

## REDEVELOPMENT AUTHORITY MEETING

City Hall

12 Albion Street, Edgerton

Wednesday, March 16, 2022 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, March 11, 2022.
3. Approve meeting minutes from February 7, 2022.
4. Old Business:
  - A. Consider creation of an Economic Development Fund.
  - B. Consider creating downtown mural policies.
5. New Business:
  - A. Consider Supersized ED Grant for access stairway 104 W Fulton St:
  - B. Consider Supersized Facade Grant for tuck pointing at 203 S Main St:
  - C. Consider Supersized Facade Grant for tuck pointing at 401 W Fulton St:
  - D. Consider Supersized Facade Grant for tuck pointing at 351 W Fulton St:
  - E. Consider Supersized Facade Grant to re-side the building and pave a parking lot at 202 S Main St:
  - F. Consider Supersized Facade Grant for second exit at 115 Henry St:
  - G. Consider Supersized Facade Grant for roof at 11 W Canal St.
  - H. Consider Supersized ED Grant for HVAC at 10 W Fulton St:
  - I. Consider Supersized ED Grant for HVAC at 10 1/2 W Fulton St:
  - J. Consider Supersized Facade Grant for roof at 10 W Fulton St.
  - K. Consider Supersized Facade Grant for roof at 10 1/2 W Fulton St:
  - L. Consider Supersized Facade Grant for tuck pointing at 10 W Fulton St.
  - M. Consider Supersized Facade Grant for tuck pointing at 10 1/2 W Fulton St.
6. Public comments for persons desiring to be heard.
7. Set next meeting date and agenda items.
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 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

# Memo

**To:** RDA  
**From:** Staff  
**Date:** 3/11/2022  
**Re:** March 16, 2022 Meeting

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**Application for a Supersized ED Grant for 104 W Fulton St:** The owner of 104 W Fulton (C&M Printing) is requesting funding to rebuild the stairway serving the upstairs apartment. The one quote for the project is for \$6,025.17 The maximum Supersized 50% ED grant amount would be \$3,012.59.

**Application for a Supersized Facade Grant for tuck pointing at 203 S Main St:** Rinehart Properties, owner of 203 S Main Street, is requesting funding to tuck point the building. The one quote for the project is for \$21,845. The maximum Supersized 50% facade grant amount would be \$10,000.

**Application for a Supersized Facade Grant for tuck pointing at 401 W Fulton St:** Rinehart Properties, owner of 401 W Fulton Street, is requesting funding to tuck point the building. The one quote for the project is for \$22,865. The maximum Supersized 50% facade grant amount would be \$10,000.

**Application for a Supersized Facade Grant for tuck pointing at 351 W Fulton St:** Rinehart Properties, owner of 351 W Fulton Street, is requesting funding to tuck point the building. The one quote for the project is for \$28,400. The maximum Supersized 50% facade grant amount would be \$10,000.

**Application for a Supersized Facade Grant to reside the building and pave a parking lot at 202 S Main St:** Rinehart Properties, owner of 202 S Main Street, is requesting funding to pave the parking lot and reside the building. The property is not in the historic district. The paving will require the approval of the city engineer. The one quote for the project is for \$27,787. The maximum Supersized 50% facade grant amount would be \$10,000.

**Application for a Supersized Facade Grant for second exit at 115 Henry St:** The owners of 115 Henry Street (Campbell Boys) are requesting funding to replace the pavement in the rear of the building to allow accessible access to the building. The front of the building has 3 steps to get to the first floor so the rear entrance is the accessible entrance. The one quote for the project is for \$12,300. The maximum Supersized 50% facade grant amount would be \$6,150.

**Application for a Supersized Facade Grant for roof at 11 W Canal St:** The owner of 11 W Canal Street is requesting funding to replace the roof. The one quote for the project is for \$12,000. The maximum Supersized 50% facade grant amount would be \$6,000.

**Application for a Supersized ED Grant for HVAC at 10 W Fulton St:** The owner of 10 W Fulton St (Abruzzo Salon) is requesting funding to replace the HVAC unit serving both floors of the building.

The condenser will be placed on the roof. The one quote for the project is for \$9,789. The maximum Supersized 50% ED grant amount would be \$4,894.50.

**Application for a Supersized ED Grant for HVAC at 10 1/2 W Fulton St:** The owner of 10 1/2 W Fulton St (Abruzzo Salon) is requesting funding to replace the HVAC unit serving both floors of the building. The condenser will be placed on the roof. The one quote for the project is for \$9,189. The maximum Supersized 50% ED grant amount would be \$4,594.50.

**Application for a Supersized Facade Grant for roof at 10 W Fulton St:** The owner of 10 W Fulton Street (Abruzzo Salon) is requesting funding to replace the roof. The one quote for the project is for \$28,000. The maximum Supersized 50% facade grant amount would be \$10,000.

**Application for a Supersized Facade Grant for roof at 10 1/2 W Fulton St:** The owner of 10 1/2 W Fulton Street (Abruzzo Salon) is requesting funding to replace the roof. The one quote for the project is for \$17,650. The maximum Supersized 50% facade grant amount would be \$8,825.

**Application for a Supersized Facade Grant for tuck pointing at 10 W Fulton St:** The owner of 10 W Fulton Street (Abruzzo Salon) is requesting funding to tuck point the building. The quote indicates some brick will need to be replaced. The proposal will be referred to the Historic Commission to review the details of the masonry work. The one quote for the project is for 13,750. The maximum Supersized 50% facade grant amount would be \$6,875.

**Application for a Supersized Facade Grant for tuck pointing at 10 1/2 W Fulton St:** The owner of 10 1/2 W Fulton Street (Abruzzo Salon) is requesting funding to tuck point the building. The quote indicates the top 7 courses of bricks will be replaced with new brick. The wall has a cap. The proposal will be referred to the Historic Commission to review the details of the masonry work. The one quote for the project is for \$24,900. The maximum Supersized 50% facade grant amount would be \$10,000.

**Downtown Murals:** There is renewed interest in the installation of murals on downtown buildings. A specific proposal has been submitted for 212 W Fulton. If the RDA is interested in pursuing murals, staff will investigate policies implemented by other communities so the RDA can develop guidelines before considering a specific proposal.

**Economic Development Fund:** During budget discussions, the RDA discussed the creation of an Economic Development Fund that would provide funding for our current smaller downtown rehab programs – façade and ED grants - after May 1, 2022 which is the closing date of the TIF expenditure period. To continue to support building renovations, the RDA could request the Council fund an Economic Development Fund using TIF funds. The RDA should discuss the following policy questions:

1. Should the City establish an Economic Development Fund?
2. If so, how much funding should be included. The range in annual totals for grants awarded since the beginning of the program is \$0-\$75,192 with the annual average being \$13,523. The TIF forecast includes \$100,000 in a potential funds.
3. Will the RDA modify the façade and ED grant programs? Size of awards? The type of work that is eligible?
4. Will the RDA limit the number of awards any one property can receive over a certain periods of time?



104 W.  
Fulton

Rebuild  
Steps  
& Landing

Rebuild  
Support  
wall

Top  
steps &  
Landings



202 S. Main

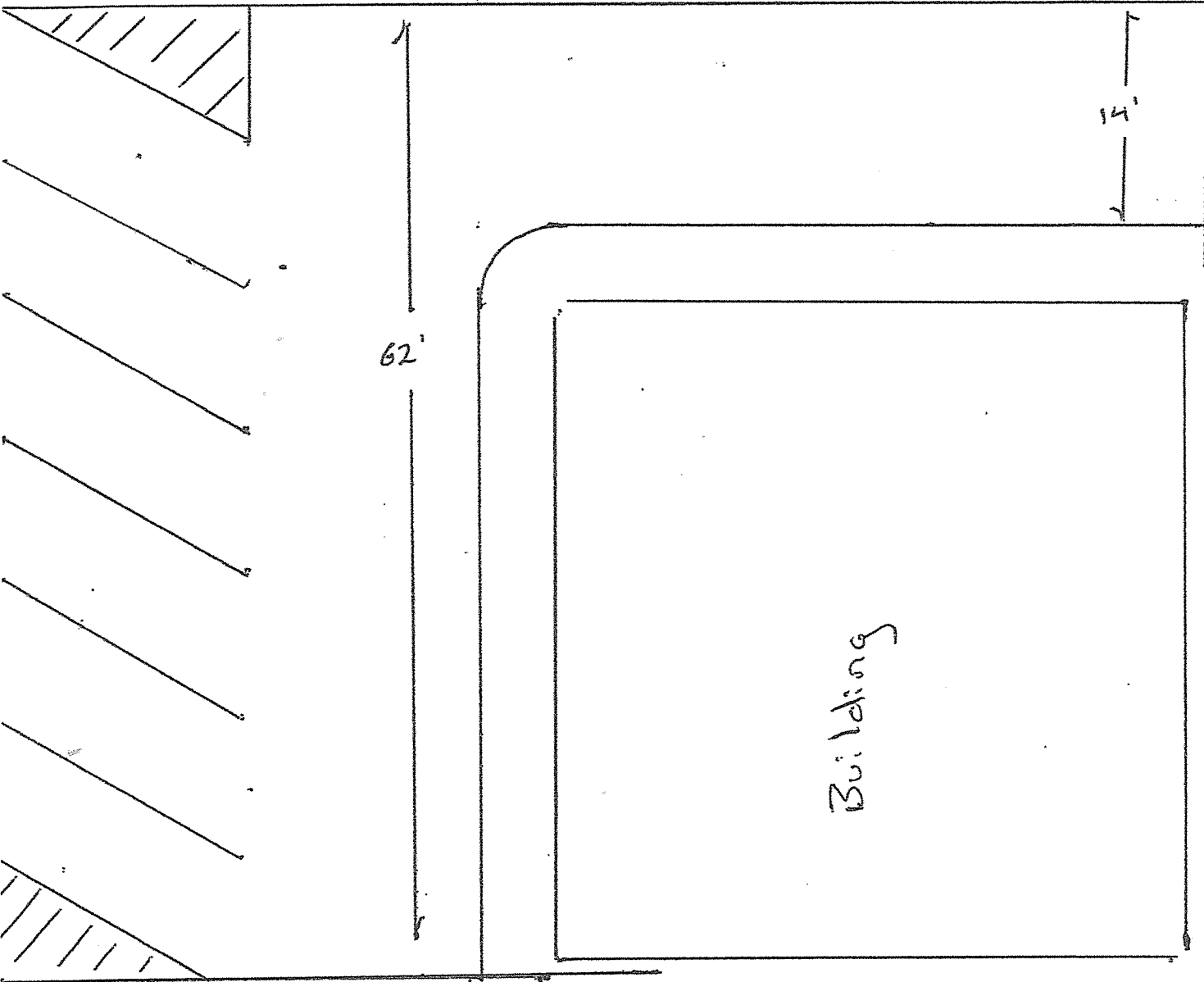
30'

46'

14'

62'

Building



115 Henry St



10 1/2 W. Fulton

Estimate 463 from Make Your Mark LLC

1 message

Make Your Mark LLC <quickbooks@notification.intuit.com>

Sat, Jan 8, 2022 at 3:34 PM

Reply-to: makeyourmarkmasonry@gmail.com

To: Rooter1man69@gmail.com

Please review the estimate below. For 10.5 W Fulton. With full tuckpoint job. To make everything 100% even color of mortar.

35% down payment due at acceptance of proposal. \$8,715.00

Remainder balance due at job completion.

Feel free to contact us if you have any questions.  
We look forward to working with you.

Have a great day,  
Make Your Mark LLC

----- Estimate -----

679 Prairie View Dr  
Evansville, WI 53536 US  
+1 6085746047  
<http://www.makeyourmarkmasonry.com>

Estimate #: 463  
Date: 01/08/2022  
Exp. Date: 01/08/2023  
\$24,900.00

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Address:

John Werkmeister  
10 And 10.5 W Fulton  
Edgerton, WI 53534

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Service	Description	Qty	Rate	Amount
Custom Amo	(10.5 W Fulton St. Front of building.)	1	24,900.00	24,900.00

Set equipment as necessar  
for access of materials  
and safety. Remove the  
top 7 courses of brick

10 1/2 w Fulton

and replace with new  
brick and mortar closest  
match possible.

Remove any broken and  
damaged brick below the  
top rebuild and replace  
with new.

Grind out 100% of mortar  
joints and fill in with  
new mortar closest match  
possible.

(Will need a lift.)

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SubTotal:	\$24,900.00
Tax:	\$0.00
<hr/>	
Total:	\$24,900.00

35% down payment due at the acceptance of proposal. \$8,715.00

Remainder balance due at job completion.

10 1/2 W. Fulton

