

REDEVELOPMENT AUTHORITY MEETING

City Hall

12 Albion Street, Edgerton

Tuesday, May 11, 2021 at 6:00 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.

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday, May 7, 2021.
3. Approve January 25 2021 meeting minutes.
4. Elect Chair and Vice Chair.
5. Old Business:
 - A. Update on Shoe Factory
6. New Business:
 - A. Consider Façade grant for 106 W Fulton St
 - B. Consider Façade grant for 201 W Fulton St
 - C. Consider Façade Grant and Small ED Grant for 115 Henry St
 - D. Consider Increased Incentives for the Façade and the Small Economic Development Programs
7. Public comments for persons desiring to be heard.
8. Set next meeting date and agenda items.
9. 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."

**JANUARY 25, 2021 REDEVELOPMENT AUTHORITY MEETING MINUTES
CITY OF EDGERTON**

Jim Kapellen called the meeting to order at 5:15 p.m.

Present: Chris Lund, Casey Langan (remote), Jim Kapellen, Ron Webb, and Kevin Slagg.

Absent: Jason Price, Jim Schultz, and Terry Dickinson.

Others Present: City Administrator Ramona Flanigan, Tom Dickinson (remote), Robert Johnson (remote) and Sam Martino with the Edgerton Reporter.

Flanigan confirmed the meeting agendas were properly posted on Friday, January 22nd at the Post Office, Edgerton Library and City Hall.

MINUTES: A Ron Webb/Kevin Slagg motion to approve the minutes from the December 21, 2020 Redevelopment Authority meeting passed on a 5/0 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 6 windows with double pane, clear glass, double hung windows. The windows will be custom made to fill the existing openings and have mullions to match the original windows. 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 incentive provided by the Flip Flop grant.

The petitioner is requesting one Flip Flop grant instead of two grants for different replacement phases.

Kevin Slagg asked questions on the bid costs. Robert Johnson stated he will need another person to assist him with this project given the size of the windows. Each window costs \$550.

Kevin Slagg asked if they can get a better price if more windows were ordered. Robert Johnson stated there isn't a price break until you order 75 to 100 windows. Tom Dickinson stated he is only proposed to replace the 6 windows that the City Building Inspector stated needed immediate repair.

Tom Dickinson stated he is willing to replace more windows at his own expense over time. He is always looking for a business or entity to occupy the space. He is doing repairs as fast as he can afford them.

Casey Langan asked if there are any regulations regarding approving additional grants for the same work in phases. City Administrator Flanigan stated there is nothing in writing, it is up to the RDA if they wish to award grants for future projects for the same type of work; in this case additional

window replacement. The RDA makes a recommendation to the Council who has the final approval.

The regular façade grant program allows for repayment of 40% of the project costs with a maximum amount of \$5,000. If the project exceeds \$12,500, the grant amount of \$5,000 and the applicant pays the remaining additional costs.

Casey Langan asked if an applicant can continue to come back again and again for projects being done in phases. Jim Kapellen stated the RDA has given more than one grant to a building owner but it has been for different projects. Tuck pointing on brick buildings has been the only project cost given more than once to the same building owner.

Casey Langan asked if he understands correctly that this Committee cannot make future commitments for funding because the same members may not be on the RDA and each application is weighed on its own merit. Chris Lund stated that is correct and in addition the expenditure period ends in May, 2022.

Kevin Slagg stated the Flip Flop grant program was offered in 2019. He asked if anyone that used the Flip Flop grant can come back and request it again. City Administrator Flanigan stated they cannot because it would be a different project.

Tom Dickinson stated his project is the same project as proposed in 2019. Jim Kapellen felt it has changed considerably because it went from 28 windows, down to 13, and now 6 windows. Tom Dickinson stated the difference is the cost out of his pocket.

A Kevin Slagg/Chris Lund motion to not award a Flip Flop grant due to the length of time that has lapsed passed on a 5/0 roll call vote.

Jim Kapellen asked Tom Dickinson if he is willing to replace more windows in order to receive the maximum \$5,000 with the grant at 40% match. Tom Dickinson stated he would.

A Kevin Slagg/Chris Lund motion to award a façade grant for window replacement at 1 W Fulton St for 6 windows with the allowance of adding the replacement of more windows for a maximum grant amount of \$5,000 passed on a 5/0 roll call vote.

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

Ramona Flanigan/ch
City Administrator

Adopted

Memo

To: RDA
From: Staff
Date: 5/6/2021
Re: May 11, 2021 Meeting

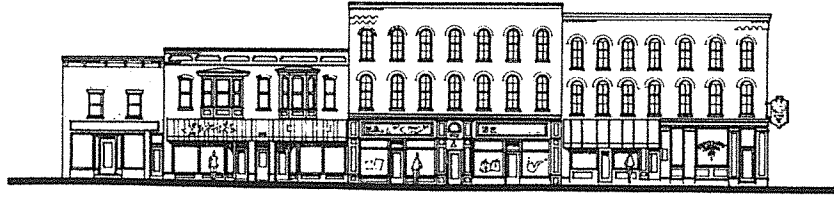
Application for a Façade Grant for 201 W Fulton St: The owner of 201 W Fulton Street (former Mario's Pizza) is requesting approval of a façade grant to replace the roof on the building. The work is complete and the cost exceeded \$25,000. The maximum for the Façade Grant is \$5,000.

Application for a Façade Grant for 106 W Fulton St: The owner of 106 W Fulton Street (Richard Borys) is requesting approval of a façade grant to tuck point his building. Of the three bids, the owner wishes to take the highest bid. His reasoning is below. The low bid for the project is \$10,680 for which the maximum grant is \$4,272. The bid the applicant wishes to take is for \$12,600 for which the maximum grant would be \$5,000.

"I am planning to use the Raynor Tuckpointing from Chicago. Their price is the highest but I know their work. They have excellent reputation, do very esthetically pleasing work and the difference is not that great. I rather have it done right the first time. In the past someone did the tuck pointing of my building but only on the upper part of the facade and the mortar foaled off. I would like the facade to look uniformly and last."

Application for Small Ed Grant and a Façade Grant for 115 Henry Street: The owner of 115 Henry Street plans to modernize the electrical in the commercial space by adding outlets and some lighting. The applicant also plans to tuck point the building and repair the front steps. Quotes for the work will be available for consideration at the meeting.

Increased Incentives for Façade and Interior Grant Programs: The expenditure period of the Downtown TIF expires in May of 2022. Prior to that deadline, the RDA should decide if it will offer one more improved incentive campaign for the Façade and Interior grant programs. Options might include increasing the percentage of what the City pays for the program as we have done in the past or increasing the grant cap (currently \$5,000 for façade and \$3,000 for interior work) to encourage owners to complete larger projects.



City of Edgerton
Small ED Fund Program Application

Applicant Name Dusty & Brecken Campbell

Business Name Campbell Boys 53534 Type of Business ice cream / retail

Property Address 115 N Henry Street # A

Applicant Address 115 N Henry Street # B

Telephone (608) 606-3532 Fax _____ Email dusty and brecken @ outlook.com

Property Owner Brecken & Dusty Campbell

Property Owner Telephone (608) 606 3532 Fax _____ Email dusty and brecken @ outlook.com

1. Please describe the business or land use if the application is not for a business.

NA - Business.

2. Please describe the proposed work to be completed.

1. Update electrical bringing it up to code
2. Very few electrical outlets present + adding in more.
3. Adding lighting throughout building.
4. Basement work - many electrical lines open in no box, enclosed + Adding junction boxes to bring to code + safety.

3. If you will complete all or a portion of the work yourself, please provide an estimate of the project cost (excluding materials) if the work were to be completed by a contractor.

\$ _____

4. What portion of the improvements being made will serve your specific business and what portion of the improvements being made would serve a future building user who has a different business? (For example, plumbing for a kitchen sink in a food establishment is an improvement for the benefit of a specific business. Construction of a better entrance to improve handicapped accessibility will serve a future building user.)

Estimated cost of improvements made to serve my business \$ _____

Estimated cost of improvements made to serve a future building user \$ _____

5. Describe why this project is important to the community and the downtown.

Having a Chocolate Ice Cream Shoppe, along with dry goods/food items and gifts with a old country store feel will, appeal to local residents as well as tourism and help bring people downtown and Henry Street.

6. Does the applicant own the building? Yes No _____ (if yes, skip the remainder of this question.)

a. When does the lease expire? _____

b. Does the lease included increasing lease payments over the term of the lease?

Yes _____ No _____

c. If the lease includes increasing lease payments, please describe the increases?

d. Will the lease rate increase after the improvements are complete? Yes ___ No ___

By signing below, the applicant certifies that all the information in this application and all information furnished in support of this application is true and complete to the best of the applicant's knowledge and belief. Signing this application also verifies that the improvements proposed by this application will adhere to the approved plans, applicable building codes and the City's *Downtown Design Guidelines*.

Applicant Signature Brechen Campbell Date 5/6/21

Owner Signature Brechen Campbell Date 5/6/21