

## REDEVELOPMENT AUTHORITY MEETING

City Hall

12 Albion Street, Edgerton

Monday, November 7, 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, November 4, 2022.
3. Approve meeting minutes from October 3, 2022.
4. Old Business:
5. New Business:
  - A. Consider facade grant for 25 N Main 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."

**OCTOBER 3, 2022 REDEVELOPMENT AUTHORITY MEETING MINUTES  
CITY OF EDGERTON**

Jim Kapellen called the meeting to order at 5:45 p.m.

Present: Chris Lund, Casey Langan, Rebecca Diedrick, Jim Kapellen, Ron Webb, Kevin Slagg, and Todd Wescott.

Absent: Terry Dickinson.

Others Present: City Administrator Ramona Flanigan, and Alderperson Candy Davis.

Flanigan confirmed the meeting agendas were properly posted on Friday, September 30, 2022 at the Post Office, Edgerton Library, City website, and City Hall.

**MINUTES:** A Ron Webb/Kevin Slagg motion to approve the minutes from the July 19, 2022 Redevelopment Authority meeting passed, all voted in favor.

**NEW BUSINESS:**

**2023 BUDGET:** The RDA members were given a list of project expenditures that are included in the 2023 draft budget.

A Ron Webb/Rebecca Diedrick motion to approve the 2023 budget items as presented, passed on a 7/0 roll call vote.

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

Ramona Flanigan/wl  
City Administrator

# Memo

**To:** RDA  
**From:** Staff  
**Date:** 11/1/2022  
**Re:** November 7, 2022 Meeting

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**15 N Main Street (Bumper to Bumper Store) and 25 N Main Street (former Citgo):** The owner of 15 and 25 N Main Street received two grants for paving: one in the amount of \$9,920 to pave the gravel parking lot at 25 N Main Street (work is complete); and a second grant for a portion of the vacant lot between 15 N Main and 25 N Main Street in the amount of \$7,200 (Shown as cross hatched in the attached map. Work will be done in the spring).

The owner now wishes to complete the paving of the vacant lot between 15 N Main St and 25 N Main St and is seeking a façade grant (circled area in the attached map). The estimated cost for the "circled" area is \$29,232. If awarded, the maximum grant amount would be \$5,000.

25 N. MAIN

ADJACENT  
LAND

PARCEL # 20-1 13500701

GRAVEL PARKING LOT

NORTH MAIN

PROPOSED NEW CONCRETE

EXISTING CONCRETE

15 N. MAIN BUILDING

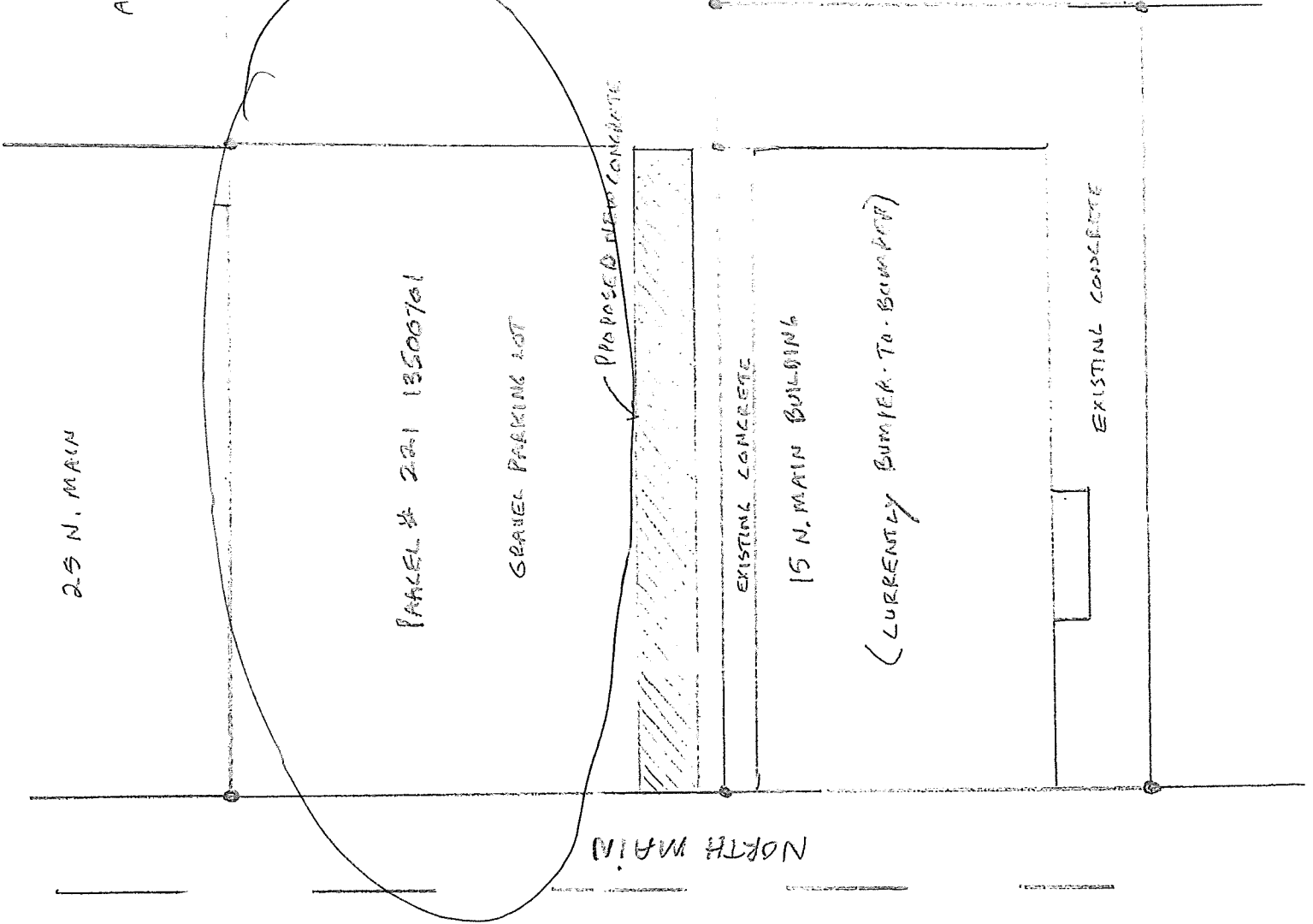
(CURRENTLY BUMPER TO BUMPER)

EXISTING CONCRETE

PAVING IN THIS AREA

NOTE: CURBOUT + NEW PAVEMENT  
IS OUT OF SCALE. THE  
EXACT SFT IS DETAILED  
IN THE ESTIMATE

REBHALZ GAS + ELECTRIC



Describe the value of the project to the Downtown. Include statements and documentation of previous investments you have made in the property for which you are applying. How will this project improve the overall image of Downtown.

PAVEMENT IN THIS PARKING LOT WILL REDUCE MAINTENANCE TO STORM SEWER DUE TO GRACK + DEBRIS FLOWING FROM UN-PAVED PARKING AREA. IT WILL LOOK BETTER AS WELL. CONNECT NEW PAVEMENT @ 15 + 25N MAIN TO MAKE A FULLY PAVED PARKING LOT.

**Part III: Property Location**

Describe the location of the property. Include statements about the property's visibility or coordinated efforts with neighboring properties to do improvements. Explain why the property's location is important to the Downtown.

PARKING LOT BETWEEN 15 + 25N. MAIN ST.  
PROJECT COMPLETION SPRING 2023

**Project Costs**

Estimated Total Project Cost \$ 27,232.00

(Please complete budget worksheet on next page)

\*Maximum Sign Request = Total project cost x 0.40 Sign request \_\_\_\_\_

\*\*Maximum Grant Request = Total project cost x 0.40 Grant request \$ 5,000  
(Maximum grant request cannot exceed \$5,000)

\*Sign applicants must provide a minimum of 60% of the total project cost.

\*\*Grant applicants must provide a minimum of 60% of the total project cost.