

ANNUAL MEETING 2025



MARCH 26, 2025

AGENDA

- Old Business
- About the Albion STAR Team
- Recap 2024
- Election - Board Vacancy(s)
- 2025 Budget
- 2025 Work Plans





ALBION, IN



OLD BUSINESS

OLD BUSINESS

- Approve Meeting Minutes: February
- Financial Statement: February 2025 – Mary Ann
- Expense for approval – Mary Ann
- Record volunteer hours
- Committee Reports:
 - Promotion – Mary Ann Troutner – 2025 Event Dates
 - Design/Projects – Dawn Jones – TABLED
 - Economic Development – Pattie Gatman – 2025 Chamber Partnerships
 - Organization – Lori Gagen, chair - Annual Report Presentation & New Business





ALBION, IN



ABOUT US

COURTHOUSE SQUARE PRESERVATION SOCIETY INC DOING BUSINESS AS ALBION STAR TEAM

OUR PURPOSE

- The Corporation is organized exclusively for **charitable, religious, educational, and scientific purposes...**
- To assist Noble County Government in the **preservation, enhancement and maintenance of the Noble County Courthouse square...**
- To assist the Town of Albion in **promoting the unique cultural and historical importance of the Albion Courthouse Square Historic District...**
- To **solicit and accept donations of whatever nature from entities who desire to assist in the preservation, enhancement and maintenance of the Noble County Courthouse Square.**
- To **educate and inform the citizenry of the historical significance of the Noble County Courthouse and its environs.**

Our work is carried out by using the Main Street model under four pillars:
Team–Organization • Promotion • Design/Projects • Economic Development

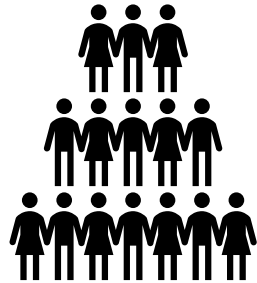
COURTHOUSE SQUARE PRESERVATION SOCIETY INC DOING BUSINESS AS ALBION STAR TEAM

Governance changed in 2023.



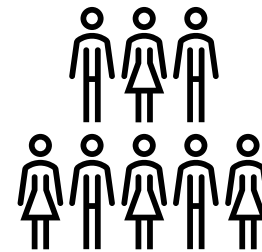
COMMUNITY MEMBERSHIP

- Albion residents
- Employees of Albion businesses
- Owners of business that serve Albion



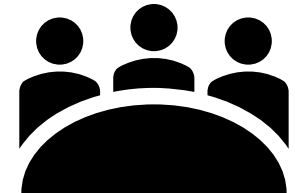
BOARD OF DIRECTORS (11)

Elected by members.
Directors serve three-year terms.



COMMITTEES & WORK PLANS

- Members and Directors serve.
- Organization (gov)
 - Promotions (events)
 - Design (preservation)
 - Econ Dev (commerce)



OFFICERS

- Elected by Directors.
- President
 - Vice President
 - Secretary
 - Treasurer

MAIN STREET

- The Albion STAR Team is a member of Indiana's Office of Community and Rural Affairs (OCRA) Downtown Affiliate Network (ODAN), associated with Indiana Main Street.
- Albion STAR Team uses the Main Street America program to make downtown Albion a vibrant, welcoming place for all.
- The Main Street program, established by the National Trust for Historic Preservation, began in 1977 and is operated by the National Main Street Center.
- The Main Street program emphasizes a four-point strategy: Organization, Promotion, Design, and Economic Development
- Participation provides free training, networking, tools, and resources encouraging best and proven practices.



MISSION STATEMENT

To use Main Street program techniques to organize around projects and activities that bring people to downtown Albion, promote historic preservation and downtown beautification, and positively influence the downtown economic climate.

New! VISION STATEMENT

Albion's Historic Courthouse Square District, a National Register of Historic Places landmark, stands as the heart of county governance and a lively gathering spot. Here, the echoes of history resonate, community converges, and commerce thrives. The District serves as a gateway to the natural beauty and defining attractions that characterize Noble County's way of life.



COMMITTEES

- **Organization** – volunteer engagement and recruitment; building the foundation for good governance.
- **Promotion** – selling of the unique characteristics of downtown Albion through marketing; executing projects/events that enforce a positive image of downtown to shoppers, visitors, and investors.
- **Design** – projects that beautify and preserve historic integrity; projects that provide an inviting atmosphere and gathering space.
- **Economic Development** – support and spur downtown business activities and commerce.





ALBION, IN



2024

2024 IN REVIEW

WORK PLANS

Submitted 2024 IMS ODAN Report—

59 volunteers serving 500.5 hours

2023: 78 volunteers, 340 hours

- **Bicentennial (Pocket) Park** – barrel planters, Edison lights, mural maintenance, new entry door (CVB)
- **Flowers** – new landscaping at water fountain; Bicentennial Park flowers; watering crews
- March—NoblePalooza
- June—**Summer Kickoff signature event**
- June—**Chain O'Lakes Kiddie Games signature event**
- June—Chain O'Lakes Festival Parade
- July —Summer Sidewalk Sales – COC promotional support
- Sept.—**Fall Celebration signature event**
- Sept.—Central Noble Day of Caring
- Oct. —Ladies' Night – promotional support
- Oct. —**Scare on the Square signature event**
- Nov.—Small Business Saturday – COC promotional support
- Dec.—Christmas in the Village – COC/CN promotional support





ALBION, IN



NEW BUSINESS





ALBION, IN



ELECTION



11 DIRECTORS

Lori Gagen

Steve Hook

Mary Ann Troutner

Gary Gatman

Dawn Jones

Helen Newman

Everett Newman

Pattie Gatman

Evonne Taylor

Kayla Traylor

Vacancy (~~Ann Kilgore~~)

BOARD OF DIRECTORS





ALBION, IN



2025 BUDGET



2025 PROJECTIONS



RESERVES

Revenue obtained from previous year's budget
\$14,496 restricted
\$2,224 unrestricted



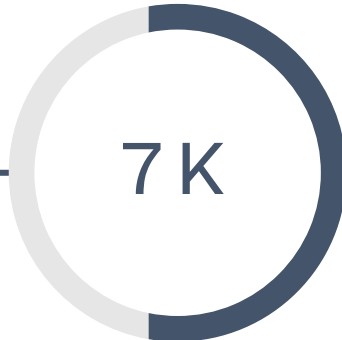
REVENUE

Town of Albion
Albion Chamber
Event Proceeds
\$1,525 restricted
\$6,100 unrestricted



EXPENSES

Events
Funded Projects
\$10,749 restricted
\$7,250 unrestricted



PROJECTED RESERVES

\$3,748 restricted
\$2,827 unrestricted

BUDGET 2025**General Fund Reserves & Revenue**

Beginning Balance	\$ 3,977.20
Town of Albion contribution	\$ 5,000.00
Summer Kick-Off (game sponsorships)	\$ 1,000.00
Scare on the Square Live Clue game	\$ 100.00
	\$ 10,077.20

General Fund Expenses

Summer Kick Off	\$ 450.00
Kiddie Games & Parade	\$ -
Banner frame for Small Business Saturday	\$ 200.00
100 S Orange Mural Removal & Replacement project	\$ 2,000.00
Day of Caring project (benches tentative)	\$ 500.00
Scare on the Square	\$ 375.00
Christmas in the Village	\$ 50.00
Porta-Potty rentals for events	\$ 750.00
Prize money for events	\$ 625.00
Promotions (website, rack cards, sidewalk signs, etc.)	\$ 1,375.00
Police Reserves for events	\$ 400.00
Office supplies & postage	\$ 100.00
Legal & Insurance	\$ 425.00
	\$ 7,250.00

Projected General Fund Balance 12/31/25 **\$ 2,827.20****Gazebo Fund Reserves & Revenue**

Beginning Balance	\$ 8,164.00
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Gazebo Fund Expenses

Repairs & improvements	\$ 8,164.00
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Projected Gazebo Fund Balance 12/31/25 **\$ -**

Albion STAR Team

Flower Fund Reserves & Revenue

Beginning Balance	\$ 848.09
Chamber of Commerce contribution	\$ 500.00
	\$ 1,348.09

Flower Fund Expenses

Flowers, soil, pesticides, fertilizer, watering equip	\$ 1,260.00
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Projected Flower Fund Balance 12/31/25 **\$ 88.09****Pocket Park Fund Reserves & Revenue**

Beginning Balance	\$ 1,043.28
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Pocket Park Expenses

New flower pots	\$ 500.00
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Projected Pocket Park Balance 12/31/25 **\$ 543.28****Golf Cart Maintenance Fund Reserves & Revenue**

Beginning Balance	\$ 134.08
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Golf Cart Maintenance Fund Expenses

Wiring repair	\$ 100.00
Distilled water for batteries	\$ 25.00
	\$ 125.00

Golf Cart Maintenance Fund Projected Balance 12/31/25 **\$ 9.08****Fall Celebration Fund Reserves & Revenue**

Beginning Balance	\$ 2,782.43
Booth rentals	\$ 1,025.00
	\$ 3,807.43

Fall Celebration Fund Expenses

New activity (replacing Cornhole, TBD)	\$ 600.00
Decorations	\$ 100.00
	\$ 700.00

Fall Celebration Fund Projected Balance 12/31/25 **\$ 3,107.43****BUDGET 2025****All Funds Reserves & Revenue**

Reserves (Beginning Balances)	\$ 16,949.08
Town of Albion	\$ 5,000.00
Summer Kickoff (game sponsorships)	\$ 1,000.00
Live Clue Game teams	\$ 100.00
Chamber of Commerce	\$ 500.00
Fall Celebration booth rentals	\$ 1,025.00
	\$ 24,574.08

Total Reserves & Revenue**All Funds Expenses**

General Fund	\$ 7,250.00
Gazebo Repairs	\$ 8,164.00
Flowers	\$ 1,260.00
Pocket Park	\$ 500.00
Golf Cart	\$ 125.00
Fall Celebration	\$ 700.00
	\$ 17,999.00

Total Expenses**Projected All Funds Balance 12/31/25** **\$ 6,575.08**

2025 BUDGET



All Funds Reserves & Revenue

Reserves (Beginning Balances)	\$ 16,949.08
Town of Albion	\$ 5,000.00
Summer Kickoff (game sponsorships)	\$ 1,000.00
Live Clue Game teams	\$ 100.00
Chamber of Commerce	\$ 500.00
Fall Celebration booth rentals	\$ 1,025.00

Total Reserves & Revenue **\$24,574.08**

All Funds Expenses

General Fund	\$ 7,250.00
Gazebo Repairs	\$ 8,164.00
Flowers	\$ 1,260.00
Pocket Park	\$ 500.00
Golf Cart	\$ 125.00
Fall Celebration	\$ 700.00

Total Expenses **\$17,999.00**

Projected All Funds Balance 12/31/25 **\$ 6,575.08**

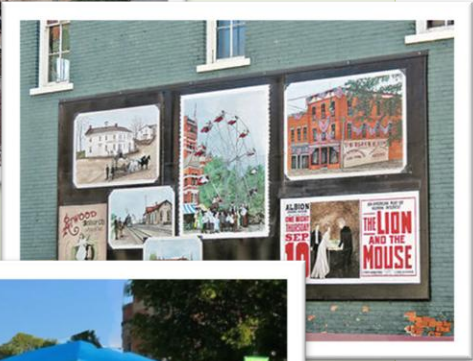
ALBION, IN



2025 WORK PLANS

2025 WORK PLANS

Summer KICK-OFF



Organization:

- NoblePalooza (Steve)
- Flowers at Bicentennial Park & Celebration Station (Lori & Steve)
- Flower watering crew (Lori)

Project/Design:

- Landscape at the Fountain (Mary Ann)
- 100 S Orange St. Mural removal/replacement project (Pattie & Gary)
- Gazebo renovation project (Dawn)
- Central Noble Day of Caring – bench replacement project (Steve)

Promotion

- Summer Kickoff signature event (Mary Ann)
- Chain O'Lakes Kiddie Games signature event (Mary Ann)
- Chain O'Lakes Festival Parade (Mary Ann)
- Fall Celebration signature event (Lori)
- Scare on the Square signature event (Mary Ann & Steve)



2025 WORK PLANS

Economic Development

- Summer Sidewalk Sales – COC promotional support (Lori & Pattie)
- Ladies' Night – promotional support (Lori)
- Small Business Saturday – COC promotional support (Lori & Pattie)
- Christmas in the Village – COC/CN promotional support (Pattie)



ALBION, IN



GAZEBO RENOVATION





Charles C. Fraze
1908-2006

A prominent Noble County attorney, Mr. Fraze lived most of his life in Albion and Noble County. He served as an Albion Town attorney, Albion school board attorney, and Asbury United Methodist Church attorney. A veteran of World War II and retired U.S. Army lieutenant colonel, Mr. Fraze was past commander of Albion American Legion Post 246 and a past district commander. He was a member of the Reserve Officers Association of the United States, a 50-year member of Albion Lodge 98 F&AM, a 32nd Degree Scottish Rite Mason, and a member of the Mizpah Shrine. He also was a member of the Albion Rotary Club and Kendallville Elks Lodge.

Memorial gift from Dr. Michael Fraze

PROJECT DESCRIPTION

WHY REPAIR THE GAZEBO

The gazebo was built in 1987 and has received some repairs over the years. Additional work and/or replacement is needed on the roof, seating, railings, and lattice panels. The brick floor needs leveling in areas.

WHAT NEEDS OF THE COMMUNITY WILL BE SERVED

Maintain and renovate this space that is used by the community and represents an icon of the courthouse 100th anniversary.

FINANCIALS

Project budget is \$8,164:

Courthouse Square Preservation Society \$3,164

Memorial gift from Dr. Michael Fraze of \$5,000

Additional funds if needed: Albion TIF, civic clubs, crowdfunds

PROJECT DETAILS

REPAIR/REPLACE ITEMS

- Replace cedar shaker roof with copper-colored metal roof
- Pressure wash columns
- Repair or replace bench seating
- Replace railings
- Remove lattice panels and replace with decorative iron work
- Add solar lantern lamps on columns
- Level brick flooring





ALBION, IN



QUESTIONS?



ALBIONSTARTEAM.ORG



Super Town of Albion Revitalization Team

www.albionstarteam.org

A member of OCRA's Downtown Affiliate Network,
associated with Indiana Main Street

For more information, please contact the
STAR Team Officers:
Lori Gagen – President
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Steve Hook – Vice President
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Mary Ann Troutner – Treasurer
1-260-564-0341 | troutners4@gmail.com
Gary Gatman – Secretary
gary.gatman@yahoo.com

