

REDEVELOPMENT AUTHORITY MEETING

City Hall

12 Albion Street, Edgerton

Monday, October 19, 2020 at 6:00 P.M.

NOTE: PER EMERGENCY ORDER - FACE COVERINGS ARE REQUIRED

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday, October 16, 2020.
3. Approve September 21, 2021 meeting minutes.
4. Old Business:
 - A. Consider façade grant for 1 W Fulton Street (Dickinson Warehouse).
5. New Business:
 - A. Consider Façade grant for 116 W Fulton Street (2 Brothers Bar)
 - B. Consider 2021 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."

**SEPTEMBER 21, 2020 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, Ron Webb, and Kevin Slagg.

Absent: 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, September 18th at the Post Office, Edgerton Library and City Hall.

MINUTES: A Ron Webb/Chris Lund motion to approve the minutes from the August 17, 2020 Redevelopment Authority meeting passed on a 6/0 roll call vote.

NEW BUSINESS:

Consider Façade Grant for 4 W Fulton: City Administrator Flanigan stated the applicant has replaced the awning on the building and the Historic Commission has approved it. The actual cost is \$1,772.40.

Casey Langan requested that in future staff reports it notes whether the Historic Commission chair or the members of the Historic Commission approved the project. Staff will do their best to note this.

A Chris Lund/Ron Webb motion to approve a façade grant for 4 W Fulton for an awning replacement for a grant amount of \$708.96 passed on a 6/0 roll call vote.

Consider Façade Grant for 1 W Fulton: City Administrator Flanigan stated the applicant is requesting approval of a façade grant to replace approximately 13 - 23 of the worst windows. Two bids were presented: one replacing 13 windows with custom built wood sashes and using glass; and the other replacing 23 windows with wood sashes, using plexiglass, and the basement windows would be filled with plywood.

The property owner wishes to proceed with the first option (none of these windows are in the basement) and complete the entire window replacement in 3 – 4 phases. He may request funding for these future phases. The Historic Commission has not met to review this project.

Jim Kapellen stated he would like to see what type of windows are being used. He would prefer they use commercial windows. Kevin Slagg added the windows should be energy efficient for the long-term use of the building.

Jim Kapellen suggested a joint RDA and Historic Commission meeting be scheduled to gather more information on both types of windows (glass) being proposed, and the number of future phases. Kevin Slagg added he would like to see a window sample at that meeting.

A Jim Kapellen/Ron Webb motion to postpone the decision on the façade grant application for 1 W Fulton Street until a joint meeting with the Historic Commission can be scheduled and more information provided, passed on a 6/0 roll call vote.

Consider Façade Grant for 351 W Fulton: City Administrator Flanigan stated the applicant is requesting a façade grant to tuck point the building at 351 W Fulton Street. The tuck pointing is partially for securing the parapet walls along with other needed areas.

A Chris Lund/Kevin Slagg motion to approve a façade grant for 351 W Fulton Street for tuck pointing in a grant amount of \$4,120 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 19, 2020

Memo

To: RDA
From: Staff
Date: 10/15/2020
Re: October 19, 2020 Meeting

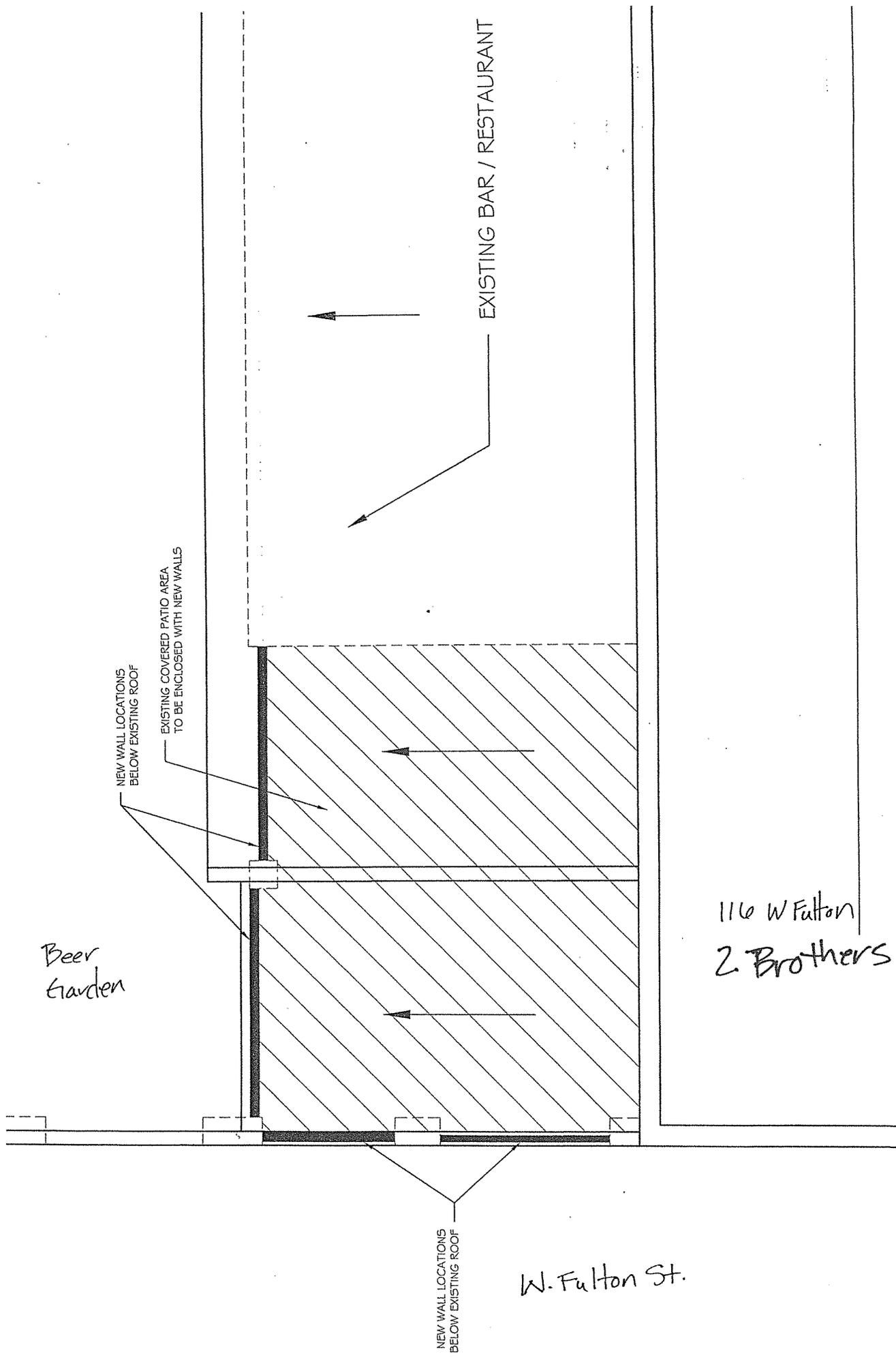
1 W Fulton St: The owner of 1 W Fulton Street, Tom Dickinson, is requesting approval to replace approximately 13 of the worst windows (there are 28 total in the building). The replacement windows will be custom built wood sashes with single pane glass (some may have original glass). The sashes will look almost identical to the existing sashes but will be fixed (not operational). The work includes frame repair as needed. None of the windows in this phase are basement windows.

The Historic Commission has issued a Certificate of Appropriateness.

The petitioner plans to complete the project in 3-4 phases and may request funding for future phases. The cost of this phase is \$12,500. The petitioner first applied for this project under the Flip Flop grant and is requesting the higher grant amount. The maximum regular grant amount would be \$5,000 and the maximum Flip Flop grant would be \$7,200.

Application for a Facade Grant for 116 W Fulton St: The owner of 116 W Fulton Street (2 Brothers) is requesting approval of a facade grant to enclose a portion of the beer garden. The estimated cost of the project is approximately \$35,000. The maximum for the Façade Grant is \$5,000.

2021 Budget: The 2021 budget includes funding for the facade program and replacement of crosswalks and street trees.



Beer Garden

NEW WALL LOCATIONS BELOW EXISTING ROOF

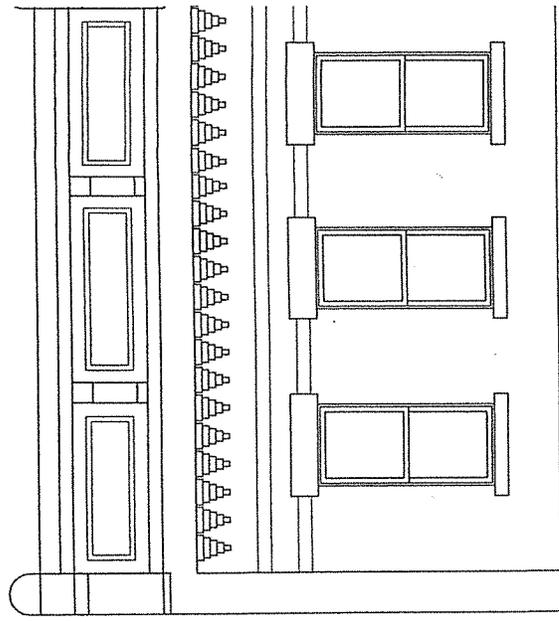
EXISTING COVERED PATIO AREA TO BE ENCLOSED WITH NEW WALLS

EXISTING BAR / RESTAURANT

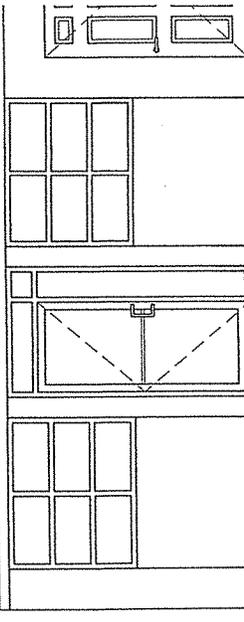
116 W. Fulton
Z. Brothers

W. Fulton St.

NEW WALL LOCATIONS BELOW EXISTING ROOF



2 BROTHERS

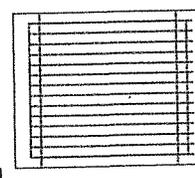
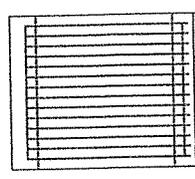
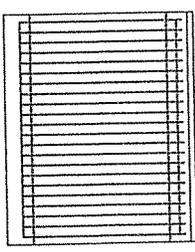
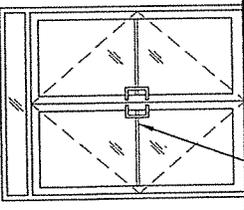
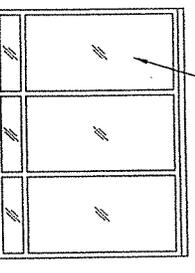


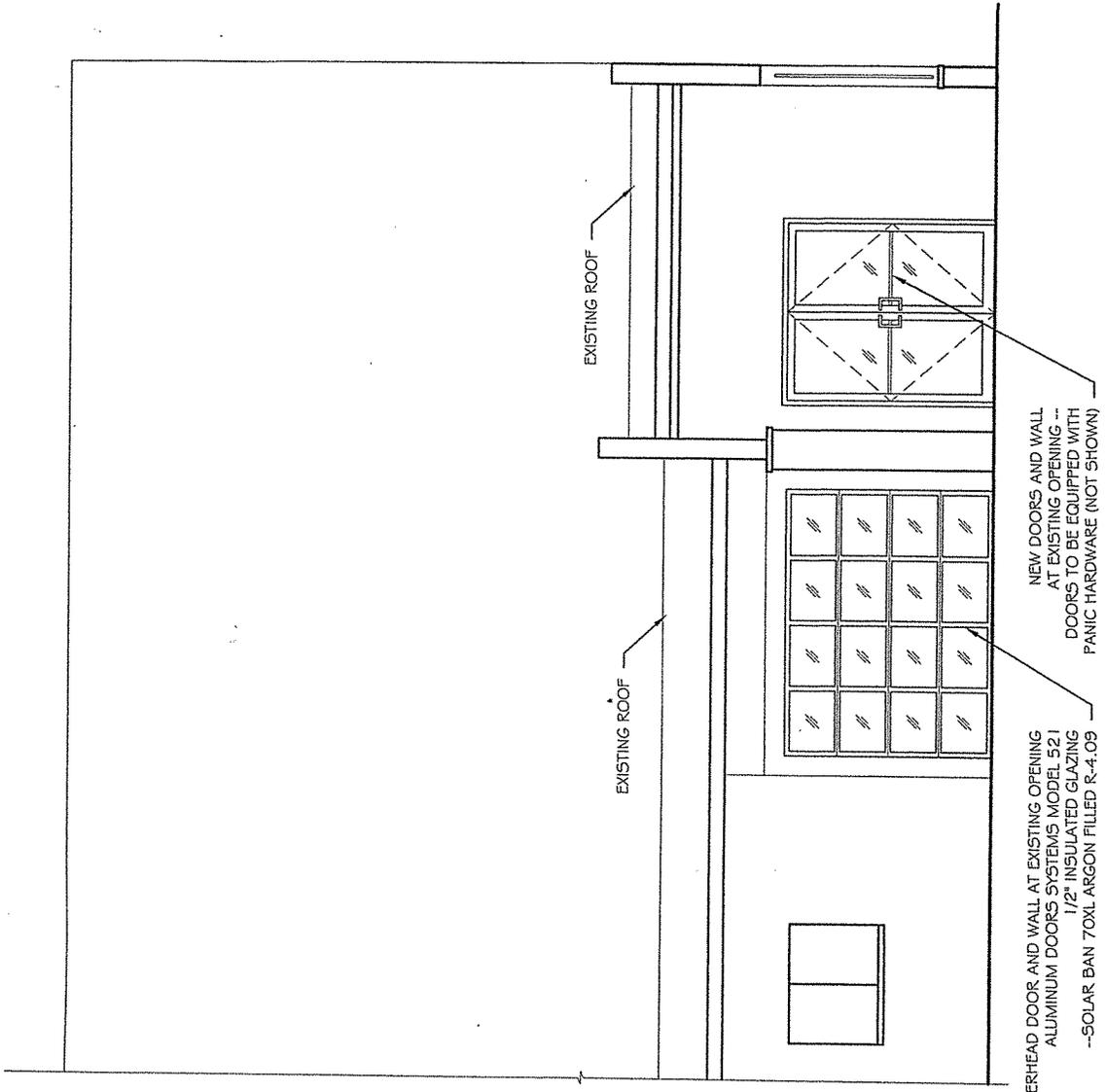
NEW "STOREFRONT" WINDOWS
AT EXISTING MASONRY OPENING--
LOW-E ARGON FILLED GLASS WITH
THERMALLY BROKEN ALUMINIUM FRAME

NEW DOORS AT EXISTING MASONRY OPENING --
TO BE EQUIPPED WITH PANIC HARDWARE (NOT SHOWN)



SOUTH ELEVATION (STREET) (R)
From Fulton St.
SCA 2019/C





10 WEST ELEVATION (COURTYARD) (REMODEL)
A3

SCALE: 1/4" = 1'-0"
2019/DRAWINGS.DWG
DATE:

City of Edgerton
TIF #6 - Downtown (New)
2021 Budget

Acct No	Account Description	2019 Actual	2020 9 Month Actual	2020 Projected	2020 Budget	2021 Proposed
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TAX INCREMENTAL DISTRICT CAPITAL PROJECTS FUND 406

EXPENDITURES

406-57120-820	GENERAL ADMINISTRATIVE	6,673	3,472	5,000	5,000	5,000
406-57121-820	LEGAL	1,857	810	810	1,000	1,000
406-57125-820	BUSINESS RECRUITMENT INCENTIVE	137,515	11,584	130,000	121,137	125,000
406-57311-820	GENERAL ENGINEERING	1,656	110	110	5,000	5,000
406-57330-820	STREET CONSTRUCTION	-				
406-57344-820	STREETSCAPING	-	34,059	34,559	5,000	35,000
406-57410-820	OTHER CAPITAL IMPROVEMENTS	8,576	4,675	7,525		60,000
406-57611-820	DEPOT	-				
406-57630-820	PLANNING	1,515	190	190	2,000	2,000
406-57700-820	LAND/PROPERTY PURCHASE	-				
406-57723-820	WAREHOUSE DEVELOPMENT	-				
406-57726-820	LAWTON STREET/407 N MAIN	201,443	55,639	320,389	-	-
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	-	-	-	-	-
TOTAL T.I.D. #6 EXPENDITURES		359,235	110,539	498,583	139,137	233,000

REVENUES

406-41120	TAX INCREMENTS	466,411	452,165	452,165	467,000	452,000
406-43430	EXEMPT COMPUTER AID	2,415	2,415	2,415	2,415	2,415
406-43431	PERSONAL PROPERTY AID	1,308	7,651	7,651	7,651	7,600
406-43510	STATE AID - SAG GRANT	-	-	14,750	-	-
406-43520	STATE AID - WEDC GRANT	134,832			-	-
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	1,000	2,587	2,587	-	-
406-49125	FULTON SQUARE MORTGAGE	3,415			-	-
406-49130	INCREMENT BASED PAYMENTS	7,409		8,227	6,000	6,000
406-49104	TRANSFER FROM 400 CPF	-	-	-	-	-
	FUND BALANCE APPLIED	-	-	-	-	-
TOTAL T.I.D. #6 REVENUES		616,790	464,818	487,795	483,066	468,015