

**FEBRUARY 7, 2022 REDEVELOPMENT AUTHORITY MEETING MINUTES
CITY OF EDGERTON**

Jim Kapellen called the meeting to order at 5:30 p.m.

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

Absent: Jason Price, Jim Schultz, and Terry Dickinson.

Others Present: City Administrator Ramona Flanigan, Alderpersons Candy Davis, Edgerton Reporter Sam Martino and a few of the grant applicants.

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

MINUTES: A Ron Webb/Chris Lund motion to approve the minutes from the January 3, 2022 Redevelopment Authority meeting passed, all voted in favor.

NEW BUSINESS:

Consider Supersized ED Grant for 6 W Fulton St: City Administrator Ramona Flanigan stated the applicant is looking for funding to upgrade the electrical wiring to the building and the internet/computer cabling. The RDA should decide if the cabling upgrade is an eligible item. The one quote for the project is for \$10,740 for both the electrical and cabling upgrades. The maximum Supersized 50% ED grant amount is \$5,370.

Jim Kapellen asked the applicant if there is cabling wiring now. Brad Hudson stated there is none in the upper apartment.

Casey Langan asked how the RDA has determined if a project meets the grant funding. Jim Kapellen stated a project was evaluated as to whether the proposed project is an improvement to the building or an improvement for a user. Items that improve the building for any type of user have been funded whereas, improvements to accommodate a specific use/user have not.

A Ron Webb/Casey Langan motion to approve a Supersized ED Grant for 6 W Fulton St for electrical upgrades for a grant amount of \$6,000 passed on a 5/0 roll call vote.

Consider Supersized Facade Grant for 115 Henry St: Chair Jim Kapellen stated before the RDA considers the multiple grant requests for 115 Henry St and 110 Henry St, he would like the members to consider placing a deadline on the completion of the work because the City is approaching the end of the TIF expenditure period.

There have been a few applications that have extended over a number of years and he wishes to avoid that happening with any current projects. The applicants indicated they were comfortable with having a one year work completion period.

A Casey Langan/Chris Lund motion to approve a Supersized Façade Grant for a roof replacement at 115 Henry St for a grant amount of \$10,000 passed on a 5/0 roll call vote.

Consider Supersized Facade Grant for 115 Henry St: City Administrator Ramona Flanigan stated the applicant is looking to replace the back fire escape/porch. The replacement will be the same size as the existing structure except for the stairs, which must be extended to meet code. This replacement will require approval of the Historic Commission.

The applicant stated they anticipate receiving another quote for the project and asked if they would be allowed to choose which contractor they wish to do the work without having to come back to the RDA. City Administrator Ramona Flanigan stated the RDA does not specify what contractor has to complete the project. Instead, the approval is on the work and 50% grant funding of the project. If the contractor doing the work presents a lower invoice, the grant funding will be 50% of that cost.

A Ron Webb/Chris Lund motion to approve a supersized façade grant for the replacement of a second floor fire escape/porch at 115 Henry St for a grant amount of \$10,000 and approval by the Historic Commission passed on a 5/0 roll call vote.

Consider Supersized ED Grant for 110 Henry St: City Administrator Ramona Flanigan stated the applicant is looking to install HVAC in a portion of the first floor. The condenser will be placed on the roof.

A Chris Lund/Ron Webb motion to approve a supersized ED grant for installation of a HVAC unit for a portion on the first floor at 110 Henry St for a grant amount of \$6,000 with the condition that the work is completed in one year passed on a 5/0 roll call vote.

Consider Supersized ED Grant for 110 Henry St: City Administrator Ramona Flanigan stated the applicant is requesting funding to install plumbing for a new first floor restroom, kitchenette, laundry, and basement water heating.

A Casey Langan/Kevin Slagg motion to approve a supersized ED grant for new plumbing at 110 Henry St for a grant amount of \$5,600 with the condition that the work is completed within one year passed on a 5/0 roll call vote.

Consider Supersized Facade Grant for 110 Henry St: City Administrator Ramona Flanigan stated this is a request for funding for a complete roof replacement.

A Ron Webb/Casey Langan motion to approve a supersized façade grant for a roof replacement at 110 Henry St in the amount of \$10,000 with the condition that the work is completed within one year passed on a 5/0 roll call vote.

Consider Supersized Facade Grant for 110 Henry St: City Administrator Ramona Flanigan stated the applicant is requesting funding to replace the garage door in the front of the building with a storefront window system and the replacement of the access door on the rear side of the

building. The replacements will fill the existing openings. This replacement will require approval by the Historic Commission.

A Jim Kapellen/Ron Webb motion to approve a supersized façade grant for the replacement of a front garage door with a window system and replacement of a rear door at 110 Henry St for a grant amount of \$8,459.50 with the condition the work will be completed within one year and the Historic Commission approves the replacements passed on a 5/0 roll call vote.

Consider Supersized Facade Grant for 110 Henry St: City Administrator Ramona Flanigan stated the applicant is requesting funding for the replacement of most of the first-floor windows. The windows on the front, north and rear side are included in the project. All of the windows will fill the original brick openings.

The 3 rear windows that are currently boarded up will be replaced with translucent glass. All the window frames will be bronze colored.

The replacement of windows requires approval by the Historic Commission.

A Casey Langan/Ron Webb motion to approve a supersized façade grant for the replacement of most of the first-floor windows at 110 Henry St for a grant amount of \$10,000 with the condition the work will be completed within one year and the Historic Commission approves the replacements passed on a 5/0 roll call vote.

Consider Supersized ED Grant for 110 Henry St: City Administrator Ramona Flanigan stated the applicant is requesting funding to epoxy paint a portion of the first floor. The RDA should consider if this type of flooring would be grant eligible.

Applicant Kathy Hessian stated the floor is pitted and in need of a covering. She felt this was the most economical means of making it usable for a retail space. Chris Lund asked if vehicles will be driven on the epoxy, Hessian stated they will not.

A Ron Webb/Casey Langan motion to approve a supersized ED grant for installation of an epoxy paint to a portion on the first floor at 110 Henry St for a grant amount of \$6,000 with the condition that the work is completed within one year passed on a 5/0 roll call vote.

Economic Development Fund: City Administrator Ramona Flanigan stated during budget discussions, the RDA consider the extension of the façade and ED grant program after the close of the TIF expenditure period, May 1, 2022. The new revised program would have a defined amount of money.

The RDA could request the Council fund an Economic Development Fund using TIF funds. If they wish to make this request, some specifics regarding the revised program should be considered.

Casey Langan asked for clarification on the need for a new program if another TIF is established. City Administrator Ramona Flanigan stated in the time between TIF #6 closing and if/when another TIF is created there would be no program funding available. If another TIF is created, the

Council can vote to re-establish the current façade and ED grant program now being offered with TIF funds.

Jim Kapellen stated he supports the funding by not for loans due to the administrative work they require.

A Chris Lund/Ron Webb motion to request the Council to establish an Economic Development Fund passed on a 5/0 roll call vote.

Details on the new program will be discussed at a future meeting.

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

Ramona Flanigan/ch
City Administrator

Adopted