

**AUGUST 8, 2023 JOINT REDEVELOPMENT AUTHORITY AND  
PLAN COMMISSION MEETING MINUTES  
CITY OF EDGERTON**

Commission Chair Jim Kapellen called the meeting to order for the Plan Commission at 6:00 p.m.

Present: Chris Lund, Jim Burdick, Paul Davis, Theran Springstead, Jim Kapellen, Julie Hagemann and Ron Webb.

RDA Chair Jim Kapellen called the meeting to order for the Redevelopment Authority at 6:00 p.m.

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

Others Present: City Administrator Ramona Flanigan.

Flanigan confirmed the meeting agendas were properly posted on Friday, August 4, 2023 at the Post Office, Edgerton Library, City website, and City Hall.

**NEW TIF CREATION:** The City will begin the process of creating 2 new TIF districts. The two new TIF districts will include a new downtown TIF to encompass the recently acquired IKI building. The other TIF will be the Show Factory TIF which will encompass the former Show Factory lot on S. Main St.

Vandewalle & Associates, the City's TIF planners, presented information regarding how a TIF works and the steps on how to adopt a new TIF. Vandewalle drafted a map to show the proposed boundaries of each TIF. This will allow the Plan Commission and RDA to have input into the TIF boundaries prior to any public hearings.

Commission members suggested the addition of the Methodist Church to the boundaries as well as removing the Fulton Square and Menhall apartments.

Being no other business before the Plan Commission, a Jim Kapellen/Ron Webb motion to adjourn passed, all voted in favor.

Being no other business before the Redevelopment Authority, a Kevin Slagg/Kyle Furseth motion to adjourn passed, all voted in favor.

Ramona Flanigan/wl  
City Administrator