

REDEVELOPMENT AUTHORITY MEETING

City Hall

12 Albion Street, Edgerton

Wednesday, July 31, 2019 at 6:00 P.M.

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday, July 26, 2019.
3. Consider approval of June 5, 2019 RDA meeting minutes.
4. Old Business:
5. New Business:
 - A. Consider Flip Flop (Façade) grants
 1. 102 W Fulton St (C&M Printing)
 2. 125 W Fulton St (Bonnie's Beauty Shop)
 3. 14 W Fulton St HVAC (Feels Like Home)
 4. 14 W Fulton St Windows (Feels Like Home)
 5. 1 W Fulton St (Dickinson)
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."

**JUNE 5, 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, and Kevin Slagg.

Excused: Jason Price

Absent: Terry Dickinson, and Jim Schultz.

Others Present: City Administrator Ramona Flanigan

Flanigan confirmed the meeting agendas were properly posted on Friday, May 31st at the Post Office, Edgerton Library and City Hall.

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

A Candy Davis/Ron Webb motion to elect Chris Lund as Vice Chair passed on a 5/0 roll call vote.

MINUTES: A Ron Webb/Candy Davis motion to approve the minutes from the April 1, 2019 Redevelopment Authority meeting as amended passed, all voted in favor.

OLD BUSINESS:

2019 Grant Program: At the last meeting, the RDA supported providing a 2019 grant program that offers a 60% match for properties in TIF #6. Flanigan presented draft flyer for the program called "Flip Flop Grant". The name was created because the grant amounts that the city would pay was flipped with the amount the applicant would pay.

The maximum project cost eligible for funding will be \$5,000 for exterior work and \$3,000 for building code related interior projects. The application deadline will be July 5, 2019 with work to be completed by November 30, 2019.

A Candy Davis/Chris Lund motion to approve the Flip Flop Grant program passed on a 5/0 roll call vote.

Staff will mail the grant flyer out to property owners in TIF #6 this week.

Being no other business before the RDA, a Jim Kapellen/Candy Davis motion to adjourn passed, all voted in favor.

Ramona Flanigan/ch
City Administrator

Adopted July 31, 2019

Memo

To: RDA
From: Staff
Date: 7/26/2019
Re: July 31, 2019 Meeting

Application for a Facade Grant for 125 W Fulton St: The owner of 125 W Fulton Street, Bonnies Beauty Shop, is requesting approval of a facade grant to replace doors and paint trim white. The applicant provided one quote for \$2,134. The maximum grant amount is \$1,280.00. The doors will be made of steel and will be light gray or white (storm doors will be white)

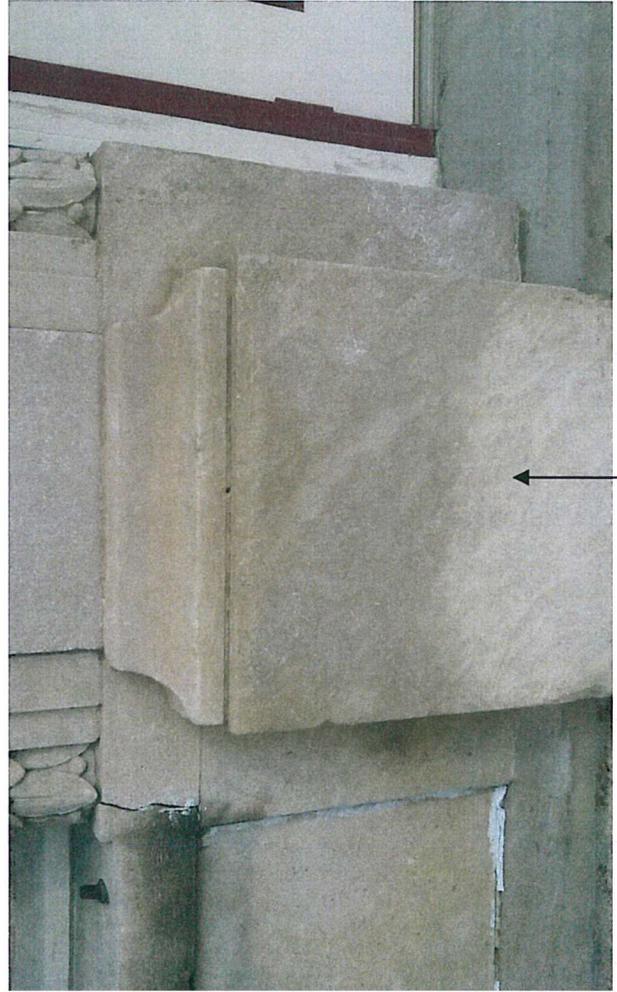
Application for a Facade Grant for 102 W Fulton St: The owner of 102 W Fulton St, C&M Printing, is requesting approval of a facade grant to replace the missing masonry column bases. The applicant provided two quotes with the low quote being \$5,250. The maximum grant would be \$3,150.

Application for a Small Ed Fund Grant for 14 W Fulton St (HVAC): The owner of 14 W Fulton Street, Arnhem LLC (Feels Like Home), is requesting approval of a Small Ed Fund grant to replace the AC and furnace. The building currently does not have AC. The AC unit will be placed on the ground behind the building and behind a wooden fence. The applicant provided two quotes for \$7,917 and \$7,995. The owner wishes to go with the higher bid as it is slightly more efficient. The maximum grant amount is \$3,000.

Application for a Facade Grant for 14 W Fulton St (windows and door): The owner of 14 W Fulton Street, Arnhem LLC (Feels Like Home), is requesting approval of a facade grant to replace 5 rear windows, a rear door, and paint trim. The windows will fill the original window opening and preserve the masonry arches. The door will be made of steel and painted a color that is in the approved historic color pallet. The windows will be made of vinyl. The windows and trim will be white. The applicant provided two quotes with the low quote of \$9,850. The maximum grant amount is \$5,000.

Application for a Facade Grant for 1 W Fulton St: The owner of 1 W Fulton Street, Tom Dickinson, is requesting approval of a facade grant to replace 14 windows on the main floor of the building. Staff is seeking additional information about the proposal and will provide it at the meeting if it is available.

102 W. Fulton



The first part of this project was to replace deteriorated front step, which we have submitted with this plan project.

Part 2 is to have new column bases molded and installed in 3 spots where they have broken over the years (photo's show the 2 that are still in place and the 3 spots where they are missing).

Part 3 (photo's on next page) is to have cracks repaired and to mortar loose joints in the decorative façade on the front and side of the building.

Two estimates are attached, if possible we would like to get this project completed in 2018.

Kikonong Construction
 Charles Keller
 64 Fairfield Cir
 Edgerton, WI 53534
 608-449-0528. Kkel56@charter.net

QUOTE

Bonnie's Beauty Shop
 Bonnie Slagg
 125 W Fulton St
 Edgerton, WI 53534

Quote # 0000001

Quote Date 06/23/2019

Item	Description	Unit Price	Quantity	Amount	
Service	Remove and replace front and rear entry and storm doors at beauty shop.				
Product	1.) 36" hinge right entry door with full glass, painted per color form Master Craft door. 2.) 36" hinge left entry door with full glass painted per color form Master Craft door 3.) 2- 6" storm-screen combo (Larson) with self storing screens in * white and keyed 4.) Trim interior and exterior to customers satisfaction 5.) Add \$75.00 to bid for new locking knobs 6.) Miscellaneous trim and nails				
	Materials supplied per Nelson-Young Lumber	1474.00	1.00	1,474.00	
	Labor	610.00	1.00	610.00	
<p><u>NOTES:</u> Bid good for 60 days. 6/23/2019</p> <p>Please sign and return</p> <p>_____</p> <p>Bonnie Slagg. Date</p>					
				Subtotal	2,084.00
				Total	2,084.00
				Amount Paid	0.00
				Quote	\$2,084.00

FAÇADE AND SIGN IMPROVEMENT APPLICATION

Note: You may apply to be considered for the grant and loan program.

*For instance if you checked the box indicating an application for the façade improvement grant and loan programs, you would first be considered for the grant program, if not awarded funding for the grant program, you will be considered for the loan program.

Application for:

Façade Improvement Grant Program only

Sign Improvement Grant Program

Applicant Name ARNHEM LLC

Address 14 W Fulton st Edgerton WI 53534

Property Owner ARNHEM LLC c/o JOSEPH VAN RUYVEN member
(If different from applicant) 2886 WAUBESA AVE MADISON WI 53711

Applicant Telephone 608-345-7261 Fax _____ E-mail jdvr properties@gmail.com

Location of Property 14 W Fulton st
(If different from above address)

Part I: Scope of Project

Please check any of these items that will be improved in your proposed project. The "other" category below allows you to include items that may not be listed. Please elaborate on any of these items in the blank area below as appropriate.

- Replace awnings _____
- Repaint trim _____
- Replace windows _____
- Replace signage _____
- Replace siding _____
- Replace/renovate doors _____
- Masonry work _____
- Paint building exterior _____
- Other FURNACE + AC



Part II: Value to Downtown

Describe the value of the project to the Downtown. Include statements and documentation of previous investments you have made in the property for which you are applying. How will this project improve the overall image of Downtown.

Well MAINTAINED BUILDINGS IN THE MIDDLE of TOWN
Newly update HVAC SYSTEM will improve
BUSINESS OPERATION DOWNTOWN. CURRENTLY NO
AIR CONDITIONING IN THE BUILDING
IMPROVEMENTS MADE: BRAND NEW RUBBER ROOF ON ENTIRE BUILDING
NEW WINDOW'S IN THE FRONT of BUILDING
~~WOOD~~ Sanded and REFINISHED HARD WOOD FLOOR

Part III: Property Location

Describe the location of the property. Include statements about the property's visibility or coordinated efforts with neighboring properties to do improvements. Explain why the property's location is important to the Downtown.

Middle of the First Block of W. FULTON ST.
ACROSS FROM RAIL STATION AND parking lot
HIGH VISIBILITY AND WHEN WORK IS (AND WAS DONE) done
ORIGINAL design will be followed

Project Costs

Estimated Total Project Cost \$7995.00
(Please complete budget worksheet on next page)

*Maximum Sign Request = Total project cost x 0.5

Sign request _____

**Maximum Grant Request = Total project cost x 0.60
(Maximum grant request cannot exceed ~~\$5,000~~ 3000)

Grant request 3,000

*Sign applicants must provide a minimum of 50% of the total project cost.

**Grant applicants must provide a minimum of 60% of the total project cost.





Joseph VanRuyven
 14 W Fulton st
 Edgerton, WI 53534
 (m)608-201-2054
 Email: josephvanruyven@gmail.com

July 1, 2019

Upgrade from current single stage unit:

High-Efficiency Dual-Stage Furnace Upgrade Selection:

Bryant - "Preferred" Series Two-Stage Gas Furnace/up to 96.2%AFUE Rating.....\$ 7995.00

- **Energy-Efficient, Two-Stage Heating Performance - It's like getting two furnaces in one!**
 - Two-Stage Burner Automatically Adjusts to Accommodate Changing Weather Conditions
 - Automatically Adjusts Output to Produce Only Amount of Heat Needed
 - Low-fire in moderate weather; High-fire for severe cold
 - Economical Unit Performance (with respect to both gas AND electrical usage)
- **Basic ECM Circulation Blower; Two-Speed Inducer Motor; Two-Stage Gas Valve; Self-Diagnostic**
 - Efficient, Comfortable & Quiet Air Delivery Due to an Energy-Saving, DC Controlled Blower Motor
 - Provides Better Cooling System Performance (due to efficient fan performance)
 - Provides More Consistent Heating Performance (reduces drafts & temperature swings)
- **Compact Cabinet Height for a Variety of Installation Configurations; Multi-Poise Chassis**
- **US "Energy-Star" Approved / US "Green-Seal" Certified**
- **Additional Benefits:**
 - **Ten Year Furnace Parts Warranty (w/proper registration); One Year Repair Labor Warranty**
 - **Lifetime Limited Heat Exchanger Warranty (w/proper registration)**
 - **Qualifies for \$125.00 WI Focus on Energy "Cash-Back Reward" (>95% AFUE; ECM blower motor)**
 - **May Qualify for Additional WFOE "Enhanced" Rewards (based upon income; call 800.762.7077 for details; requires personal financial information)**
- >>> **Highly Recommended Choice - Best Overall Comfort, Value & Performance <<<**
- **Aspects of Custom Installation Features:**
 - Removal & Recycling of Existing Furnace & Unused Sheet Metal Components
 - Custom Fabricated Sheet Metal Adaptations as Needed
 - Modify Ducting to Attempt to Improve Airflow to Upper Level (Provide Ductwork Balancing)
 - Gas, Electric, Drain & Venting Connections as Needed
 - Labor, Materials & Hardware as Needed for Complete Installation
- **High Performance Air Filter w/One-Piece Replacement Cartridge.....Included**
 - Better Filtration Means Greater Efficiency, Healthier Air & Cleaner Equipment
 - Much Better Performance & Accessibility than Existing Filter; Front Load Cabinet w/ Access Panel
 - Easy-to-Change Air Filter Element; Replacement Only Needed About Once-a-Year
- **Aprilaire - Digital, Programmable Thermostat Control.....Included**
 - Attractive, State-of-the-Art Design w/Backlit Display; Standard "AA" Size Battery Backup
 - Better Accuracy; Quicker Response Than Standard Thermostat Controls
 - Basic 5/2 Day Programming w/Manual Override Feature
 - Manual Fan Switch for Convenient Blower Operation for Enhanced Circulation



"Your Trusted Name in Comfort Since 1936"

- **Bryant - Legacy - Puron Central Air Conditioner InstallationIncluded**
 - Central air conditioner is 13 SEER - over 30% more efficient than your current unit
 - Central air conditioner uses the new environmentally friendly refrigerant rather than the soon to be phased out Freon
 - Necessary parts and labor for a professional and complete installation
 - Removal and disposal of the old central air conditioner equipment
 - Reclaiming and recycling of the old refrigerant
 - Cased, Insulated, all aluminum indoor cooling coil with a thermal expansion valve - Will match your furnace perfectly!
 - It will be installed and sealed into the existing furnace ducting
 - Custom sheet metal work to adapt indoor cooling coil to the existing sheet metal ducting
 - Properly adjust the blower speeds on the furnace to match the central air conditioner needs
 - Level / Raise / Pitch the base for the central air conditioner
 - Utilize the outside disconnect electrical box and wiring from the main circuit box to the a/c
 - New Drain Lines - Refrigerant Filter Drier
 - Refrigerant line set modifications from the outdoor unit to the indoor unit
 - 10-year parts warranty - 10-year compressor warranty- First-year service/labor

Cooling System Note: The federal government has imposed (3) laws affecting cooling systems. In January, 2006, the minimum efficiency rating of a cooling system graduated from a 10 SEER performance rating to 13 SEER. In January 2010, all manufacturers stopped producing equipment incorporating R-22 or "Freon", and now use an "environmentally-friendly" refrigerant such as R-410a or "Puron". This new refrigerant has been used in our equipment since 1996. In 2020, the production of all HCFC refrigerant R-22/Freon will cease to be available for repair or service purposes.

HVAC System Fan Regulations Note: The federal government has imposed a law affecting HVAC system blower fans. In July 2019, the minimum efficiency rating of a blower fan must comply with the Department of Energy (DOE) Fan Efficiency Rating (FER) requirements. This type of blower fan incorporates significantly lower levels of electrical power consumption and is designed to increase lifetime energy-savings of residential heating and cooling product operation.

Payment Terms: 50% Down; Balance Due Upon Completion
No Sales Tax to be Added
(Service charge of 1.5% per month on unpaid balance)

Notice of Lien Rights

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS MORTGAGE LENDER, IF ANY. BUILDER AGREES TO COOPERATE WITH THE OWNER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID. ALL LEGAL EXPENSES INCURRED IN AN EFFORT TO SATISFY PAYMENT OF THIS CONTRACT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

Customer Acceptance: _____ Date: _____ Installation: _____

Contractor Authorization: Daniel J. McCue Jr. Date: 7/11/19 Expiration: 7/21/19

4100 N. Newville Rd.
Janesville, WI 53545
608.752.6610
danielmccuejr@albeyers.com

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Address 14 W FULTON ST Edgerton WI 53534

Property Owner ARNHEM LLC c/o Joseph VAN RUYVEN HENNER
(If different from applicant) 2886 WALBESA AVE MADISON WI 53711

Applicant Telephone 608-345-7261 Fax _____ E-mail JOLVR PROPERTIES @GMAIL.COM

Location of Property 14 W FULTON ST Edgerton WI 53534
(If different from above address)

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Replace awnings _____

Repaint trim X

Replace windows X

Replace signage _____

Replace siding _____

Replace/renovate doors X

Masonry work _____

Paint building exterior _____

Other FRINT WINDOWS + FRAME



Part II: Value to Downtown

Describe the value of the project to the Downtown. Include statements and documentation of previous investments you have made in the property for which you are applying. How will this project improve the overall image of Downtown.

IT would GREATLY improve THE appearance of THE downtown. THE CURB appeal would show A well maintained and freshly painted windows + EXIT door
PRIOR improvements: New RUBBER ROOF ON ENTIRE Building
NEW FRONT WINDOWS AND PAINTED FRAM
Hardwood FLOOR Sanded + re FINISHED

Part III: Property Location

Describe the location of the property. Include statements about the property's visibility or coordinated efforts with neighboring properties to do improvements. Explain why the property's location is important to the Downtown.

THE property is IN THE middle of THE first block ON FULTON ST. Directly ACROSS THE TRAIN depot AND parking. VERY exposed AND visible.

Project Costs

Estimated Total Project Cost \$9,850.⁰⁰
(Please complete budget worksheet on next page)

*Maximum Sign Request = Total project cost x 0.5

Sign request _____

**Maximum Grant Request = Total project cost x ^{0.60}~~0.40~~
(Maximum grant request cannot exceed \$5,000)

Grant request 5,000.⁰⁰

*Sign applicants must provide a minimum of 50% of the total project cost.

**Grant applicants must provide a minimum of 60% of the total project cost.









Proposal

All AROUND CONTRACTING LLC
P.O. BOX 692
STOUGHTON WI 53589

PROPOSAL NO.
SHEET NO.
DATE 7-1-2019

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME ARNHEM LLC	ADDRESS 14 W FULTON ST.
ADDRESS 14 W. FULTON ST	Edgerston WI 53534
Edgerston WI 53534	DATE OF PLANS
PHONE NO. 608-345-7261	ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of _____

Replacing: 2 Special High - Special order Windows 92H x 37 1/4W
2 Special order Windows 77 1/2 H x 30 1/2 W
1 Window 66 H x 27 1/2 W
1 Special order extra wide exterior door 82H x 42W

Scope of Work; Demo old Windows and exterior door. Replace all wood not structurally sound. Remove Burglarly Bars from window and re-install them back in front of new windows.

All window frames and wood will be primed with high quality exterior primer and 2 coats of high quality exterior paint

Current design of window will be preserved (Arch etc) and all opening will be sealed and caulked with high quality material.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Nine Thousand Eight Hundred Fifty Dollars (\$ 9,850.00) with payments to be made as follows.

50% down - 50% AT completion + inspection

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted All AROUND CONTRACTING LLC

Per _____

Note — this proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Signature _____

Date _____