

CITY OF EDGERTON  
CITY HALL COUNCIL CHAMBERS  
12 ALBION STREET

SPECIAL JOINT COMMON COUNCIL  
AND REDEVELOPMENT AUTHORITY MEETING

Monday, May 17, 2021 at 7:30 p.m.

**NOTE:** PER EMERGENCY ORDER FACE COVERINGS ARE REQUIRED

**REMOTE PARTICIPATION:** To participate or 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).

1. Call to order; Roll call
2. Confirmation of appropriate meeting notice posted on Friday, May 14, 2021.
3. 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." Discuss and consider downtown affordable housing project;  
AND  
Discuss and consider the redevelopment of 407 N Main St.  
AND  
Discuss and consider parking options in the downtown;  
(RDA to adjourn and Council continue in closed session.)  
AND  
Discuss and consider Development Agreement with IKI Manufacturing;  
AND  
Discuss and consider cell tower lease negotiations.
4. Return to open session and consider taking action on items discussed in closed session.
5. Adjourn.

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: (608) 884-3341.

**Confidential**

# Memo

To: Common Council and RDA  
From: Staff  
Date: 5/14/2021  
Re: May 17, 2021 Meeting

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**210 W Fulton Project:** The owner of 210 W Fulton, Andrew Arnett, has agreed to sell his property at 210 W Fulton to the City. The major points of a purchase agreement are:

- The City will pay \$100,000 for the property.
- The City will provide a statement for his tax purposes indicating the property is assessed at \$179,200.
- The City will provide a \$50,000 TIF incentive to Mr. Arnett for the redevelopment of 2 Burdick Street.
- After the purchase, the City will donate the building to Edgerton Community Outreach (ECO). Note: The ECO Board has not voted on this project yet so this information must remain strictly confidential.
- Edgerton Community Outreach, with the assistance of the City's TIF, ECO fundraising, and grants, will renovate the structure into upper floor transitional housing units for veterans, and main floor ECO retail space and a meeting room for local veteran's groups.

Conditions of the transaction are:

- Mr. Arnett requires the tenant in 210 W Fulton move to 2 Burdick Street once it is renovated.
- The City (and ECO) are satisfied that the building is sound enough and the project is feasible after having a builder/architect look at the building.
- The City and Mr. Arnett reach a TIF agreement for 2 Burdick St
- The City and ECO have an agreement for the redevelopment of the property
- The City and ECO will seek grants for the building renovation.

Policy Questions:

- Does the City want to proceed with this project?

- What is the maximum amount of TIF funding the City will provide for the redevelopment of 210 W Fulton St? The answer to this will be more evident once the evaluation of the building is complete.
- Should the City purchase 5 Albion Street? If so, will the City sell the east half to the neighbor to the north?
- Is the City's investment contingent upon meeting space being provided for the VFW or is the City comfortable with leaving that agreement to the VFW and ECO to negotiate?
- Should the City buy the house next to 2 Burdick Street as part of the Burdick St project?

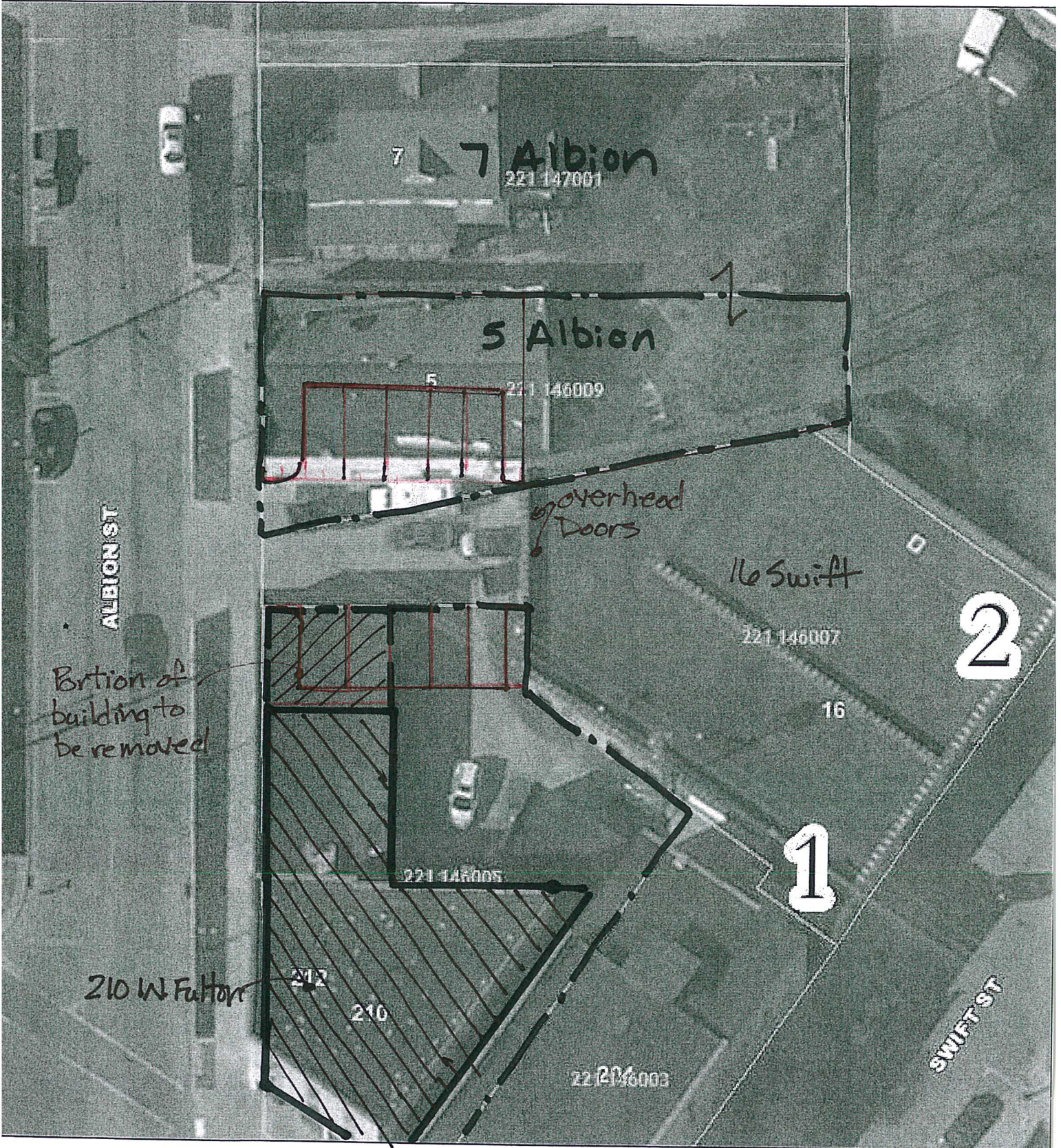
**Shoe Factory:** The soil scientist who has reviewed the latest soil/groundwater tests indicates that based on the environmental investigations so far, he believes the site has the potential for redevelopment. The City's offer to purchase expires again at the end of June, and the land owner may not agree to extend the offer another time. One objective of the City is to purchase the property using a Statutory exemption that limits the City's liability for prior contamination. There are several steps that have to be taken in order to utilize this statutory exemption. The City Attorney estimates that the process would cost approximately \$4,000 in attorney's fees. Based on the information available, staff recommends the City proceed with the process of obtaining the statutory exemption for the purchase of the property.

**Purchase of property for library parking:** The City does not own any of the parking lot behind the library. (See attached map) We have an easement with IKI and the Community Center that allows library users to park in the lot. The easement agreement with IKI allows them to terminated the lease with 60 days-notice.

The City anticipates that when IKI sells 116 Swift St, the property will be redeveloped for housing. This will require more parking than the current use demands. Given that IKI may terminate the lease with the City, parking for the library could be limited. To provide some parking for the library, the City should consider using TIF funds to purchase the house north of the library (107 Albion St) and converting it to library parking. The property is assessed at \$147,800. A very rough estimate for the structure removal and the parking lot is \$90,000. The owner is not aware of this discussion so this information must remain strictly confidential

**TIF 6 projection:** All of these projects would be funded by TIF 6. The expenditure period expires in May of 2022 and the maximum life of the TIF is 2027. Based on the assumption that the increment generated by the TIF remains constant for the remainder of its life, the TIF could spend approximately \$1.4 million dollars and still cash flow. We have committed (bids accepted or currently bidding) approximately \$100,000 for trees and crosswalks.

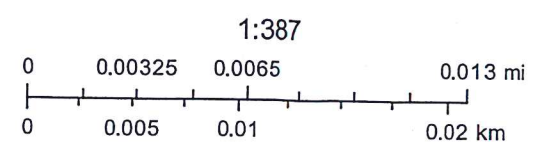
# ArcGIS Web Map

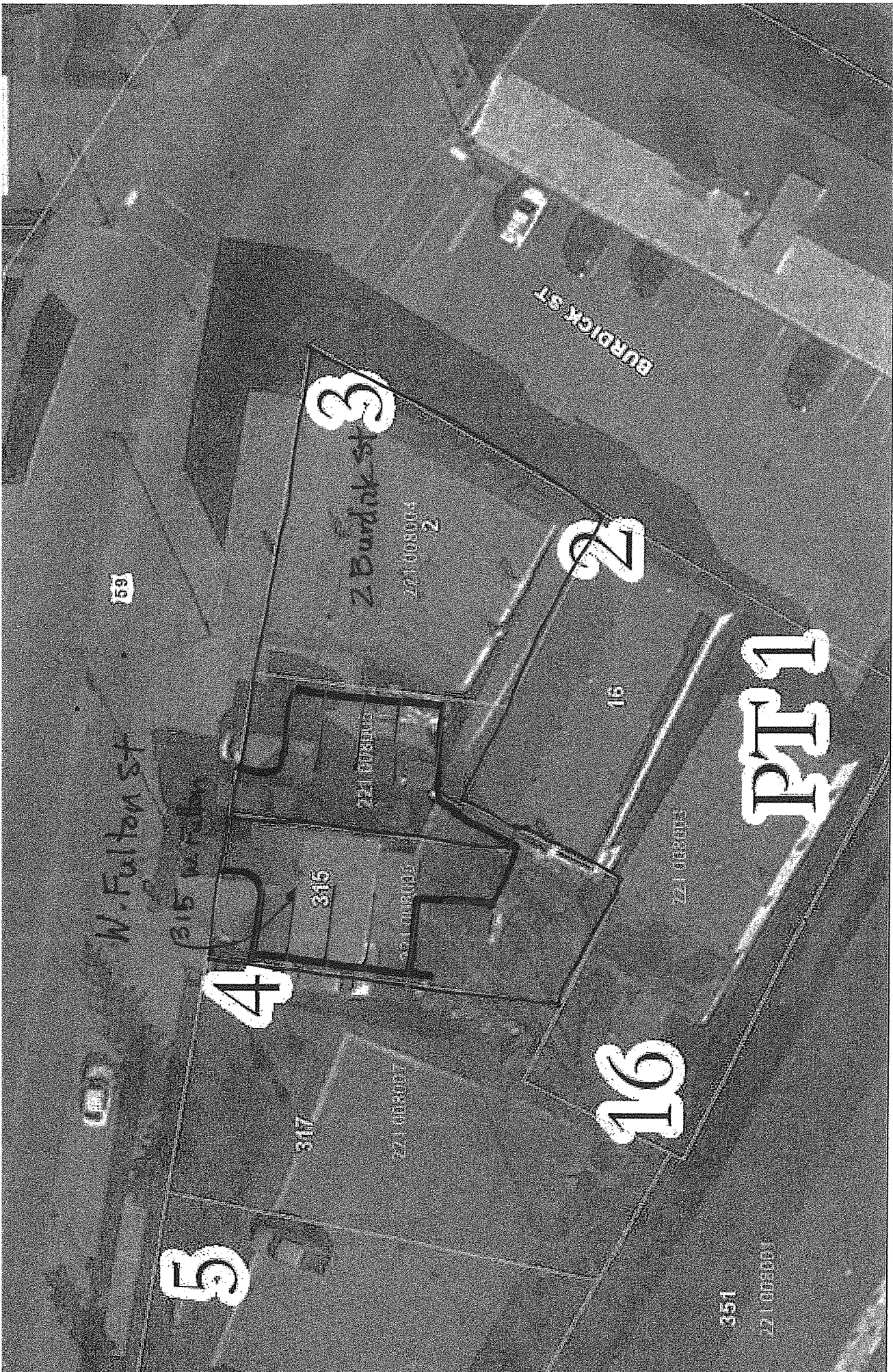


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- Other Roads
- Subdivision Text





10:08:45 PM

Parcel Annotation Points

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Cemetery

CSM Text

Other Roads

Subdivision Text

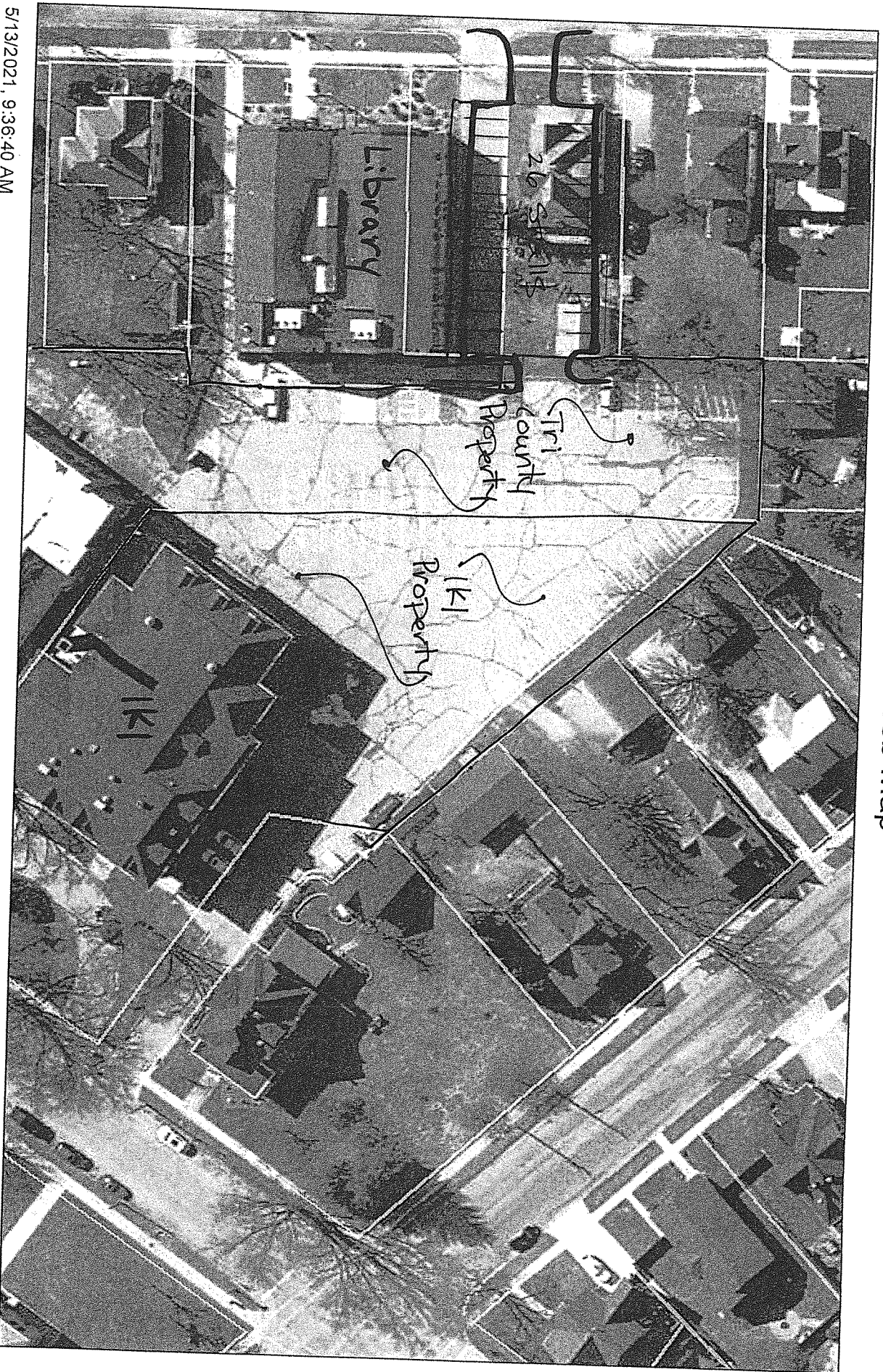
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Rock County Land Information Office

ArcGIS Web Map



5/13/2021, 9:36:40 AM

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