

AUGUST 26, 2019
SPECIAL VETERANS' BUILDING ASSESSMENT COMMITTEE
MEETING MINUTES
CITY OF EDGERTON

Fred Falk called the meeting to order at 5:00 P.M. Committee members present were Sam Wilcox, Dan Rosenbaum, Mark Wellnitz, Leanne Cantwell, Ron Webb, and Fred Falk. Also present were City Administrator Ramona Flanigan, Mayor Chris Lund, Alderperson Jim Burdick, Alderperson Debbie Olson, and Matt McIntyre.

Flanigan confirmed the agendas were properly posted on Friday, August 23, 2019 at the Post Office, Edgerton Library, and City Hall.

REVIEW OBJECTIVES OF THE SPECIAL VETERANS' BUILDING ASSESSMENT COMMITTEE: Committee member Falk presented the objectives of the committee including:

1. Evaluate the expenses, revenues, and capital improvement needs of the facility.
2. Evaluate whether the City should continue to rent the facility to a private user.
3. Evaluate if there is a public use of the facility that would benefit and be supported by the community.
4. Make a recommendation to the Council regarding the long-term operation and ownership of the facility.

DISCUSS BUILDING USE AND IMPROVEMENTS: Since 1995, the City has spent \$287,974 more than the income received from the property's uses. Rental income from the current tenant, Edgerton's Children Center, covers operating expenses but does not cover capital expenses. Anticipated future capital expenses include minor flooring repair, roof, window frame replacement, east canopy over walk, and sidewalk repair.

The building was constructed in 1961 as a Veterans' Memorial Community Center. At this point the only potential municipal use the City would have for the building. Due to the costs to the taxpayers to maintain the building, city staff presented alternative options for the building's use (see attached). The five options include renting to one tenant; rent building to short term users; provide a city funded community center with staff; lease building to a nonprofit for use as a community center; or sell the building. The committee discussed the alternative options (see attached).

Falk reviewed prior discussions with the VFW about the VFW operating the building for use. Based on their analysis at the time, the VFW did not believe they could operate the facility on a long-term basis. Wilcox expressed concern that the VFW does not have an ongoing revenue to keep the building operation sustainable.

DISCUSS FUTURE MEETINGS AND PUBLIC INPUT: Falk recommended additional meetings will be held to discuss the options. He would like to invite the public and Veterans to encourage their input in this decision. Flanigan stated the committee's recommendations after these meetings will be presented to the City Council for discussion. Mayor Chris Lund stated if Alternative #5: Sell the building is chosen, he would recommend a portion of the sale proceeds be used to complete the proposed Veterans' Memorial in Veterans' Park.

SET NEXT MEETING AND AGENDA ITEMS: The committee set a public listening session for Monday, September 23rd at 6:00 PM at Edgerton City Hall. The agenda will include presenting the background information for the alternative use options of the building and public comment. The committee requested the meeting notice be sent to the local VFWs and posted at the Edgerton Piggly Wiggly.

Being no other business before the Committee, a Cantwell/Olson motion to adjourn passed, all voted in favor.

Ramona Flanigan/jas
City Administrator