

REDEVELOPMENT AUTHORITY MEETING

City Hall

12 Albion Street, Edgerton

Monday, December 6, 2021 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. 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, December 3, 2021.
3. Approve meeting minutes.
 - A. October 18, 2021
4. Old Business:
5. New Business:
 - A. Consider "Supersized" grant application for 4 W Fulton Street.
 - B. Consider "Supersized" grant applications for 12 W Fulton Street.
 - C. Consider "Supersized" grant application for 102 W Fulton Street.
 - D. Consider transfer of Development Agreement for 210 W Fulton Street.
6. Public comments for persons desiring to be heard.
7. Set next meeting date and agenda items.
8. Adjourn.

cc: Commission Members All Council Members Department Heads
City Engineer Newspapers

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."

**OCTOBER 18, 2021 REDEVELOPMENT AUTHORITY MEETING MINUTES
CITY OF EDGERTON**

Jim Kapellen called the meeting to order at 6:00 p.m.

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

Excused: Chris Lund.

Absent: Jason Price and Terry Dickinson.

Others Present: City Administrator Ramona Flanigan, Alderperson Candy Davis, Edgerton Reporter Sam Martino and applicant Ilir Banushi.

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

MINUTES: A Ron Webb/Casey Langan motion to approve the minutes from the September 7, 2021 Redevelopment Authority meeting passed, all voted in favor.

NEW BUSINESS:

Consider ‘Supersized’ Façade Grant for 16 Swift St: City Administrator Ramona Flanigan stated the applicant is looking to replace the roof. The applicant received a number of bids which all exceeded the maximum bid, thus they may select any of the bids they received. The Supersized Façade Grant maximum amount is \$10,000.

A Casey Langan/Ron Webb motion to approve a Supersized Façade Grant for 16 Swift St for a new roof for a grant amount of \$10,000 passed on a 5/0 roll call vote.

Consider Supersized Façade Grant for 116 W Fulton St: City Administrator Ramona Flanigan stated the applicant is looking to replace the roof. The estimated cost is \$21,500 which would be a maximum grant amount of \$10,000.

Applicant Ilir Banushi stated the wood securing the rubber roof is rotting out and the roof is leaking in some areas.

A Ron Webb/Kevin Slagg motion to approve a Supersized Façade Grant for 116 W Fulton St for a new roof for a grant amount of \$10,000 passed on a 5/0 roll call vote.

Consider 2022 Budget: City Administrator Ramona Flanigan reviewed the 2022 TIF #6 budget with the committee. TIF #6 expenditure period closes in May of 2022. Projects budgeted for 2022 include:

- 2 Burdick St incentive
- 210 W Fulton St incentive
- Fulton Square incentive
- Façade grant funding

- Funding of an economic development fund to allow for a continuation of façade grants for some years after the TIF expenditure period closes
- Reconstruction of Henry St
- Pay off of the Chamber's depot payment.

Casey Langan asked how some of these projects or expenses can be completed by May, 2022. Flanigan explained if there is an agreement signed before the close of the expenditure period, the TIF can still expend these committed funds.

A Ron Webb/Kevin Slagg motion to approve the 2022 Budget and recommend it to Council passed on a 5/0 roll call vote.

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

Ramona Flanigan/ch
City Administrator

Adopted December 6, 2021

Memo

To: RDA
From: Staff
Date: 12/2/2021
Re: December 6, 2021 Meeting

Application for Facade Grant for 4 W Fulton St for windows: The owner of 4 W Fulton Street is requesting approval of a façade grant to replace the windows in the rear of the building. The windows are white, vinyl double hung that will fill the entire opening. The low bid of 2 is for \$12,502. The Supersized 50% facade grant amount would be \$6,251. The Historic Commission will have to approve the project.

Application for Facade Grant for 12 W Fulton St for roof: The owner of 12 W Fulton Street is requesting approval of a façade grant for roofing. The one bid is for \$21,250 for entire roof. The Supersized 50% facade grant amount would be \$10,000.

Application for Facade Grant for 12 W Fulton St for windows and tuck pointing: The owner of 12 W Fulton Street is requesting approval of a façade grant for tuck pointing. The one bid provides an option to do work as needed or to do all the masonry joints. The owner wishes to do all the joints on the front façade and as needed on the rear of the building. The cost of this work is \$20,751.85. The quote also includes the masonry work needed to replace the bathroom window in the rear. The Supersized 50% facade grant amount would be \$10,000. The Historic Commission will have to approve the window replacement project.

Application for an ED Grant for 102 W Fulton St: The owner of 102 W Fulton (C&M Printing) is requesting funding to replace a furnace. The one quote for the project is for \$5,182. The Supersized 50% ED grant amount would be \$2,591.

Outreach transferring agreement for 210 W Fulton: Outreach plans to transfer the Development Agreement and the property at 210 W Fulton to a new entity. The Director of Outreach describes the reasoning for this assignment as follows:

“The nature of this entity is a not-for-profit company that will own and manage 210 W. Fulton Street. The name of the entity will be Hope Housing of Edgerton, Inc. The reason why a new entity is being formed is the mission for 210 W. Fulton Street is different that Edgerton Community Outreach (ECO) in the sense that it will focus on rental housing with a priority to serve veterans, not emergency services and programs that serve the common good in Edgerton. The new entity will be a partner agency of Edgerton Community Outreach, Inc. and 3 of ECO's board members will make up the board of the new entity and will report to ECO's current board.”

The Agreement requires the RDA review and recommend a transfer.

4 W. Fulton



12 W. Fulton - Roof

Break down Sheet

Full Roof 15,500.00
insulated sheets 1,120.00 (what we know is bad)
16,620.00 minimum plus any bad
wood \$ etc.

Full Roof 15,500.00
insulated sheets 5,750.00 (IF all insulate boards replaced)
21,250.00 plus any bad wood etc \$.

Lower 16 ft soft and insulation
is wet that we know of.

Each insulated sheet approx \$30⁰⁰
at this time.

Insulated sheets not included in bid.

12 W. Fulton - Tuckpoint

BUDGET WORKSHEET

12 W. Fulton - Tuckpoint

There are two bids - one breaks down doing all joints Front/back. The second bid is broken down "As needed" Front/back. We are proposing to do All of Front and "As needed" in back.

12,350.00			
7,320.00			
<u>19,670.00</u>			
1,081.85	tax		
<u>20,751.85</u>			

While only costs associated with exterior repairs should be included in this budget, it is recommended that the contractor include the cost of the application.

Estimated Project Costs

Category	Estimated Cost
Interior	\$
Exterior	\$
Foundation	\$
Roof	\$
Other	\$
Total Estimated Cost	\$

