

2009 Building Project History

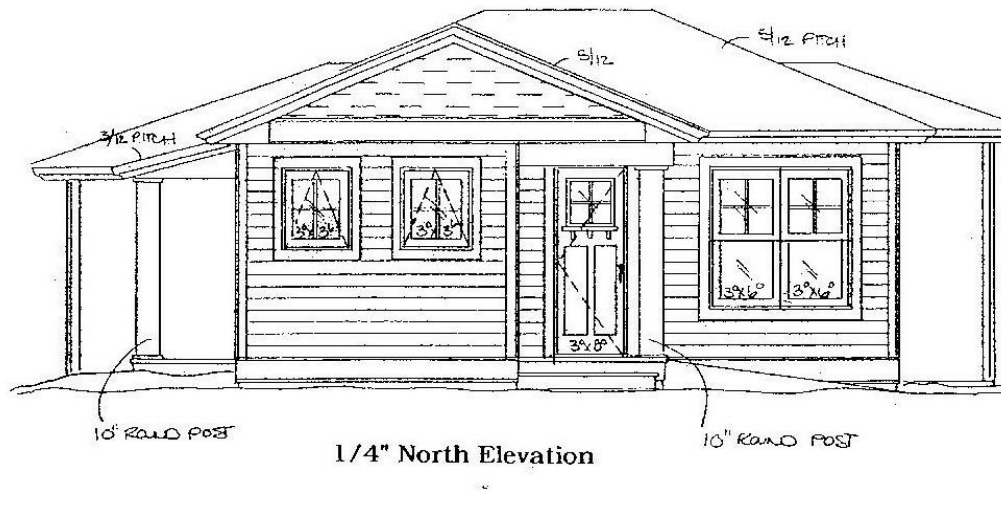


1985

2005



2009 Addition



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- 5) Develop a long-term plan – B&G 2005

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- Property Survey
- Possible split, sale & renovate of one of the buildings

And then came the proposal...

“Would the Alano Club consider a building and property swap for a new building, constructed to our specifications, one block to the north?”

February 2006

- Meeting with City Manager, City Planners and DDA Representatives to discuss proposal – no obligations or commitments made by anyone

August 2006

- Met with City Planners and their architect to discuss our wishes for the proposed new facility

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- Phone clarifications of requested changes

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- Review of drawings at annual meeting, posted on wall at club and on web-site

And then...

- City Manager was fired in January of 2007
- City Planner resigned shortly after
- Interim City Manager wanted to wait until new personnel on board
- Had an initial meeting with Mayor and new City Manager on 10/4/07
- Told they would get back with us soon

In December of 2007...

- Richard and Scott attended the Historic District Workshop on 12/11/07 to learn that they had made progress and were considering the Alano Building as a historic property
- This workshop talked about tax credits and special financing for owners that would not apply to our organization

December 2007

- Letter was sent to City Manager outlining our plans to demolish the building – no response following 10/4/07 meeting
- Board meeting held on Sunday, 12/16/07 to review options and approval to move forward on talks with the City to identify options

December 2007

- Contact from City Manager on 12/17/07 to request a meeting with City Manager, Downtown Development Authority, new City Planner and Historic District Representatives
- Meeting scheduled for 1/4/08

January 2008

- 1/4/08 meeting resulted in City approving an engineering firm to look at building to make recommendations and land swap no longer a consideration
- 1/11/08 meeting to review recommendations from Performance Engineers that outlined that the building would require significant renovations and owners would be better off building a new facility on the same location

January 2008

- Letter received from Historic District Commission in agreement with the Board of Alano Club that the renovations of the building are “not economically or technically feasible”
- This letter acknowledged another significant community support for demolishing the old structure
- Community planning meeting announcing in newspaper that anyone interested in relocating building should contact Club Reps
- 1/31/08 Long-term Planning Meeting #1 held at Charlevoix Public Library – community invited

February 2008

- Demolition proposal from R&B Excavating for \$18,850
- Demolition proposal from Warner Landscaping Excavating for \$12,800
- Permits sought and paid for to City and County to obtain demolition permit good to be used when ready
- 2/22/08 Long-term Planning Meeting #2 held at Charlevoix Public Library – community invited

Long-term Planning Outcomes

Four Main Goals:

- New building
- Financial stability
- Maintain current operation while expanding membership & services
- Community support & awareness

Fundraising & Financing Ideas

- 2/26/08 meeting with Charlevoix State Bank to discuss financing options
- An option – 2 year interest only note sub-prime interest
- 30 year mortgage at 6% annual for \$200,000 would be monthly payments of \$1,200
- Past 48 months avg net income \$1,200

Building Plans Drawn Up

- Two drawings completed with second gaining full board approval
- Review of those plans at the current meeting

March Membership Meeting

- Tally votes and share the results tonight
 - Proposal #1 – Yes=30 / No=0
 - Demolition of existing 2 story building
 - Proposal #2 – Yes=29 / No=1
 - Move forward on fundraising plans for new building

Demolition of old 2 story building

- Began in early May
- Three days to complete
- Sewer and gas re-hooked to back building on 4th day
- Fill dirt and hydro-seed of lot done on Friday
- Total cost = \$15,259.14

Building Plans & Fundraising

- Building plans were reviewed and the board decided to go with an addition rather than a separate building
 - Less expensive by \$100,000
 - More realistic in fundraising goals
- Fundraising kicked off in July 2008
- School building trades class involvement
- Plans to break ground and move building in early summer 2009