

**OCTOBER 19, 2020 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 Kevin Slagg.

Absent: Ron Webb, Jim Schultz, and Terry Dickinson.

Others Present: City Administrator Ramona Flanigan and a group of citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, October 16th at the Post Office, Edgerton Library and City Hall.

MINUTES: A Kevin Slagg/Jason Price motion to approve the minutes from the September 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 approximately 13 of the worst windows. The replacement windows will be custom built wood sashes with single pane glass (some may have original glass). The sashes will look almost identical to the existing sashes but will be fixed (not operational). The work includes frame repair as needed. None of the windows in this phase are basement windows.

The Historic Commission has issued a Certificate of Appropriateness.

The petitioner plans to complete the project in 3-4 phases and may request funding for future phases. The cost of this phase is \$12,500. The petitioner first applied for this project under the Flip Flop grant and is requesting the higher grant amount.

The contractor for this project, Bob Johnson, presented a window sash prototype. Mr. Johnson stated when the building was a working tobacco warehouse, the windows were sealed and nailed shut. The replacement includes sashes, outside sills, stops, and outside trim. He will try to salvage as much of the old glass as he can.

The first windows to be replaced include 7 high priority windows to be replaced and the second highest priority (6) windows needing replacement. Mr. Johnson stated if the grant is awarded, the high priority windows will be replaced this fall and the others replaced in the spring.

Slagg asked why he is proposing using a single pane window. Mr. Johnson stated a double pane window costs about 3.5 times a single. Slagg stated if a user of the building comes in, the single pane, non-operating windows will need to be replaced again and the RDA will be asked to fund the windows again. Slagg does not feel the RDA is getting their money out of the project.

Back when the application was first presented, Slagg recalled the RDA asking why energy efficient windows were not being proposed. Price added regulating heating and cooling would be more difficult with non-operating windows.

Mr. Johnson stated the current proposal addresses the potential danger that these windows may fail and cause harm. This was relayed to the owner by the City's Building Inspector who walked through the building with Johnson.

Mr. Johnson stated he was told the windows need to meet the historic integrity of the building. High efficiency windows would still have to be custom built because the window opening size of these windows would not have the historic appearance.

Slagg and Kapellen both noted that other grant funds have been awarded to projects that either make the buildings more efficient or need repairs to maintain the buildings.

The RDA asked Mr. Johnson if he knows what Tom Dickinson's intentions are for the building. Mr. Johnson stated Dickinson spoke of an incubator for start up businesses or a museum but it has only been a discussion. Currently there is no heating or air conditioning in the building.

Langan stated he cannot support spending money on a historically accurate band-aid on a building with no plan for its use.

Lund noted at one time there were shutters on the building. For safety, maybe boarding the windows and put shutters on them is a temporary fix. Mr. Johnson stated his perception from the Historic Commission discussion was they would not support plywood windows. This would be an eyesore at a major intersection in the City.

There is a definite need to do something with some of the windows that could fall out. Mr. Johnson stated Tom Dickinson's request was to keep all materials purchased local. The cost of double pane, operating windows is too high.

A Jim Kapellen/Kevin Slagg motion to send the proposal back to owner Tom Dickinson to come up with a more efficient window that is acceptable to the historic character for 1 W Fulton St passed on a 5/0 roll call vote.

Mr. Johnson stated that Tom Dickinson has requested him to ask, if this is postponed, would he still be considered for the Flip Flop grant. Jim Kapellen stated the RDA could consider it.

NEW BUSINESS:

Consider Façade Grant for 116 W Fulton: City Administrator Flanigan stated the applicant is requesting a façade grant for 116 W Fulton St, 2 Brothers, to enclose a portion of the beer garden.

A Casey Langan/Kevin Slagg motion to approve a façade grant for 116 W Fulton St for the enclosure of a portion of the beer garden for a grant amount of \$5,000 passed on a 5/0 roll call vote.

2020 BUDGET: City Administrator Flanigan stated the 2020 Budget includes capital projects for the downtown street trees and crosswalk replacements.

A Jim Kapellen/Kevin Slagg motion to approve the 2020 Budget passed on a 5/0 roll call vote.

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

Ramona Flanigan/ch
City Administrator

Adopted December 21, 2020