

# REDEVELOPMENT AUTHORITY MEETING

City Hall

12 Albion Street, Edgerton

Wednesday, October 9, 2019 at 6:30 P.M.

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday, October 4, 2019.
3. Consider approval of July 31, 2019 RDA meeting minutes.
4. Old Business:
5. New Business:
  - A. Consider façade grants
    1. 102 W Fulton St (C&M Printing)
    2. 115 N Henry St
  - B. Consider 2020 TIF #6 Budget
6. Public comments for persons desiring to be heard.
7. Set next meeting date and agenda items.
8. Adjourn.

cc: Commission Members                      All Council Members                      Department Heads  
City Engineer                                      Newspapers

**NOTICE:** If a person with a disability requires that the meeting be accessible or that materials at the meeting be in an accessible format, call the City Administrator's office at least 6 hours prior to the meeting to request adequate accommodations. Telephone: 884-3341.

“Notice is hereby given that a majority of the Common Council is expected to be present at the above scheduled noticed meeting to gather information about a subject over which they have decision-making responsibility. The only action to be taken at this meeting will be action by the Redevelopment Authority.”

**JULY 31, 2019 REDEVELOPMENT AUTHORITY MEETING MINUTES  
CITY OF EDGERTON**

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

Present: Chris Lund, Candy Davis, Jim Kapellen, Ron Webb, Kevin Slagg, and Terry Dickinson.

Excused: Jason Price

Absent: Jim Schultz.

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

Flanigan confirmed the meeting agendas were properly posted on Friday, July 26th at the Post Office, Edgerton Library and City Hall.

**MINUTES:** A Chris Lund/Candy Davis motion to approve the minutes from the June 5, 2019 Redevelopment Authority meeting as amended passed, all voted in favor.

**NEW BUSINESS:**

**Consider 2019 Flip Flop (Façade) Grants:** The RDA discussed a grant application from C&M Printing, 102 W Fulton St. City Administrator Flanigan stated the applicant applied and received a grant for the replacement of the cement feet on the columns on their building in the past. Due to the cost of the work, they did not have the work done.

Now, with the Flip Flop Grant program which increases the grant amount, C&M Printing has re-applied for this same work. The estimated cost is \$5,250 and the maximum grant amount would be \$3,150.

A Candy Davis/Ron Webb motion to approve a Flip Flop Façade Grant for 102 W Fulton St to replace the missing column bases in the amount of \$3,150 passed on a 6/0 roll call vote.

The next application is for Bonnie's Beauty Shop, 125 W Fulton St for the replacement of doors and painting. Kevin Slagg excused himself from the table while this application was being considered.

A Candy Davis/Chris Lund motion to approve a Flip Flop Façade Grant for 125 W Fulton St to replace doors and paint trim in the amount of \$1,280 passed on a 5/0/1 roll call vote. Kevin Slagg abstained from the vote.

Two applications were received for projects at 14 W Fulton St. The first was for adding air conditioning and replacing the furnace. City Administrator Flanigan stated, the RDA should consider where the A/C will be located and where it will drain.

The applicant is proposing to locate the A/C unit on the ground behind the building and behind a screened area. It will drain into the alley. The applicant has asked to go with the higher bid because the units are more efficient.

A Ron Webb/Candy Davis motion to approve a Flip Flop RD Grant to Arnhem LLC (Feels Like Home), 14 W Fulton St for the installation of an A/C unit and replacement of the furnace in the amount of \$3,000 passed on a 6/0 roll call vote.

The second application for 14 W Fulton St was submitted for replacement of windows and doors. The application will replace windows and window openings that are currently boarded over.

A Candy Davis/Chris Lund motion to approve a Flip Flop Façade Grant for Arnhem LLC, 14 W Fulton St for replacement windows, doors and trim in the amount of \$5,000 passed on a 6/0 roll call vote.

(Chair Kapellen clarified with Terry Dickinson that he has no economic interest in 1 W Fulton St., the Dickinson warehouse. Terry Dickinson confirmed he does not.)

City Administrator Flanigan stated an application was submitted for 1 W Fulton St. but there are unanswered questions about the application. The applicant states he wishes to replace 14 windows in the building but did not indicate which windows. In addition, the quotes provided were obtained several years ago.

The two quotes provide different scopes of work. One uses new frames and installs plexiglass in the frames. The basement windows would be filled in with treated plywood.

The second scope of work removes the windows and frames and replaces them with double hung, vinyl windows in the same size as the existing openings.

The petitioner stated he would probably go with the plexiglass alternative but is open to suggestions. The use of plexiglass and the filling in of the basement windows is a significant deviation from the recommended treatment of historic structures and would have to be approved by the Historic Commission. The RDA can also place conditions on the work to be completed.

Terry Dickinson stated there is an issue with stones being kicked up from the highway that have broken the windows so he understands the request to use plexiglass. The basement windows are half way underground so only the top end is seen from the outside. There have been discussions with the Historical Society as to what options are acceptable for these windows.

Jim Kapellen suggested waiting until after Tom Dickinson meets with the Historic Society to develop a more solid plan that they will accept. Ron Webb agreed the current application is overly broad.

A Jim Kapellen/Kevin Slagg motion to table the application for 1 W Fulton St until a better project plan is provided and to extend the Flip Flop Façade Grant deadline for this application passed on a 5/0/1 roll call vote. Terry Dickinson voted present on the motion.

The final application for 106 W Fulton St was received after the deadline. City Administrator Flanigan recalled the RDA had discussed being lenient on the deadline. In addition, the petitioner stated the application is late because he could not get contractors to call him back. Staff suggested he at least submit an application even though there were no quotes so the RDA is aware of his intent.

A Kevin Slagg/Terry Dickinson motion to table the Flip Flop Façade Grant application for 106 W Fulton St for window replacement, door replacement, trim work and tuck pointing until quotes are available passed on a 6/0 roll call vote.

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

Ramona Flanigan/ch  
City Administrator

Adopted October 9, 2019

# Memo

**To:** RDA  
**From:** Staff  
**Date:** 10/4/2019  
**Re:** October 9, 2019 Meeting

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**Application for a Facade Grant for 115 N Henry St:** The owner of 115 N Henry Street, Studio 115, is requesting approval of a facade grant to tuck point the building and rebuild the failing parapet wall. The applicant provided one quote for \$4,200. The applicant indicated that the work was an emergency and has been completed before approval of a façade grant. The applicant also is requesting access to the greater incentives of the Flip Flop grant indicating that she missed the deadline due to a serious medical condition. The maximum Flip Flop grant amount is \$2,520 and the maximum regular façade grant would be \$1,680.

**Application for a Facade Grant for 102 W Fulton St:** The owner of 102 W Fulton St, C&M Printing, is requesting approval of a façade grant to replace two large commercial windows on Henry St. The applicant provided two quotes with the low quote being \$1,745. The application was submitted well after the Flip Flop grant application deadline. The maximum Flip Flop grant would be \$1,047 and the maximum regular grant would be \$698.

**2020 Budget:** Attached is the draft 2020 budget. The budget includes funds for the façade program and increased funding for engineer, planning, and streetscaping as the RDA will be planning for downtown improvement projects such as lighting and street trees before the TIF expenditure period expires in 2022.

**City of Edgerton  
TIF #6 - Downtown (New)  
2020 Budget**

Acct No	Account Description	2018 Actual	2019 9 Month Actual	2019 Projected	2019 Budget	2020 Proposed
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**TAX INCREMENTAL DISTRICT CAPITAL PROJECTS FUND 406**

**EXPENDITURES**

406-57120-820	GENERAL ADMINISTRATIVE	5,927	3,757	5,000	10,000	5,000
406-57121-820	LEGAL	1,336	1,449	1,449	500	1,000
406-57125-820	BUSINESS RECRUITMENT INCENTIVE	215,656	24,704	132,704	124,173	121,137
406-57311-820	GENERAL ENGINEERING	9,360	35,279	2,000	1,000	5,000
406-57330-820	STREET CONSTRUCTION	8,860	-	-		
406-57344-820	STREETSCAPING		-	-		5,000
406-57410-820	OTHER CAPITAL IMPROVEMENTS	16,780	3,902	3,902		
406-57611-820	DEPOT	-	-	-		
406-57630-820	PLANNING	-	1,515	1,515		2,000
406-57700-820	LAND/PROPERTY PURCHASE	-		250,000		
406-57723-820	WAREHOUSE DEVELOPMENT	-				
406-57726-820	LAWTON STREET/407 N MAIN	2,625	34,000	220,000	5,000	-
406-57727-820	SIGN PROGRAM	-		-		-
406-57728-820	CITY HALL PARKING LOT	-		-		-
406-57729-820	12 WEST FULTON STREET	-		-	-	-
406-56700-740	LOSS ON SALE OF PROPERTY	-	-	-	-	-
406-58100-820	TRANSFER TO GENERAL FUND	-	-	-	-	-
406-59100-820	DEBT ISSUANCE COSTS	-	-	-	-	-
406-59300-820	TRANSFER TO DEBT SERVICE	-	-	-	-	-
<b>TOTAL T.I.D. #6 EXPENDITURES</b>		<b>260,544</b>	<b>104,606</b>	<b>616,570</b>	<b>140,673</b>	<b>139,137</b>

**REVENUES**

406-41120	TAX INCREMENTS	432,245	466,411	466,411	444,578	467,000
406-43430	EXEMPT COMPUTER AID	2,358	2,415	2,415	2,428	2,415
406-43431	PERSONAL PROPERTY AID		1,308	1,308		1,300
406-43510	STATE AID - SAG GRANT	-			-	-
406-43520	STATE AID - WEDC GRANT	-		150,000	-	-
406-48111	INTEREST ON INVESTMENTS	-			-	-
406-48115	INTEREST ON LOANS	-			-	-
406-48211	RENT OF CITY PROPERTY	-			-	-
406-48310	SALE OF CITY PROPERTY	-			-	-
406-48510	REIMBURS PROJECT COSTS	-			-	-
406-49125	FULTON SQUARE MORTGAGE	6,937	1,253	1,253	-	-
406-49130	INCREMENT BASED PAYMENTS	6,270		6,000	6,000	6,000
406-49104	TRANSFER FROM 400 CPF	-		-	-	-
	FUND BALANCE APPLIED	-			-	-
<b>TOTAL T.I.D. #6 REVENUES</b>		<b>447,810</b>	<b>471,387</b>	<b>627,387</b>	<b>453,006</b>	<b>476,715</b>