

**JANUARY 26, 2016 REDEVELOPMENT AUTHORITY MEETING MINUTES
CITY OF EDGERTON**

Chair Kapellen called the meeting to order at 7:00 p.m.

Present: Chris Lund, Candy Davis, Dave Kotwitz, Jim Kapellen, and Kevin Slagg.

Not Present: Larry Midtbo, Terry Dickinson and Jim Schultz.

Others Present: City Administrator Ramona Flanigan and a group of citizens.

Flanigan confirmed the meeting agendas were properly posted on Wednesday, December 16th at the Post Office, Edgerton Library and City Hall.

MINUTES: A Davis/Slagg motion to approve the December 16, 2015 Redevelopment Authority meeting minutes passed, all voted in favor.

NEW BUSINESS:

Proposals for 12 W. Fulton Street: Flanigan stated the City received one proposal for the redevelopment of 12 W. Fulton. The one proposal is from TS McNally Enterprises, LLC.

The uses proposed by the developer are as follows: Main floor – resale shop; Second floor – one residential apartment; and basement – storage.

The developer's proposed improvements in order of priority are:

- Roof repair
- Fulton Street façade improvements
- Mechanical upgrades
- Upstairs apartment improvements including windows and doors
- Main floor renovation removing the bar, stage and original ceiling. The original ceiling would be replaced with drywall.
- Install one new unisex ADA compliant restroom
- Remove cooler in basement
- Close in openings between 12 W Fulton and 14 W Fulton
- Repair fire escape

The phase two improvements would include:

- Tuck pointing around the back door
- Second layer of glass in store front windows
- Painting aluminum frames of store front windows.

Flanigan stated in the proposal, the developer assumed the roof repairs for which the City has bids would be completed by the City.

The façade repairs include the replacement of the upper windows which includes keeping the arched tops of the windows on the second floor.

Flanigan noted the replacement of the transom windows in the lower half would be covered with siding. Also the signage would change. Either a projecting sign or awning would be installed.

The main strategy of the developers is to renovate the upper apartment so it will bring in a cash flow. After that the main floor will be renovated so they can open the resale store. Details of the work to be completed were discussed.

A unisex ADA restroom is planned for the commercial portion of the building. Mr. McNally spoke to the building inspector and a unisex restroom is allowed for businesses with lower occupancy/patronage. The area designated for a shower is the same size as the restroom so if the usage would change and two restrooms are required it could be converted.

Sheila McNally stated during the renovation period, they plan to change displays in the main floor windows to create interest and curiosity in the building. The hope is this will help draw customers once they open the resale store.

Kapellen asked if the McNallys would like to do the roof repairs themselves. Mr. McNally stated the proposal was drafted with the work working being completed by the City.

Flanigan noted the RDA will go into closed session at the end of the meeting to discuss the proposal. She asked if the McNallys would be able to stay in the event there are questions from the RDA members.

2016 Façade Grant Program: Flanigan asked how the RDA would like to proceed with the Façade Program in 2016. In 2015 the percentage of payment was increased and there was great response.

Kapellen and Davis felt the City should go back to the original program with a 40% grant and note that the increased percentage will not be offered this year so it is clear to participants.

Vicki Morris suggested the paint coupon program be offered again. It was relatively inexpensive and painting can improve the appearance of buildings.

A Davis/Lund motion to advertise the regular façade program with a 40% match and also offer the paint coupons passed on a 5/0 roll call vote.

Façade letters will be mailed out.

CLOSED SESSION: Lund/Davis moved to go into closed session pursuant to Wis. Stat. 19.85(1) (e) “Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session.” Discuss and consider 12 W Fulton incentives. The motion passed on a 5/0 roll call vote.

Being no other business before the RDA, a Lund/Slagg motion to return to open session and adjourn passed, all voted in favor.

Ramona Flanigan/ch
City Administrator

Adopted February 2016