

**DECEMBER 16, 2015 REDEVELOPMENT AUTHORITY MEETING MINUTES
CITY OF EDGERTON**

Chair Kapellen called the meeting to order at 5:30 p.m.

Present: Chris Lund, Candy Davis, Dave Kotwitz, Jim Kapellen, Kevin Slagg and Terry Dickinson.

Not Present: Larry Midtbo, and Jim Schultz.

Others Present: City Administrator Ramona Flanigan, Utility Director Randy Oren and Alderperson Lyle Maves.

Flanigan confirmed the meeting agendas were properly posted on Friday, December 11th at the Post Office, Edgerton Library and City Hall.

MINUTES: A Dickinson/Kapellen motion to approve the November 18, 2015 Redevelopment Authority meeting minutes passed, all voted in favor.

NEW BUSINESS:

ED Grant for 102 W. Fulton St: Flanigan stated this is for structural repairs to a wall that is being held up by a failing coal chute located underneath the sidewalk. The land owner wishes to fill in the cavity as much as possible and reinforce the building with cement block.

The estimated cost of the work is \$6,129.70. Flanigan noted the ED Grant covers 50% of the cost with a maximum amount allowed of \$3,000.

A Lund/Davis motion to approve an ED Grant for 102 W. Fulton St. in the amount up to \$3,000 passed on a 6/0 roll call vote.

Façade Grant amendment for 115 Henry St: Flanigan stated a façade grant was approved for tuck pointing at this site earlier this year in the amount of \$2,206.80.

Once work began, Flanigan was informed more tuck pointing work was required. The program allows for a 10% increase in the grant without RDA and Council approval. In this case the increase cost and allowable grant exceeded the 10% so it is back before the RDA.

The total cost of the project is \$4,797, making the Façade Grant eligible funds at \$2,878.20.

A Kapellen/Davis motion to approve a Façade Grant increase for 115 Henry Street for a new amount of \$2,878.20 passed on a 6/0 roll call vote.

Roof quotes for 12 W. Fulton St: Flanigan stated staff's goal is to get three quotes for all projects but in this instance only two companies provided quotes. This is a unique roofing project because it entails replacing the lower roof with a walking surface and repairing the upper roof to prevent leaks.

Ganser's quote of \$44,244 includes the replacement of the upper and lower roof and gutter replacement. The quote for the alternate of providing a walking surface on the lower roof is \$13,064. Ganser does not recommend repairing the upper roof.

ProRoofing LLC's quote of \$7,000 to replace the lower roof and repair the upper roof does not include gutter repair. The alternate of providing a walking surface on the lower roof is \$1,200.

Flanigan stated both companies will honor their quotes until spring of 2016. Ganser has requested a down payment in order to purchase materials at the current costs.

The difference between the two quotes is Ganser's quote includes replacement of the upper roof along with gutter replacement where ProRoofing is only doing repairs.

Flanigan stated the RDA should discuss if we should approve one of these quotes or hold off until the proposals for the building are submitted.

Kapellen stated the RDA is looking at receiving proposals for the building in January of 2016 so feels we should hold off on accepting either quote.

Dickinson stated he feels we should accept one of the quotes because it was difficult to get these two and it will cure the problem that currently exists.

After some discussion, the RDA felt they can accept one of the quotes at a later date and provides any potential bidder on the building that the City recognize that there is a problem with the roofs.

A Dickinson/Slagg motion to table the roofing quotes for 12 West Fulton Street passed on a 6/0 roll call vote.

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

Ramona Flanigan/ch
City Administrator

Adopted January 26, 2016