

**REDEVELOPMENT AUTHORITY MEETING**

City Hall

12 Albion Street, Edgerton

Thursday, January 16, 2025 at 5:30 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, January 10, 2025.
3. Approve meeting minutes from August 19, 2024.
4. Old Business:
  - A. Update on 116 Swift Street.
5. New Business:
  - A. Consider extension of Backdoor Improvement Grant program.
  - B. Consider Application for a Backdoor Improvement Grant for 102 W Fulton Street to reestablish two windows.
6. Public comments for persons desiring to be heard.
7. 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."

**AUGUST 19, 2024 REDEVELOPMENT AUTHORITY MEETING MINUTES  
CITY OF EDGERTON**

Chairperson Casey Langan called the meeting to order at 6:00 p.m.

Present: Chris Lund, Michelle Crisanti, Rebecca Diedrick, Jim Kapellen, Todd Wescott, and Casey Langan. Ron Webb arrived at 6:09pm.

Excused: Kyle Furseth

Others Present: City Administrator Ramona Flanigan

Flanigan confirmed the meeting agendas were properly posted on Friday, August 16, 2024 at the Post Office, Edgerton Library, City website, and City Hall.

**MINUTES:** A Jim Kapellen/Rebecca Diedrick motion to approve the July 22, 2024 RDA minutes passed, all voted in favor.

**DOWNTOWN EXTERIOR IMPROVEMENT GRANT FOR 21 N HENRY ST FOR PAINTING:**  
The owner of 21 N Henry St is requesting a grant to paint the wood surfaces of the structure. The quote received by the applicant was \$1,700. The maximum grant amount would be \$680.

A Chris Lund/Michelle Crisanti motion to approve a Downtown Exterior Improvement Grant for 21 N Henry St for painting in the amount of \$680 passed on a 6/0 roll call vote.

**PAVEMENT REPAIRS TO MID-BLOCK ALLEYS BETWEEN N MAIN ST AND SWIFT ST:**  
Several areas of the privately owned driveways (alleys) behind the buildings on W Fulton St between N Main St and Swift St have failed pavement. The repairs would be the responsibility of the owners of the buildings. The RDA could allocate some of the limited ED funds to repair these areas. The work would be accomplished by the DPW.

A Chris Lund/Rebecca Diedrick motion to approve limited TIF funding to mid-block alley repairs up to \$1,500 passed on a 6/0 roll call vote.

**FUNDING FOR A MURAL AT 210 W FULTON ST:** Previously the RDA had discussed funding a mural on the west façade of the building at 210 W Fulton St. The building is no longer owned by the city, however, Casey Langan felt this building would still be a great place for a mural. The RDA could fund this project using limited ED funds.

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

Ramona Flanigan/wjl  
City Administrator

# Memo

**To:** RDA  
**From:** Staff  
**Date:** 1/9/2025  
**Re:** January 16, 2025 Meeting

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**Backdoor grant deadline extension:** When the RDA established the Backdoor grant program that includes increased incentives for improvements made to the alley sides of buildings, they established a grant application closure date of December 30, 2024. Does the Committee want to extend the program at least into the spring when property owners are more apt to be undertaking projects?

**104 W Fulton St:** The owner of 104 W Fulton Street (Forward Physical Therapy) is seeking a grant to restore two windows in the alley side of the building. Work includes the purchase and installation of two windows and the masonry work to reestablish the window openings to their original size. The bids for the work total \$9,793. If this is approved as a Backdoor grant, the maximum grant amount would be \$5,000.00. (The application was received on January 2, 2025.) If the grant were approved through the conventional exterior grant program, the maximum grant amount would be \$3,917.20. The remaining balance of the Limited ED Fund is approximately \$53,000.

# PROPOSAL



2536 Center Ave  
 Janesville WI 53546  
 P: 608.754.4411  
 www.cityglasswisconsin.com

Proposal Number m1333  
 Proposal Date Dec 27, 2024  
 Page: 1

**Troy Isely - Sales and Estimating**  
 cityglasstroy@gmail.com

**To:**

Forward Physical Therapy  
 102 W. Fulton St.  
 Edgerton, Wi 53534

**Job:**

Job: Back windows BLACK OPTION  
 Per Jedd Wellenkotter  
 1-608-561-7733

Customer ID	Good Thru	Payment Terms	Sales Rep
FORWARD PHY	1/26/25	/2 down to order/balance when done	Troy Isely

Quantity	Description	Unit Price	Amount
2.00	<p>Furnish and installation of (2) Vinylkraft fixed window units mulled together to simulate a double hung profile.</p> <p>Windows to be black vinyl, Low-e glass with argon gas, foam filled frames and will be Northern Energy Star rated.</p> <p><b>**NOTE**</b> Brick openings will need to be done before we can order the windows to get accurate sizing.</p> <p>We will install the windows in a "pocket" install with AZAK trim exterior stops and wood interior stops.</p> <p>This window will be as close as I can do to match the others ones on the building that were custom made wood units.</p> <p>Job price: Includes all custom ordered materials above, freight charges, labor to install on site and labor to fab in shop.</p> <p>Note: All debris will be remove from jobsite after work is completed.</p> <p>8-12 week lead time for custom ordered windows to be delivered to City Glass from order acceptance date.</p>		7,528.00

NOTE: Subsurface conditions, which can not be seen, may require work beyond what has been quoted above. If this type of additional work is needed, it will be done and an additional charge be added to the above proposal total.

Subtotal	7,528.00
Sales Tax	
Freight	
<b>TOTAL</b>	<b>7,528.00</b>

The above prices, specifications, terms and conditions are satisfactory and hereby accepted. You are authorized to proceed and complete this contract. Payment will be made per the terms above.

**ALL CREDIT CARD PAYMENTS WILL BE CHARGED A 3.5% SERVICE FEE**

X \_\_\_\_\_  
 Authorized Signature Date  
 City Glass has no control over lead times from our suppliers. Lead times may change at no fault of City Glass.

Mark Deegan Masonry  
 681 Edgerton Road  
 Edgerton, Wis. 53534

608-201-8042  
 608-884-6852

FROM MARK DEEGAN MASONRY 570 HWY. 105 EDGERTON, WI 53534 PH 884-6852 884-3913	Proposal No. <u>265</u> Sheet No. Date <u>Dec 23 2024</u>
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Proposal Submitted To	Work To Be Performed At
Name <u>Forward Phys. Therapy</u> Street <u>Edgerton, Wisc</u> City State Telephone Number	Street <u>102 W Fulton</u> City State Date of Plans Architect

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of

1. Brick and glassblock removal - (window)
  2. Rebuild brick jamb where necessary
  3. Shore up arch if necessary.
- Labor + Materials = \$2,265.00

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawing and specifications submitted for above work and completed in a substantial workmanlike manner for the sum \_\_\_\_\_ Dollars (\$

with payments to be made as follows: Upon Completion

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by Deegan Masonry Inc.

Respectfully submitted Mark Deegan

Per \_\_\_\_\_

Note — This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days

ACCEPTANCE OF PROPOSAL

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

Accepted X Signature Mark Deegan  
 Date \_\_\_\_\_ Signature \_\_\_\_\_

