

REDEVELOPMENT AUTHORITY MEETING

City Hall
12 Albion Street, Edgerton
Monday June 28, 2021 at 5:30 P.M.

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.

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday, June 25, 2021.
3. Approve meeting minutes.
 - A. May 11, 2021
 - B. May 17, 2021
4. Old Business:
 - A. Consider change to downtown crosswalks.
5. New Business:
 - A. Consider Façade grant for 115 Henry St.
 - B. Consider Small ED Grant for 115 Henry St.
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."

**MAY 11, 2021 REDEVELOPMENT AUTHORITY MEETING MINUTES
CITY OF EDGERTON**

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

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

Absent: Kevin Slagg, 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, May 7th at the Post Office, Edgerton Library and City Hall.

MINUTES: A Ron Webb/Casey Langan motion to approve the minutes from the January 25, 2021 Redevelopment Authority meeting passed on a 5/0 roll call vote.

ELECT CHAIR AND VICE CHAIR: A Chris Lund/Ron Webb motion to nominate Jim Kapellen as Chair passed on a 5/0 roll call vote.

A Chris Lund/Jason Price motion to nominate Casey Langan as Vice Chair passed on a 5/0 roll call vote.

OLD BUSINESS: City Administrator Ramona Flanigan stated the City is still waiting for the soil evaluations at the Shoe Factory. The Wisconsin DNR will determine if this is a developable site.

NEW BUSINESS:

Consider Façade Grant for 106 W Fulton: City Administrator Flanigan stated the applicant is looking for a façade grant to tuck point the building. There were three bids submitted and the owner wishes to take the highest bid because he knows the bidder and he believes they have an excellent reputation.

Flanigan stated there are many reasons for why someone wishes to use a contractor they are familiar with. In some cases, the RDA only receives one bid. In this case the applicant did obtain three bids. The low bid was \$10,680 and the highest bid was \$12,600.

Jim Kapellen stated the difference is \$2,000 of which the applicant will pay the majority of the more expensive bid.

Casey Langan stated this applicant recently received a grant to replace a furnace. There is no apparent business name advertised on the building and there is a covered snowmobile in the entrance walkway. Flanigan stated she inquired about the business and the applicant stated it is a virtual arts business and the items in the window are used for the business.

Casey Langan stated it appears to be used as storage not a business. Jim Kapellen stated this item can be tabled until either the applicant responds to the concern or appears at a future meeting.

Chris Lund noted he is not able to find the highest bid tuckpointing company on the internet.

Casey Langan/Ron Webb moved to table the façade grant application for 106 W Fulton St until the applicant can provide the following:

1. Proof that the tuckpointing company named is a legitimate business.
2. Address the concern that the building appears to be used for only storage.
3. Proof the business operating in the building is legitimate.

The motion passed on a 5/0 roll call vote.

Consider Façade Grant for 201 W Fulton: City Administrator Ramona Flanigan stated the applicant is requesting a façade grant for the replacement of the roof. The work has already been completed. The cost exceeded \$25,000 and the maximum Façade Grant is \$5,000.

Jim Kapellen stated he has wondered if the process is confusing. Do the applicants think they apply after the work is complete because that is when the grant funds are paid out? The next time the RDA advertises the program, attempts should be made to clearly stated the process.

A Chris Lund/Ron Webb motion to approve a façade grant for 201 W Fulton St for a roof replacement in a grant amount of \$5,000 passed on a 5/0 roll call vote.

Consider Façade Grant and Small ED Grant for 115 Henry St: City Administrator Ramona Flanigan stated the tuckpointing bids were not available for the meeting so there isn't an application for a façade grant.

The applicant wishes to modernize the electrical in the commercial portion of the building. Flanigan pointed out that interior improvements are eligible for the Small ED Grant program if they are improvements that can be used by any type of commercial used, not specific to only the current occupant's use.

Applicant Mr. Campbell stated the fire inspector found that there are open wires, the electrical is not up to code, and the exit lighting does not work. They have asked for additional outlets, changing out knob and tube wiring, and for additional junction boxes for freezer circuits.

A Chris Lund/Casey Langan motion to approve a Small ED Grant for 115 Henry St. for electrical upgrades for a grant amount of \$2,680 passed on a 5/0 roll call vote.

Consider Façade Grant and Small ED Grant increased incentives: City Administrator Ramona Flanigan stated the expenditure period of the Downtown TIF expires in May of 2022. Prior to this deadline, the RDA should discuss if it will offer one more improvement incentive campaign for the two grant programs. In addition, does the RDA wish to increase the incentives offered?

There needs to be a hard deadline on the grant approval date due to the TIF expenditure period. Flanigan stated approval of all expenditures, through both the RDA and Council, must be complete by April 2022. The work can be completed after this date and payments made later. Jim Kapellen

suggested promoting this program in November or December when contractors tend to be not as busy.

Chris Lund suggested making both programs a 50/50 cost sharing. Jim Kapellen suggested increasing the maximum payments to encourage building owners to do larger projects. Flanigan added the TIF is in a good financial position to afford the program.

Casey Langan asked why delay the promotion of the increase incentive? Flanigan agreed, if someone comes in today, they would get less of an incentive. Jim Kapellen stated he doesn't see any reason to wait. Everyone agreed to start the new incentive June 1, 2021.

A Chris Lund/Casey Langan motion to increase the incentives for both programs to a 50/50 match and increase the Façade Grant maximum from \$5,000 to \$10,000 and the Small ED Grant from \$3,000 to \$6,000 passed on a 5/0 roll call vote.

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

Ramona Flanigan/ch
City Administrator

Adopted June 7, 2021

**MAY 17, 2021 JOINT COMMON COUNCIL AND
REDEVELOPMENT AUTHORITY MEETING MINUTES
CITY OF EDGERTON**

Mayor Christopher Lund called the meeting to order for the City Council at 7:30 p.m.

Present: Sarah Braun, Casey Langan, Candy Davis, Paul Davis, Tim Shaw, and Jim Burdick.

Chair Jim Kapellen called the meeting to order for the RDA at 7:30 p.m.

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

Absent: Terry Dickinson.

Other Staff Present: City Administrator Ramona Flanigan, City Attorney William Morgan, and City Clerk/Treasurer Cindy Hegglund.

Hegglund confirmed the meeting agendas were properly posted on Friday, May 14, 2021 at the Post Office, City Hall, and the Edgerton Library.

Before going into Closed Session, Mayor Lund announced the cell tower lease negotiations was removed from any closed session discussion.

CLOSED SESSION: Jim Burdick/Sarah Braun moved to go into 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;

AND

Discuss and consider Development Agreement with IKI Manufacturing.

The motion passed on a 6/0 roll call vote.

Chris Lund/Casey Langan moved to go into 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.

The motion passed on a 7/0 roll call vote.

After the discussion on the parking options in the downtown, the RDA took action to adjourn.

A Ron Webb/Jason Price motion to adjourn passed, all voted in favor.

OPEN SESSION AND TAKE ACTION: A Sarah Braun/Tim Shaw motion to return to open session passed on a 6/0 roll call vote.

A Candy Davis/Jim Burdick motion to approve the Development Agreement between the City of Edgerton and IKI Manufacturing passed on a 6/0 roll call vote.

Being no other business before the Council, a Candy Davis/Sarah Braun motion to adjourn passed on a 6/0 roll call vote.

Cindy Hegglund
City Clerk-Treasurer

Council Adopted June 7, 2021

RDA Adopted June 28, 2021

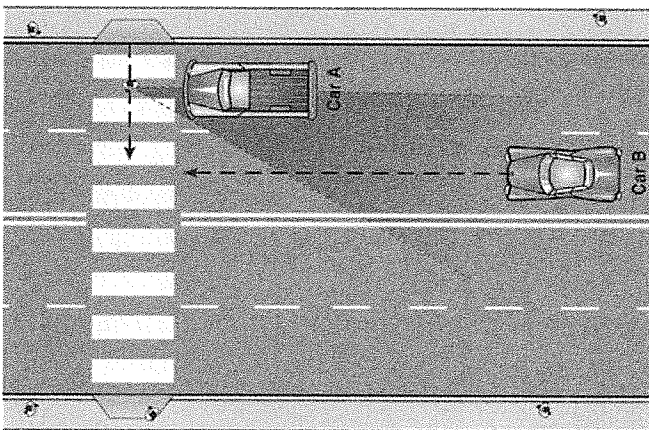
Memo

To: RDA
From: Staff
Date: 6/24/2021
Re: June 28, 2021 Meeting

Application for a Facade Grant for 115 Henry St: The owners of 115 Henry Street (Campbell Boys) are requesting approval of a façade grant to replace the upper windows of the building. Several of the windows were made smaller previously. The proposal is to replace the 12 windows with the same size windows as currently exist made of white vinyl. There were two bids with the low bid being \$12,606. The Historic Commission will allow the white, vinyl windows but would prefer tan vinyl. Upgrading the vinyl to a color would add \$3,128 to the cost. The 50% facade grant amount would be \$6,303 for white vinyl and \$7,867 for colored vinyl.

Application for a Small ED Grant for 115 Henry St: The owners of 115 Henry Street (Campbell Boys) are requesting approval of a Small ED grant to replace the HVAC for the upper residential unit. The condenser will be replaced in the same place in the rear of the building. The lowest bid of 3 bids is for \$6,376. The 50% Small ED Grant amount would be \$3,188.

Downtown Crosswalks: The RDA decided to replace the downtown cross walks with non-colored concrete and the same scoring pattern as currently exists. To make the crosswalks more visible, should they be painted in a ladder fashion (See below). If so, we would not require the scoring pattern.



**Customer Info:**

Job #: N/A
 Campbell, Dusty
 115 North Henry Street,
 Edgerton, WI, 53534
 (608) 606-3532-mobile

Genesis Exteriors

4401 Femrite Drive Unit C Madison, WI 53716
 Phone: 608-204-9999

Company Representative:

Ryan Endres
 (608) 206-5431
 ryane@genesisexteriors.com

Campbell Residence

Description
- EXTERIOR WORK DESCRIPTION: This proposal is for Softlite Windows according to the specifications listed below.
- The Nation's Most Energy Efficient Window includes a Lifetime Warranty!
- The installation will be an insert window installation.
- Prepare eaves for proper ventilation - cut out or remove portions of existing wood soffit, as needed.
- Install perforated aluminum soffit panels in the eaves and solid aluminum soffit panels in the rakes.
- Install aluminum fascia over the existing wood fascia.

Campbell Residence total: \$0.00

Window Process

Description
- PROCESS:
- -If lead laws are applicable, follow all lead safe practices
- -Place tarps / plastic on the ground to protect landscaping and interior floors
- -Remove existing window sashes, in/out stops, jamb liners and all other necessary items (On insert windows, jambs and casing will remain in place)
- -Place new window in opening to confirm fit
- -Shim and fit new window to be plumb, level and square
- -Insulate perimeter of window with low expansion spray foam insulation
- -Install new in / out stops
- -Custom fabricate the new exterior clad wrap
- -Confirm proper installation of windows and screens
- -Confirm window is operational per manufacturer specifications
- -Clean window and area around the installation site per Genesis Exteriors clean up checklist

Window Process total: \$0.00

Window

Description
- MANUFACTURER: Softlite
- MODEL: Elements (foam filled frames / Kevlar reinforced I beam)
- REPLACEMENT TYPE: Insert Window Installation
- INTERIOR FINISH: White
- EXTERIOR FINISH: White
**Note: To UPGRADE To Bronze Exteriors Add + \$3128.00
- GRIDS: None

- GLASS: Low E / Argon Filled (98% Argon Filled) plus 50 feet of weather stripping versus standard 25 feet (two layers)
- INTERIOR TRIM: Quarter Round Parting Stops
- SCREENS: Full fiberglass mesh screens (BetterVue for a more clear view)
- LOCATION AND QUANTITY: (1) Double Hung In Bdrm 1 A, (1) Double Hung In Hall Way A, (2) Double Hung In Master A, B, (1) Double Hung In Bathroom A, (1) Double Hung In Laundry Room A, (1) Casement Window In Kitchen A, (1) Double Hung In Dining Room A, (4) Double Hung In Living Room A, B, C, D. Total of 12 Insert Windows.

Window total: \$12,606.00

Total for all sections: \$12,606.00

Total: \$12,606.00

Genesis Exteriors Terms And Conditions

PAYMENT: Client shall pay Genesis Exteriors (otherwise referred to as "GEC") the Contract Price, In current funds, Adjusted as provided herin, as follows:

DOWN PAYMENT: The standard down payment is 30%.

PROGRESS PAYMENT: There will not be any progress payments required for residential projects. Commercial projects extending past 30 Days will make progress payments by the 10th day for the pro-rata amount of labor and materials supplied as of the last day of the prior month.

CANCELLATION: After the 4th day from the date of acceptance, any cancellation of this contract will result in the full price of any non-refundable products and reasonable administrative and service costs incurred.

FINAL PAYMENT: Upon Substantial Completion, Client shall pay to GEC the Contract Price. The foregoing notwithstanding, a portion of the Contract Price may be escrowed equal to the cost (as estimated by GEC) of Work delayed by weather conditions, and the cost of materials specified where delivery is delayed. No funds shall be escrowed for specialty items requested by Client, which are delayed for any reason, or for Work delayed due to the unavailability of materials specified in Change Orders. Payment of the remaining Contract Price (subject to escrows) under this Section shall constitute a waiver of claims by the Buyer against GEC except those arising from the terms of GEC's warranty. Upon payment of the Contract Price, GEC, upon request, shall provide Buyer with lien waivers Substantial completion is the stage in the progress of the work when the work or designated portion thereof is sufficiently complete in accordance with the contract so that the owner can occupy or use the work or a portion thereof for its intended use. Minor defects, touch up work on installed products or adjacent surfaces would fall under service or warranty work and do not constitute a reason to withhold final payment. A late fee of 2% of the unpaid balance and 1% per month interest will apply if payment is not made within 5 days of reaching substantial.

CHANGES IN WORK: (a "Change Order"): Any work in addition the signed proposal will increase the contract proposal executed by Client and GEC whether agreed upon in writing or verbally. Each Change Order shall specify a change, addition, or deletion, and any adjustment in the Contract Price and Contract Time. Any increase in the Contract Price shall be paid to GEC upon execution of the Change Order.

CONTRACT TIME: Unless Buyer submits Change Orders, or other reasonable conditions occur which affect GEC's ability to complete the Work as stated below, the Work normally shall be substantially completed within 30 working days after the Work is commenced (the "Contract Time") for residential projects. The Contract Time shall be extended as provided If the Work is delayed by any cause outside the reasonable control of GEC, including without limitation any change or delay requested, imposed or caused by Client or by any public authority, site condition, labor disputes, weather conditions, riot, civil commotion, vandalism, theft, war, fire or other casualty, or delays in delivery or unavailability of



Proposal R.A. Heating & Air Conditioning, Inc.

598 Water Street - Evansville, Wisconsin 53536-1400
(608) 256-6089 ~ (608) 882-6221 ~ (608) 754-6689
Fax: (608) 882-4440



June 16, 2021

Dusty Campell
115 N. Henry St.
Edgerton, WI 53534

Phone: (608) 606-3532
E-Mail: dustjandbrecken@outlook.com

We hereby submit specifications and estimates for: **96% Furnace & 13 SEER A/C**

Replacement of existing furnace with one (1) Carrier (Comfort Series) 59SC5B060E17-14, 60,000 BTU, 96% efficient, single-stage, DC-drive (ECM) single speed motor, natural gas fired forced air furnace complete with:

- 1) Removal and disposal of the existing furnace and air conditioner
- 2) Installation of one (1) Carrier (Comfort Series) model 24ABB324, 2-ton, 13 SEER, Puron style refrigerant air conditioner
- 3) Installation of a 2½-ton, model CAPVU3017ALA indoor evaporator coil
- 4) Necessary sheet metal connections to the existing supply and return air distribution system
- 5) Installation of one (1) Carrier Ez-Flex (8-12 month) high efficient filter cabinet with a new filter installed
- 6) Gas piping connections
- 7) Reconnect to the existing venting of furnace using "PVC" piping.
- 8) Reuse/Replace the existing thermostat with a standard digital programmable/non-programmable thermostat (Honeywell Pro T4)
- 9) Installation of a new outdoor air conditioner pad
- 10) Installation of new copper refrigeration lines
- 11) Electrical line and low voltage wiring connections
- 12) Installation of a drain line to the basement stand-pipe location
- 13) Carrier's limited lifetime heat exchanger warranty on the furnace
- 14) 10-year compressor warranty on the air conditioner
- 15) Carrier's 10-year parts warranty on both the furnace and air conditioner
- 16) 1-year labor warranty on the furnace and air conditioner
- 17) Local HVAC permit fees
- 18) Equipment start-up and fine-tuning adjustments
- 19) Price includes all materials, labor and applicable tax

Notes:

- In this option the furnace will qualify for a \$100 State of Wisconsin Focus on Energy rebate
- If Federal Tax credits apply: Tax credits will be as follows \$200 for the furnace, or \$500 for the combination when matched with a 16 SEER A/C listed below.
- If an A/C is installed alone there will be no rebates or credits available

Installation date will be determined upon acceptance

Price does not reflect any rebates or credits

Furnace Price: \$2,790.00

Same day discounted A/C Price: \$2,068.00 - (\$2,775.00 Separate Trip)

Total Base Bid: \$4,858.00

Check out Focus on Energy's website to see if you qualify for additional rewards up to \$600.00 through the Tier 2 Rewards Program.

Alternates:

- 1) Substitute the furnace listed in the base bid above with one (1) Carrier (Performance Series) 59TP6B060V17-14, 60,000 BTU, 96% efficient, 2-stage, DC-Drive (Variable speed) motor, natural gas fired forced air furnace. Note: This furnace will qualify for a standard State Focus on Energy rebate of \$100 when installed alone or with the 13 SEER A/C listed in the base bid above. If Federal Tax credits apply: Tax credits will be as follows \$200 for the furnace, or \$500 for the combination when matched with a 16 SEER A/C listed below. **Add: \$750.00**

- 2) Substitute the air conditioner listed above with one (1) Carrier (Comfort Series) model 24ABC624, 2-ton, 16 SEER, Puron style refrigerant air conditioner matched with one (1) model CNPVU3017ALA, 2½ ton, indoor evaporator coil and all necessary materials required. **Add: \$538.00**

3) Substitute the air conditioner listed above with one (1) Carrier (Performance Series) model 24APB624, 2-ton, 16 SEER, Puron style refrigerant air conditioner matched with one (1) model CNPVU3017ALA, 2 1/2 ton, indoor evaporator coil and all necessary materials required. **Add: \$768.00**

4) Become an R.A. Heating & A/C Inc. VALUE program preferred customer for routine annual maintenance on owner specified equipment. Note: This off-season program receives a 10% discount off all future cleanings. Work to be scheduled by R.A. Heating & A/C. Program ends with owner cancellation.

Owner Signature for this option: _____

5) Replacement of the existing humidifier with one (1) Carrier model HUMCCLBP (Large Bypass) whole house humidifier with necessary water line connections, condensate removal, line and low voltage wiring, bypass ducting, & installation of an automatic (duct mounted) temperature compensating (Humidi-Trac) humidity control. **Add: \$481.00**

6) Installation of one (1) Nu-Calgon model IWave-R, residential, self-cleaning, maintenance-free, indoor air purifier & ion generator at the same time as the above related work. **Add: \$535.00**

7) Upgrade any model Carrier furnace & A/C system labor warranty to a 2nd-5th year labor warranty. **Add: \$371.00**

8) Upgrade any model Carrier furnace & A/C system labor warranty to a 2nd-10th year labor warranty. **Add: \$929.00**

All pricing on alternates should be circled and added to the total base bid price if selected

Proposal must be signed and returned to RA Heating prior to starting the project. Accounts must be kept current before work will proceed. Additional trips due to work not being ready may be subject to a trip charge.

Payment to be made as follows: Balance due in full upon completion. A late fee of 1 1/2 % per month shall be charged on invoices 30 days past due and every 30 days thereafter.

RA Heating & Air Conditioning Inc. specifically excludes all liability for injury related to fungi or bacteria growth to any structure we provide our services to. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature _____

Ryan Arndt
Ryan Arndt (Vice President)

Note: This proposal may be withdrawn by us if not accepted within 15 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, CLAIMANT HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES PERFORMING, FURNISHING OR PROCURING LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED CLAIMANT, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN SIXTY (60) DAYS AFTER THEY FIRST PERFORM, FURNISH OR PROCURE LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO PERFORM, FURNISH OR PROCURE LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. CLAIMANT AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

Signature _____

Signature _____

Date of Acceptance _____