

REDEVELOPMENT AUTHORITY MEETING

City Hall

12 Albion Street, Edgerton

Thursday, September 20, 2018 at 7:00 P.M.

1. Call to Order; Roll Call.
2. Confirmation of Appropriate Meeting Notice Posted Friday, September 14, 2018.
3. Elect Chair
4. Elect Vice Chair
5. Minutes:
 - A. Consider Approval of June 26, 2018 RDA Meeting Minutes.
6. Old Business:
7. New Business:
 - A. Consider façade grants for 1 W Fulton
 - B. Consider 2019 Budget
8. Public comments for persons desiring to be heard.
9. Set Next Meeting Date and Agenda Items.
10. 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 26, 2018 MINUTES FROM THE REDEVELOPMENT AUTHORITY MEETING
CITY OF EDGERTON**

Chair Kapellen called the meeting to order at 7:30 p.m.

Present: Chris Lund, Jason Price, Jim Kapellen, Ron Webb, and Kevin Slagg.

Excused: Candy Davis, Terry Dickinson and Jim Schultz.

Others Present: City Administrator Ramona Flanigan, Dan Johns with Vandewalle and Associates, and representatives from companies to be interviewed.

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

MINUTES: A Webb/Slagg motion to approve the minutes from the June 20, 2018 Redevelopment Authority meeting passed, all voted in favor.

A Slagg/Webb motion to approve the minutes from the June 18, 2018 Joint Redevelopment Authority and Council meeting passed, all voted in favor.

CLOSED SESSION: Lund/Price moved to go into closed session pursuant to Wis. Stat. 19.85(1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session." Interview developers for the S. Main St. redevelopment project. The motion passed on a 5/0 roll call vote.

Being no other business before the RDA, a Price/Webb motion to adjourn from closed session passed, all voted in favor.

Ramona Flanigan/ch
City Administrator

Adopted September 20, 2018

Memo

To: RDA
From: Staff
Date: 9/13/2018
Re: September 20, 2018 Meeting

Application for a Facade Grants for 1 W Fulton St: The owner of 1 W Fulton Street, Tom Dickinson, is requesting approval of two facade grants to replace the roof. The applicant provided two quotes with the low quote being \$27,900. The entire roof will be replaced with this project but the owner has asked for a facade grant for each half of the roof. The maximum grant amount is \$5,000 or if the RDA considers the project to be two projects, then the maximum grant would be \$5,000 for each side.

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 THOMAS W. DICKINSON, III

Address 5303 N. 10th ST., ARLINGTON, VA 22205

Property Owner SAME
(If different from applicant)

Applicant Telephone 703-841-4992 Fax 703-841-4992 E-mail tomwd3@gmail.com

Location of Property 1 WEST FULTON ST., EDGERTON, WI 53534
(If different from above address) "T.W. DICKINSON & SONS TOBACCO WAREHOUSE"

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 <input checked="" type="checkbox"/> |
| Replace signage <input checked="" type="checkbox"/> | Replace siding _____ | Replace/renovate doors _____ |
| Masonry work <input checked="" type="checkbox"/> | Paint building exterior _____ | Other <u>Roof repairs</u> |

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. THIS BUILDING IS LOCATED AT THE MOST IMPORTANT, VISIBLE, AND BUSIEST INTERSECTION IN TOWN. IT IS OF GREAT VALUE TO THE DOWNTOWN THAT THIS BUILDING CONVEYS AND PROJECTS A STRONG, APPEALING, ATTRACTIVE, AND POSITIVE IMAGE THAT EXTENDS TO THE ENTIRE DOWNTOWN, DUE TO ITS MOST PROMINENT LOCATION. THIS BUILDING MUST CONVEY AN IMAGE OF ECONOMIC VITALITY & PROSPERITY; THEREFORE, ITS EXTERNAL APPEARANCE MUST BE OF THE BEST QUALITY & IMPACT ON EVERY VIEWER, PEDESTRIAN, DRIVER and PASSENGER. BY UPGRADING AND IMPROVING THE BRICKWORK, WINDOWS, AND ROOF, THE BUILDING WILL REMAIN UNSTEADY, STRUCTURAL INTEGRITY, AND POSITIVE APPEARANCE.

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 DICKINSON TOBACCO WAREHOUSE IS LOCATED AT THE MOST IMPORTANT AND PROMINENT LOCATION IN THE ENTIRE CITY, IT IS THE MOST VISIBLE, AND ATTENTION-GRABBING BUILDING AT THAT INTERSECTION, DUE TO ITS HISTORICAL IMPORTANCE, ITS PAST USES, ITS SIZE, AND DESIGN. THIS BUILDING, ACCORDING TO A LEADING CITY OFFICIAL, IS "THE CROWN JEWEL IN THE DOWNTOWN EDGERTON REDEVELOPMENT & IMPROVEMENT." THE IMPORTANCE AND NECESSITY OF KEEPING THIS BUILDING ATTRACTIVE & APPEALING CANNOT BE OVERSTATED, IN TERMS OF OVERALL DOWNTOWN IMPROVEMENTS. THIS BUILDING MUST AND SHOULD "LEAD THE WAY" IN CONSOLIDATION WITH THE ADJACENT TRAW DEPOT, OUTREACH BUILDING, AND PAULINE POTTERY FACTORY, ALL ATTRACTIVE TO HISTORIC TOURISM.

Project Costs

Estimated Total Project Cost \$13,000.00 (HALF OF ROOF) SEE ESTIMATE
(Please complete budget worksheet on next page)

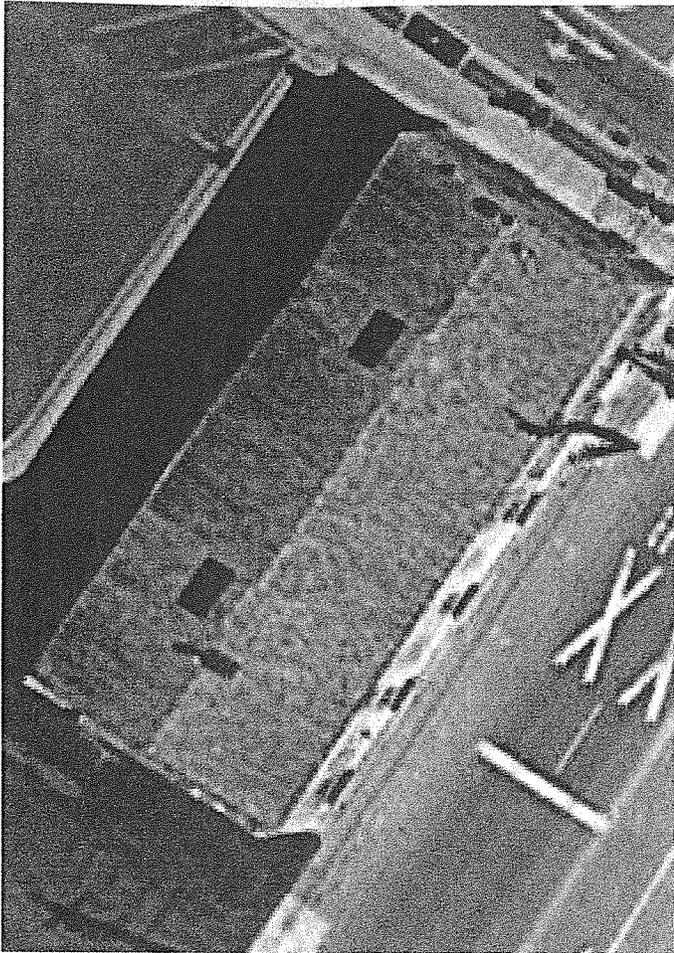
*Maximum Sign Request = Total project cost x 0.5 Sign request _____

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

*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.





↑
NORTH
← W. FULTON ST

AERIAL VIEW OF PROPOSED
ROOF REPAIR/REPLACEMENT
T. W. DICKINSON
TOBACCO WAREHOUSE

1 W. FULTON ST.

EDGERTON, WI

53534

EAST AND WEST HALF
AS SEPARATE PROJECT
AND GRANT APPLICATION

SOUTH
↓

↑
TRAIN DEPT
PARKING LOT

↑
S. MAIN ST

★ COLOR OF REPLACEMENT
SHINGLE TBD BY CITY,
IAW CITY CODES/GUIDELINES
OWNER PREFERS BRICE, LIGHT
BROWN, LIGHT GRAY, OR LIGHT GREEN

Submitted by Tom Dickinson, owner

(703) 841-4992

tomwd3@gmail.com

7 SEPT 2018

City of Edgerton
TIF #6 - Downtown (New)
2019 Budget

Acct No	Account Description	2017 Actual	2018 9 Month Actual	2018 Projected	2018 Budget	2019 Proposed
TAX INCREMENTAL DISTRICT CAPITAL PROJECTS FUND 406						
EXPENDITURES						
406-57120-820	GENERAL ADMINISTRATIVE	9,485	3,701	5,000	10,000	10,000
406-57121-820	LEGAL	2,304	1,336	1,500	500	500
406-57125-820	BUSINESS RECRUITMENT INCENTIVE	463,536	100,651	230,000	355,312	124,173
406-57311-820	GENERAL ENGINEERING	6,422	8,535	10,000	1,000	1,000
406-57330-820	STREET CONSTRUCTION	115,975	2,060	2,060	-	-
406-57344-820	STREETSCAPING	-	-	-	-	-
406-57410-820	OTHER CAPITAL IMPROVEMENTS	60,119	199	199	-	-
406-57611-820	DEPOT	-	-	-	-	-
406-57630-820	PLANNING	-	-	-	-	-
406-57700-820	LAND/PROPERTY PURCHASE	-	-	-	-	-
406-57723-820	WAREHOUSE DEVELOPMENT	-	-	-	-	-
406-57726-820	LAWTON STREET	4,990	2,488	2,488	1,000	5,000
406-57727-820	SIGN PROGRAM	-	-	-	-	-
406-57728-820	CITY HALL PARKING LOT	-	-	-	-	-
406-57729-820	12 WEST FULTON STREET	42	-	-	-	-
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		662,873	118,970	251,247	367,812	140,673
REVENUES						
406-41120	TAX INCREMENTS	383,805	432,245	432,245	407,700	444,578
406-43430	EXEMPT COMPUTER AID	2,324	2,358	2,358	2,358	2,350
406-43510	STATE AID - SAG GRANT	-	-	-	-	-
406-43520	STATE AID - WEDC GRANT	-	-	-	-	-
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	14,051	-	-	-	-
406-49125	FULTON SQUARE MORTGAGE	10,312	1,916	1,916	-	-
406-49130	INCREMENT BASED PAYMENTS	6,009	6,271	6,271	6,000	6,000
406-49104	TRANSFER FROM 400 CPF	2,700	-	-	-	-
FUND BALANCE APPLIED		-	-	-	-	-
TOTAL T.I.D. #6 REVENUES		419,201	442,790	442,790	416,058	452,928