing.

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

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

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

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


Applicant(s) Signature


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

19th Century Carriage House Schedule

March 30 – May 15, 2026 Masonry

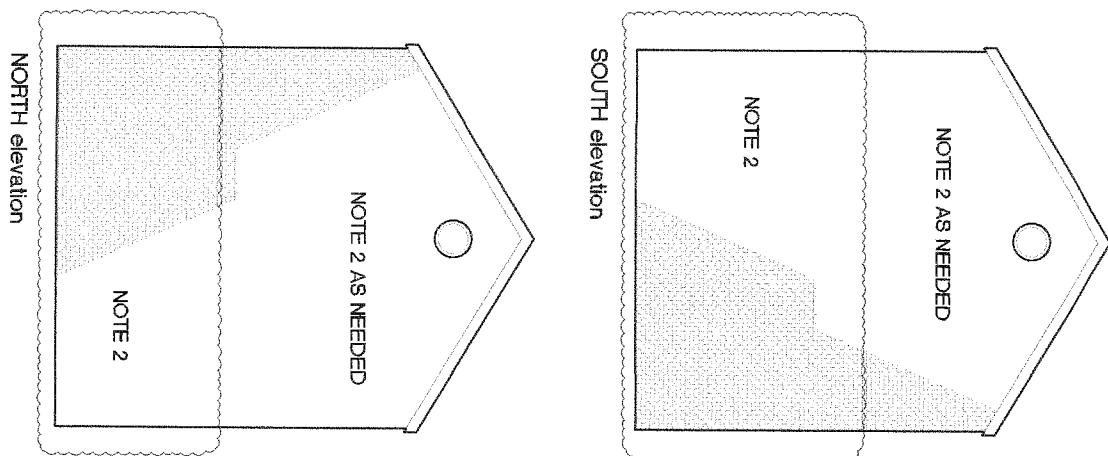
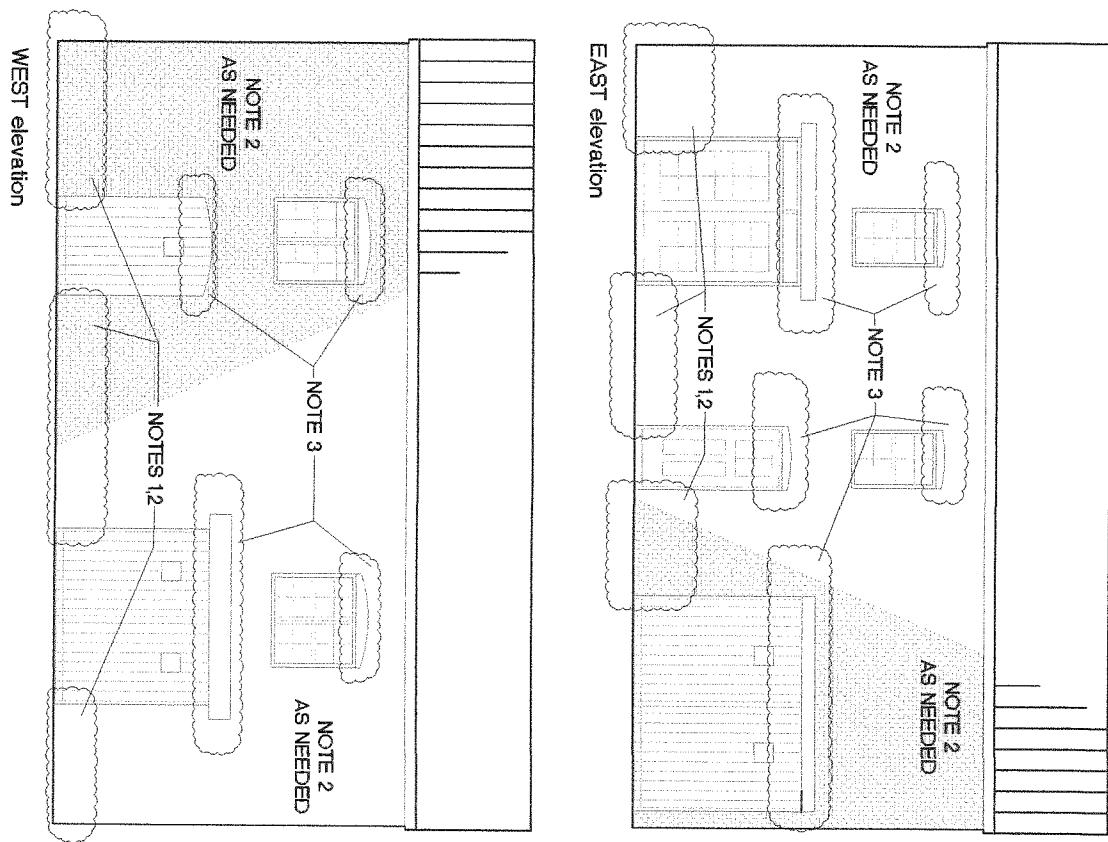
1. Removal of concrete block infill in stable door openings.
2. Repair of failing headers.
3. Replacement of rotting lintels
4. Reconstruction failing arched headers at windows and doors
5. Repointing of brick with period correct mortar containing lime and coarse river sand matching the composition, color and appearance of the original construction.
6. Pour new concrete footers in all original door openings to match the height of a future concrete floor in the apartment.

May 15 - July 15, 2026 Doors

1. Installation of two wood new man door assemblies similar in appearance to the original doors.
2. Installation of one glazed double man door assembly in one large door opening.
3. Installation of 3 infill panels in former stable door openings. These panels will have the outer appearance of an original stable door. They will be set on new footings at the future interior floor height.

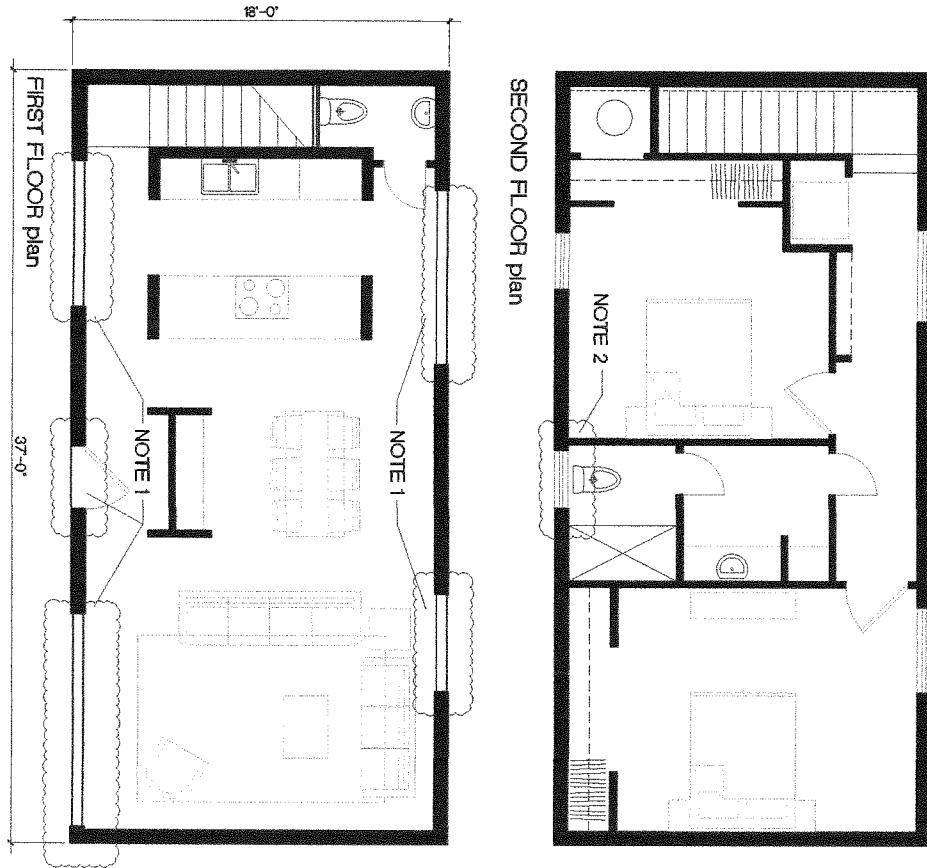
June 15 – June 30 Windows

1. Installation of new wood window bucks in reconstructed masonry openings.
2. Installation of new wood Quaker windows. Windows will be divided light aluminum clad insulated glass matching the original appearance.



NOTES
 1. BRICK REPAIR
 2. BRICK POINTING
 3. HEADER REPAIR





NOTES

1. NEW 8" WIDE REINFORCED CONCRETE FOOTING. TOP OF FOOTING IS 6" ABOVE CURRENT GRADE. BOTTOM OF FOOTING IS BELOW FROST DEPTH OR ON TOP OF EXISTING STONE FOUNDATION.
2. REPAIR WOOD LEDGER AT 2ND FLOOR.

LaCour Cairrage House

mulberry street madison, Indiana

PRINTED	10/20/04
FILED	10/20/04
RECORDED	10/20/04

10/20/04

FLOORPLANS

PRINTED

10/20/04

RECORDED

10/20/04

FILED

10/20/04

RECORDED

10/20/04

PRINTED

10/20/04

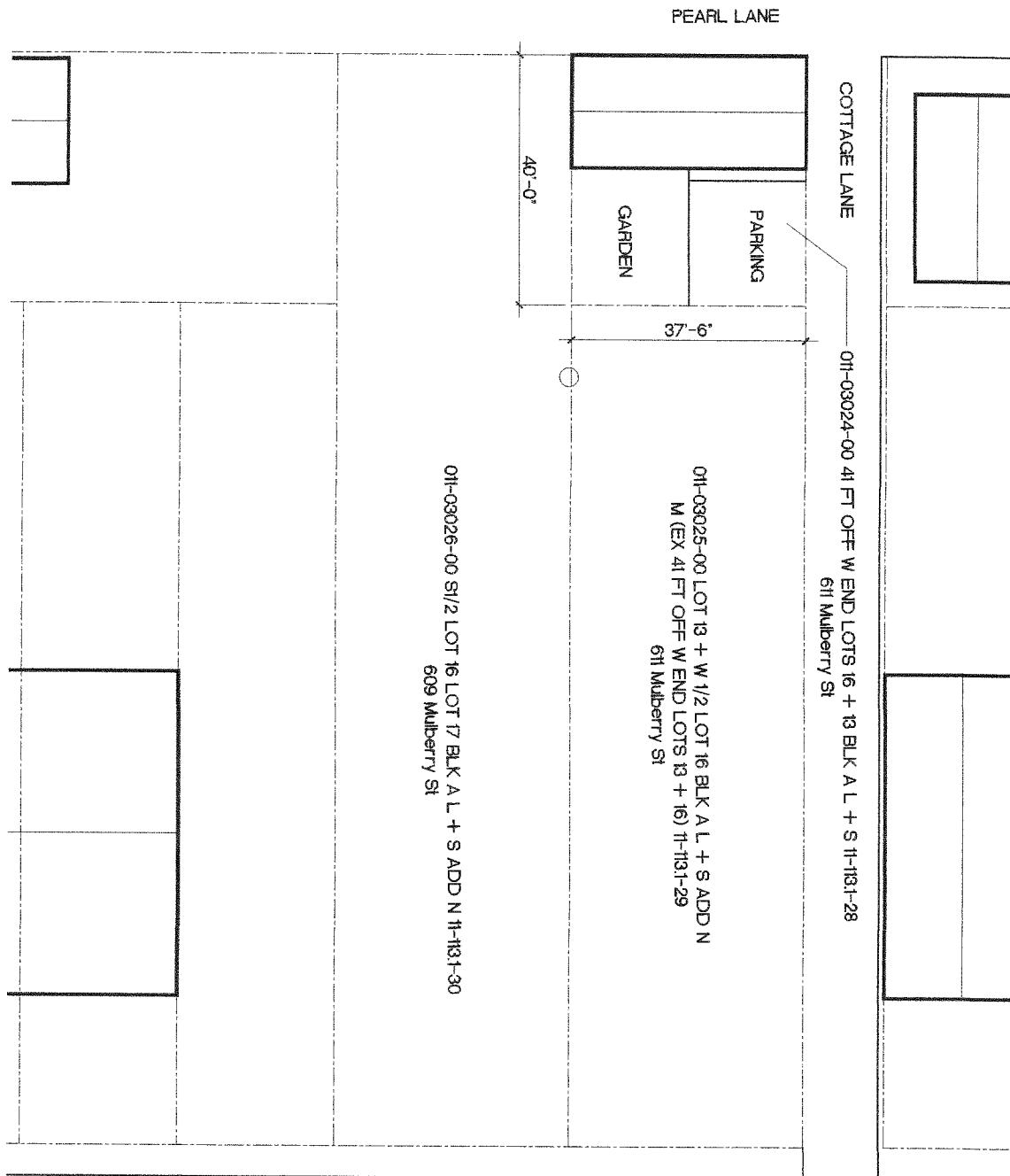
RECORDED

10/20/04

FILED

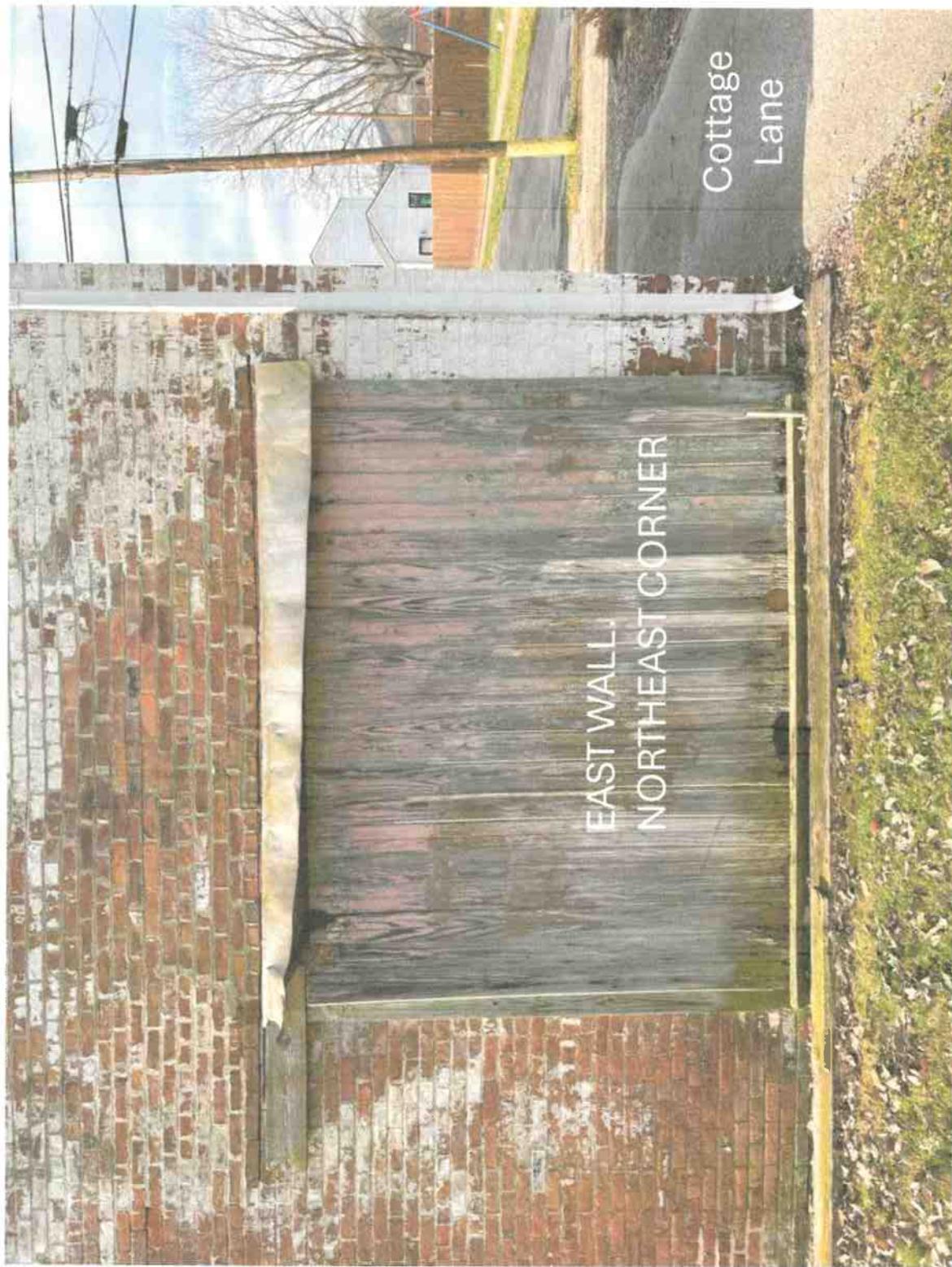
10/20/04

RECORDED



MULBERRY STREET



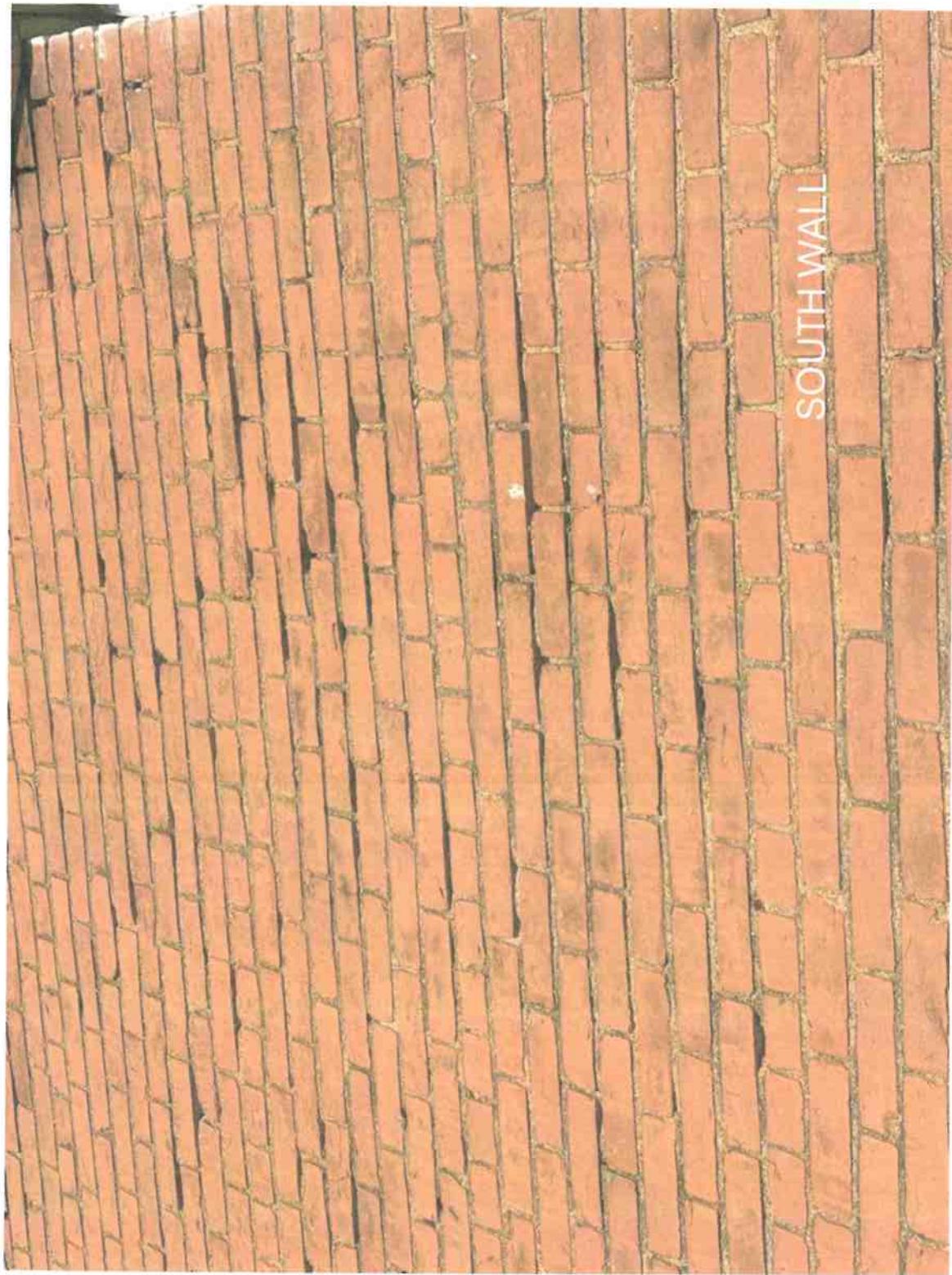


EAST WALL
CENTER MAN DOOR



EAST WALL
SOUTHEAST CORNER

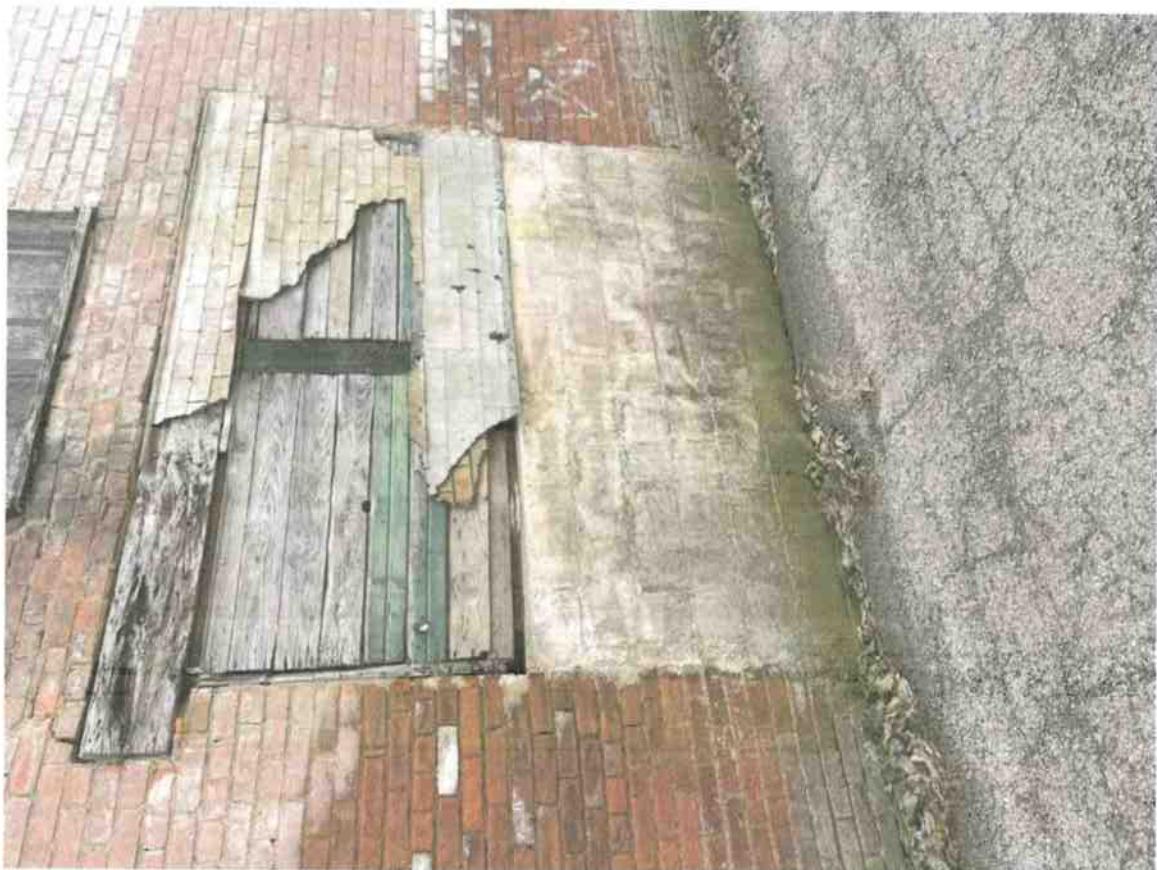


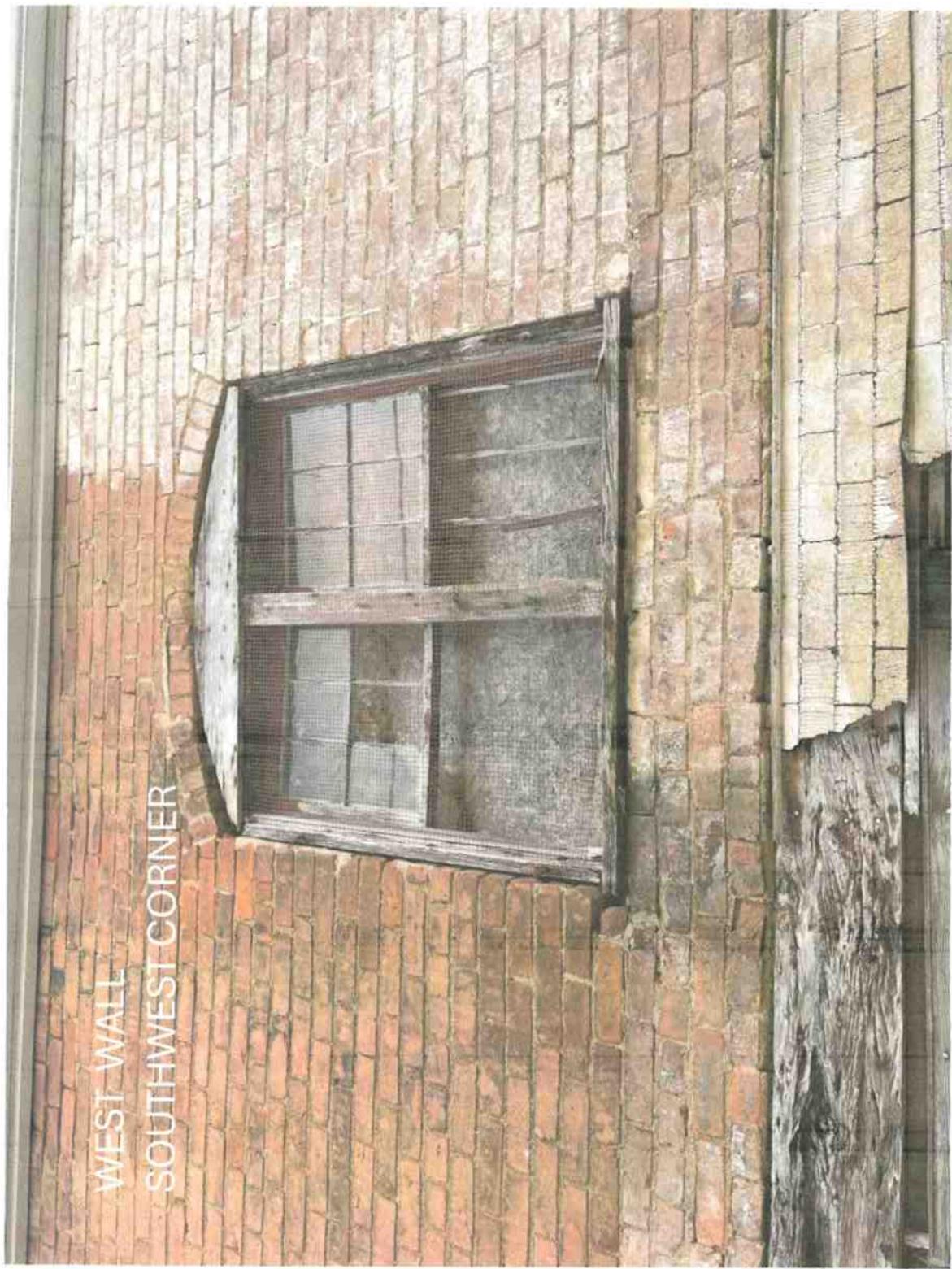


SOUTH WALL



WEST WALL
SOUTHWEST CORNER

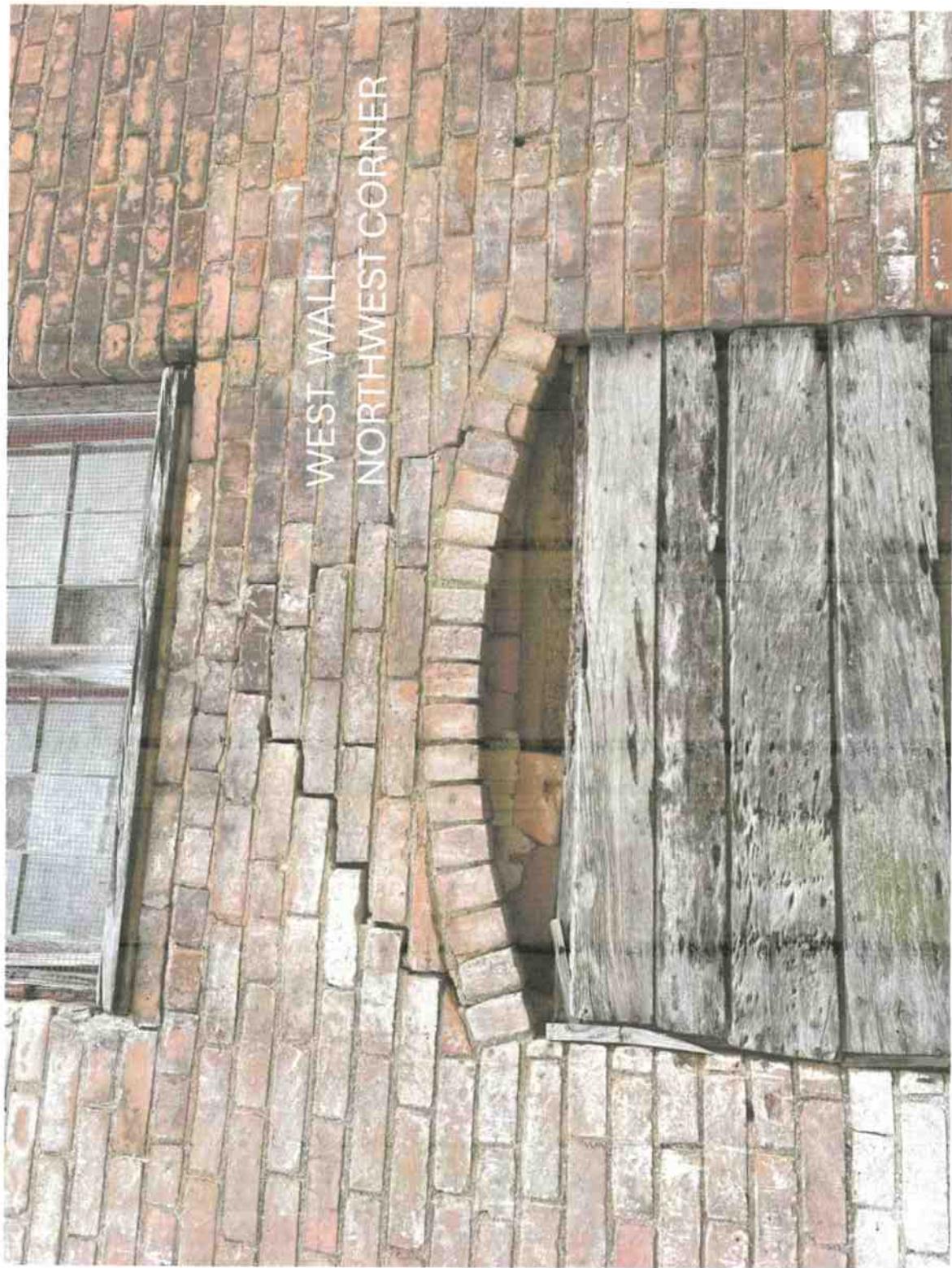




WEST WALL
SOUTHWEST CORNER

WEST WALL
AT PEARL LANE





NORTH WALL
NORTHWEST CORNER



NORTH WALL
COTTAGE LANE



DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER
Rick and Linda
AUDITOR, JEFFERSON CO.

2/13/25

202500505 QCD \$25.00
02/13/2025 03:08:23P 3 PGS
Amy Stephens
Jefferson County Recorder IN
Recorded as Presented



QUITCLAIM DEED

THIS INDENTURE WITNESSETH, RICK LACOUR and LINDA LACOUR, husband and wife, of Jefferson County, in the State of Indiana, (Grantor) **RELEASE AND QUITCLAIM** to LINDA HOBBS DORNONVILLE DE LACOUR, Trustee (or successor trustee) of the Revocable Trust Agreement of Linda Hobbs Dornonville De LaCour dated January 26, 2012, or any amendments thereto, (Grantee) of Jefferson County, in the State of Indiana, for the sum of One and No/100 Dollars (\$1.00) and other valuable consideration, the receipt and sufficiency which is hereby acknowledged, the following described real estate in Jefferson County, State of Indiana:

TRACT I:

Parcel No. 39-08-35-334-087.000-007

Lot No. 13 and the north half of Lot No. 16 in Block "A", in Sering and Leonard's Addition North to the City of Madison. EXCEPTING THEREFROM, 41 feet off the west end conveyed by two deeds to William H. Wetzel and his wife, and to John Otis Wakefield and wife, said deeds being dated respectively January 3, 1948, and April 15, 1949 and recorded in Deed Record 114, Page 16, and Deed Record 115, Page 374.

TRACT II:

Parcel No. 39-08-35-334-086.000-007

Forty-one (41) feet off the west end of Lot No. 13 and 41 feet off the west end of the north half of Lot No. 16, all in Block "A", in Sering and Leonard's Addition North to the City of Madison.

The Grantor retains a 10' wide ingress-egress easement, described as follows: Beginning on the South right-of-way line of Cottage Lane at a point 41 feet East of East right-of-way line of Pearl Lane; thence South to the North Line of Lot 23 in Sering & Leonard's Addition North to the City of Madison; thence East 10 feet

along the south line of Lot 17 in Sering & Leonard's Addition North to the City of Madison; thence North to the South right-of-way line of Cottage Lane; thence West 10 feet to the Point of Beginning. This retained easement is for the benefit of the Grantor's adjoining real estate, Lots 24, 25, 28 and 10 feet off of the East side of Lot 23 in Sering & Leonard's Addition North to the City of Madison and shall run with said Grantor's adjoining real estate in perpetuity.

Being and intended to be the same real estate conveyed to Rick LaCour and Linda LaCour by a Warranty Deed from Lime, LLC, dated January 15, 2025 and recorded as Instrument No. 202500162, in the Recorder's Office of Jefferson County, Indiana.

I HEREBY CERTIFY THAT I PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO ME BY THE PARTIES HERETO. I DO NOT GUARANTEE THE MERCHANTABILITY OF TITLE, FREEDOM FROM ENCUMBRANCES OR ACCURACY OR DESCRIPTION AS I DID NOT EXAMINE THE TITLE TO THE REAL ESTATE INVOLVED.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 611 A & 611 B Mulberry St., Madison, Indiana 47250

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

IN WITNESS WHEREOF, Grantors have executed this deed this 12 day of

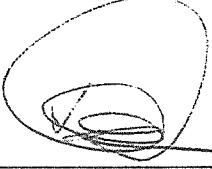
February, 2025

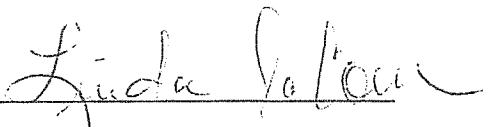
Grantor:

(SEAL)

Grantor:

(SEAL)

Signature 

Signature 

Printed

RICK LACOUR

Printed

LINDA LACOUR

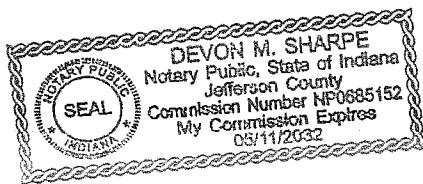
STATE OF INDIANA

COUNTY OF JEFFERSON

Before me, a Notary Public in and for said County and State, personally appeared Rick LaCour and Linda LaCour, who acknowledged the execution of the foregoing Quitclaim Deed, and who, having been duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 12 day of February, 2025

Notary Seal:



Signature
Printed


_____, Notary Public

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

Property Address: 611 A & 611 B Mulberry St., Madison, Indiana 47250

Address of Grantee: 241 Bunton Lane, Madison, Indiana 47250

Tax Mailing Address: 241 Bunton Lane, Madison, Indiana 47250

Mail Deed to: 241 Bunton Lane, Madison, Indiana 47250

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

Dwelling Basic Application

American Modern Property and Casualty Insurance Company

Policy Period: 01/10/2025 - 01/10/2026

12:01 A.M. Standard Time

Submission Number: 003-653-37-06 Policy Type: Dwelling Basic



POLICY INFORMATION

Client Information

Primary Named Insured:
RICHARD G LACOUR
241 BUNTON LN
MADISON IN 47250-2974

Applicant's Primary Phone: (812) 599-2462

Social Security Number:

Marital Status:

Date of Birth: 01/**/1953

Gender:

Has the applicant moved in the last 60 days? No

Previous Address:

Additional Named Insureds and Designees

Name:
LINDA H LACOUR
Relationship to Primary Named Insured:
Spouse

Address:
241 BUNTON LN, MADISON IN 47250-2974
Description of Interest:
ADDITIONAL NAMED INSURED

Agency Information

Contracted Agency: SPECIALTY UNDERWRITERS
GROUP LTD - #039695

Contracted Agency Address:
PO BOX 36385
CINCINNATI OH 45236

Your Agent: RLS INS GROUP LLC- #RLSINS
Your Agent Address:

325 JEFFERSON ST
MADISON IN 47250

Contracted Agency Phone Number: (800) 844-1815

Your Agent Phone Number: (812) 273-0299

DWELLING INFORMATION

Dwelling #1: 611 MULBERRY ST, 609, MADISON IN 47250-3441

Dwelling Details

Occupancy:	Residence Type:	Territory:	Protection Class Code:
Not A Residence	Non-dwelling Structure (Pole Barn, Camping Structures, etc.)	1	4

Dwelling Construction Details

Valuation Type: Market Value (Excluding Land Value),	Year Built: 1940	Construction Type: Brick/Masonry	Number of Stories: 2	Finished Living Area (Sq Ft): 1200
---	------------------	----------------------------------	----------------------	------------------------------------

Estimated Valuation: \$50,000	Purchase Date: 01/10/2025	Purchase Price: \$90,000	Foundation Type: Crawl Space
----------------------------------	---------------------------	--------------------------	---------------------------------

Roof Covering: Tin	Roof Slope/Style: Slight Pitch	Year Roof Replaced: 1970
-----------------------	-----------------------------------	-----------------------------

Primary Heating: Other	Primary Heating Thermostatically Controlled: No
---------------------------	--

Fuel Storage Tank Location: Electrical System: Other	Any Knob and Tube Wiring Present? No
--	---

Heating Upgrade:	Plumbing Upgrade:	Wiring Upgraded:
------------------	-------------------	------------------



Unsafe Structure Determination

Issued to: Revocable Trust Agreement of Linda Hobbs Dornonville De LaCour
241 BUNTON LANE
MADISON, IN 47250

Date Issued: December 1, 2025

Project Location: 611 MULBERRY ST , MADISON IN 47250

Structure Type: Primary Residential Structure

There was an inspection completed at the property on 611 MULBERRY ST . The intent of this letter is to state that I, (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.



MADISON

Indiana

Planning, Preservation and Design

Page 2 of 2

Unsafe Structure Determination

Issued to: Revocable Trust Agreement of Linda Hobbs Dornonville De LaCour Date Issued: December 1, 2025
241 BUNTON LANE
MADISON, IN 47250

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

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

Issued By:

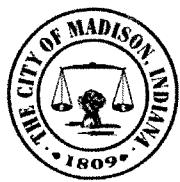
Bryan Shaw, Building Inspector

City of Madison, Indiana

812-265-8324

101 W Main Street, Madison IN 47250

madison-in.gov



MADISON

Indiana

Planning, Preservation and Design

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

Grove
Covert Properties LLC PACE Total Approval

Rebecca Brown has been approved by the Board of Public Works to receive a PACE grant for \$25,000 (amount) for the project at 612 Mulberry 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

Grove
Covert Properties LLC PACE Midpoint Check

I, Rebecca Brown *Grove* (Print Name), received a check for \$12,500 (amount) from the PACE grant for the project at 612 Mulberry St. (project address).

Signature (Applicant)

Date

Signature (PACE Program Staff)

Date

Signature (Mayor)

Date

Signature (Board of Public Works and Safety)

Date

Signature (Board of Public Works and Safety)

Date

PACE Final Check

I, _____ (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: 612 Mulberry St

Applicant Name(s): Covert Grove Properties

P.A.C.E. Review Committee

Date of approval: 3/12/24

Director of Planning: James M. Shull

Grant Amount Approved: \$25,000.00

Mayor

Date of approval: 3-18-24

Mayor: B. C. C.

Board of Public Works and Safety

Date of approval: 3-18-2024

Board of Public Works and Safety Representative: David Carlson

Date of approval: 3-18-24

Board of Public Works and Safety Representative: Karl Ziegler



Outlook

612 Mulberry PACE midpoint request, extension request

From Rebeccah Brown <rjcbrown@gmail.com>

Date Wed 1/21/2026 8:52 PM

To Brenna Haley <bhaley@madison-in.gov>

2 attachments (2 MB)

midterm PACE 612 Mulberry signed.pdf; 612 Mulberry midpt PACE Summaries.pdf;

Hi Brenna,

I've attached my midpoint request for the PACE grant on 612 Mulberry. While significant work has been done, we aren't quite complete with the PACE work. We are submitting this to show the extensive work already done, and to request an extension.

I do believe we should have no problem wrapping the project up within a few months, so if we could have a 6 month extension, I would really appreciate it!

Thank you for your help. Please let me know if you have any questions, and stay warm and safe!

Rebeccah



P.A.C.E.

Preservation & Community Enhancement Grant Program Midpoint Report

Purpose: Application is hereby made to request 50% of the funding from the PACE Program. **Forms must be accompanied by at least two photos showing the progress and one photo of the front of the building. Copies of all paid invoices and receipts must also be submitted.**

APPLICANT INFORMATION

Date: January 20, 2026

Property Owner Name: Rebeccah Brown, Covert Grove Properties

Mailing Street Address: 1013 Cattail Rd

City: Otisco

State: IN Zip: 47163

Phone (Preferred): 678-427-1548

Phone (Alternate):

Email: rjcbrown@gmail.com

PROJECT INFORMATION

Street Address: 612 Mulberry St.

Total Cost of Project (include all costs to complete the entire project): ~\$400,000

Estimated Date of Completion of Work so Far: January 20, 2026

Hilltop

Downtown

GRANT INFORMATION

Rehabilitation
(Downtown) Grant

Curb Appeal
(Hilltop) Grant

Dilapidated
Structures Grant

Dangerous
Buildings Grant

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

DESCRIPTION OF THE PROJECT

Please describe the project elements that have been completed so far.

See attached

Additional pages are attached.



DETAILED PROJECT BUDGET WORKSHEET

List all major tasks that have been complete of the Project. The P.A.C.E. Grant Program funds materials and labor. Please separate materials from labor.

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

Additional pages are attached.

I 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 or as approved by the Board of Works and Safety. 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.

Rebeccah Brown Digitally signed by Rebeccah Brown
Date: 2026.01.21 20:45:32 -05'00'

01/21/2026

Applicant(s) Signature

Date

DESCRIPTION OF THE PROJECT

Full renovation of 2 story brick, single family home, conversion into 3 long-term rental apartments at 612 Mulberry Street, Madison, IN.

PACE Elements: PACE application included masonry work on entire building including exterior walls, chimneys, foundation repair, and chimney caps. Windows would be replaced, restored, and/or reopened. Three exterior doors would be replaced, and the side porch would be restored.

Completed work: The home has been converted into three long-term rental apartments, each with separate exterior access and outdoor space. HVAC work has been completed, and the electrical and plumbing rough-in work is done. Interior floor repair has been completed where rotten wood was found.

The house was stripped of the green-ish paint, and all exterior walls have been fully repointed. The three chimneys have been repaired and capped. The foundation was repaired and repointed.

Windows are in the process of being repaired, rather than replaced. A bricked over rear window has been reopened, and a new window will be put into place.

The side door entrance has been enlarged from <32" to the standard 36", and the design of half glass/2 panel style with transom has been maintained with the new door design and installation. The front and rear non-historic doors have been replaced with new doors, keeping with the period and style of the building. The exterior front door access ramp has been removed. The side porch has been opened up, and work continues there to add balusters and replace center supports.

DETAILED PROJECT BUDGET WORKSHEET – Midpoint Request

Task #	Description of Work and/or Material	Total Task Cost	Amount of Grant Funds (50% max)
1	John Henry Stone Masonry: Basement and foundation repair, chimney caps, etc	\$12,000.00	\$5,000.00
2	John Henry Stone Masonry: Paint stripping	\$4,000.00	\$2,000.00
3	Rock Solid Masonry: Repointing	\$38,000.00	\$16,000.00
4	Material: PC Building: Exterior doors	\$2,057.29	\$1,000.00
5	Pedro's Painting: Window repair and painting	\$2,000.00	\$0.00
6	Dan Pittman: Door hanging, misc	\$7,250.00	\$1,000.00
		Totals:	\$65,307.29
		Midpoint Request 50%:	\$12,500.00

Exterior Views – 612 Mulberry St.

Chimney repair and capping, paint stripping, repointing, new exterior doors, reopened window in rear old addition







Porch work



Basement/foundation repointing

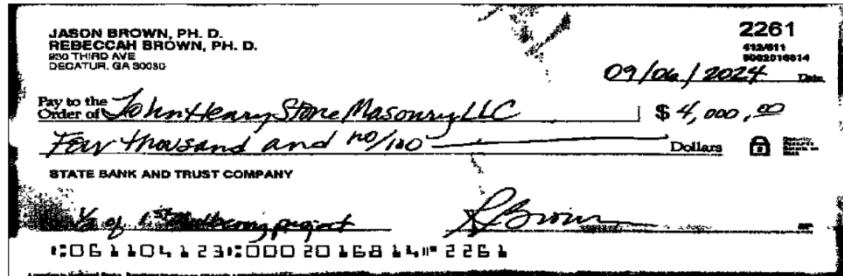


Task #1: John Henry Stone Masonry; Basement and foundation repair, chimney caps, etc:

Project Description (Text)

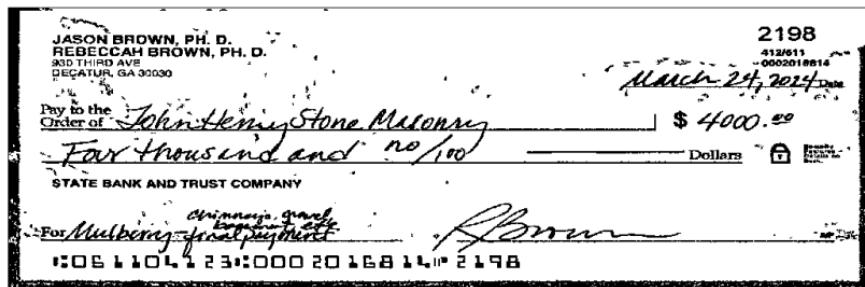


Negotiated down to \$12,000. Paid with two checks and one venmo transfer.



2261 09/12/2024 \$4000.00

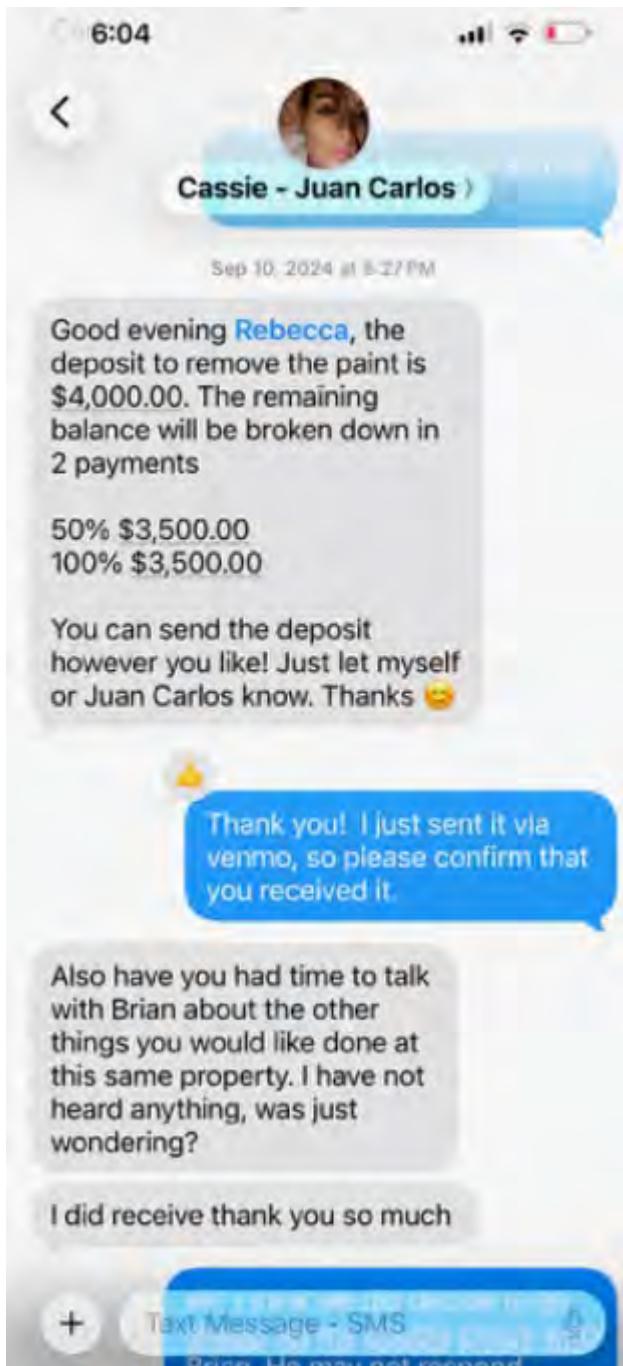
RB You paid Cassie Raudales - \$4,000.00
Oct 3, 2024 - Private transaction
612 Mulberry 25%. Thanks!



2198 03/27/2025 \$4000.00

Task #2: John Henry Stone Masonry: Paint stripping

Project Description (Text):



Payment (only paid \$4,000):

RB You paid Cassie Raudales - \$4,000.00
Sep 10, 2024 - Private transaction
Mulberry paint stripping and repointing - 1st payment.



Task #3: Rock Solid Masonry: Repointing

Project description:

Property: 612 Mulberry Street, Madison, IN 47250

Owner: Covert Grove Properties, LLC, 678-427-1548

Job Contact: Brian Martin, 812-599-2695

Project:

Tuckpointing of entire exterior of 612 Mulberry Street, including removing as much 'green paint' mortar as possible. Especially for front façade, match the existing original mortar as best as possible

Repairing stone foundation as needed, mainly on north front corner of home

Replacing a few missing bricks near roof line, and adding a steel bar over one porch doorway

Acid wash of rear of house to attempt additional paint removal

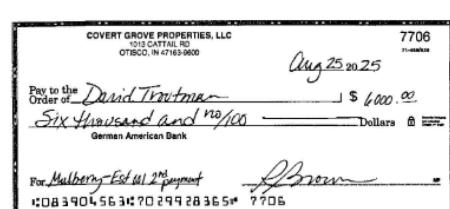
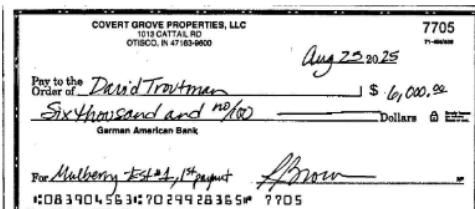
Any other additional items as previously agree upon between Rock Solid Masonry and Brian Martin

Job to be completed by: Rock Solid Masonry

Labor and Materials to complete job: \$38,000

Rock Solid Masonry is working under the Liability Insurance held in that name, holding harmless Covert Grove Properties and Brian Martin from any and all issues occurring while work is performed by Rock Solid Masonry and any crew they utilize for the 612 Mulberry project, including David Troutman, Santos Cruz, Jorge Ochoa, and others.

Payment with 5 checks, total \$38,000:



COVERT GROVE PROPERTIES, LLC
1013 CATTAIL RD
OTISCO, NY 14765-9600

7717
7-14-2025

Pay to the Order of Rock Solid Custom Masonry LLC \$ 8000.00
Eight Thousand and no/100 Dollars

German American Bank

For 612 Mulberry - repointing ABrown
#083904563#7029928365# 7717

092525 0422 - 05920000547941 - >083904563< GAP
092525 0422 - 05920000547941 - >083904563< GAP

CASH
 CHECK #0920000547941
WIRE TRANSFER
DIRECT DEBIT
A/C #0920000547941
NAME: C

Jason Brown

COVERT GROVE PROPERTIES, LLC
1013 CATTAIL RD
OTISCO, NY 14765-9600

7722
7-14-2025

Pay to the Order of Rock Solid Masonry \$ 9,000.00
Nine Thousand and no/100 Dollars

German American Bank

For Mulberry - repointing ABrown
#083904563#7029928365# 7722

092725 0755 - 05920000557218 - >083904563< GAP
092725 0755 - 05920000557218 - >083904563< GAP

10/27/25 4:49 PM Brd 92 SGR0546
Account 7029928365
000 Withdrawal 9000.00

Jason Brown

JASON BROWN, PH.D.
REBECCA BROWN, P.A.D.
1377 7TH AVE
Binghamton, NY 13903

2214
11/26/2025

Pay to the Order of Rock Solid Masonry \$ 900.00
Nine Hundred and no/100 Dollars

STATE BANK AND TRUST COMPANY

For final Mulberry - repointing ABrown
#06140412300002016814# 2214

112426 0588 - 05920000565998 - >083904563< GAP
112426 0588 - 05920000565998 - >083904563< GAP

CASH
 CHECK #05920000565998
WIRE TRANSFER
DIRECT DEBIT
A/C #05920000565998
NAME: C

Jason Brown

112426 0588 - 05920000565998 - >083904563< GAP
112426 0588 - 05920000565998 - >083904563< GAP

CASH
 CHECK #05920000565998
WIRE TRANSFER
DIRECT DEBIT
A/C #05920000565998
NAME: C

Jason Brown

Task #4: Material: PC Building: Exterior doors



PC Home Center
123 Cherry Street
New Albany, Indiana 47150
Phone: 812-944-4444

Quotation

Invoice Address
Rebeccah Brown
612 Mulberry St
Otisco, Indiana, 47163

Delivery Address
Rebeccah Brown
612 Mulberry St
Madison, Indiana, 47250

Quote No. 37139
Quote Date 02/26/2025
Expiration Date 03/14/2025
Customer 53240
Contact Name Rebeccah Brown
Contact Number 678-427-1548
Job
Your Ref
Delivery TBD (2/26/25)
Taken By Jason Murrell
Sales Rep Jason Murrell



Page 1 of 1

Special Instructions			Notes			
Line	Qty/Footage	Product Code	Description	Price	UOM	Total
1	1 ea	ez_SODoorExt_5830	LH 3-0 x 6-8, 1/8, DBL BORE, SM FG 4Pnl 3/4Sq 4-9/16" Prim Comp Jamb, Mill Adj Sill, BRZ W/S, STD US108 Oil Rubbed Bronze Smooth Comp 180 BM, Add Oil Rubbed Bronze Prep Hole	485.78	ea	485.78
2	1 ea	ez_SODoorExt_5831	RH 3-0 x 6-8, 1/8, DBL BORE, SM FG 4Pnl 3/4Sq 4-9/16" Prim Comp Jamb, Mill Adj Sill, BRZ W/S, STD US108 Oil Rubbed Bronze Smooth Comp 180 BM, Add Oil Rubbed Bronze Prep Hole	485.78	ea	485.78
3	1 ea	ez_SODMI/Dev_0347	3' 0" x 5' 4" S2100-LE Smooth-Star - Flush Glazed Fiberglass Door w/ Low E Glass - Right Hand Inswing, 2-3/8" Backset - Double Bore (2-1/8" Die Bore w/ Standard 5-1/2" Spacing) w/ Mortise Latch Preps w/ Deadbolt (2-1/4" Full Lip (Alt), Security Strike) Strike Prep; Set of Ball Bearing - Bronze Hinges White/Almond Tri-Guard Composite Frame - 4-9/16" Jamb w/ Tri-Guard White PVC Brickmould Exterior Trim (Applied) w/ (2) Bronze Adjustable Security Strike Plates (for Lockset and Deadbolt); Bronze Compression Weatherstrip; TD Composite Adj - Mill Finish Sill R.O. = 38-1/4" x 11-1/2"	801.14	ea	801.14
4			Delivery - Manual			160.00

By your signature below, you are agreeing to the Terms and Conditions set forth on back or attached.

Buyer _____ Date _____

Subject to tax (where and conditions apply). Further copies available on request.

Total Amount	\$1,922.70
Sales Tax 7.00%	\$134.59
Quotation Total	\$2,057.29

Credit card payments:

04/04	PC HOME CENTER 812-944-4444 IN	1,028.65
04/22	PC HOME CENTER 812-944-4444 IN	1,028.64

Task #5: Pedro's Painting: Window repair and painting

Property: 612 Mulberry Street, Madison, IN 47250
Owner: Covert Grove Properties, LLC, 678-427-1548
Job Contact: Brian Martin, 812-509-2695

Project:
Window restoration and repair as needed, including paint, removal, glazing replacement, glass replacement and rotten wood repair or replacement as needed.

Job to be completed by: Pedro's Painting, LLC

Labor and Materials to complete job: \$4,800.00

Pedro's Painting, LLC are working under the Liability Insurance held in that name, holding harmless Covert Grove Properties and Brian Martin from any and all issues accruing while work is performed by the above mentioned LLC and any crew they employ for the 612 Mulberry project.

Signatures:

\$2,000 1st payment 08/04/2025
X *Rebecca Brown*
Pedro Martin

Pedro Martin
Pedro's Painting, LLC

X *Rebecca Brown*
Rebecca Brown
Covert Grove Property, LLC.

COVERT GROVE PROPERTIES, LLC
1013 CATTAIL RD
OTISCO, IN 47163-9600 7698
Aug 4 2025

Pay to the Order of Pedro's Painting, LLC \$2000.00
Two thousand and 00/100 Dollars
German American Bank

*Pedro's Painting - window repair
painting - 612 Mulberry* *Rebecca Brown*
108390456307029928385# 7698

20250804 8650016934 E456378 4
FTKY014 00838 372392947 1636
5/3 Bank >042000314<

Pedro's Painting
7698

Task #6: Dan Pittman: Door hanging, misc

Statement		DATE 12/10/2005	TERMS
<p>To <u>Rebecca Brown</u> <u>612 Mulberry St</u> <u>Madison, WI 47265</u></p> <p>IN ACCOUNT WITH <u>Don Pittman</u> <u>2930 East CR 600 S</u> <u>Worth Verona, WI 47265</u></p>			
<ul style="list-style-type: none"> - Remove existing front door install new door - start framing for plumbing choose a foyer - Install framing & new door on north side - Install new door in the rear - Install new kitchen cabinets in three apt. 			
<p>Total Labor # <u>7250</u></p>			
CURRENT		OVER 30 DAYS	OVER 60 DAYS

COVERT GROVE PROPERTIES, LLC 1013 CATTAIL RD OTISCO, NY 14763-9600	7724 71-48828
<u>Dec 9 2025</u>	
Pay to the Order of <u>Dan Pittmann</u>	\$ 7250.00
<u>Seven thousand two hundred fifty and 00/100 Dollars</u>	
German American Bank	
For Mulberry Invig # 686417	<u>R. Brown</u>
108390456317029928365# 7724	

PACE Total Approval

Addie Davis has been approved by the Board of Public Works to receive a PACE grant for
\$ 7500.00 (amount) for the project at 311 East St. (project address)

Brenna R. Haley
Signature (PACE Program Staff)

3-17-25
Date

Bob Cen
Signature (Mayor)

3-17-25
Date

David Carlton
Signature (Board of Public Works and Safety)

3-17-2025
Date

Karl Eak
Signature (Board of Public Works and Safety)

3-17-25
Date

PACE Midpoint BPW Approval and Check

I, Addie Davis, received a check for \$ 3750.00 (amount) from the PACE grant for the
project at 311 East St. (project address).

Ami Cappi
Signature (Applicant)

10/24/25
Date

Brenna R. Haley
Signature (PACE Program Staff)

9-2-25
Date

Bob Cen
Signature (Mayor)

9/2/25
Date

David Carlton
Signature (Board of Public Works and Safety)

9-2-25
Date

Karl Eak
Signature (Board of Public Works and Safety)

9-2-25
Date

PACE Final BPW Approval and Check

I, Addie Davis, received a check for \$ 3750.00 (amount) from the PACE grant for the
project at 311 East 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



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: _____

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

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.

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			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
	Totals		

Additional pages are attached.

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

Applicant(s) Signature

Date

Estes Material Sales, Inc.

Quote

PO Box 161
Hope, IN 47246

Date	Quote #
1/27/2025	1786

Name / Address	Ship To
Addie Davis 311 East St Madison, IN 47250	

Rep	Quoted by
	AW

Description	Cost	Qty	U/M	Total
Colfax 8" Broke Wall	0.2025	6,000		1,215.00T
Colfax Broke Steps	37.50	24		900.00T
8" x 12" x 48"				
8" x 24" x 48"				
8" x 36" x 48"				
Delivery	5.50	53	mi	291.50T
Forklift Delivery	50.00	1	EA	50.00T
wanting retaining wall 12 ft x 30 in tall				

This quote is valid for 7 days from the date listed on this document.

Estes Material Sales, Inc. provides estimations only. Buyer is responsible for final measurements and quantities ordered. 25% Restocking fee for returned material. Pavers, bulk dumped items, bagged items, any non-stock special order item, and production items ordered by specific measurements are non refundable sales.

Signature

Date _____

This quote is valid for 7 days from the date listed on this document.	
<p>Estes Material Sales, Inc. provides estimations only. Buyer is responsible for final measurements and quantities ordered. 25% Restocking fee for returned material. Pavers, bulk dumped items, bagged items, any non-stock special order item, and production items ordered by specific measurements are non refundable sales.</p>	
Signature _____	Date _____...



