

FAÇADE IMPROVEMENT PROGRAM

City of Charlestown Redevelopment  
Commission



304

Main Cross St. | Charlestown, IN 47111

Telephone: 812-256-3422

cityofcharlestown.com

**“FIRST COME, FIRST SERVED, LIMITED FUNDS”**

The Charlestown Redevelopment Commission (CRC) partners with commercial businesses and property owners within the City of Charlestown for a variety of purposes with the intent of supporting growth and investment within the community. The CRC’s main objective for this **Façade Improvement Program** is to encourage private investment in real estate within the TIF district<sup>1</sup> that promotes visual improvement, preservation, and economic vitality for the subject properties. The CRC is authorized to administer grants and loans as provided for by I.C. 36-7-14-12.2 (a)(26). The Façade Improvement Grant program is funded through the Economic Redevelopment (RDC/TIF) or through such other means determined reasonable by the City based on the specific application. Eligible projects include exterior general building and property improvements, for example: exterior painting or repairs, masonry repair and tuckpointing, exterior structural rehabilitation, roof replacement, windows/doors/storefronts, signage, awnings, and landscaping.

Projects may include parking area surfacing/resurfacing and repair as long as this work is not the only work performed within the project. Projects that encompass capital investments above and beyond general building/property improvements are encouraged and preferred. All improvements must comply with the City of Charlestown zoning and building regulations and be approved by the City of Charlestown Plan Commission and/or the Building Commissioner as required.

**APPLICATION**

Property Owner: Doug Coombs Phone: \_\_\_\_\_  
812-207-4467 Company  
Name: DRC Properties LLC

Property  
Address: 959 Main St. Charlestown

Email Address: DCoombs53@yahoo.com

Description of Improvements:

Growing Minds Preschool will be relocating here in June of 2026.  
The project is to replace old broken sidewalk and steps with new concrete.  
Replace gravel parking with 4 spaces on new concrete surface.  
Redo landscaping with new sod, plants and decorative rocks.  
Install black chain link fencing and mulch to create a  
safe and secure playground area.

Use additional paper/attachments if necessary

Total estimated project cost: \$11,839.53  
Amount requested: \$5,919.76

When will improvements start?  
April 10th, 2026 End?  
June 30th, 2026

How many employees are employed at this location?  
4 # of New Jobs created: 4

The information given is true and accurate to the best of my knowledge. Furthermore, I give permission for use of the business name and photographs to be taken by CRC staff and/or volunteers for media purposes and will permit the use of promotional signs on property during construction phase.

Date: 4-3-26 Signature: Douglas R. Coombs

- 1) Charlestown Redevelopment Commission (CRC) will reimburse 50% of project costs, up to a maximum of \$10,000 per pre-approved project. CRC reserves the right to award grants in amounts less than 50% of project costs for any



## R & R Construction

12508 Charlestown New Market Rd  
Marysville, IN 47141 USA

## Estimate

ADDRESS  
DRC Properties  
959 Main St

ESTIMATE 1003  
DATE 04/05/2026

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Concrete	Remove the existing broken sidewalk and gravel parking. Form and pour new concrete sidewalk, step and parking area.	1	4,300.00	4,300.00
TOTAL				<b>\$4,300.00</b>

Accepted By

Accepted Date

# ESTIMATE

Taylor's Custom Concrete LLC  
3418 Industrial Pkwy # B  
Jeffersonville, IN 47130

Taylorconcretelc@gmail.com  
+1 (812) 987-8519



**Bill to**  
Derek Coombs  
Derek Coombs

**Ship to**  
Derek Coombs  
Derek Coombs

## Estimate details

P.O. Number: 959 Main St Charlestown

Estimate no.: 1779

Estimate date: 01/15/2026

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Broom Driveway</b>	Labor to form, pour & finish 40x18	720	\$3.25	\$2,340.00
2.	<b>Broom Sidewalk</b>	Labor to form, pour & finish 23x4 7x5 13x3	166	\$4.50	\$747.00
3.	<b>Step Labor</b>	form and finish step faces from sidewalk to front porch 7' wide	7	\$45.00	\$315.00
4.	<b>Rock Materials</b>	Rock Materials	1	\$250.00	\$250.00
5.	<b>concrete Materials</b>	4000PSI exterior with fibers	13	\$225.00	\$2,925.00
6.	<b>Loader Service</b>	Loader hours for concrete prep	3	\$115.00	\$345.00
7.	<b>Dump Truck</b>	Dump truck to haul away dirt/rock spoils	2	\$100.00	\$200.00
				<b>Total</b>	<b>\$7,122.00</b>

## Note to customer

Doesn't include back filling dirt around new concrete  
Doesn't include grass/sod repairs

Accepted date

Accepted by

**BID PROPOSAL**  
**Abbott's Lawn & Fence Co.**

1402 Charlestown- Memphis Road  
Charlestown, IN 47111  
abbottslawn@yahoo.com

Office/Fax- 812-256-6080    David Abbott Sr.- 502-931-4669    David Jr.- 502-489-1955

Contact- Derek Coombs  
Address- Main Street  
Charlestown, IN 47111

Phone- 502-572-5332  
Date- January 13, 2026  
Email- Dcoombs82@gmail.com

Quantity	Description	Total
122'	4' Tall 8 Gauge Black Chain Link Fence	
1	3' Walk Thru Gate	
1	8' Double Drive Gate	
-	Posts in Concrete	
	<b>TOTAL BID</b>	<b>\$3,660.00</b>

**Additional Comments:**

**\*\*\*Quote Valid for 30 Days\*\*\***

**THANK YOU FOR CHOOSING ABBOTT'S LAWN & FENCE CO.**

**EAC Fence**

2575 Lickford Bridge Road  
Corydon, IN 47112 US  
+18129843014  
eacfence@eacfence.com



# Estimate

**ADDRESS**

Derek Coombs  
New Playground

**ESTIMATE # 7730**  
**DATE 01/14/2026**

**SALES REPRESENTATIVE**

Alex

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Fence</b> Install 125' of 4' tall black vinyl coated chain link fence. Install (1) 8' wide double drive and (1) 3' wide single gates. Fence to include bottom tension wire. All posts to be set in 2' of concrete.  ***Price subject to change after site visit***	1	3,000.00	3,000.00

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\*\*Quotes valid for 15 days\*\*

\*\*Material pricing subject to change based on market conditions\*\*

\*Dirt to be spread along fence line to settle.

TOTAL

**\$3,000.00**

Accepted By

Accepted Date

**Hoosier Turf LLC**  
400 County Rd 203  
Lexington, IN 47138 US

**ADDRESS**

3C Development  
2246 Hansberry  
Memphis, IN 47143

**ESTIMATE # 1165**  
**DATE 03/24/2026**

**PMT METHOD**

Check

ACTIVITY	DATE	QTY	RATE	AMOUNT
Fescue	03/24/2026	225	2.50	562.50T
Labor	03/24/2026	225	1.25	281.25
Shipping	03/24/2026	1	80.00	80.00

There will be a 3% charge when using credit card

SUBTOTAL 923.75  
TAX (7%) 39.38  
**TOTAL \$963.13**

Accepted By

Accepted Date



P.O Box 151  
Sellersburg, IN 47172

Phone: (812) 246-5900

**DATE:** 3-24-2026

**PROJECT DESCRIPTION:** Prepared for Derek Combs

**Sod delivery and installation:** 959 Main Street, Charlestown, IN

**Quantity:** 2000sf (223sy)

**Cost:** \$4.50/sy installed is \$1,003.50 plus tax

Thank you for your consideration.

**Emilio Medina**

1313 Carriage Way  
Charlestown, IN 47111-1432  
USA

**Estimate**

ADDRESS  
DRC Properties  
959 Main St

ESTIMATE 1004  
DATE 04/05/2026

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Landscaping mulch	Install approx 30 Cubic yards of mulch and approximately 100 sqft of oversized river rock	1	2,916.40	2,916.40
TOTAL				<b>\$2,916.40</b>

Accepted By

Accepted Date

## DRC Properties

959 Main St  
Charlestown, IN 47111-1432  
USA  
Dcoombs82@gmail.com

## Estimate

ADDRESS  
Graf Hauling

ESTIMATE 1002  
DATE 04/03/2026

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Mulch	37 cubic yards of playground mulch	1	2,029.95	2,029.95
TOTAL				<b>\$2,029.95</b>

Accepted By

Accepted Date