

CITY OF EDGERTON  
CITY HALL  
COUNCIL CHAMBERS  
12 ALBION STREET

REDEVELOPMENT AUTHORITY MEETING

Wednesday, June 20, 2018 at 6:00 p.m.

1. Call to order; Roll call
2. Confirmation of appropriate meeting notice posted on Friday, June 15, 2018.
3. Consider approval of minutes from the March 7, 2018 RDA meeting.
4. 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.
5. Adjourn.

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: (608) 884-3341.

## MARCH 7, 2018 REDEVELOPMENT AUTHORITY MEETING MINUTES CITY OF EDGERTON

Chair Kapellen called the meeting to order at 7:00 p.m.

Present: Chris Lund, Candy Davis, Terry Dickinson, Jim Kapellen, and Ron Webb.

Absent: Jason Price, Kevin Slagg, and alternate Jim Schultz.

Others Present: City Administrator Ramona Flanigan, Public Works Director Tom Hartzell, Utility Director Randy Oren and a few citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, March 2nd at the Post Office, Edgerton Library and City Hall.

**MINUTES:** A Webb/Dickinson motion to approve the October 30, 2017 Redevelopment Authority meeting minutes as amended passed, all voted in favor.

A Lund/Davis motion to approve the December 18, 2017 Joint Council and RDA meeting minutes passed, all voted in favor

### **NEW BUSINESS:**

**Consider Small ED Fund incentive for 102 W Fulton:** Flanigan stated the owners of 102 W Fulton St are requesting a Small ED Fund Grant to replace a furnace and AC unit serving the front portion of the first floor. One quote was provided in the amount of \$12,272.91. The maximum grant amount is \$3,000. There will be no modifications to the outside of the building other than the replacement of the existing roof top compressor with a new one.

Davis asked if one quote is sufficient. Flanigan stated the City requests at least two quotes but in this case the applicant indicated the duct work is complicated and they wish to work with this vendor because they are familiar with their building.

A Lund/Davis motion to approve a Small ED Fund Grant to 102 W Fulton St for a maximum amount of \$3,000 passed on a 5/0 roll call vote.

**Discuss S Main St redevelopment site:** Flanigan stated the recent Phase II environmental study indicates this site on S. Main St. (Burno land) has contamination but it is not to a level that would prohibit development. At this time, staff feels it would not be a wise investment for the City to develop a remediation plan or to undertake any of the remediation work.

If the RFP produces a redevelopment plan to which all parties can agree, the City, the developer, and the land owner will be in a better position to determine what, if anything, has to be remediated.

Dickinson asked if the entire parcel would be required to be developed or can it be separated out. Flanigan stated she foresees it as a phased development, in hopes of developing the entire four plus acres. With that, she stated any proposal will be considered along with dividing the parcel.

Flanigan stated at this point, staff recommends the RFP be finalized and sent out to potential developers. Vandewalle and Associates will assist the City in creating the mailing list of developers.

A Dickinson/Lund motion to distribute the RFP for the S Main St Burno property passed on a 5/0 roll call vote.

**CLOSED SESSION:** Lund/Davis 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.” Discuss and consider economic incentive for Oren’s Auto Body at 101 Swift St. The motion passed on a 5/0 roll call vote.

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

Ramona Flanigan/ch  
City Administrator

Adopted June 20, 2018