

**DECEMBER 19, 2016 REDEVELOPMENT AUTHORITY MEETING MINUTES  
CITY OF EDGERTON**

Chair Kapellen called the meeting to order at 6:00 p.m.

Present: Chris Lund, Jim Kapellen, Kevin Slagg, and Terry Dickinson. Candy Davis arrived at 6:08 pm.

Absent: Dave Kotwitz, Larry Midtbo and Jim Schultz.

Others Present: City Administrator Ramona Flanigan and a group of citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, December 16th at the Post Office, Edgerton Library and City Hall.

**MINUTES:** A Dickinson/Slagg motion to approve the November 16, 2016 Redevelopment Authority meeting minutes as amended passed, all voted in favor.

**OLD BUSINESS:**

**Discuss and consider Lawton Street redevelopment project:** Flanigan recapped the discussion from the last meeting. She has contacted Vandewalle and Associates to get a cost estimate if the RDA wishes to revise the market plan and RFP plus meet with the RDA. Cost estimate was \$500 - \$2,000 depending on the extent of changes.

Flanigan stated the other item the RDA asked staff to research was Peter Burno's position of selling the land. Burno is not willing to sell the land but did provide a lease rate of \$.54 per square foot. She did not feel this is feasible but would be negotiable if a developer wishes to develop on the land. This would be a negotiation between the development and Burno.

Dan Rinehart stated he has also spoken to Burno. They had a frank discussion regarding the cost of development and the relation of Burno's lease rate that deters new development. Rinehart felt that it was a constructive conversation and may have opened the door for future lease rate considerations.

Flanigan stated she spoke to the two owners of the buildings on Burno's land (not including the Outreach building) regarding the purchase of the buildings. Both owners were agreeable to conversations regarding the sale of the buildings.

Flanigan asked how the RDA would like to proceed. She felt a need to discuss the retail aspect of the property due to recent news articles about the increase of on-line shopping people are doing. Kapellen and others agreed.

Slagg stated he does not foresee Burno doing anything but leasing the land. He feels there is potential for development but the lease component is a deterrent.

A Dickinson/Lund motion to approve contracting with Vanderwalle and Associates for a brief market analysis of the Lawton Street property in an amount not to exceed \$2,500 passed on a 5/0 roll call vote.

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

Ramona Flanigan/ch  
City Administrator

Adopted