

**JANUARY 25, 2021 REDEVELOPMENT AUTHORITY MEETING MINUTES
CITY OF EDGERTON**

Jim Kapellen called the meeting to order at 5:15 p.m.

Present: Chris Lund, Casey Langan (remote), Jim Kapellen, Ron Webb, and Kevin Slagg.

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

Others Present: City Administrator Ramona Flanigan, Tom Dickinson (remote), Robert Johnson (remote) and Sam Martino with the Edgerton Reporter.

Flanigan confirmed the meeting agendas were properly posted on Friday, January 22nd at the Post Office, Edgerton Library and City Hall.

MINUTES: A Ron Webb/Kevin Slagg motion to approve the minutes from the December 21, 2020 Redevelopment Authority meeting passed on a 5/0 roll call vote.

OLD BUSINESS:

Consider Façade Grant for 1 W Fulton: City Administrator Flanigan stated the applicant, Tom Dickinson, is requesting approval to replace 6 windows with double pane, clear glass, double hung windows. The windows will be custom made to fill the existing openings and have mullions to match the original windows. The bid for the six windows is \$9,000.

The petitioner plans to complete the project in 3 – 4 phases. The petitioner first applied for this project under the Flip Flop grant in 2019 and is requesting approval with the greater incentive provided by the Flip Flop grant.

The petitioner is requesting one Flip Flop grant instead of two grants for different replacement phases.

Kevin Slagg asked questions on the bid costs. Robert Johnson stated he will need another person to assist him with this project given the size of the windows. Each window costs \$550.

Kevin Slagg asked if they can get a better price if more windows were ordered. Robert Johnson stated there isn't a price break until you order 75 to 100 windows. Tom Dickinson stated he is only proposed to replace the 6 windows that the City Building Inspector stated needed immediate repair.

Tom Dickinson stated he is willing to replace more windows at his own expense over time. He is always looking for a business or entity to occupy the space. He is doing repairs as fast as he can afford them.

Casey Langan asked if there are any regulations regarding approving additional grants for the same work in phases. City Administrator Flanigan stated there is nothing in writing, it is up to the RDA if they wish to award grants for future projects for the same type of work; in this case additional

window replacement. The RDA makes a recommendation to the Council who has the final approval.

The regular façade grant program allows for repayment of 40% of the project costs with a maximum amount of \$5,000. If the project exceeds \$12,500, the grant amount of \$5,000 and the applicant pays the remaining additional costs.

Casey Langan asked if an applicant can continue to come back again and again for projects being done in phases. Jim Kapellen stated the RDA has given more than one grant to a building owner but it has been for different projects. Tuck pointing on brick buildings has been the only project cost given more than once to the same building owner.

Casey Langan asked if he understands correctly that this Committee cannot make future commitments for funding because the same members may not be on the RDA and each application is weighed on its own merit. Chris Lund stated that is correct and in addition the expenditure period ends in May, 2022.

Kevin Slagg stated the Flip Flop grant program was offered in 2019. He asked if anyone that used the Flip Flop grant can come back and request it again. City Administrator Flanigan stated they cannot because it would be a different project.

Tom Dickinson stated his project is the same project as proposed in 2019. Jim Kapellen felt it has changed considerably because it went from 28 windows, down to 13, and now 6 windows. Tom Dickinson stated the difference is the cost out of his pocket.

A Kevin Slagg/Chris Lund motion to not award a Flip Flop grant due to the length of time that has lapsed passed on a 5/0 roll call vote.

Jim Kapellen asked Tom Dickinson if he is willing to replace more windows in order to receive the maximum \$5,000 with the grant at 40% match. Tom Dickinson stated he would.

A Kevin Slagg/Chris Lund motion to award a façade grant for window replacement at 1 W Fulton St for 6 windows with the allowance of adding the replacement of more windows for a maximum grant amount of \$5,000 passed on a 5/0 roll call vote.

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

Ramona Flanigan/ch
City Administrator

Adopted