

# REDEVELOPMENT AUTHORITY MEETING

City Hall

12 Albion Street, Edgerton

Monday, January 25 at 5:15 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 Friday, January 22, 2021.
3. Approve December 21, 2020 meeting minutes.
4. Old Business:
  - A. Consider façade grant for 1 W Fulton Street (Dickinson Warehouse).
5. New Business:
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."

**DECEMBER 21, 2020 REDEVELOPMENT AUTHORITY MEETING MINUTES  
CITY OF EDGERTON**

Jim Kapellen called the meeting to order at 6:15 p.m.

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

Absent: Jim Schultz, and Terry Dickinson.

Others Present: City Administrator Ramona Flanigan and a few citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, December 18th at the Post Office, Edgerton Library and City Hall.

**MINUTES:** A Ron Webb/Kevin Slagg motion to approve the minutes from the October 19, 2020 Redevelopment Authority meeting passed on a 6/0 roll call vote.

**OLD BUSINESS:**

**Consider Façade Grant for 1 W Fulton:** City Administrator Flanigan stated the applicant, Tom Dickinson, is requesting approval to replace approximately 13 of the worst windows.

Bob Johnson stated the replacement windows have changed to energy efficient wood with vinyl clad operable windows from Home Depot.

Jim Kapellen asked if Mr. Johnson received the information about custom sized windows purchased from Chase Lumber that fit the window opening on Dan Rinehart's warehouse he rehabilitated. Mr. Johnson stated he has but the prices were such as they wouldn't use those. Flanigan stated they had purchased 77 windows for \$27,000 bringing it to about \$330 per window.

Mr. Johnson stated the Home Depot windows costs with the grills are \$225 plus the installation costs. The window opening dimensions are about 77" x 31" and the window dimensions are 56 3/4" x 29 1/2". City Administrator Flanigan stated the Historic Commission's approval was conditioned upon the replacement windows fitting the opening. This proposal would have to go back to them since the proposed windows are almost 2 feet shorter than the opening. Given Chase Lumber is able to have windows that better fit the opening, she questions if the Historic Commission would approve the smaller windows.

Mr. Johnson stated Chase Lumber's cost for only 24 custom windows would most likely be much higher in price plus there will be installation costs along with additional labor costs. He noted this is not a cheap project.

Both Jim Kapellen and Chris Lund stated a 20" difference in height of the opening is way too much of a difference to be filled with something other than a window. Jim Kapellen added he does not feel the RDA will put money into this project unless the windows replicate the historic size of the existing window openings, the windows are energy efficient, and operatable.

Mr. Johnson stated the Edgerton Community Outreach buildings windows do not match the window opening size and the Outreach building is not a historical building. Jim Kapellen stated Outreach did not request grant money for the windows either.

Kevin Slagg stated the Dickinson Warehouse is a historic building and should reflect that.

Jim Kapellen noted the original façade grant proposal included the replacement of all the windows at one time. Now it is being broken down into phases in order to apply for funding each time.

Mr. Johnson stated Mr. Dickinson may decide to board up the windows instead of replacing them. Without a grant, Mr. Dickinson will not replace any windows because there is no intention to do anything with the building but use it for storage.

Jason Price asked why Mr. Dickinson does not attend the meetings with Mr. Johnson. Mr. Johnson stated he lives out east. Members of the RDA stated that he can now attend via Zoom.

Kevin Slagg stated this building has been deteriorating for years with nothing being done to preserve it. Mr. Johnson stated the building has also been a strain on Mr. Dickinson with paying the taxes and making some stabilization improvements.

Mr. Johnson stated he can come back to the RDA with the cost of custom windows and installation costs for the Committee to consider. He will not be replacing all the windows at one time and hopes to receive grant money for each phase.

Jim Kapellen recommend Mr. Johnson to go back to Mr. Dickinson to find out what the intensions are for the building use.

Mr. Johnson stated he will talk with Mr. Dickinson to find out if he would like him to provide a new proposal for the custom windows being requested and if Mr. Dickinson wishes to continue the grant process. He will also inform him he can attend these meetings through Zoom.

A Chris Lund/Jason Price motion to postpone a decision on the façade grant for 1 W Fulton St to a future meeting passed on a 6/0 roll call vote.

#### **NEW BUSINESS:**

**Consider Grant for 106 W Fulton:** City Administrator Flanigan stated the applicant is requesting a Small ED grant for 106 W Fulton St. for the replacement of a boiler. The maximum ED grant amount is \$3,000.

Casey Langan stated the Plan Commission is proposing to required window displays in vacant commercial buildings in the downtown if the owner wishes to create a first-floor residential space. He asked if the RDA can include this same requirement with a grant if the commercial space is empty.

Jim Kapellen stated conditions can be added to the grant. City Administrator asked what conditions would be included. Casey Langan recommended it appear like a store front or promote

local non-profits, school events or community events. Jim Kapellen added that it should change at least every 6 months also.

A Chris Lund/Kevin Slagg motion to approve a Small ED grant for 106 W Fulton St for a boiler replacement for a grant amount of \$3,000 with the condition the commercial window display promotes another business or nonprofit and be rotated every 6 months passed on a 5/0 roll call vote.

**TIF Boundary Amendment:** City Administrator Flanigan updated the RDA that the Council and Plan Commission are looking into amending the downtown TIF to include the Chase Bank building and IKI office building on Swift St. There is nothing planned for either of those locations now but including them in the 1 ½ years left of the TIF #6 expenditure period may help spur some type of redevelopment of those properties.

**Concrete finish for downtown crosswalks:** Jim Kapellen noted the TIF funds will be used to replace the crosswalks in the downtown. In order to bid the project early, the RDA needs to make a few decisions.

The RDA decided against colored concrete because of the maintenance it needs and to stay with the same scoring pattern used now.

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

Ramona Flanigan/ch  
City Administrator

Adopted January 25, 2021

# Memo

**To:** RDA  
**From:** Staff  
**Date:** 1/20/2021  
**Re:** January 25,2021 Meeting

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**1 W Fulton St:** The owner of 1 W Fulton Street, Tom Dickinson, is requesting approval of a facade grant to replace approximately 6 of the worst windows in the warehouse (there are approximately 35 windows in the building). The replacement windows will be double panes, clear glass, double hung windows. Windows will be custom to fill the existing openings and will have mullions (grills) to match the mullions of the original windows. The Historic Commission has issued a Certificate of Appropriateness. The bid for the six windows is \$9,000.

The petitioner plans to complete the project in 3-4 phases. The petitioner first applied for this project under the Flip Flop grant in 2019 and is requesting approval with the greater incentives provided by the Flip Flop grant. If the grant were approved as Flip Flop grant, the grant amount would be \$5,000. If it were approved as a regular grant, the grant amount would be \$3,600. The RDA should decide the following:

- Should a grant be awarded?
- Should the grant be a Flop Flop grant?
- Will the RDA provide façade grant funding for future phases? The petitioner indicated that he would prefer a Flip Flop grant for this application as opposed to two regular façade grants for two phases.

## Break down costs for Dickinson Warehouse Project.

Windows (6) + tax .....	\$3,180
Scissor lift rental .....	\$ 700
Exterior trim board, sills and repair material for casements .....	\$ 510
Paint, chalk, misc. ....	\$ 250
Dumpster rental .....	\$ 240
My labor .....	\$2,500
Addition labor .....	\$1,620
Total .....	\$9,000

# Grant Proposal

## RHJ-ENTERPRISES

Customer Satisfaction is number 1

DATE: 01/08/2021

806 Dickinson Ave.  
Edgerton, WI 53534  
Phone (608) 718-4463  
Email: bubbaof1969@charter.net

TO Tom Dickinson (Owner)  
5303 N. 10<sup>th</sup> St.  
Arlington, VA 22205  
(703) 841-4992

Grant Proposal One for T. W. Dickinson Tobacco  
Warehouse Project located at One West Fulton  
St. Edgerton WI

CONTRACTOR	PROJECT	GRANT PROPOSAL ONE	START DATE
Robert Johnson	One West Fulton St. Warehouse	\$9,000.00	Upon Grant Approval

DESCRIPTION
<p>Work to be perform for <b>Grant Proposal</b> at One West Fulton St.</p> <p>Remove, replace windows (*1) and replace sills, stops, trim and paint at One West Fulton St. Six high priority windows Middle lower on North Elevation (see photo) Upper far right and lower left on West Elevation (see photo) Upper left on South Elevation (see photo) Upper right and lower second from the left on East Elevation (see photo) A total of six windows</p> <p>Replace or repair window casements as needed Remove, and replace exterior trim Paint all trim, stops, sills and double hung windows Remove all debris</p> <p>Includes all materials, labor and equipment for the T. W. Dickinson Tobacco Warehouse project located at One West Fulton, Edgerton, WI. (See included detail cost breakdown)</p> <p>(*1) Windows will conform to approved design submitted to the Edgerton Historic Preservation Commission. (Windows are custom fit double hung, insulated glass, vinyl that open and close)</p>

**Thank You For Your Business**