



CITY OF ALBION CITY COUNCIL MEETING AGENDA

Meetings: First and Third Mondays – 7:00 p.m.

City Council Chambers ♦ Second Floor ♦ 112 West Cass Street ♦ Albion, MI 49224

COUNCIL-MANAGER
GOVERNMENT

Council members and
other officials normally in
attendance.

Garrett Brown
Mayor

Maurice Barnes, Jr.
Council Member
1st Precinct

Lenn Reid
Council Member
2nd Precinct

Sonya Brown
Council Member
3rd Precinct

Marcola Lawler
Council Member
4th Precinct

Jeanette Spicer
Council Member
5th Precinct

Andrew French
Council Member
6th Precinct

Sheryl L. Mitchell
City Manager

The Harkness Law Firm
Atty Cullen Harkness

Jill Domingo
City Clerk

NOTICE FOR PERSONS WITH
HEARING IMPAIRMENTS
WHO REQUIRE THE USE OF A
PORTABLE LISTENING DEVICE

Please contact the City
Clerk's office at
517.629.5535 and a listening
device will be provided
upon notification. If you
require a signer, please
notify City Hall at least five
(5) days prior to the posted
meeting time.

AGENDA

COUNCIL MEETING

Monday, July 17, 2017

7:00 P.M.

PLEASE TURN OFF CELL PHONES DURING MEETING

- I. CALL TO ORDER
- II. MOMENT OF SILENCE TO BE OBSERVED
- III. PLEDGE OF ALLEGIANCE
- IV. ROLL CALL
- V. MAYOR AND COUNCIL MEMBER'S COMMENTS
- VI. PUBLIC HEARING For Michigan Community Development Block Grant (CDBG) Funding for Peabody Block Project
 - A. Request Approval Resolution # 2017- 32, For Michigan Community Development Block Grant (CDBG) Funding for Peabody Block Project (RCV)
- VII. PRESENTATIONS
 - A. Albion Housing Commission Update
- VIII. PUBLIC COMMENTS (Persons addressing the City Council shall limit their comments to **agenda items only** and to no more than three (3) minutes. Proper decorum is required.)
- IX. CONSENT CALENDAR (VV) (Items on Consent Calendar are voted on as one unit)
 - A. Approval Regular Session Minutes, July 5, 2017
- X. ITEMS FOR INDIVIDUAL DISCUSSION



CITY OF ALBION

CITY COUNCIL MEETING AGENDA

Meetings: First and Third Mondays – 7:00 p.m.

City Council Chambers ♦ Second Floor ♦ 112 West Cass Street ♦ Albion, MI 49224

- A. Discussion-Update on the Status of the Rural Health Network Grant
- B. Approval of Council Member Selections for EDC Advisory Board (RCV)
- C. Discussion-Water Tower Replacement
- D. Discussion/Approval Funding for Ash Street Parking Lot (RCV)

- XI. City Manager Report
- XII. Future Agenda Items
- XIII. Motion to Excuse Absent Council Member(s)
- XIV. PUBLIC COMMENTS (Persons addressing the City Council shall limit their comments to no more than three (3) minutes. Proper decorum is required.)
- XV. ADJOURN

**CITY OF ALBION
REVISED NOTICE OF PUBLIC HEARING
FOR MICHIGAN COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
FUNDING FOR PEABODY BLOCK PROJECT**

The City of Albion will conduct a public hearing at their regularly scheduled meeting on July 17, 2017 at 7:00 P.M. at City of Albion, City Hall, 2nd Floor Council Chambers, 112 W. Cass Street, Albion, MI 49224 for the purpose of affording citizens an opportunity to examine and submit comments on the proposed application for a CDBG grant.

The City of Albion proposes to use \$828,800 CDBG funds to eliminate objectively determinable signs of blight and will be strictly limited to eliminating specific instances of blight outside a defined Slum or Blighted Area. -0- persons will be displaced as a result of the proposed activities.

Further information, including a copy of City of Albion's community development plan and CDBG application is available for review. To inspect the documents, please contact the City Clerk at (517) 629-7864 or jadomingo@cityofalbionmi.gov or review at Clerk's Office, Albion City Hall, 112 W. Cass Street, Albion, MI 49224. Comments may be submitted in writing through July 17, 2017 or made in person at the public hearing.

Citizen views and comments on the proposed application are welcome.

City of Albion
Jill Domingo, City Clerk
(517) 629-7864

RESOLUTION # 2017-32

***A Resolution for the Michigan Community Development Block Grant (CDBG)
Funding for the Peabody Block Project***

WHEREAS, the City of Albion has been invited by the Michigan Strategic Fund to submit a CDBG application in the amount of \$828,800; and

WHEREAS, the City of Albion desires to use the CDBG funds for the Peabody Block Project; and

WHEREAS, the proposed project is consistent with the local community development plan as described in the Application; and

WHEREAS, the proposed project will clearly eliminate objectively determinable signs of blight and will be strictly limited to eliminating specific instances of blight outside a defined Slum or Blighted Area; and

WHEREAS, local funds and any other funds to be invested in the project have not been obligated and will not be obligated prior to a formal grant award, completion of the environmental review procedures and a formal written authorization to incur costs from the Michigan Economic Development Corporation.

NOW, THEREFORE, BE IT RESOLVED that the Albion City Council hereby designates the City Manager as the Certifying Officer, the person authorized to certify the Michigan CDBG Application, and the person authorized to sign the Grant Agreement and payment requests.

Date: July 17, 2017

Ayes: _____

Nays: _____

Absent:_____

I certify that this resolution was adopted by the City Council of the City of Albion on July 17, 2017.

Jill Domingo
City Clerk

City of Albion
City Council Meeting
July 5, 2017

I. Call To Order

Mayor Brown opened the regular session at 7:00 p.m.

II. Moment of Silence To Be Observed

III. Pledge of Allegiance

IV. Roll Call

PRESENT: Maurice Barnes (1), Lenn Reid (2), Sonya Brown (3), Marcola Lawler (4) Jeanette Spicer (5) and Andrew French (6) and Mayor Brown.

Staff Present: Sheryl Mitchell, City Manager; Cullen Harkness, City Attorney; Stacey Levin, Assistant City Manager; Jill Domingo, City Clerk and Scott Kipp, Chief Public Safety.

V. Mayor & Council Member's Comments

Comments were received from Council Members Reid, Brown, Lawler and French and Mayor Brown.

French moved, Spicer supported, CARRIED, to Add Sister City Presentation to the agenda. (7-0, vv)

VI. Presentations

A. Proclamation-AmeriCorps VISTA

Mayor Brown read aloud Proclamation for the AmeriCorps VISTA and presented to Council Member French, AmeriCorps VISTA Supervisor.

Comments were received from Council Member French who applauded the Albion AmeriCorps VISTA group for all of their hard work. He stated the Albion Forward Survey results have been completed and the report is available for anyone who may be interested.

B. Sister City Presentation-Mary Slater

Mary Slater, Co-Chair Person of the Sister City Committee introduced three interns from Albion's Sister City, Noisy Le Roi, France. The interns are visiting through the month of July working on various projects. Thomas Ogier is interning at City Hall in the City Manager's Office, Nathan Van Laere is interning at the Bohm Theatre, and Gregoire de Branquillanges is interning at the Chamber of Commerce. They wish to thank the Sister City Organization and their host families for their Albion visit. They are excited to learn about American culture.

- VII. Public Comments (Persons addressing the City Council shall limit their comments to **agenda items only** and to no more than three (3) minutes. Proper decorum is required.)

Comments were received from Rick Lange, 810 Haven Road.

- VIII. Consent Calendar (VV)

- A. Approval Regular Session Minutes – June 19, 2017

French moved, Reid supported, CARRIED, to approve the Consent as presented. (7-0, vv)

- IX. Items for Individual Discussion

- A. Request Approval Resolution # 2017-30, To Approve Michigan Municipal League (MML) Liability & Property Insurance (RCV)

Comments were received from City Manager Mitchell.

French moved, Spicer supported, CARRIED, to Approve Resolution # 2017-30, To Approve Michigan Municipal League (MML) Liability & Property Insurance as presented. (7-0, rcv)

- B. Request Approval Resolution # 2017-31, A Resolution to Approve WOW Cable Franchise Agreement (RCV)

Comments were received from Council Members Reid, Spicer, Brown and French; City Manager Mitchell and Mayor Brown.

French moved, Spicer supported, CARRIED, to Approve Resolution # 2017-31, A Resolution to Approve WOW Cable Franchise Agreement as presented. (7-0, rcv)

- C. Discussion-Changes/Recommendations for Council Rules of Procedure

The procedure for the changes to the Council Rules of Procedures was as follows:

- Council creates a sub-committee
- Sub-Committee meets and goes through changes/recommendations to the Council Rules of Procedures
- Sub-committee will then submit to City Attorney for recommendations
- Sub-Committee will then present to Council for discussion/approval.

The sub-committee used the following sources to make changes/recommendations

- A. the City of Albion's current rules of procedures
- B. Port Huron's rules of procedures
- C. the MML's recommendation for rules of procedures

The sub-committee would like to change the City's rules of procedures to mimic Port Huron's structure. Therefore the changes/additions were made to Port Huron's rules of procedures to incorporate Albion's charter and framework. They felt Port Huron's

rules were a very complete document and is the direction the Mayor would like to see the Council move forward.

Comments/Questions from the Council were as follows:

- Council Members need a chance to review the document before an in depth discussion can take place
- Would like the City Attorney to review and make recommendations. City Attorney Harkness stated he would review and offer recommendations before the next Council meeting.
- Were the changes made to the original document used?
- How will the two documents align?
- Would like to see changes/recommendations in a single document.

Comments were received from Council Members Barnes, French and Spicer, City Attorney Harkness, City Manager Mitchell and Mayor Brown.

D. Discussion-Victory Park Restrooms

Council Member Spicer stated she asked for the Victory Park restrooms agenda item as she was concerned about the smell of the restrooms. She stopped at Victory Park prior to the meeting and realized the problem had been resolved. She thanked City Manager Mitchell and the Department of Public Services for taking care of this problem with the use of an extra strength deodorizer.

City Manager Mitchell stated the facilities at Victory Park do need upgrades.

E. Update on Nuisance Properties Litigation

- A. 1521 N. Eaton Street
- B. 702 N. Albion Street
- C. 608 Austin Avenue

City Attorney Harkness updated the Council on the Nuisance Property litigation as follows:

1521 N. Eaton Street-The City has had long time dealings with the owner of this property. When served with the lawsuit, the owner has begun the process of acquiring permits to demolish the building. This building should be demolished by September.

702 N. Albion Street-The City has obtained a judgement on June 30th, 2017 for this property. The owner of the property will have until July 30th, 2017 to comply with the judgment. If owners do not comply by July 30th, 2017 City Attorney Harkness will file a motion to show cause and will seek contempt charges against the owner. The owner of this residence lives in Grand Rapids.

608 Austin Avenue-We received a default judgement for this property. We should be receiving the actual judgement in the next several months. If the owner of the property does not comply with judgement, City Attorney Harkness will file a motion to

show cause and will seek contempt charges against the owner. The owner of this property resides in Hawaii.

Comments were received from Council Member Brown.

F. Update on Crowell School Voting Location

Discussion on Crowell School was as follows:

- There are several rumors as to whether Crowell School will be closing and if so when that may take place.
- Council Member Barnes met with Superintendent Davis. Dr. Davis stated he will be making a recommendation on Crowell School in September. Council Member Barnes and a select group will be meeting the second week in August to discuss viable options to keep the school open. This is a closed meeting. If someone were interested in purchasing the building and has a viable plan of keeping it open, Marshall Schools would be willing to sell the building. An option of applying for grants from the Community Foundation is being discussed.
- The Superintendent and the Marshall School Board will make the final decision on what happens with Crowell School.
- There are infrastructure issues with the building.
- Public meetings are important to hold in the community.
- The community needs to attend these public meetings to help determine what they would like to see happen with this building.
- This building is of particular interest as it is as polling location for Precincts 1 & 5.
- If Crowell School were to close, Marshall Opportunity High may be the best option for Precinct's 1 & 5 to use as a polling location. Changes to the polling location will not take place until we receive a definitive answer on whether or not Crowell School will close.

Comments were received from Council Members Barnes, Reid, French, Brown and Lawler, City Manager Mitchell and Mayor Brown.

X. City Manager Report

City Manager Mitchell gave the following City Manager Report:

She was able to take part in the Sister City Exchange Program in Noisy-le-Roi and Bailly. They celebrated the 20th anniversary of the City of Albion's relationship with the sister cities. She thanked the Sister City Committee for affording her the amazing opportunity to share in the celebration.

Comments were received from Mary Slater, Co-Chair Person of the Sister City Committee who stated a group of 8th, 9th and 10th graders will be going to France in September.

City Manager Mitchell thanked the following for their participation and help with the Albion Community Visioning Celebration:

- Albion City Council for their Council Member Corner

- EDC & Staff
- Danielle Nelson
- Laura Overholt, Farmers Market
- Stacey Levin
- John Tracy
- Scott Kipp
- Food Vendors
- Double Vision
- and all those that came from the community for the celebration.

City Manager Mitchell asks everyone to work on promoting local businesses.

MDOT- Superior Street Reconstruction -Week of June 5, 2017

- The Closure of Cass Street has been delayed until Thursday, July 6th.
- Cass Street will be closed for approximately 2-3 weeks for water main connections, storm sewer installation, earth excavation, sand and gravel base course and concrete base course.
- M-99 (Superior St) Closed from Ash Street to Michigan Ave
- Erie Street to Remain Open
- Pedestrians to Cross at Cass and Erie Street
- Maintain Access to Business' with Pedestrian Barricades
- Earth Excavation and Grading Subgrade
- Underdrain Installation
- Curb and Gutter Installation
- Bi-Weekly Update: Wednesday, July 19th at 9am, Ludington Center, 2nd Floor

EVENTS

Resilient Communities - Cronin Project

AMRCP: Community Cook Out Event NEXT Saturday, July 15th Beginning at 11:00am. Everyone is invited: Saturday at 11:00am - Community Cook Out Event for community building with fun activities at the Pavilion in Holland Park, 100 North Albion Street, Albion, MI 49224. The AMRCP Team will provide the meal and drinks, feel free to bring chips, salads and/or dessert. Lunch will be served around noon. The Build Albion Fellows will also host their Basketball Tournament at the north end of the park during the same time
Please register by Thursday, July 13th at amrcp.org/registration/ under "7/15 - Cookout- Holland Park" in order to ensure that we have adequate resources.

XI. Future Agenda Items

- Council Member Brown would like a discussion on the Albion-Marshall Connector added to the next agenda and also an EDC update which has been scheduled for the August 7th, 2017 Council meeting.
- City Attorney Harkness asked for a Closed Session to discuss the City Attorney Evaluation.

- City Manager Mitchell asked for a discussion on the water tower so we may move forward with the grant application.
- Mayor Brown asked for status of the health care grant on the next agenda.

XII. Motion to Excuse Absent Council Member (s) (VV)

No action was necessary as all members were present.

XIII. Public Comments (Persons addressing the City Council shall limit their comments to no more than three (3) minutes. Proper decorum is required.)

Comments were received from John Dunklin, 1203 Second St; Gary Thompkins, Calhoun County Commissioner; Bill Dobbins, 15901 E. Michigan Avenue; Council Members Reid, Barnes and French; Mayor Brown and City Manager Mitchell.

XIV. Adjournment

French moved, Spicer supported, CARRIED, to adjourn council session. (7-0 vv)

Mayor Brown adjourned the meeting at 8:23 p.m.

Date

Jill Domingo
City Clerk



CITY OF ALBION
Office of the City Manager
Sheryl L. Mitchell

112 West Cass Street ♦ Albion, MI 49224
517.629.7172 ♦ smitchell@cityofalbionmi.gov

MEMO

TO: Honorable Mayor and City Council
FR: Sheryl L. Mitchell, City Manager
DA: July 17, 2017
RE: **Agenda Summary**

VI. A. **Public Hearing and Request Approval Resolution #2017-32, For Michigan Community Development Block Grant (CDBG) Funding for Peabody Block Project.** The Peabody Project is being undertaken by Ace Investment Properties, LLC, to rehabilitate the property located at 400 S. Superior Street in Albion, Michigan. This historic landmark was erected in 1852 and is one of the oldest buildings in downtown Albion. The renovation will provide for a mixed use, with a commercial first floor and residential apartments on the second and third floors. This \$1.2 million project will be instrumental to new retail and housing opportunities. Once the building is completed, the tax base will become more stabilized for decades into the future. The Albion DDA supports the Peabody Project in seeking incentives from the Michigan Economic Development Corporation and the Community Development Block Grant program. The proposal includes sharing in the tax capture with the Albion Downtown Development Authority greatly. The City is requesting \$828,000 in CDBG funds for this blight elimination project.

ITEMS FOR INDIVIDUAL DISCUSSION

- A. Discussion – Update on the Status of the Rural Health Network Grant.** Requested by Mayor Brown. Email from Elizabeth Carey at Starr Commonwealth indicate: SAMHSA – the federal department under which the Rural Healthcare Grant opportunity was offered, has not issued any awards for this grant as of yet. We have been pressuring the Department and our legislators to find out more information. Announcements should have been made in May with a June 1st deadline, but alas, no announcements. Starr’s lobbyists have shared that many of the key appointments that need to be made to run the federal departments have not been made and thus awards of grants are not being processed. Starr remains hopeful that someday soon we will receive notice of acceptance or at least formal news about the grant status. But we truly have heard nothing.
- B. Approval of Council Member Selections for EDC Advisory Board.** The Albion Economic Development Corporation (EDC), as part of the redevelopment of Albion, will be leading an effort to draft a City Economic Development Strategic Plan (EDSP) for the City of Albion. The plan is a requirement of the Redevelopment Ready Certification

through the state and is required for any incentives (assistance) on projects located in the City. Representatives from businesses, boards, and commissions have been identified as a key partners in the redevelopment process and being invited to participate in the steering committee that is being set up. It is anticipated that participation will include a couple of meetings, the first one being a facilitated brainstorming session to identify the City's threats, strengths and goals for redevelopment. The AEDC is hoping to have an outside facilitator lead this discussion so that all key partners can participate without censorship of information. An additional meeting or two may follow as needed to review and confirm the EDSP. The names of two members from Albion City Council has been requested to serve on this steering committee. Mayor Brown is recommending himself and Council Member Spicer for Council's confirmation.

C. Discussion – Water Tower Replacement. The City is in the process on putting together a USDA grant application towards the repair/replacement of the Water Tower and upgrades in the water system. Additional 500,000 gallons of capacity is needed. Direction is needed from the City Council on the direction in which to proceed. City Engineering firm has provided pros/cons for each scenario.

- Repair existing and add 500,000 gallon tank \$2,522,000
- Replace with a 1 million gallon tank \$2,810,000
- Repair existing and add a 1 million gallon tank \$3,332,000

D. Discussion / Approval Funding for Ash Street Parking Lot. The City of Albion applied for an USDA – Rural Development grant for the Ash Street Parking Lot. This project is for the reconstruction of the existing parking lot and alleyway located at 110 W. Ash Street. The work will consist of removing the existing asphalt surface, grading, sand subbase, aggregate base, leach basins, storm sewer piping, new hot mix asphalt surface, abandonment of existing driveway onto W. Ash Street, sidewalk repairs and replacement at drive entrances, driveway replacement to alley between parking lot and commercial buildings, curb and gutter, and landscaping consisting of bushes, trees, plantings, and other vegetation. The project includes drainage improvements to reduce surface water near the rear entrances of the downtown buildings. The grant request was for \$118,000 (Engineering: \$18,880 and Site Improvements: \$99,120). Resolution #2017-05 authorized the grant application with a \$18,900 local match from the City Maintenance and Sewer Funds. The USDA has responded that the grant for \$59,050 for the W. Ash Street Parking Lot improvements.

USDA needs a response by July 21st on our decision to either:

- Accept the grant and city is responsible for the balance of \$58,950
- Reject the grant
- Adjust to project – must meet the initial match of \$18,900 --- so a total project of \$77,950

From: Carey, Elizabeth [<mailto:careye@STARR.ORG>]
Sent: Wednesday, July 12, 2017 9:33 AM
To: Sheryl Mitchell <smitchell@cityofalbionmi.gov>
Cc: Allen, Derek S. <Allends@starr.org>
Subject: RE: Rural Health Grant

Good morning Sheryl –

SAMHSA – the federal department under which the Rural Healthcare Grant opportunity was offered, has not issued any awards for this grant as of yet. We have been pressuring the Department and our legislators to find out more information. Announcements should have been made in May with a June 1st deadline, but alas, no announcements. Our lobbyists have shared that many of the key appointments that need to be made to run the federal departments have not been made and thus awards of grants are not being processed. We remain hopeful that someday soon we will receive notice of acceptance or at least formal news about the grant status. But we truly have heard nothing.

As soon as we do, we will notify all our partners and convene to determine our next steps!

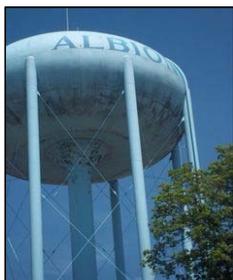
Blessings to you and to the Mayor.

E

Elizabeth Carey
President and CEO
Starr Commonwealth
517-630-2593 office
517-630-1371 cell
careye@starr.org
www.starr.org



**City of Albion
Elevated Storage Tank Options**



	500,000 Gal Toroellipse	500,000 Gal Spheroid
Tank Volume (gallons)	500,000	500,000
Diameter (feet)	55'	55'-10"
Head Range (feet)	30'	40'-0"
Total Tank(s) Storage (gallons)	1,000,000	

1,000,000 Gal Composite
1,000,000
70'-0"
40'-0"
1,000,000

500,000 Gal Toroellipse	1,000,000 Gal Composite
500,000	1,000,000
55'	70'-0"
30'	40'-0"
1,500,000	

Repair/Rehabilitation	\$462,000	
New Construction (tank only)		\$1,500,000
Land Acquisition (1 acre)		\$10,000
Transmission Main (2,000 LF)		\$300,000
Engineering and Permitting	\$50,000	\$200,000
Total Current Capital Cost	\$2,522,000	

	\$2,250,000
	\$10,000
	\$300,000
	\$250,000
Total	\$2,810,000

	\$462,000	
		\$2,250,000
		\$10,000
		\$300,000
	\$50,000	\$250,000
Total	\$3,322,000	

Year	Recoating Activity		
15	Overcoat Exterior	\$120,000	\$75,000
20	Repaint Wet Interior	\$110,000	\$100,000
20	Spot Repaint Dry Interior	\$10,000	\$15,000
30	Overcoat Exterior	\$120,000	\$75,000
40	Repaint Wet Interior	\$110,000	\$100,000
40	Spot Repaint Dry Interior	\$10,000	\$15,000
45	Complete Exterior Repaint	\$300,000	\$230,000
	Subtotal	\$780,000	\$610,000
	Total Recoating Cost	\$1,390,000	

	\$120,000
	\$200,000
	\$5,000
	\$120,000
	\$200,000
	\$5,000
	\$325,000
Total	\$975,000

	\$120,000	\$120,000
	\$110,000	\$200,000
	\$10,000	\$5,000
	\$120,000	\$120,000
	\$110,000	\$200,000
	\$10,000	\$5,000
	\$300,000	\$325,000
Total	\$1,755,000	

Total 50 Year Cost (in today's dollars)	\$3,912,000	
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Total	\$3,785,000
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Total	\$5,077,000	
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**City of Albion
Elevated Storage Tank Options**

Two 500,000 gallon tanks

Pros	Lower initial construction cost
	Redundant tanks allow one tank to remain in service while other is being painted or otherwise out of service
Cons	Higher long-term maintenance costs (unavailable to include future costs under current USDA funding)
	Need to operate system to ensure turning water over in both tanks
	Need to monitor both tank levels to ensure desired minimum reserve capacity

One 1,000,000 gallon tank

Pros	Lower long term cost
	Opens up existing tank site for a repurposed use
	If sited in the northeast part of the service area may be visible from I-94 providing identity for City
	Moves capacity closer to MDEQ recommended one full day of storage
Cons	Higher initial cost (but can be included in USDA funding request)
	System has to operate "tankless" during interior repainting (year 20 and year 40) or other out of service events

One 1,000,000 gallon tank and one 500,000 gallon tank

Pros	Provides greatest fire protection of the three options
	Redundant tanks allow one tank to remain in service while other is being painted
	Slightly exceeds the MDEQ recommended one full day of storage
	Ability to remove 500,000 gallon tank from system in future if demand should decline over time
	If sited in the northeast part of the service area may be visible from I-94 providing identity for City
Cons	Higher initial cost (but can be included in USDA funding request)
	Higher long-term maintenance costs (unavailable to include future costs under current USDA funding)
	Need to operate system to ensure turning water over in both tanks
	Need to monitor both tank levels to ensure desired minimum reserve capacity

Sheryl Mitchell

From: Mickey Bittner <mbittner@wightman-assoc.com>
Sent: Thursday, July 06, 2017 1:17 PM
To: Sheryl Mitchell
Cc: Jim Lenardson
Subject: RE: USDA - Ash Street Parking lot

Hi Sheryl

That is great news! With respect to the budget, we certainly could not accomplish the same scope with a reduced budget and we did not have anything extravagant to begin with (i.e. no bells and whistles to remove from the project). That being said, I think we could build it for a little less than the budget we established but it wouldn't be a significant amount. The timing will be a big factor on the price. If we design it in July / August, bid it in late August or September, and require that it be constructed this fall (by November), we will likely see fewer contractors and higher prices (potentially exceeding the current budget). If we can bid it over the winter with construction in the spring of 2018, we will likely receive more favorable pricing and be able to do more with less.

Do you know the latest update on the brewery's schedule? That may dictate how we proceed. Please let me know what their current schedule is and then we could discuss how to proceed. My recommendation at this point would be to try and secure the additional \$59k.

I am out of the office this week but will be able to check my email periodically. Feel free to respond and I will get back to you as soon as I can.

Mickey E. Bittner, P.E.

Wightman & Associates, Inc.

Engineering | Architecture | Surveying | Environmental

O: 269.673.8465 | D: 269.692.9338 | C: 269.266.2159

264 Western Avenue | Allegan, MI 49010 | www.wightman-assoc.com

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Celebrating 70 years! Proud to be named the 2016 Large Firm of the Year by the American Council of Engineering Companies of Michigan!

This email and any attachments with it are intended only for the addressee(s) and may contain confidential information.

From: Sheryl Mitchell [mailto:smitchell@cityofalbionmi.gov]
Sent: Wednesday, July 5, 2017 1:20 PM
To: Mickey Bittner <mbittner@wightman-assoc.com>
Cc: Jim Lenardson <jlenardson@cityofalbionmi.gov>
Subject: USDA - Ash Street Parking lot

Mickey,

Some good news! The USDA has approved a grant of \$59,050 for the W. Ash Street Parking Lot improvements.

The challenge is that the total project cost, as submitted, is \$118,000.

Talked to Lisa at USDA (269.657.7055 x 118 or 269.463.8030) – and she needs a response by July 21st on our decision to either:

- Accept the grant and city is responsible for the balance of \$58,950
- Reject the grant
- Adjust to project – must meet the initial match of \$18,900 --- so a total project of \$77,950

So, my main question for you is – is it feasible to reasonably reduce the size of the project to fit the identified funding?

Other option is to seek additional funding – could ask:

- DDA (they don't have any \$)
- Albion Malleable Brewing (they seem to have some financing issues already)
- Albion Trust
- City of Albion (keeping in mind that the Mayor voted against the grant application)

I heard that you might be on vacation – but hopefully, this messages reaches you.

ALSO...if council approval is needed – the next meeting is scheduled for July 17th.

Thanks.

Sheryl L. Mitchell, DBA, MSA

Albion City Manager
112 West Cass Street
Albion, MI 49224

smitchell@cityofalbionmi.gov

517.629.7172 (office)

517.629.4168 (fax)

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