

## REDEVELOPMENT AUTHORITY MEETING

City Hall

12 Albion Street, Edgerton

Monday, April 8, 2024 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](http://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, April 5, 2024.
3. Approve meeting minutes from February 29, 2024.
4. Old Business:
5. New Business:
  - A. Consider a façade grant for 2 E Fulton Street to replace awnings
  - B. Consider a Small Economic Development grant for 11 N Canal for a furnace.
  - C. Consider a façade grant for 104 W Fulton St to replace awnings.
  - D. Consider a façade grant for 116 W Fulton St to replace an awning.
  - E. Discuss policies for façade and small economic development grants.
6. Public comments for persons desiring to be heard.
7. Closed Session pursuant to Wis. Stat. 19.85(1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session." Consider Development Agreement.
8. 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."

**FEBRUARY 29, 2024 REDEVELOPMENT AUTHORITY MEETING MINUTES  
CITY OF EDGERTON**

Jim Kapellen called the meeting to order at 5:00 p.m.

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

Excused: Kyle Furseth

Others Present: City Administrator Ramona Flanigan

Flanigan confirmed the meeting agendas were properly posted on Wednesday, February 28, 2024 at the Post Office, Edgerton Library, City website, and City Hall.

MINUTES: A Ron Webb/Todd Wescott motion to approve the January 29, 2024 RDA minutes passed on a 6/0 roll call vote.

A Ron Webb/Rebecca Diedrick motion to approve the February 8, 2024 RDA minutes passed on a 6/0 roll call vote.

**CLOSED SESSION:** Chris Lund/Casey Langan moved to go into closed session pursuant to Wis. Stat. 19.85(1)(c) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session." Consider Development Agreement. The motion passed on a 60./0 roll call vote.

Being no other business, a Ron Webb/Rebecca Diedrick motion to adjourn from closed session passed on a 6/0 roll call vote.

Ramona Flanigan/wjl  
City Administrator

# Memo

**To:** RDA  
**From:** Staff  
**Date:** 4/5/2024  
**Re:** April 8, 2024 Meeting

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**11 Canal St:** The owner of 11 Canal Street (Kari Reilly) is seeking a grant to replace the furnace. The low bid for the work is \$3,903.50. The maximum grant amount would be \$1,561.40. Please note that, if the grant were approved, the funding source for this project would be from the limited ED Fund from which each property can only receive one grant per year. The limited ED fund has a balance of \$71,848.

**104 W Fulton St:** The owner of 104 W Fulton Street (C&M Printing) is seeking a grant to replace to the 4 awnings on the Fulton St side of the building. The awning will be identical in shape and color as the existing awnings. The first-floor awning will have two signs on the valance in white letters similar to the existing awning. The low bid is \$2,884.37. The maximum grant amount would be \$1,153.75. Please note that, if the grant were approved, the funding source for this project would be from the limited ED Fund from which each property can only receive one grant per year. This work will require approval from the Historic Commission.

**116 W Fulton St:** The owner of 116 W Fulton Street (2 Brothers) is seeking a grant to replace to the awning on the Fulton St side of the building. The proposed awning will be identical in shape as the existing awning but will likely be a different in color. The awning will have a sign with a logo in white letters on the face of the awning similar to the existing awning. A bid for the work will be provided at the meeting. Please note that, if the grant were approved, the funding source for this project would be from the limited ED Fund from which each property can only receive one grant per year. This work will require approval from the Historic Commission.

**2 E Fulton:** The tenant of 2 E Fulton Street proposes to replace the awnings on the first floor. The information about this request will be presented at the meeting if available. Please note that, if the grant were approved, the funding source for this project would be from the limited ED Fund from which each property can only receive one grant per year. This work will require approval from the Historic Commission.

**TIF#10 Programs:** With the creation of the new downtown TIF (TIF #10), the RDA should review its programs to determine if any programs from TIF #6 will be offered with the new TIF, or if any new programs should be developed. The new TIF will provide funding for individually negotiated incentives for large projects such projects such as Swifhaven and the warehouse redevelopment projects. Does the RDA want to continue with the formula programs – the façade grants and the small economic development grants? If so, which of the following existing program policies does the RDA wish to continue or modify?

#### Façade Grant

- All parts of the exterior of the building are eligible, including roofs.
- Program pays 40% of project costs up to a \$5,000 grant

#### Small Economic Development Grant

- Pays for code related improvements (such as accessibility improvements) and mechanical replacements (furnaces, HVAC)
- Pays for building upgrades that are part of larger project (for example: creation of new apartment; structural modifications)
- Program pays 40% of project cost up to \$3,000.

Rules that apply to both programs

- No limit on how many grants per building; one grant per "aspect" of a project such as HVAC, plumbing, etc
- Request 2 bids for each project but allow only one bid
- Pay for material only, no labor, for self-performed work
- Grant has to be approved before work in complete
- Limited to one grant per year due the limited funding from the "old" TIF. Now that the new TIF is in place, should we allow more than one grant per year.