

**DECEMBER 21, 2020 REDEVELOPMENT AUTHORITY MEETING MINUTES  
CITY OF EDGERTON**

Jim Kapellen called the meeting to order at 6:15 p.m.

Present: Chris Lund, Casey Langan, Jason Price, Jim Kapellen, Ron Webb, and Kevin Slagg.

Absent: Jim Schultz, and Terry Dickinson.

Others Present: City Administrator Ramona Flanigan and a few citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, December 18th at the Post Office, Edgerton Library and City Hall.

**MINUTES:** A Ron Webb/Kevin Slagg motion to approve the minutes from the October 19, 2020 Redevelopment Authority meeting passed on a 6/0 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.

Bob Johnson stated the replacement windows have changed to energy efficient wood with vinyl clad operable windows from Home Depot.

Jim Kapellen asked if Mr. Johnson received the information about custom sized windows purchased from Chase Lumber that fit the window opening on Dan Rinehart's warehouse he rehabilitated. Mr. Johnson stated he has but the prices were such as they wouldn't use those. Flanigan stated they had purchased 77 windows for \$27,000 bringing it to about \$330 per window.

Mr. Johnson stated the Home Depot windows costs with the grills are \$225 plus the installation costs. The window opening dimensions are about 77" x 31" and the window dimensions are 56 3/4" x 29 1/2". City Administrator Flanigan stated the Historic Commission's approval was conditioned upon the replacement windows fitting the opening. This proposal would have to go back to them since the proposed windows are almost 2 feet shorter than the opening. Given Chase Lumber is able to have windows that better fit the opening, she questions if the Historic Commission would approve the smaller windows.

Mr. Johnson stated Chase Lumber's cost for only 24 custom windows would most likely be much higher in price plus there will be installation costs along with additional labor costs. He noted this is not a cheap project.

Both Jim Kapellen and Chris Lund stated a 20" difference in height of the opening is way too much of a difference to be filled with something other than a window. Jim Kapellen added he does not feel the RDA will put money into this project unless the windows replicate the historic size of the existing window openings, the windows are energy efficient, and operatable.

Mr. Johnson stated the Edgerton Community Outreach buildings windows do not match the window opening size and the Outreach building is not a historical building. Jim Kapellen stated Outreach did not request grant money for the windows either.

Kevin Slagg stated the Dickinson Warehouse is a historic building and should reflect that.

Jim Kapellen noted the original façade grant proposal included the replacement of all the windows at one time. Now it is being broken down into phases in order to apply for funding each time.

Mr. Johnson stated Mr. Dickinson may decide to board up the windows instead of replacing them. Without a grant, Mr. Dickinson will not replace any windows because there is no intention to do anything with the building but use it for storage.

Jason Price asked why Mr. Dickinson does not attend the meetings with Mr. Johnson. Mr. Johnson stated he lives out east. Members of the RDA stated that he can now attend via Zoom.

Kevin Slagg stated this building has been deteriorating for years with nothing being done to preserve it. Mr. Johnson stated the building has also been a strain on Mr. Dickinson with paying the taxes and making some stabilization improvements.

Mr. Johnson stated he can come back to the RDA with the cost of custom windows and installation costs for the Committee to consider. He will not be replacing all the windows at one time and hopes to receive grant money for each phase.

Jim Kapellen recommend Mr. Johnson to go back to Mr. Dickinson to find out what the intensions are for the building use.

Mr. Johnson stated he will talk with Mr. Dickinson to find out if he would like him to provide a new proposal for the custom windows being requested and if Mr. Dickinson wishes to continue the grant process. He will also inform him he can attend these meetings through Zoom.

A Chris Lund/Jason Price motion to postpone a decision on the façade grant for 1 W Fulton St to a future meeting passed on a 6/0 roll call vote.

#### **NEW BUSINESS:**

**Consider Grant for 106 W Fulton:** City Administrator Flanigan stated the applicant is requesting a Small ED grant for 106 W Fulton St. for the replacement of a boiler. The maximum ED grant amount is \$3,000.

Casey Langan stated the Plan Commission is proposing to required window displays in vacant commercial buildings in the downtown if the owner wishes to create a first-floor residential space. He asked if the RDA can include this same requirement with a grant if the commercial space is empty.

Jim Kapellen stated conditions can be added to the grant. City Administrator asked what conditions would be included. Casey Langan recommended it appear like a store front or promote

local non-profits, school events or community events. Jim Kapellen added that it should change at least every 6 months also.

A Chris Lund/Kevin Slagg motion to approve a Small ED grant for 106 W Fulton St for a boiler replacement for a grant amount of \$3,000 with the condition the commercial window display promotes another business or nonprofit and be rotated every 6 months passed on a 5/0 roll call vote.

**TIF Boundary Amendment:** City Administrator Flanigan updated the RDA that the Council and Plan Commission are looking into amending the downtown TIF to include the Chase Bank building and IKI office building on Swift St. There is nothing planned for either of those locations now but including them in the 1 ½ years left of the TIF #6 expenditure period may help spur some type of redevelopment of those properties.

**Concrete finish for downtown crosswalks:** Jim Kapellen noted the TIF funds will be used to replace the crosswalks in the downtown. In order to bid the project early, the RDA needs to make a few decisions.

The RDA decided against colored concrete because of the maintenance it needs and to stay with the same scoring pattern used now.

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

Ramona Flanigan/ch  
City Administrator

Adopted January 25, 2021