

**FEBRUARY 15, 2017 REDEVELOPMENT AUTHORITY MEETING MINUTES
CITY OF EDGERTON**

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

Present: Chris Lund, Candy Davis, Jason Price, Jim Kapellen, and Kevin Slagg.

Absent: Terry Dickinson, Larry Midtbo and Jim Schultz.

Others Present: City Administrator Ramona Flanigan, Public Works Director Tom Hartzell, Vanderwalle and Associates representative Dan Johns and a few citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, February 10th at the Post Office, Edgerton Library and City Hall.

MINUTES: A Davis/Slagg motion to approve the December 19, 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. The City contracted with Vanderwalle and Associates to do a brief market analysis of the (Peter Burno) Lawton Street property. Dan Johns is at the meeting to explain their findings.

Johns stated his firm reassessed the Edgerton development proposal for the Lawton St property. He reviewed the RFP update that is attached.

Flanigan stated 10 years ago, the RDA included in the RFP removal of the rail spur at an estimated cost of \$250,000. After reevaluating the development, the cost/benefit of removing the spur should be discussed and a decision made if it should remain.

The report indicates some type of commercial element along the S Main corridor. This is a much smaller the piece than what the original RFP proposed. Commercial does not necessarily mean retail space, it could be office, medical or something else.

The remaining parcel is designed for senior residential housing with a mix of other housing or care facility. The market and developers' proposals will determine the percentage of housing, rental and alternate uses. The RFP is a guideline for what the City thinks will work but other ideas will be evaluated.

Flanigan stated the original RFP recommended structures that were two or three stories and had the historic brick siding that reflected the downtown tobacco warehouses. With today's market she questioned if that quality of development will cash flow. She suggested the RDA consider alternate styles of development such as cluster units that are attached to one another but have an appearance of separation.

Slagg stated his first concern is the whether a developer can negotiate the purchase or agreeable land lease for this property. Flanigan stated that is a definite concern of everyone. She feels the City needs to test this to find out the outcome.

Developer Dan Rinehart stated he feels this concept is possible and Edgerton has a good reputation of assisting development. He encouraged the RDA to proceed with the RFP process.

Flanigan confirmed that the RDA is in agreement of not including the relocation of the rail spur in the RFP and that everyone is comfortable with the mix of land uses proposed in the RFP.

The last item is a graphic that will be included in the RFP. An updated graphic shows the rail spur being relocated. Flanigan stated it would be clear in the verbiage that this is not the case and developers are welcome to provide their development graphics. An estimated cost of upgrading one graphic was between \$2,000 - \$2,500. The members debated the graphic options.

A Davis/Kapellen motion to update the graphic for the RFP in an amount not to exceed \$2,000 passed on a 5/0 roll call vote.

Flanigan was directed to work with Vandwalle to design or modify a graphic for the RFP that include the rail spur and gives a general development idea, without square footage of buildings or number of units in it.

NEW BUSINESS:

2017 Façade Program: Flanigan asked if the RDA would like to send a reminder to businesses of the façade program.

A Kapellen/Lund motion to proceed with the conventional façade program and mail information to business owners and tenants passed, all voted in favor.

DNR Site assessment grant for Lawton St project: Flanigan stated 10 years ago the City completed a phase 2 environmental study of the Peter Burno property on Lawton St. Since that time the fertilizer company has moved off the property but a DNR closure statement was not issued.

At this time there is a 100% DNR funded WAM grant available. Flanigan stated the grant can be written in-house so no additional costs would be incurred.

A Slagg/Lund motion to complete and submit a WAM grant for the Lawton St property passed on a 5/0 roll call vote.

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

Ramona Flanigan/ch
City Administrator

Adopted September 27, 2017