

REDEVELOPMENT AUTHORITY MEETING

City Hall

12 Albion Street, Edgerton

Monday, July 20, 2020 at 6:00 P.M.

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday, July 17, 2020.
3. Elect Chair and Vice Chair.
4. Consider approval of October 9, 2019 RDA meeting minutes.
5. Old Business:
6. New Business:
 - A. Consider Small ED grant for 13 Swift Street.
 - B. Consider façade grant for 13 Swift Street.
7. Public comments for persons desiring to be heard.
8. Set next meeting date and agenda items.
9. 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."

**OCTOBER 9, 2019 REDEVELOPMENT AUTHORITY MEETING MINUTES
CITY OF EDGERTON**

Jim Kapellen called the meeting to order at 6:30 p.m.

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

Absent: Jim Schultz, Terry Dickinson, and Jason Price.

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

Flanigan confirmed the meeting agendas were properly posted on Friday, October 4th at the Post Office, Edgerton Library and City Hall.

MINUTES: A Candy Davis/Ron Webb motion to approve the minutes from the July 31, 2019 Redevelopment Authority meeting as amended passed, all voted in favor.

NEW BUSINESS:

Consider Façade Grants: The RDA discussed a grant application from C&M Printing, 102 W Fulton St. City Administrator Flanigan stated the applicant wishes to replace two commercial windows facing Henry Street. There are two quotes with the lowest quote in the amount of \$1,745.

The application was submitted well after the Flip Flop grant application deadline. The RDA should discuss if they wish to grant a Flip Flop grant in the amount of \$1,047 or a regular Façade Grant in the amount of \$698.

Jim Kapellen stated he supports giving the Flip Flop grant to encourage participation. Kevin Slagg stated if the RDA continues to extend the Flip Flop program what good is a deadline. One of the late applicants did the same thing when the last 60% grant program was offered. Candy Davis noted that when the Flip Flop program was originally discussed, the RDA agreed they wanted to be flexible on the deadline.

Chris Lund asked how long the TIF 6 expenditure period lasts. City Administrator Flanigan stated the expenditure period ends in 2022, and the TIF is in good financial shape.

A Chris Lund/Candy Davis motion to approve a Flip Flop Façade Grant for 102 W Fulton St to replace two commercial windows on Henry St for a maximum grant amount of \$1,047 passed on a 5/0 roll call vote.

City Administrator Flanigan stated the owner of 115 N Henry St, Studio 115, is requesting approval of a façade grant to tuck point the building and rebuild the failing parapet wall. One quote was provided in the amount of \$4,200. The work was an emergency and has been completed before approval of a façade grant.

The applicant missed the Flip Flop grant deadline due to a serious medical condition. She is asking the RDA to consider giving her access to the greater incentive.

A Candy Davis/Ron Webb motion to approve a Flip Flop Grant to 115 N Henry St for tuck pointing the building and rebuilding the parapet wall for a maximum grant amount of \$2,520 passed on a 5/0 roll call vote.

2020 BUDGET: City Administrator Flanigan reviewed the draft 2020 TIF 6 Budget with the RDA. She again noted that the TIF expenditure period ends in 2022 and encourage the RDA to be proactive in funding projects before the funds are no longer available.

One program that has been discussed is the replacement of the Ash Trees in the downtown. The Emerald Ash Bore disease has affected some of these trees and continues to spread to others. The RDA should consider using these funds to remove and replace these trees while the funds are available. The City is in contact with the DNR to determine the best means for removing the trees and stumps.

In addition, the TIF funds may be used for the replacement of benches, replacing the street lights to LED lights, and/or replacing any broken or missing bricks. Jim Kapellen asked the members to watch for any additional downtown improvements they may find and bring the ideas back to the RDA.

City Administrator Flanigan stated the expenses for the downtown improvements are not in the 2020 budget. The proposed budget includes the usual items that have been included in the past.

Candy Davis asked if there are any improvement that are needed at the Depot that may be included. The RDA thought this was a good thing to look into.

Kevin Slagg recommended replacing the warning cross walk pads with metal. They last longer than the concrete.

A Kevin Slagg/Candy Davis motion to approve the 2020 TIF 6 Budget passed on a 5/0 roll call vote.

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

Ramona Flanigan/ch
City Administrator

Adopted March 18, 2020

Memo

To: RDA
From: Staff
Date: 7/16/2020
Re: July 20, 2020 Meeting

Application for a Small ED and a Façade Grant for 13 Swift St: The owner of 13 Swift Street (Pit Stop), is requesting approval of a Small ED grant to upgrade the existing upstairs apartment. The total cost of the project is \$39,550 of which much of the work is not eligible for the program. Those components that are eligible are: 5 new windows (\$1,515 plus \$1,600 for installation); new electrical panel (\$3,500); and installation of central heating and ducting that does not currently exist (\$2,500). The applicant provided one quote. The maximum grant for the Small ED grant (electrical and heating) is \$2,400 and the maximum for the Façade Grant (windows) is \$606 and if professionally install, an additional \$640.