

# Alabaster Downtown Redevelopment Authority (ADRA)

## Façade Improvement Grant Application CHECKLIST

Applicant Name Jacob Lindsey  
Business Name JBL Holdings LLC

**To be considered for the Façade Improvement Grant, applicant must provide all items listed below.**

- Completed and signed ADRA Façade Improvement Grant Application (pages 2-4)
- Proof of current building insurance
- Copies of current City Business Licenses (for applicant business, building owner, and all contractors to be utilized)

**In addition, the following general conditions should be met in accordance with the Façade Improvement Grant Program:**

- Property Taxes are current
- Participants have no debts in arrears to the City
- Project has been approved by the City Planning Commission
- Project can be initiated within 60 days of award
- Project can be completed within 6 months of award, or no later than September 1<sup>st</sup>, 2026

**Please explain any missing items:** \_\_\_\_\_

\_\_\_\_\_

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# Alabaster Downtown Redevelopment Authority (ADRA)

## Façade Improvement Grant Application

Applicant Information	
First & Last Name	Jacob Lindsey
Home Address	228 Keefer Mill Rd Montevallo AL 35115
Cell Number	705-568-6227
Email	Jacob @ kenlindseyconstruction.com
Business Information	
Business Name	JBL Holdings LLC
Business Type	Property Rental and Management
# Years in Business	10 yrs
# Years in Alabaster	10 yrs
Other Current Business Locations	
Other Previous Locations	
Building Information	
Building Owner Name (If other than applicant)	
Building Owner Phone Number (If other than applicant)	
Building Address	1024 Rail Road Street Alabaster Al 35007
Building Age	100 yrs Old
# Years Business has operated at this location	7 yrs
Previous Exterior Improvement Projects Completed since Business has operated at this location (include year completed)	Interior updates Exterior painting Exterior Balcony & Awnings New HVAC Equipment Landscaping

# Alabaster Downtown Redevelopment Authority (ADRA)

## Façade Improvement Grant Application

**Proposed Improvements (check all that apply):**

- Signage & Awnings
- Replacement of Missing Decorative Features
- Restoration of Doors, Windows, Chimneys
- Storefront or Façade Rehabilitation
- Removal of non-historic materials or additions
- Exterior Paint (if used as an architectural element)
- Historic preservation-related maintenance which requires specialized care or expertise
- Landscaping
- Exterior Lighting
- Parking Lot
- Other Proposed Façade Improvements (specify below)

Improving ADA Access

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**Please attach the following:**

- Drawings of proposed improvements
- Current photo of property to be improved
- Color and material samples
- Preliminary estimates of cost

# Alabaster Downtown Redevelopment Authority (ADRA)

## Façade Improvement Grant Application

**Describe the scope of the proposed project below. Include a summary of the building's current condition, areas to be improved, and how the improvements will be made, as well as any proposed materials or colors.**

As to the Age of The Building We want to Put energy Efficient Windows to replace Rotted Wooden windows. New windows will Be Vinyl with Black aluminum cladding.

We also plan to add a paved parking lot for customers. Currently there is only a Gravel lot.

We would also like to add Exterior lighting to make The Building look more vibrant at night.

I agree to comply with the guidelines and standards of the Alabaster Downtown Redevelopment Authority (ADRA) Façade Improvement Program, and I understand that this is a voluntary program, under which the ADRA has the right to approve or deny any project or proposal or portions thereof.

Applicant's Signature



Date 12/1/2015

Building Owner's Signature  
(if different from Applicant)

Date \_\_\_\_\_



## ALABASTER DOWNTOWN REDEVELOPMENT AUTHORITY *Façade Improvement Grant Program Agreement*

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THIS AGREEMENT, entered into this 1 day of December, 2025, between the Alabaster Downtown Redevelopment Authority (hereinafter referred to as "ADRA") and the following designated GRANTEE, to wit:

Grantee Name: JBL Holdings LLC c/o Jacob Lindsey

Property Owner Name: JBL Holdings LLC

Name of Business: JBL Holdings LLC

Address of Property to be improved:

10241 Rail Road Street Alabaster AL 35007

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### WITNESSETH:

WHEREAS, the ADRA has established a Façade Improvement Program for application within the Downtown Redevelopment District ("District"); and

WHEREAS, said Façade Improvement Program is administered by the ADRA and is funded by the general fund for the purposes of controlling and preventing blight and deterioration within the District; and

WHEREAS, pursuant to the Façade Improvement Program, the ADRA has agreed to participate, subject to its sole discretion, in reimbursing owners/lessees for the cost of eligible exterior improvements to commercial establishments within the

District up to a maximum of \$25,000 of the approved contract cost of such improvements; and

**WHEREAS**, the GRANTEE'S property is located within the Downtown Redevelopment District, and the GRANTEE desires to participate in the Façade Improvement Grant Program pursuant to the terms and provisions of this Agreement.

**NOW THEREFORE**, in consideration of the mutual covenants and agreements obtained herein, the ADRA and the GRANTEE do hereby agree as follows:

## **SECTION 1**

With respect to the façade improvements to the structural elevation fronting a public roadway and related improvements, the ADRA shall reimburse the GRANTEE for the cost of improvements to the OWNER'S property up to a maximum amount of \$25,000. The actual total reimbursement amounts per this Agreement shall not exceed \$ \_\_\_\_\_ for façade improvements. The improvement costs, which are eligible for ADRA reimbursement, include all labor, materials, equipment, and other contract items necessary for the proper execution of the work as shown on the plans, design drawings, specifications, and estimates approved by the ADRA. Such plans, design drawings, specifications, and estimates are attached hereto as EXHIBIT A.

## **SECTION 2**

No improvement work shall be undertaken until its design has been submitted to and approved by the ADRA. Following approval, the GRANTEE can commence the work within 60 days of the date of this signed agreement. All project work should be completed within six months of the date of this signed agreement, unless otherwise authorized, but in no case later than September 1 of the grant year. All contractors performing the work must be licensed by the City of Alabaster, Alabama.

## **SECTION 3**

The following general conditions will apply to all projects: Improvements funded

by the grant will be maintained in good order; graffiti and vandalism will be dutifully repaired by Grantee. Property taxes must be current, participants may not have debts in arrears to the City. The property must be insured. All contractors must obtain City business licenses prior to beginning work.

## SECTION 4

The City Building Official and ADRA Project Coordinator shall periodically review the progress of the work on the façade improvements pursuant to the Agreement. Such inspections shall not replace any required permit inspection by the Building Official. All work which is not in conformance with the approved plans, design drawings, and specifications shall be immediately remedied by the GRANTEE and deficient or improper work shall be replaced and made to comply with the approved plans, design drawings, and specifications and the terms of this Agreement.

## SECTION 5

Upon completion of the improvements and upon their final inspection and approval by the City Building Official and the ADRA Project Coordinator, the GRANTEE shall submit to the ADRA a properly executed and notarized contractor statement showing the full cost of the work as well as each separate component, amount due to the contractor and each subcontractor involved in furnishing labor, materials, or equipment necessary to complete the façade improvement related work. In addition, the GRANTEE shall submit to the ADRA proof of payment of the contract cost pursuant to the contractor's statement and final lien waivers from all contractors and subcontractors. Grantee shall also submit any forms required by the City finance department prior to payment. The ADRA shall, within forty-five (45) days of receipt of the contractor's statement, proof of payment, and lien waivers, issue a check to the GRANTEE as reimbursement for the approved construction cost, subject to the limitations set forth in Section 1 hereof.

## **SECTION 6**

If the GRANTEE or the GRANTEE'S contractor fails to complete the improvement work provided for herein in conformity with the approved plans, design drawings, and specifications and the terms of this Agreement, then upon written notice being given by the City Administrator to the GRANTEE, by certified mail to the address listed above, this Agreement shall terminate and the financial obligation on the part of the ADRA shall cease and become null and void.

## **SECTION 7**

The GRANTEE releases the ADRA from all liability, and covenants and agrees that the ADRA shall not be liable for and agrees to indemnify and hold harmless the ADRA and its officials, officers, and agents from and against any and all losses, claims, damages, liabilities, or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the façade improvement(s). The GRANTEE further covenants and agrees to pay for or reimburse the ADRA and its officials, officers, and agents for all costs, reasonable attorney's fees, liabilities, or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or causes of action. The ADRA shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive the completion of said façade improvement(s).

## **SECTION 8**

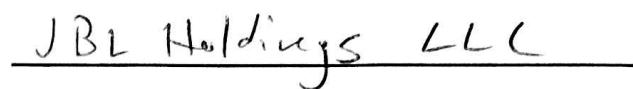
**No Third Party Beneficiary Rights.** This Agreement is not intended to and shall not be construed to give any Third Party any interest or rights (including, without limitation, any third party beneficiary rights) with respect to or in connection with any agreement or provision contained herein or contemplated hereby.

**IN WITNESS THEREOF**, the parties hereto have executed this Agreement on the date first appearing above.

**OWNER**



**GRANTEE**



**Alabaster Downtown Redevelopment  
Authority**

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ADRA Chairman

**ATTEST:**

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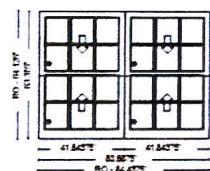
ADRA Secretary



 <p><b>HOLCOMBE</b> DOORS AND WINDOWS</p>	<p><b>HOLCOMBE DOORS AND WINDOWS</b></p> <p>120 ATCHISON DRIVE CHELSEA, AL 35043 205.991.3667 <a href="http://www.holcombedoorandwindow.com">www.holcombedoorandwindow.com</a></p>		<p><b>Customer Quote</b></p> <p><b>Short Form No Pricing</b></p> <p>QUOTE EXPIRES</p> <p>N/A</p> <p>QUOTE DATE</p> <p>Quote Not Ordered</p> <p>BID BY</p> <p>PRICE BOOK</p> <p>Price Book 2022A</p> <p>CREATED</p> <p>9/29/2025</p> <p>pglover@ holcombedoorandwin dow.com</p> <p><b>PK # 291</b></p>
	<b>Customer Information:</b>	<b>Delivery Information:</b>	

QUOTE #	STATUS	CUSTOMER PO#	DATE PRINTED
2375603	None		10/10/2025 10:45 AM
<b>CUSTOMER JOB NAME</b>	<b>TERMS</b>	<b>QUOTE NAME</b>	<b>PROJECT NAME</b>
		JBL HOLDINGS	INSTALLED SALES

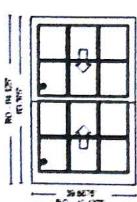
Line #	Room ID	Quantity	Overall RO	Overall Frame
100	None Assigned	6	84 7/16" X 64 1/8"	83.6875" X 63.375"



Pinnacle Clad Black Double Hung XXXX-2 Complete Unit LoE 366 IG 6-9/16 Jamb Ext (2604 Powder)(Setup (Standard))(Concealed Jambliner)(Glass Stop Profile: Ogee)(FD: 41.84375 x 63.375)(Pine Species)(Primer Int. Finish)(Black Spacer)(Preserve)(White Hardware)(Clad WM 180 Solid Back BM)(Clad 3/8 Subsill)(Applied Installation Straps)(7/8" Putty WDL Short w/Inner Bar)(Ogee WDL Interior Profile)(Colonial Pattern 3W2H/3W2H)(Energy Star: Meets in S Zone)(LC-PG35-H) Performance Data:(U-Value: 0.31)(SHGC: 0.18)(VT: 0.41)(CR: 58)

\* Units viewed from exterior.

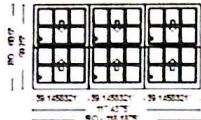
Line #	Room ID	Quantity	Overall RO	Overall Frame
200	None Assigned	2	40 7/16" X 64 1/8"	39.6875" X 63.375"



Pinnacle Clad Black Double Hung XXXX-1 Complete Unit LoE 366 IG 6-9/16 Jamb Ext (2604 Powder)(Setup (Standard))(Concealed Jambliner)(Glass Stop Profile: Ogee)(FD: 39.6875 x 63.375)(Pine Species)(Primer Int. Finish)(Black Spacer)(Preserve)(White Hardware)(Clad WM 180 Solid Back BM)(Clad 3/8 Subsill)(Applied Installation Straps)(7/8" Putty WDL Short w/Inner Bar)(Ogee WDL Interior Profile)(Colonial Pattern 3W2H/3W2H)(Energy Star: Meets in S Zone)(LC-PG35-H) Performance Data:(U-Value: 0.31)(SHGC: 0.18)(VT: 0.41)(CR: 58)

\* Units viewed from exterior.

Line #	Room ID	Quantity	Overall RO	Overall Frame
300	None Assigned	1	118 3/16" X 60 1/2"	117.4375" X 59.75"



Pinnacle Clad Black Double Hung XXXX-3 Complete Unit LoE 366 IG 6-9/16 Jamb Ext (2604 Powder)(Setup (Standard))(Concealed Jambliner)(Glass Stop Profile: Ogee)(FD: 39.14583 x 59.75)(Pine Species)(Primer Int. Finish)(Black Spacer)(Preserve)(White Hardware)(Clad WM 180 Solid Back BM)(Clad 3/8 Subsill)(Applied Installation Straps)(7/8" Putty WDL Short w/Inner Bar)(Ogee WDL Interior Profile)(Colonial Pattern 3W2H/3W2H)(Energy Star: Meets in S Zone)(LC-PG35-H) Performance Data:(U-Value: 0.31)(SHGC: 0.18)(VT: 0.41)(CR: 58)

\* Units viewed from exterior.

#### Quote Comments:

#### Disclaimer:

Low-E coatings differ in hues. Therefore, new glass might have a different color to it than existing. Customer acknowledges and approves that glass could have a green, grey, dark, and/or other hue to it. The new windows glass could differ to existing.

All the above unit quantities and accessories have been verified and accepted by the undersigned for purchase from Holcombe Doors and Windows. Undersigned has read and understands warranties for all products ordered. All products are special order and can not be changed, returned or credited once the order is placed.  
QUOTE VALID FOR ONLY 30 DAYS!!!

By verification of your signature as customer, or purchaser, you are verifying and in full agreement that this order has been verified by you for proper specifications of color, size, hardware color, glass specifications, etc. pertaining to this order which will be made specifically for you as customer or purchaser. This order cannot be changed, altered or cancelled after signoff.

Deposit of 50% required for all orders. The balance of monies owed are due in full for this order within 14 days of shipment to our warehouse.

#### Messages:

\* Units meeting Egress size conform to 2018 IRC Section R310.2 Egress requirements; Local codes may differ. Customer is responsible to confirm units meet all applicable requirements.

Submitted By: \_\_\_\_\_ Date: \_\_\_\_\_

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_

**We appreciate the opportunity to provide you with this quote!**

# KEN LINDSEY CONST. CO.

236 Keeler Mill Rd  
Montevallo, AL 35115

## Quote

To: JBL Holdings LLC  
Jacob Lindsey

Sept 28, 2025

Re: 1024 Rail Road Street

I propose to provide the material & labor for the following:

**Windows** 36,000.00

- 1) Demo and remove existing rotted window sashes and frames
- 2) Clean and prep surfaces for new installation
- 3) Install new energy efficient black clad windows

**Lighting** 8,000.00

- 1) Install 18 led spotlights on balcony
- 2) Install timer

**Parking** 22,000.00

- 1) Grade and prep gravel area for paving
- 2) Install approved pervious concrete for parking and ramps to sidewalks
- 3) Stripe parking in accordance with local ordinance and ADA guidelines

**Landscaping** 10,200.00

- 1) Spread top soil and sod areas per design
- 2) Plant trees and other greenery per design

**Clean-up** 500.00

**Permits & Insurance** 10000.00

**Misc.** 500.00

<b>Total quote</b>	<b>\$ 78,200.00</b>
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**Terms**

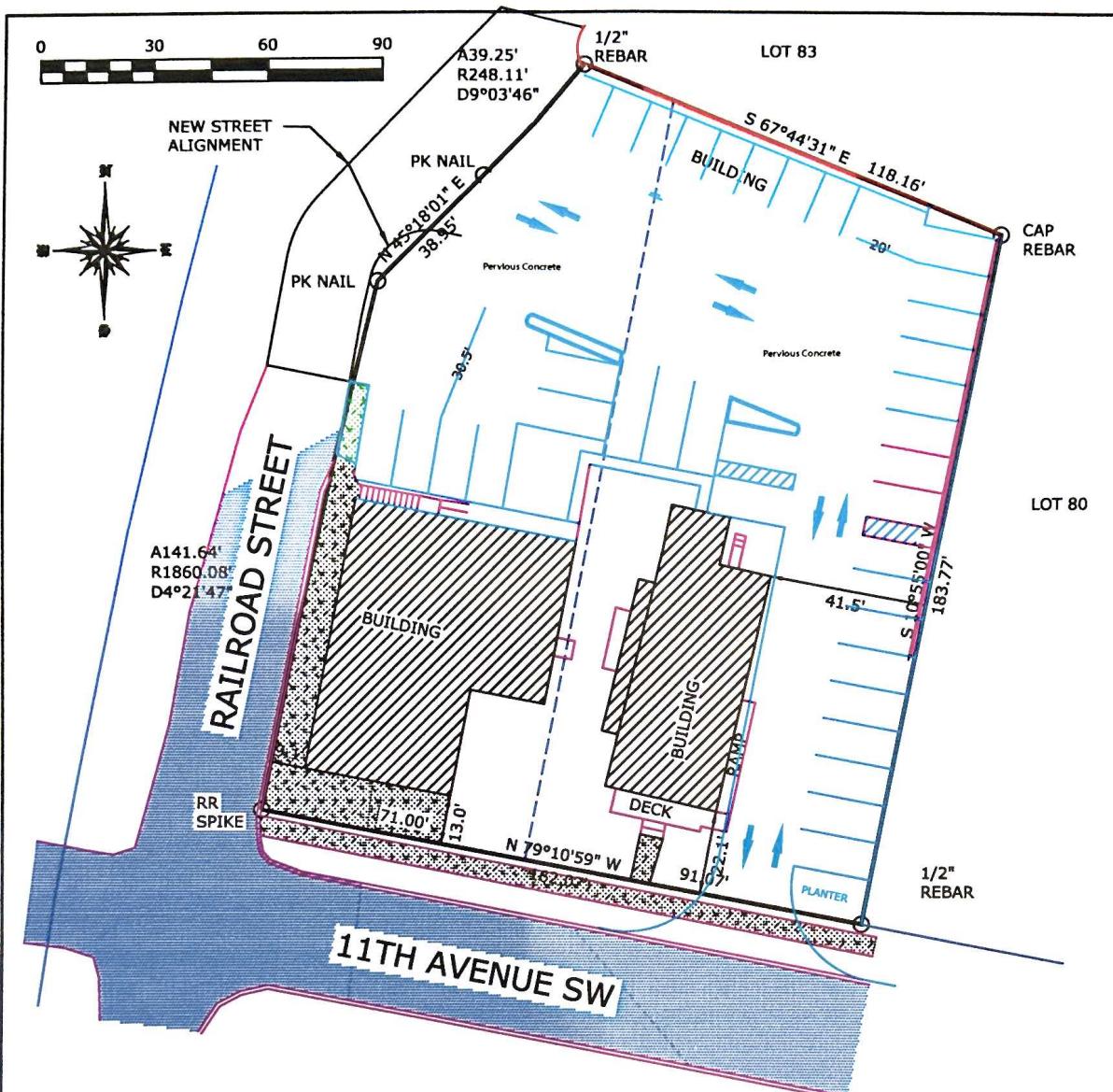
<b>30% down to order material</b>	<b>\$ 23,460.00</b>
<b>60% after walls are painted</b>	<b>\$ 46,920.00</b>
<b>Balance on completion</b>	<b>\$ 7,820.00</b>

**NOTE**

- 1) Cost for construction bond will be determined, each municipality will be different.
- 2) Architectural drawings extra, if required.

**Accepted by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Additional Line Items**



DESCRIPTION

STATE OF ALABAMA  
SHELBY COUNTY

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING  
HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS  
OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA,  
TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DEED OF REFERENCE INSTR. NO. 20190610000203460

S. M. ALLEN PLS NO 12944

DATED

DESCRIPTION

DRAWN BY:	SMA	REVISIONS	PROJECT	PLOT PLAN	ALLSURV, LLC
DATE:	4-22-2024		DATE OF FIELD SURVEY 5-22-20		S. M. ALLEN, PLS 12944
DWG. NO.:	16013		BEARINGS ASSUMED NORTH		9378 HIGHWAY 119
APPROVED BY:	SMA		CLOSURE 1:20000		SUITE B ALABASTER, AL 35007 205 661-4251