



ANNUAL REPORT 1970

(As of December 31, 1970)

West Central Urban Renewal Project

*Progress
Is Albion's
Future*

MICHIGAN
R-85

CITY OF ALBION, MICHIGAN

DEPARTMENT OF URBAN RENEWAL

Albion People Responded To Keep the Past Alive



The Albion Historical Society was founded in 1955 as a non-profit, educational, private incorporation. Since then elected officers, a board of directors and members have maintained a program "to encourage historical study and research, to collect and preserve historical materials connected with the City of Albion and its vicinity, and to house such materials in a Museum where they may be adequately displayed and made accessible."

In February, 1966, the A. P. Gardner House, a Victorian landmark built in 1869, was purchased by the Society from the City of Albion for \$10,000 including a large, choice lot at 509 South Superior Street. By August, 1966, a fund of over \$45,000 had been subscribed by citizens and industry for the purchase and restoration of the house. Donors came from every precinct and economic status in the City.

In November, 1966, the work of restoration was begun in earnest by a local contractor under the supervision of the Museum Committee of the Society. Long neglected, the 98-year-old brick structure required extensive repairs in addition to new wiring, plumbing and installation of gas heat and a partial cooling system. Especially emphasized was the painstaking restoration of all structural details, characterized by the so-called "Victorian gingerbread."

A sharer in community life for over 100 years the Gardner House on the City's main street as a Museum and an example of architecture thus becomes a meaningful link with Albion's past for generations to come.

Open to the public in May, 1968, the Museum has attracted hundreds of visitors, both local and out-of-town. The Albion Historical Society today has a roster of over 700 members. There are no paid employees; the Museum is set up, maintained and operated entirely by volunteers.

In 1969 an Award of Merit was presented to the Society by the American Association for State and Local History — an award for restoration and preservation of this 100-year landmark.

Five of the rooms have been developed to represent a typical dwelling of the 1869-1900 period. The rest of the building is planned for local historical displays, rotating

exhibitions, storage of the collection and records and a small apartment. In each room you will find a brief description of present furnishings and names of most donors. Exhibits are by no means complete; they represent typical items contributed to the Society and will be changed and expanded as time permits and new contributions are acquired.

The first two front rooms on the first floor are naturally parlors, furnished in the period, the southwest room becomes a library-music room, also in the period, and the northeast room is a dining room.

On the second floor the two south rooms house a concise, effective interpretative permanent capsule history of Albion and temporary exhibitions of a thematic character. A Victorian bathroom, a rather unique feature, has been recreated in a small room in the front upper hall. The northwest room is a bedroom in the period.

In the basement a typical small-town early kitchen has been created in one room. In another, a corner grocery store is in the process of completion and another room is used to display primitive items from the local scene.

Eventually a wood and iron fence like the original will enclose the lawn and a cast iron railing will grace the roof line as it did when the house was built.

The Museum is open from the last week in April to mid-November on Saturday and Sunday afternoons from 2 to 5 and by appointment otherwise.

The Society holds four general meetings a year which are open to the public. Programs of a local historical nature are presented. In fact, the Society restricts its interest to history of the area within an 8-mile radius of Albion, feeling that State and other area Historical Societies cover their localities well.

The Society cooperates with State and National Historical Societies in surveys of the local area. Now that the Gardner House Museum is operating well, the Society would be interested in the preservation of other historic buildings in the Albion area. It did recommend to the State Historical Commission the official marking of historic sites several years ago.



OFFICE OF
THE MAYOR

CITY OF ALBION

STATE OF MICHIGAN
49224

February 8, 1971

Dear Friends:

During the year of 1970, the program for renewal of the West Central area was advanced considerably.

We can now see many new residences on land made available to private builders by clearance of sub-standard structures under the Urban Renewal program.

Going into 1971, we are approaching the point wherein the project can be completed. The Citizens of Albion are proud of the accomplishments of Urban Renewal in Albion.

Sincerely

Victor S. Burstein
Victor S. Burstein
Mayor



DONALD B. McMILLAN
Director of Urban Renewal

What you are about to read is a progress report and review of the achievements by the City of Albion in the West Central Urban Renewal Area in 1970.

The first few years in any city undertaking Urban Renewal projects are the slowest and most difficult. 1970 was not without the usual delays and frustrations.

There is a matter of public education about the renewal process itself, — relocation of the area residents — demolition to rid the site of its blight — and the installation of new streets, sidewalks, curb and gutters and water and sewers before the land is ready for public sale and private development.

Once these and other preliminary steps have been painstakingly accomplished renewal program can begin to move beyond the planning and demolition stage into the redevelopment of comfortable new houses with amenities which are so vital to the future of Albion.

Progressive thinking and aggressive leadership of the Mayor and Council along with a competent staff have awakened the community to its needs.

Today's problems require sound analysis and judgment for solutions: the connection that solving Community problems requires the coordinated effort of all interested persons and groups, and the acknowledgment that people are searching for more satisfying opportunities to involve themselves in Community activities.

Citizens District Council, West Central Urban Renewal Project No. Mich. R-85: seated, from left: Mrs. James Hawkins, Finis Holt (chairman), Mrs. Florence Brewer and Robert Holland. Standing, from left: Philip Bell, Harold Reid, George V. Mather, Darwin Davidson, Robert Brown. Others not shown include: James McIntosh, James Benjamin, Alfonso Magnotta Jr., and Richard Weatherford.



A stylized, handwritten signature of Donald B. McMillan in dark ink.

Director of Urban Renewal

Acquisition of Land And Properties

15 parcels of real estate were purchased during the year, representing 108,981 square feet area at a expenditure of \$99,900. This brings to a total of approximately 1,580,218 square feet in area acquired, to the total project area to be acquired of 1,817,065 square feet. Total expenditure to \$742,876.16. With the authority of the Council 26 parcels remaining were prepared for condemnation.

Due to the crowded condition of the Court calendar it was difficult to schedule the cases. However Pre-trial hearings were held on December 16, 1970 and tentative trial dates set for June 11, 18 and 25 of 1971.

As of the close of 1970 - 25 parcels remain to be acquired. At least 3 of the remaining involve Title situations which may be quieted through condemnation proceedings.

Remaining parcels include 9 owner occupied, 4 are tenant occupied, 11 are vacant lots and 1 vacant dilapidated unit.

Demolition and Site Improvements

23 Buildings were demolished during 1970 clearing parcels with approximately 186,300 square feet area.

20 Buildings remain to be cleared, 6 of these are owned by the City and are Tenant occupied.

Tree removal, grading and filling of low lots was accomplished in the Culver Court area, Ann Street also on South Gale Street, North Pearl Street and Michigan Street.

Item II improvements in the area included patching of Center Street and Curb and Gutter replacement on Mechanic Street.



RELOCATION



11 families, 4 individuals and 3 business organizations were relocated during 1970.

Where did they relocate?

- 2 families — public housing.
- 2 families built new homes.
- 6 families purchased standard existing private housing.
- 1 family self relocated in private rental.
- 1 individual purchased private sales housing.
- 3 individuals relocated in private rental housing.
- 2 business discontinued operations.
- 1 business continued operation in new location.

14 replacement housing payments were paid during the year, a total of \$33,300.00. 1 additional relocation payment of \$500.00. 2 business displacement payments of \$5,000.00 and there were 21 payments for moving expenses including business \$2,605.51.

126 Families have been relocated, that is removed from our relocation workload to date.

- 39 Public Housing.
- 61 Standard Sales Housing.
- 5 Self relocated out of city.
- 21 Private rental Housing.
- 17 Individuals have been relocated.
- 2 Public Housing.
- 15 Private Housing.

Relocation payments are grants and are 100 per cent reimbursable to the City by the Federal Government.





From left: Orceant Green, Benjamin Meyers, Rehabilitation Officer Richard Day, John Pearson, James Brown.

Jobs were Provided For Youths During Summer

In cooperation with President Nixon's Council on Youth Opportunity the Mayor, and City Council made possible participation in this program for disadvantaged Youth in the West Central Urban Renewal Area.

During the months of July and August, boys certified eligible by the Social Welfare Department worked in the area under the supervision of the Rehabilitation Officer. Beautification of the area resulted. Weeds were cut, litter and cans removed; grass mowed etc. Half day work each day kept the boys busy during the two month period.

A total of \$878.97 was expended from renewal funds including material services and wages. Supervision was provided by Staff Personnel.

The results of the program were two-fold namely clean up of the area and providing employment for those unable to obtain private employment due to their age.

Disposition—

Most new Dwellings in City Were Built in West Central Area

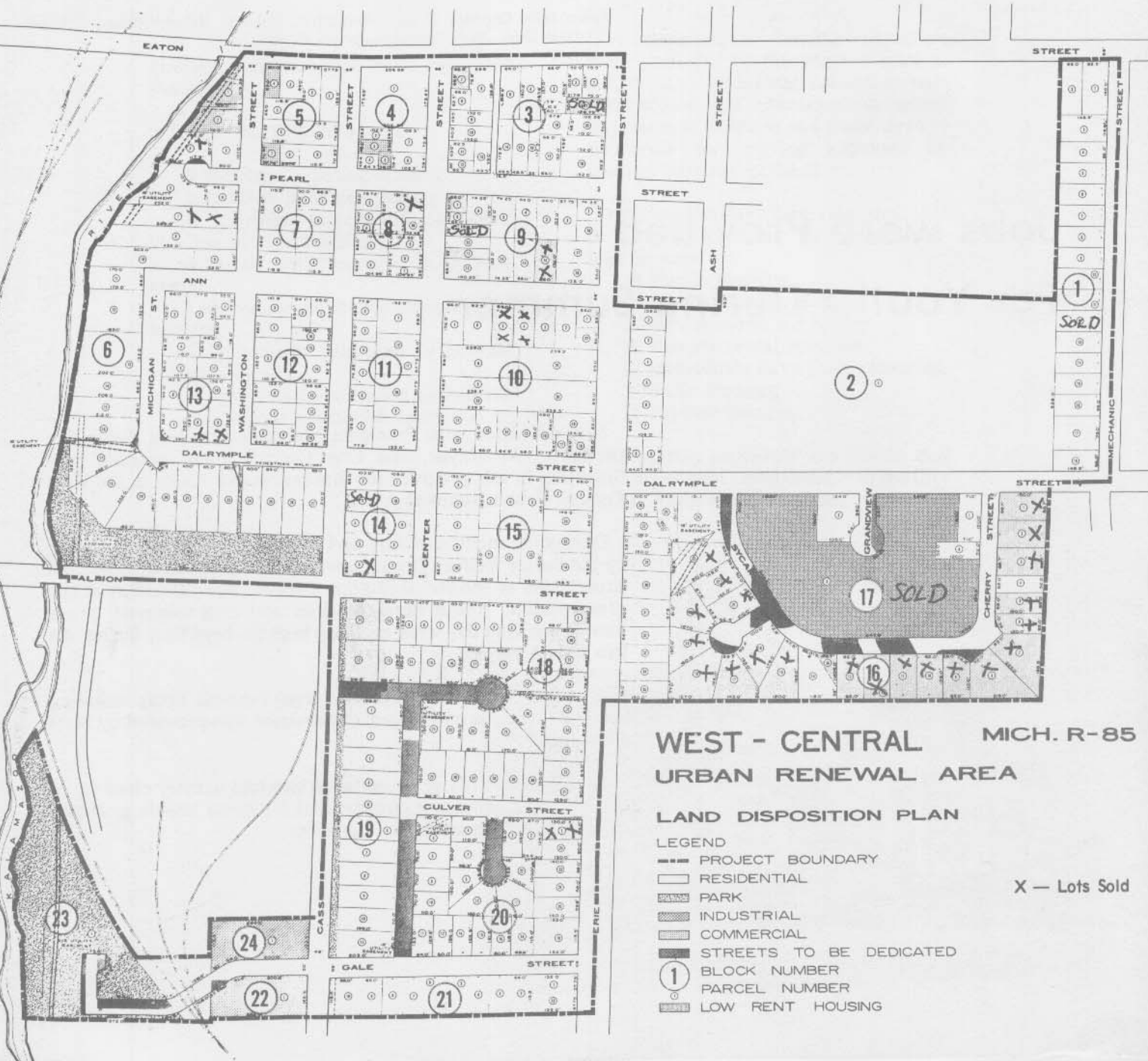
Six single family homes were built in Albion in 1970. Four of these were constructed in the West Central Urban Renewal Area.

An intensive and aggressive campaign was inaugurated to promote the sale and redevelopment of the lots ready and available for new construction. Using lists provided by HUD and advertising in area newspapers some interest was created. Direct mail to 81 prospective developers was sent out in May. Response was received from approximately 10. However, interviews with these prospective developers resulted in similar themes. All had products to sell but interest ebbed when it was explained that the sale of the completed product is a condition — a part of the sale of the land. Financing was a factor in redevelopment. There has been no response by Local Builders concerning development of Urban Renewal Land.

However in October we received concurrence for the sale of 10 parcels to Stylemaster Homes Incorporated and in December a like concurrence for 19 parcels to Messrs Foote and Sarlouis.

Stylemaster Homes will utilize their expertise in the redevelopment of single family modular and panelized homes. Messrs Foote and Sarlouis have proposed conventionally built (stick built) on site construction.

These sales (added to previous land sold) account for approximately 617,294 square feet of land disposed of to total of 1,922,693 square feet (Total includes Industrial 73,434 square feet 292,830 and commercial 35,891 square feet).





Property acquired, enters the management workload 60 days after acquisition on owner-occupied properties. At that time a lease agreement is entered into between the occupant and the City. The City assumes the payment of water and sewage, fuel, light and power is paid by the Tenant. Exceptions were made in instances where multi-family units were served by single heating systems. (Tenant occupied, beginning with the next rental period).

Rental is determined by the purchase price of the property — 1 per cent of the purchase price or \$50.00 whichever is less. Rents are due and payable on the 1st of each month.

During 1970, eleven (11) rental properties were included in the management process, (as of December 31, 1970, there were five (5) rentals).

There were three (3) claims instituted in the District Court for non-payment of rent and there was uncollectible rent written off to expense in the amount of \$348.26 which involved six (6) rentals. The write-off action was authorized by the City Council.

OPERATING EXPENSE

1970 Operating Income	
(Rents Charged)	\$3,769.90
OPERATING EXPENSE	
Repairs	\$1,201.60
Insurance (net refund)	881.00
Water and Sewer	309.63
Real Estate Taxes	911.21
Loss - Charge Offs	348.26
	<hr/>
	1,889.70
Net operating income	<hr/>
	\$1,880.20
	<hr/>

Overhead expense of above is included in staff salary expenditures (collection of rents, repairs and supervision).

The gross operating income balance as of December 31, 1970 is \$24,182.29.

FINANCIAL STATEMENT

ALBION URBAN RENEWAL PROJECT BALANCE SHEET DECEMBER 31, 1970

ASSETS

CURRENT ASSETS:

CASH IN BANK:

Project Expenditures Account	\$ 257,557.67	
Project Temporary Loan Repayment Fund	5,520.00	
TOTAL CASH		\$ 281,077.67

ACCOUNTS RECEIVABLE:

Relocation Grants due from Federal Gov't.	.38	
Tenant's	1,953.54	
Others	153.32	
TOTAL ACCOUNTS RECEIVABLE		2,107.24

TOTAL CURRENT ASSETS

283,184.91

PROJECT COSTS:

Item I Project Costs	1,517,355.74	
Less: Sales price of land sold	- 46,500.00	
Net Item I Project Costs	1,470,855.74	
Total Item 2 Project Costs	614,224.30	

TOTAL PROJECT COSTS TO DATE

2,085,080.04

Relocation Payments

50,985.89

Rehabilitation Grant Payments

75,504.00

TOTAL ASSETS

\$2,494,754.84

LIABILITIES

CURRENT LIABILITIES:

Accounts Payable	\$ 1,932.39	
Trust deposits	5,050.00	
TOTAL CURRENT LIABILITIES		\$ 6,982.39

ACCRUED INTEREST PAYABLE

To others

22,532.77

TOTAL ACCRUED INTEREST PAYABLE

22,532.77

ADVANCES AND LOANS PAYABLE

To others

975,000.00

TOTAL ADVANCE & LOANS PAYABLE

975,000.00

CAPITAL

Noncash Local Grants-in-Aid	614,224.30	
Project Capital Grant	807,131.00	
Relocation Grant	9,580.38	
Rehabilitation Grant	59,304.00	

TOTAL FEDERAL GRANT & CAPITAL

1,490,239.68

TOTAL LIABILITIES AND CAPITAL

\$2,494,754.84



The Staff of the Albion Urban Renewal Department

From left: Donald B. McMillan, director of Urban Renewal; Richard Day, Rehabilitation Officer; Miss Betty Lou Emery, Clerk-Typist; David Turnbull, Bookkeeper and Rehabilitation Loan Processing Officer.

Albion City Council Members, from left: Allan Gauss, Dr. Jack Hill, Robert Holland, Mayor Victor Burstein, Charles W. Jones, Nicholas Costianes and Richard McPherson.



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