

**MAY 11, 2021 REDEVELOPMENT AUTHORITY MEETING MINUTES
CITY OF EDGERTON**

Jim Kapellen called the meeting to order at 6:00 p.m.

Present: Chris Lund, Casey Langan, Jason Price, Jim Kapellen, and Ron Webb.

Absent: Kevin Slagg, Jim Schultz, and Terry Dickinson.

Others Present: City Administrator Ramona Flanigan, and a few citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, May 7th at the Post Office, Edgerton Library and City Hall.

MINUTES: A Ron Webb/Casey Langan motion to approve the minutes from the January 25, 2021 Redevelopment Authority meeting passed on a 5/0 roll call vote.

ELECT CHAIR AND VICE CHAIR: A Chris Lund/Ron Webb motion to nominate Jim Kapellen as Chair passed on a 5/0 roll call vote.

A Chris Lund/Jason Price motion to nominate Casey Langan as Vice Chair passed on a 5/0 roll call vote.

OLD BUSINESS: City Administrator Ramona Flanigan stated the City is still waiting for the soil evaluations at the Shoe Factory. The Wisconsin DNR will determine if this is a developable site.

NEW BUSINESS:

Consider Façade Grant for 106 W Fulton: City Administrator Flanigan stated the applicant is looking for a façade grant to tuck point the building. There were three bids submitted and the owner wishes to take the highest bid because he knows the bidder and he believes they have an excellent reputation.

Flanigan stated there are many reasons for why someone wishes to use a contractor they are familiar with. In some cases, the RDA only receives one bid. In this case the applicant did obtain three bids. The low bid was \$10,680 and the highest bid was \$12,600.

Jim Kapellen stated the difference is \$2,000 of which the applicant will pay the majority of the more expensive bid.

Casey Langan stated this applicant recently received a grant to replace a furnace. There is no apparent business name advertised on the building and there is a covered snowmobile in the entrance walkway. Flanigan stated she inquired about the business and the applicant stated it is a virtual arts business and the items in the window are used for the business.

Casey Langan stated it appears to be used as storage not a business. Jim Kapellen stated this item can be tabled until either the applicant responds to the concern or appears at a future meeting.

Chris Lund noted he is not able to find the highest bid tuckpointing company on the internet.

Casey Langan/Ron Webb moved to table the façade grant application for 106 W Fulton St until the applicant can provide the following:

1. Proof that the tuckpointing company named is a legitimate business.
2. Address the concern that the building appears to be used for only storage.
3. Proof the business operating in the building is legitimate.

The motion passed on a 5/0 roll call vote.

Consider Façade Grant for 201 W Fulton: City Administrator Ramona Flanigan stated the applicant is requesting a façade grant for the replacement of the roof. The work has already been completed. The cost exceeded \$25,000 and the maximum Façade Grant is \$5,000.

Jim Kapellen stated he has wondered if the process is confusing. Do the applicants think they apply after the work is complete because that is when the grant funds are paid out? The next time the RDA advertises the program, attempts should be made to clearly stated the process.

A Chris Lund/Ron Webb motion to approve a façade grant for 201 W Fulton St for a roof replacement in a grant amount of \$5,000 passed on a 5/0 roll call vote.

Consider Façade Grant and Small ED Grant for 115 Henry St: City Administrator Ramona Flanigan stated the tuckpointing bids were not available for the meeting so there isn't an application for a façade grant.

The applicant wishes to modernize the electrical in the commercial portion of the building. Flanigan pointed out that interior improvements are eligible for the Small ED Grant program if they are improvements that can be used by any type of commercial used, not specific to only the current occupant's use.

Applicant Mr. Campbell stated the fire inspector found that there are open wires, the electrical is not up to code, and the exit lighting does not work. They have asked for additional outlets, changing out knob and tube wiring, and for additional junction boxes for freezer circuits.

A Chris Lund/Casey Langan motion to approve a Small ED Grant for 115 Henry St. for electrical upgrades for a grant amount of \$2,680 passed on a 5/0 roll call vote.

Consider Façade Grant and Small ED Grant increased incentives: City Administrator Ramona Flanigan stated the expenditure period of the Downtown TIF expires in May of 2022. Prior to this deadline, the RDA should discuss if it will offer one more improvement incentive campaign for the two grant programs. In addition, does the RDA wish to increase the incentives offered?

There needs to be a hard deadline on the grant approval date due to the TIF expenditure period. Flanigan stated approval of all expenditures, through both the RDA and Council, must be complete by April 2022. The work can be completed after this date and payments made later. Jim Kapellen

suggested promoting this program in November or December when contractors tend to be not as busy.

Chris Lund suggested making both programs a 50/50 cost sharing. Jim Kapellen suggested increasing the maximum payments to encourage building owners to do larger projects. Flanigan added the TIF is in a good financial position to afford the program.

Casey Langan asked why delay the promotion of the increase incentive? Flanigan agreed, if someone comes in today, they would get less of an incentive. Jim Kapellen stated he doesn't see any reason to wait. Everyone agreed to start the new incentive June 1, 2021.

A Chris Lund/Casey Langan motion to increase the incentives for both programs to a 50/50 match and increase the Façade Grant maximum from \$5,000 to \$10,000 and the Small ED Grant from \$3,000 to \$6,000 passed on a 5/0 roll call vote.

Being no other business before the RDA, a Ron Webb/Chris Lund motion to adjourn passed, all voted in favor.

Ramona Flanigan/ch
City Administrator

Adopted June 7, 2021