

REDEVELOPMENT AUTHORITY MEETING

City Hall

12 Albion Street, Edgerton

Monday, February 3, 2025 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. 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 31, 2025.
3. Approve meeting minutes from January 16, 2025.
4. Public comments for persons desiring to be heard.
5. Old Business:
6. New Business:
 - A. Consider Application for a Backdoor Improvement Grant for Tri-County Community Center at 112 N Swift Street to replace four windows and to pressure wash.
 - B. Consider Exterior Improvement Grant for Tri-County Community Center at 112 N Swift Street to replace three windows and remove a tree.
 - C. Consider Downtown Interior Improvement Grant for Tri-County Community Center at 112 N Swift St to relocate the main electrical distribution panel.
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."

**JANUARY 16, 2025 REDEVELOPMENT AUTHORITY MEETING MINUTES
CITY OF EDGERTON**

Chairperson Casey Langan called the meeting to order at 5:30 p.m.

Present: Chris Lund, Michelle Crisanti, Rebecca Diedrick, Jim Kapellen, Ron Webb, and Casey Langan.

Excused: Kyle Furseth, Todd Wescott

Others Present: City Administrator Ramona Flanigan

Flanigan confirmed the meeting agendas were properly posted on Friday, January 10, 2025 at the Post Office, Edgerton Library, City website, and City Hall.

MINUTES: A Ron Webb/Michelle Crisanti motion to approve the August 19, 2024 RDA minutes passed on a 6/0 roll call vote.

EXTENTION OF BACKDOOR IMPROVEMENT GRANT PROGRAM: The Backdoor Improvement Grant Program was created with an application deadline of December 30, 2024. The Committee could extend that deadline to allow downtown businesses to apply for projects that are more likely to be done in warmer weather.

A Michelle Crisanti/Rebecca Diedrick motion to approve an extension of the Backdoor Improvement Grant Program to June 30, 2025 passed on a 6/0 roll call vote.

APPLICATION FOR BACKDOOR IMPROVEMENT GRANT FOR 102 W FULTON ST: A Jim Kapellen/Ron Webb motion to approve a Backdoor Improvement Grant for 102 W Fulton St for Forward Therapy, in the amount of \$5,000 passed on a 6/0 roll call vote.

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

Ramona Flanigan/wjl
City Administrator

Memo

To: RDA
From: Staff
Date: 1/31/2025
Re: February 3, 2025 Meeting

Tri County Community Center Backdoor Grant: Tri County Community Center is seeking a grant to purchase four replacement windows on the back side of the building and to pressure wash the front and side of the building. The white, vinyl windows will fill the existing openings and have grills to mimic the existing windows. The windows will be installed by Ridge Top Exteriors. The window bid is \$11,919.46 and the pressure washing bid is for \$795.

Policy questions include:

- Does this qualify as a *Backdoor Grant*? If it does, then the windows alone will exceed the maximum grant amount the award of \$5,000 and the award would not have to include the pressure washing. If the RDA determines that this is not a *Backdoor Grant* but instead an *Exterior Improvement Grant*, then the grant amount for the windows, not including the pressure washing, would be \$4,767.78
- Is pressure washing grant eligible or is this a maintenance item? The program policy does not anticipate pressure washing as an eligible expense.
- Is the RDA comfortable with funding a project that does not include installation?
- The applicant has applied for three grants. The current policy using the Limited ED funds is that only one grant is allowed per year. Now that the new TIF is in place, which can provide more funding, does the RDA wish to remove the one grant per year restriction on the Limited ED fund? There is approximately \$50,000 remaining in the Limited ED Fund.
- The applicant has asked for two different grants for window replacement. Should the window replacement be considered one grant and will the RDA allow the applicant to split the project to allow for two grant applications.

Tri County Community Center Exterior Improvement Grant: Tri County Community Center is seeking a grant to remove a tree and to purchase two replacement windows for the front side, first floor and a third on upper floor. The white, vinyl windows will fill the existing openings and have grills to mimic the existing windows. The windows will be installed by Ridge Top Exteriors. The window bid is \$11,472. The maximum grant for the windows is \$4,589.08. The application also requested funding to remove a tree on the south side of the building for \$3,675. If the tree removal is program eligible, the maximum grant would be \$5,000.

Policy questions include:

- Is tree removal grant eligible? The program policy does not anticipate tree removal as an eligible expense.
- Is the RDA comfortable with funding a project that does not include installation?
- Can the applicant apply for more than one grant. (See discussion above)


Tri County Community Center Interior Improvement Grant: Tri County Community Center is seeking a grant to put a new electrical service panel on the first floor and remove the current box that is in a basement tunnel. The bid for the project is \$25,909. The maximum grant for the work is \$3,000.


Policy questions include:

- Can the applicant apply for more than one grant. (See discussion above)

Backdoor Grant

Tri County Community Center is a building used for various community events. It is one of the largest venues in the area with a building capacity of 350. The Lions Club, Gifts for Kids, Edgerton Outreach, and Edgerton Chamber of Commerce among others use the building for fundraising events. Edgerton youth sports and many other non-profit agencies use the building. Tri County Community Center offers roller skating for youth and families on Friday nights during the school year. The center is also home to senior citizens who walk and exercise Monday, Wednesday and Friday mornings year round. And most recently, we have 24+ pickle ball players using the facility on Monday, Wednesday and Friday mornings.

 The rear of the building lower level kitchen windows need to be replaced. The rear of the building upper level windows located need to be replaced.

 The front and left side of the building need to be pressure washed as mold has accumulated over the years.

Tri County Community Center is located close to the downtown area and the rear entrance is behind the Edgerton Public Library. Tri County Community Center is a large historical building used by many individuals and groups in the Edgerton and surrounding areas. People look to the appearance of the building, both inside and outside. Window replacements will improve the appearance of the building. In addition, heating bills will be lower, reducing energy consumption and decreasing greenhouse gas emissions.

Total project cost \$12,714.46

Project cost x .60 = \$7,628.67

Grant Request \$5,000

Recent investments Tri County Community Center has completed toward the building:

LED Sign	2024	\$8,175
Roof repairs	2024	\$ 945
Roof top unit	2024	\$ 2,650
Masonry building	2023	\$ 6,576
Water Line	2022	\$ 5,000
Sidewalk & Front Steps	2019	\$20,870

Outside View	Line #	Qty	Description	Item Price	Ext'd Price
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	25	1	Pella 250 Series, Direct Set, Fixed Frame, 32 X 95, White	\$3,295.79	\$3,295.79
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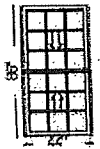
Location: Lower Stairwell Pic

Rough Opening: 32.5" X 95.5"

1: Non-Standard Size Non-Standard Size Fixed Frame Direct Set
General Information: Standard, Vinyl, Block / Box Frame, Foam Insulated, 3 1/4", 3 1/4", Sill Adapter Included, Head Expander Included
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.27, SHGC 0.28, VLT 0.52, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30
Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (3W8H), White, White
Wrapping Information: Manufacturer Recommended Clearance, Perimeter Length = 254".

- RTE001 - Additional Materials Qty 2
- RTE008 - Exterior Trim w/ Labor Qty 1
- RTE010 - Interior Casing w/ Labor 91-135 Qty 1
- RTE015 - Jambs w/ Labor 91-135 Qty 1
- RTE023 - Labor - Picture Window > 72 inch Qty 1
- RTE027 - Tape Caulk Foam Qty 1
- RTE017 - Labor 2nd Floor Adder Qty 1

Outside View	Line #	Qty	Description	Item Price	Ext'd Price
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	30	1	Pella 250 Series, Double Hung, 44 X 86, White	\$2,810.58	\$2,810.58
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Location: RC Room Double Hung

Rough Opening: 44.5" X 86.5"

1: Non-Standard Size Non-Standard Size Double Hung, Equal
General Information: Standard, Vinyl, Block / Box Frame, Foam Insulated, 3 1/4", 3 1/4", Sill Adapter Included, Head Expander Included
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, White, Standard Vent Stop, No Limited Opening Hardware
Screen: Hidden Screen Bottom Sash Only
Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, Performance Class R, PG 20, Calculated Positive DP Rating 20, Calculated Negative DP Rating 20, STC 26, OITC 22, Clear Opening Width 38.954, Clear Opening Height 37.589, Clear Opening Area 10.16835, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (3W3H / 3W3H), White, White
Wrapping Information: Manufacturer Recommended Clearance, Perimeter Length = 260".

- RTE001 - Additional Materials Qty 2
- RTE008 - Exterior Trim w/ Labor Qty 1
- RTE010 - Interior Casing w/ Labor 91-135 Qty 1
- RTE015 - Jambs w/ Labor 91-135 Qty 1
- RTE021 - Labor - Full Frame Install Qty 1
- RTE017 - Labor 2nd Floor Adder Qty 1
- RTE027 - Tape Caulk Foam Qty 1

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Exterior Grant

Tri County Community Center is a building used for various community events. It is one of the largest venues in the area with a building capacity of 350. The Lions Club, Gifts for Kids, Edgerton Outreach, and Edgerton Chamber of Commerce among others use the building for fundraising events. Edgerton youth sports and many other non-profit agencies use the building. Tri County Community Center offers roller skating for youth and families on Friday nights during the school year. The center is also home to senior citizens who walk and exercise Monday, Wednesday and Friday mornings year round. And most recently, we have 24+ pickle ball players using the facility on Monday, Wednesday and Friday mornings.

* The front of the building has 2 windows that need to be replaced. The windows are located at far right of the front of the building and far left of the front of the building.

* There are several windows in the upper level front of the building that need to be replaced.

The post office employees are worried about the large tree between their building and Tri County Community Center. There have been several fallen branches and occurrences are becoming more often. We decided it's best to remove the tree entirely.

Recent investments Tri County Community Center has completed toward the building:

LED Sign	2024	\$8,175
Roof repairs	2024	\$ 945
Roof top unit	2024	\$ 2,650
Masonry building	2023	\$ 6,576
Water Line	2022	\$ 5,000
Sidewalk & Front Steps	2019	\$20,870

Tri County Community Center is located close to the downtown area and directly beside the Edgerton Post Office. Tri County Community Center is a large historical building used by many individuals and groups in the Edgerton and surrounding areas. People look to the appearance of the building, both inside and outside. Window replacements will improve the appearance of the building. In addition, heating bills will be lower, reducing energy consumption and decreasing greenhouse gas emissions.

Interior Grant

Tri County Community Center is a building used for various community events. It is one of the largest venues in the area with a building capacity of 350. The Lions Club, Gifts for Kids, Edgerton Outreach, and Edgerton Chamber of Commerce, among others, use the building for fundraising events. Edgerton youth sports and many other non-profit agencies use the building. Tri County Community Center offers roller skating for youth and families on Friday nights during the school year. The center is also home to senior citizens who walk and exercise Monday, Wednesday and Friday mornings year round. And most recently, we have 24+ pickle ball players using the facility on Monday, Wednesday and Friday mornings.



The electrical service currently located in a tunnel beneath the building must be relocated to the building first floor level. The tunnel is compromised with water. The service was installed in 1939. It has been recommended for several years that the electrical service be updated and relocated.



Due to the age of the building and scope of work, we determined that a larger electrical contractor familiar with this type of work and one employing a project manager skilled in major renovations was necessary.

100% of the improvements will serve Tri County Community Center's mission and will serve the building for many, many years to come.

Total project cost \$25,909

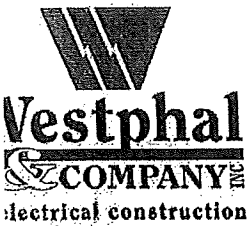
Project cost \$25,909

Project cost x .40 = \$10,363.60

Grant Request \$3,000

Recent investments Tri County Community Center has completed toward the building:

LED Sign	2024	\$8,175
Roof repairs	2024	\$ 945
Roof top unit	2024	\$ 2,650
Masonry building	2023	\$ 6,576
Water Line	2022	\$ 5,000
Sidewalk & Front Steps	2019	\$20,870



PROPOSAL
DATE: 10/28/2024

CUSTOMER

Tri-County Community Center
112 N Swift St.
Edgerton, WI 53534 US

PROJECT

Service Upgrade

Quote Number

1492

SCOPE OF WORK

- Service to be rated at 400 amps at 120/240 volts, single phase
- Service to be an overhead configuration.
- Metering cabinet and watt hour meter to be mounted on the exterior of the building.
- Install a 400 amp distribution panel inside the building in what used to be a locker room. Any remaining lockers that could be in the way would be removed by you.
- Core holes as needed down thru the floor in the vicinity of the existing panel located down in the tunnel system and extend multiple conduits from the existing panel up to the new panel.
- Extend the existing feeders as needed from the existing panel in the tunnel up to the new panel.
- The existing panels in the basement will have their interiors removed, which will become a junction box where the old feeder cables get spliced to the new cables which in turn go up to the new panel.
- Removal of old service equipment down in the tunnel that is no longer needed or used.
- Coordinate the utility company's service disconnect/reconnection.
- Furnish the electrical permit and subsequent inspection of the new service prior to it being energized.
- Perform our work during our normal business hours.

As this service is essentially being rebuilt, there will be an outage affecting the entire building along with scattered outages throughout the building until all feeders are reconnected at the new service.

We appreciate the opportunity to submit a proposal on this project. Please feel free to contact us with any questions or clarifications you may have regarding this proposal.

Return Signed Proposal To

Lindsey Richardson
PO Box 7428
Madison, WI 53707-7428
Phone: 608.416.2015
Email: lrichardson@westphalec.com

Signature _____

Date _____

Total Quote

\$25,909.00

A signed copy of this proposal or a purchase order is required prior to scheduling the work.
QUOTED AMOUNT EXCLUDES SALES TAX, IF APPLICABLE

Price is valid for 30 days - Payment of final billing is expected upon receipt - Additional work, that is outside of the agreed-upon scope of this proposal, will require authorization to proceed - All work to be performed in a professional manner - All work to be performed in accordance with all national and local electrical codes - The scope of work is based on our knowledge of the current requirements and project goals