

Albion Building Authority
April 14, 2016
Minutes

Present: E Seedorf, M Tymkew, C Farmer, S Brown

Also

Present: S Mitchell, City Manager; J Robison, Maple Grove; J Tracy, Planning/
Building/Zoning Director; J Domingo, Mayor; S MacGeorge, Recording
Secretary

I. Call To Order

The April 14, 2016 ABA meeting was called to order at 8:00 a.m. by Vice Chair Tymkew.

II. Approval of Minutes

Farmer moved, Seedorf supported, CARRIED, to approve the December 17, 2015 minutes as drafted.

III. Old Business – None

IV. New Business

A. Election of Chair and Vice Chair

1. Chair

Nominations were open for Chair. Tymkew nominated Brown. No other nominations were received. Nominations were closed.

Tymkew moved, Farmer supported, CARRIED, to elect S Brown as the ABA Chair.

2. Vice Chair

Nominations were open for Vice Chair. Brown nominated Tymkew. No other nominations were received. Nominations were closed.

Brown moved, Farmer supported, CARRIED, to elect M Tymkew as the ABA Vice Chair.

B. Discussion of Possible Sale or Lease of ABA Properties

It was noted that a local business person was looking for sites in the downtown area and had expressed an interest in the properties at 201 N Clinton and 309 N Superior Street. The business is doing an assessment of several properties.

1. 201 N Clinton Street

201 N Clinton was never split from the fire station property/building. Tracy stated that the building known as 201 N Clinton could be split from the remainder of the property; it would meet the required set-backs. It was noted that renting or leasing the property may be a better idea due to possible ground contamination and pursuant environmental costs if sold.

Tracy noted that he could look at environmental if the ABA was interested, along with getting clarification on how the property could be used. He also noted that a split of the property would need to go through Zoning.

The Board discussed designing a right-of way along the river front for potential use by a River Trail redesign. Tracy will get measurements off the current trail.

2. 309 N Superior Street

The EDC pays a minimal rent for their space at 309 N Superior Street, but it is not enough to support the expenses for the building. City Manager Mitchell will obtain the original lease with the EDC.

It was the consensus of the ABA board to rent, lease or sell 201 N Clinton Street and/or 309 N Superior Street. It was further decided that the ABA would be willing to talk to anyone interested in purchasing any of their properties.

Mayor Domingo would like a list of ABA properties and their values.

V. Miscellaneous

A. Maple Grove Report

Robison distributed bids for windows for Maple Grove Apartments. Bids were received from the following companies:

1. Billy White Roofing, LLC - \$59,365.00
2. Ruff & Kreger - \$75,800.00
3. Wallside Windows - \$55,628.00

The new windows will allow for the installation of individual air conditioners. Robison reported that operating funds could be used for this purchase. His recommendation is to authorize the bid from Ruff & Kreger because they are local and their work is of the highest quality.

Tymkew moved, Seedorf supported, CARRIED, to accept the bid for windows from Ruff and Kreger at \$75,800.00 and authorize the expenditure out of the operating funds.

B. Holiday Party

In past years the ABA has been underwriting the cost of Maple Grove's holiday party. Since the ABA's budget is challenged, the board discussed whether they could continue to hold the holiday party. HUD does not allow for the expenses of the holiday party to come out of Maple Grove monies and public dollars can't be used on private parties. In the past few years attendance by the ABA, Council and residents has dwindled. Robison suggested that the holiday party be discontinued and the board members agreed.

VI. Public Comments – None

VII. Excuse Absent Board Member(s)

All members were present.

VIII. Adjournment

Tymkew moved, Seedorf supported, CARRIED, to adjourn the meeting. Meeting adjourned at 8:54 a.m.

Recorded By: S MacGeorge, Recording Secretary