

REDEVELOPMENT AUTHORITY MEETING

City Hall

12 Albion Street, Edgerton

Monday, October 18, 2021 at 6:00 P.M.

NOTICE: The meeting noticed above will also be live streamed on a Zoom platform: To view the meeting, please select the link to the meeting listed on the **calendar events** on the City website's home page at www.cityofedgerton.com. Due to occasional technical difficulties, citizen participation via Zoom may not be possible.

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday, October 15, 2021.
3. Approve meeting minutes.
 - A. September 7, 2021
4. Old Business:
5. New Business:
 - A. Consider "Supersized" grant application for 116 W Fulton Street.
 - B. Consider "Supersized" grant application for 16 Swift Street.
 - C. Consider 2022 Budget
6. Public comments for persons desiring to be heard.
7. Set next meeting date and agenda items.
8. 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."

**SEPTEMBER 7, 2021 REDEVELOPMENT AUTHORITY MEETING MINUTES
CITY OF EDGERTON**

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

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

Excused: Terry Dickinson.

Absent: Jason Price and Jim Schultz.

Others Present: City Administrator Ramona Flanigan and a few citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, September 3rd at the Post Office, Edgerton Library and City Hall.

MINUTES: A Ron Webb/Kevin Slagg motion to approve the minutes from the August 9, 2021 Redevelopment Authority meeting passed, all voted in favor.

NEW BUSINESS:

Consider ‘Supersized’ Façade Grant for 16 W Fulton St: City Administrator Ramona Flanigan stated the applicant is looking to do tuckpointing on the building at 16 W Fulton. They received one bid in the amount of \$300. The Supersized Façade Grant amount would be \$150.

A Chris Lund/Ron Webb motion to approve a Supersized Façade Grant for 16 W Fulton St for tuckpointing for a grant amount of \$150 passed on a 5/0 roll call vote.

Consider increase amount of Supersized Façade Grant: City Administrator Ramona Flanigan stated the RDA and Council previously approve a grant for window replacement at 104 W Fulton St. The project costs for the commercial windows increased due to unforeseen complications. The petitioner is requesting a grant increase of \$349 for a total grant of \$2,054.

A Kevin Slagg/Casey Langan motion to approve the increase of \$349 to the Supersized Façade Grant for window replacement at 104 W Fulton St passed on a 5/0 roll call vote.

Being no other business, a Chris Lund/Kevin Slagg motion to adjourn passed, all voted in favor.

Ramona Flanigan/ch
City Administrator

Adopted

Memo

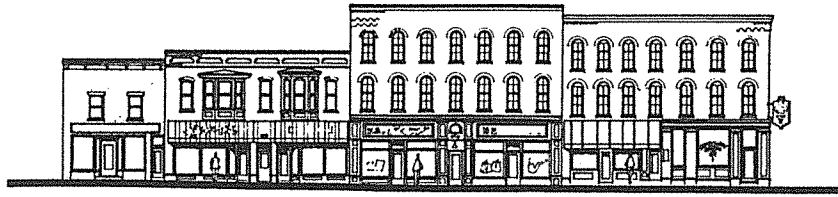
To: RDA
From: Staff
Date: 10/14/2021
Re: October 18, 2021 Meeting

Application for Facade Grant for 16 Swift St: The owner of 16 Swift Street is requesting approval of a façade grant for roofing. The low bidder provided 3 options ranging from \$55,785-\$61,845. Since all of the options exceed the project size for the maximum grant amount, the RDA does not have to select the option. The Supersized 50% facade grant amount would be \$10,000.

Application for Facade Grant for 116 W Fulton St: The owner of 116 W Fulton Street (2 Brothers) is requesting approval of a façade grant for roofing. The one bid is for \$21,500. The Supersized 50% facade grant amount would be \$10,000.

2022 Budget. The 2022 budget includes the following project expenditures:

- 2 Burdick St incentive
- 210 W Fulton incentive
- Fulton Square incentive
- Façade grant funding
- Funding of an economic development fund to allow for a continuation of facade grants for some years after the TIF expenditure period closes in May of 2022.
- Reconstruction of Henry Street
- Pay off of the Chamber's depot payment



City of Edgerton
SUPERSIZED Small ED Fund Program Application

Applicant Name BRIAN OKONIEWSKI

Business Name _____ Type of Business _____

Property Address 16 SWIFT ST. EDGERTON

Applicant Address 5137 N MONTROSE AVE. CHICAGO, IL 60634

Telephone 773-895-2878 Fax _____ Email BOATRACER966@GMAIL.COM

Property Owner SAME

Property Owner Telephone SAME Fax _____ Email SAME

1. Please describe the business or land use if the application is not for a business.

CLASSIC & VINTAGE AUTOMOBILE DISPLAY AND STORAGE
CLASSIC & VINTAGE WOODEN BOAT RESTORATION & DISPLAY &
SALES.

2. Please describe the proposed work to be completed.

COMPLETE NEW ROOF BY FIVE STAR
COMMERCIAL ROOFING, INC.

3. If you will complete all or a portion of the work yourself, please provide an estimate of the project cost (excluding materials) if the work were to be completed by a contractor.

\$ X

4. What portion of the improvements being made will serve your specific business and what portion of the improvements being made would serve a future building user who has a different business? (For example, plumbing for a kitchen sink in a food establishment is an improvement for the benefit of a specific business. Construction of a better entrance to improve handicapped accessibility will serve a future building user.

Total Project Cost \$ 55,785.00
~~\$ 59,875.00~~

Cost of improvements made to serve my business \$ DNA

Cost of improvements made to serve a future building user \$ ALL OF THE ABOVE IN TOTAL

Maximum Grant Request = Project costs serving future building user x 0.50 = _____

(Maximum grant request cannot exceed \$6,000)

5. Describe why this project is important to the community and the downtown.

IN ORDER TO GET TO THE RESTORATION OF THE BUILDING FRONT WITH CLEANING & TUCK POINTING OF THE CREAM BRICK, OFFICE WINDOWS, DOORWAYS, AND OVERHEADS THE LEAKING ROOF MUST BE REPAIRED FIRST AND SECURED FROM STRUCTURAL DAMAGE.

6. Does the applicant own the building? Yes No _____ (if yes, skip the remainder of this question.)

a. When does the lease expire? _____

b. Does the lease include increasing lease payments over the term of the lease?

Yes No _____

c. If the lease includes increasing lease payments, please describe the increases?

d. Will the lease rate increase after the improvements are complete? Yes No

By signing below, the applicant certifies that all the information in this application and all information furnished in support of this application is true and complete to the best of the applicant's knowledge and belief. Signing this application also verifies that the improvements proposed by this application will adhere to the approved plans, applicable building codes and the City's Downtown Design Guidelines.

Applicant Signature _____

Date _____

Owner Signature Brian Chmielewski

Date 9-29-21

NOTE
 ROOF IS 1ST
 NEEDED PLEASE
 2ND IS BUILDING
 FRONT CLEAN
 TUCK AND
 RESTORE THE
 CREAM
 BRICK AS
 SOON AS
 MARK DEEGAN
 CAN DO IT.
 I PROMISE!

City of Edgerton
TIF #6 - Downtown (New)
2022 Budget

Acct No	Account Description	2020 Actual	2021 9 Month Actual	2021 Projected	2021 Budget	2022 Proposed
TAX INCREMENTAL DISTRICT CAPITAL PROJECTS FUND 406						
EXPENDITURES						
406-57120-820	GENERAL ADMINISTRATIVE	7,694	4,861	4,861	5,000	5,000
406-57121-820	LEGAL	1,955	4,116	5,000	1,000	1,000
406-57125-820	BUSINESS RECRUITMENT INCENTIVE	117,521	14,054	138,000	125,000	488,000
406-57311-820	GENERAL ENGINEERING	110	2,076	2,076	5,000	5,000
406-57330-820	STREET CONSTRUCTION		-			432,734
406-57344-820	STREETSCAPING	34,381	16,912	150,000	35,000	
406-57410-820	OTHER CAPITAL IMPROVEMENTS	14,630	28,057	28,057	60,000	
406-57611-820	DEPOT					13,296
406-57630-820	PLANNING	1,214	2,888		2,000	
406-57700-820	LAND/PROPERTY PURCHASE		125	110,000		
406-57723-820	WAREHOUSE DEVELOPMENT		1,000			
406-57726-820	LAWTON STREET/407 N MAIN	52,080	20,425		-	-
406-57727-820	SIGN PROGRAM	320			-	-
406-57728-820	CITY HALL PARKING LOT					
406-57729-820	12 WEST FULTON STREET					
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		229,905	94,514	437,994	233,000	945,030
REVENUES						
406-41120	TAX INCREMENTS	452,165	441,418	441,418	452,000	460,000
406-43430	EXEMPT COMPUTER AID	2,415	2,415	2,415	2,415	2,415
406-43431	PERSONAL PROPERTY AID	7,651	13,994	13,994	13,994	7,651
406-43510	STATE AID - SAG GRANT	15,168				
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	2,579				
406-49125	FULTON SQUARE MORTGAGE	4,118				
406-49130	INCREMENT BASED PAYMENTS	8,226	-	11,572	6,000	12,000
406-49104	TRANSFER FROM 400 CPF					
	FUND BALANCE APPLIED					
TOTAL T.I.D. #6 REVENUES		492,322	457,827	469,399	474,409	482,066