

REDEVELOPMENT AUTHORITY MEETING

City Hall

12 Albion Street, Edgerton

Monday, October 16, 2023 at 6:15 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 13, 2023.
3. Approve meeting minutes from September 18, 2023.
4. Old Business:
5. New Business:
 - A. Consider extensions for facade grants for 16 Swift Street and 10 and 10 1/2 W Fulton St.
 - B. Consider 2024 budget
6. Public comments for persons desiring to be heard.
7. Adjourn.

cc: Commission Members
City Engineer

All Council Members
Newspapers

Department Heads

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 18, 2023 REDEVELOPMENT AUTHORITY MEETING MINUTES
CITY OF EDGERTON**

Jim Kapellen called the meeting to order at 6:15 p.m.

Present: Chris Lund, Casey Langan, Rebecca Diedrick, Jim Kapellen, Ron Webb, and Kyle Furseth.

Excused: Kevin Slagg and Todd Wescott.

Others Present: City Administrator Ramona Flanigan, Clerk Wendy Loveland.

Flanigan confirmed the meeting agendas were properly posted on Friday, September 15, 2023 at the Post Office, Edgerton Library, City website, and City Hall.

MINUTES: A Ron Webb/Rebecca Diedrick motion to approve the minutes from the August 8, 2023 Redevelopment Authority meeting passed, all voted in favor.

NEW BUSINESS:

FAÇADE GRANT FOR 104 W FULTON ST: The owner of 104 W Fulton St (C&M Printing) is seeking a grant to replace two windows and trim on the alley side of the building. They received two bids with the lowest bid being \$2,295. The maximum grant amount would be \$918. This would also require approval from the Historical Preservation Committee.

A Casey Langan/Ron Webb motion to approve a Façade Grant for 102 W Fulton St in the amount of \$918 passed on a 5/0 roll call vote.

FAÇADE GRANT FOR 102 W FULTON ST: The tenant of 102 W Fulton St (Forward Physical Therapy) is seeking a grant to replace doors on W Fulton St and Henry St sides of the building; two interior doors; and the awnings. The low bids for the work total \$24,577.40. The maximum grant amount would be \$5,000. This would also require approval from the Historical Preservation Committee.

A Casey Langan/Rebecca Diedrick motion to approve a Façade Grant for 102 W Fulton St in the amount of \$5,000 passed on a 5/0 roll call vote.

FAÇADE GRANT FOR 11 HENRY ST: The owner of 11 Henry St (C&M Printing) is seeking a grant to replace the roof. The low bid for the work is \$27,237. The maximum grant amount would be \$5,000.

A Casey Langan/Kyle Furseth motion to approve a Façade Grant for 11 Henry St in the amount of \$5,000 passed on a 5/0 roll call vote.

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

Ramona Flanigan/lo
City Administrator

Memo

To: RDA
From: Staff
Date: 10/12/2023
Re: October 16, 2023 Meeting

2023 Budget: The expenditure period for TIF# 6 has expired. The only projects included in the 2024 budget listed below are those that were approved prior to the closing of the expenditure period.

- Completion of 210 W Fulton St project
- Fulton Square incentive
- Completion of Henry Street

TIF #10 – New Downtown TIF: The new downtown TIF should be created near the end of 2023. The following items are included in the attached proposed budget:

- Lease payment for 120 Lawton St warehouse
- Paving the depot parking lot
- Planning and engineering funds for 116 Swift Street (old high school)
- Façade program (under business recruitment incentive)

Façade Extensions: Please recall the RDA granted extensions until October 17 for the façade grants that were awarded last year. All but two of the applicants have completed at least some of the approved work. The owners of 16 Swift Street and 10 and 10 ½ W Fulton Street have not completed their approved work. The RDA should decide if another extension should be granted or if the grants will be withdrawn. Please note these owners may reapply for funding in the future if the RDA decides to continue with the façade program.

City of Edgerton
TIF #6 - Downtown
2024 Budget

Acct No	Account Description	2022 Actual	2023 9 Month Actual	2023 Projected	2023 Budget	2024 Proposed
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TAX INCREMENTAL DISTRICT CAPITAL PROJECTS FUND 406

EXPENDITURES

406-57120-820	GENERAL ADMINISTRATIVE	4,796	3,910	5,000	5,000	5,000
406-57121-820	LEGAL	2,349	65	500	1,000	1,000
406-57125-820	BUSINESS RECRUITMENT INCENTIVE	280,590	97,926	350,000	650,800	400,000
406-57311-820	GENERAL ENGINEERING	5,280	-	-	1,000	1,000
406-57330-820	STREET CONSTRUCTION	96,792	604,526	760,000	815,000	50,000
406-57344-820	STREETSCAPING	-	-	-	-	-
406-57410-820	OTHER CAPITAL IMPROVEMENTS	1,996	-	-	-	-
406-57611-820	DEPOT	-	-	-	-	-
406-57630-820	PLANNING	1,745	-	-	-	-
406-57700-820	LAND/PROPERTY PURCHASE	68,035	60	60	-	-
406-57723-820	WAREHOUSE DEVELOPMENT	-	-	-	-	-
406-57726-820	LAWTON STREET/407 N MAIN	5,507	276,380	300,000	4,300	-
406-57727-820	SIGN PROGRAM	-	-	-	-	-
406-56700-740	LOSS ON SALE OF PROPERTY	-	-	-	-	-
406-58100-820	TRANSFER TO GENERAL FUND	-	-	-	-	-
406-59100-820	DEBT ISSUANCE COSTS	-	-	-	-	-
406-59150-820	TRANSFER TO CPF	100,000	-	-	-	-
406-59300-820	TRANSFER TO DEBT SERVICE	-	-	-	-	-
TOTAL T.I.D. #6 EXPENDITURES		567,090	982,867	1,415,560	1,477,100	457,000

REVENUES

406-41120	TAX INCREMENTS	431,940	445,166	445,166	460,000	450,000
406-43430	EXEMPT COMPUTER AID	2,415	2,415	2,415	2,415	2,415
406-43431	PERSONAL PROPERTY AID	7,651	7,651	7,651	7,651	7,651
406-43510	STATE AID - SAG GRANT	-	-	-	-	-
406-43520	STATE AID - WEDC GRANT	-	-	-	-	250,000
406-48111	INTEREST ON INVESTMENTS	70	-	-	-	-
406-48115	INTEREST ON LOANS	-	-	-	-	-
406-48211	RENT OF CITY PROPERTY	8,250	-	-	-	-
406-48310	SALE OF CITY PROPERTY	-	11,012	11,012	-	-
406-48510	REIMBURS PROJECT COSTS	-	-	-	-	-
406-49125	FULTON SQUARE MORTGAGE	20,101	-	-	-	-
406-49130	INCREMENT BASED PAYMENTS	20,603	10,765	21,530	12,000	20,000
406-49104	TRANSFER FROM 400 CPF	-	-	-	-	-
406-49300	FUND BALANCE APPLIED	-	-	-	-	-
TOTAL T.I.D. #6 REVENUES		491,030	477,009	487,774	482,066	730,066

City of Edgerton
TIF #10 - Downtown
2024 Budget

Acct No	Account Description	2023 9 Month Actual	2023 Projected	2023 Budget	2024 Proposed
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TAX INCREMENTAL DISTRICT CAPITAL PROJECTS FUND 409

EXPENDITURES

410-57120-820	GENERAL ADMINISTRATIVE		3,000		3,000
410-57121-820	LEGAL		5,000		5,000
410-57125-820	BUSINESS RECRUITMENT INCENTIVE				15,000
410-57311-820	GENERAL ENGINEERING		20,000		2,000
410-57330-820	STREET CONSTRUCTION				34,000
410-57340-820	STORMSEWER				
410-57341-820	SANITARY SEWER				
410-57342-820	WATER MAINS				
410-57630-820	PLANNING	5,533	20,000		10,000
410-57700-820	LAND/PROPERTY PURCHASE			-	
410-57726-820	LAWTON STREET/407 N MAIN				4,000
TOTAL T.I.D. #9 EXPENDITURES		5,533	48,000	-	69,000

REVENUES

410-41120	TAX INCREMENTS			-	-
410-43430	EXEMPT COMPUTER AID			-	-
410-43431	PERSONAL PROPERTY AID			-	-
410-43590	GRANTS			-	-
410-48111	INTEREST ON INVESTMENT			-	-
410-48311	SALE OF CITY LAND			-	-
410-48900	MISC REVENUE			-	-
410-49120	PROCEEDS FROM LONG-TERM DEBT			-	-
TOTAL T.I.D. #9 REVENUES		-	-	-	-

Beginning Fund Balance

Ending Fund Balance