

**MARCH 16, 2022 REDEVELOPMENT AUTHORITY MEETING MINUTES
CITY OF EDGERTON**

Jim Kapellen called the meeting to order at 6:00 p.m.

Present: Chris Lund, Casey Langan, Jim Kapellen, and Ron Webb.

Absent: Jason Price, Kevin Slagg, Jim Schultz, and Terry Dickinson.

Others Present: City Administrator Ramona Flanigan, and a few of the grant applicants.

Flanigan confirmed the meeting agendas were properly posted on Friday, March 11, 2022 at the Post Office, Edgerton Library, city website, and City Hall.

MINUTES: A Ron Webb/Casey Langan motion to approve the minutes from the February 7, 2022 Redevelopment Authority meeting passed, all voted in favor.

NEW BUSINESS:

Consider Supersized ED Grant for 104 W Fulton St: City Administrator Ramona Flanigan stated the applicant is requesting funds to rebuild an access stairway to the upstairs at 104 W Fulton St. The one quote provided was \$6,025.17. The maximum grant amount \$3,012.59.

A Casey Langan/Chris Lund motion to approve a Supersized ED Grant for an access stairway at 104 W Fulton St for a grant amount of \$3,012.59 passed on a 4/0 roll call vote.

Consider Supersized Facade Grant for 203 S Main St: City Administrator Ramona Flanigan stated the applicant is requesting funds to tuck point 203 S Main St. The one quote provided was \$21,845. The maximum grant amount is \$10,000.

A Jim Kapellen/Ron Webb motion to approve a Supersized Façade Grant for tuck pointing at 203 S Main St for a grant amount of \$10,000 passed on a 4/0 roll call vote.

Consider Supersized Facade Grant for 401 W Fulton St: A Chris Lund/Ron Webb motion to approve a Supersized Façade Grant for tuck pointing at 401 W Fulton St for a grant amount of \$10,000 with the condition that the work is completed in one year passed on a 4/0 roll call vote.

Consider Supersized Facade Grant for 351 W Fulton St: A Casey Langan/Ron Webb motion to approve a Supersized Facade Grant for tuck pointing at 351 W Fulton St for a grant amount of \$10,000 with the condition that the work is completed in one year passed on a 4/0 roll call vote.

Consider Supersized Facade Grant for 202 S Main St: City Administrator Ramona Flanigan stated the applicant recently purchased the building and is seeking funds to re-side the building and pave the parking lot.

A Jim Kapellen/Chris Lund motion to approve a Supersized Façade Grant for siding and paving a parking lot at 202 S Main St for a grant amount of \$10,000 with the condition that the work is completed within one year passed on a 4/0 roll call vote.

Consider Supersized Façade Grant for 115 Henry St: City Administrator Ramona Flanigan stated the applicant is seeking funds to add a second exit to 115 Henry St. This exit would be more ADA compliant.

A Casey Langan/Chris Lund motion to approve a Supersized Façade Grant for a second exit at 115 Henry St in the amount of \$6,150 with the condition that the work is completed within one year passed on a 4/0 roll call vote.

Consider Supersized Façade Grant for 11 Canal St: A Chris Lund/Casey Langan motion to approve a Supersized Façade Grant for a roof at 11 W Canal St for a grant amount of \$6,000 with the condition the work will be completed within one year passed on a 4/0 roll call vote.

Consider Supersized ED Grant for 10 W Fulton St: John Werkmeister, owner of 10 & 10 ½ W Fulton St, stated there is a furnace for each unit and both of them are the original furnaces. He is seeking funds to replace the furnace in both units.

A Jim Kapellen/Casey Langan motion to approve a Supersized ED Grant for the replacement of HVAC at 10 W Fulton St for a grant amount of \$4,894.50 with the condition the work will be completed within one year passed on a 4/0 roll call vote.

Consider Supersized ED Grant for 10½ W Fulton St: A Chris Lund/Ron Webb motion to approve a Supersized ED Grant for replacement of HVAC at 10½ W Fulton St for a grant amount of \$4,594.50 with the condition that the work is completed within one year passed on a 4/0 roll call vote.

Consider Supersized Façade Grant for 10 W Fulton St: A Casey Langan/Ron Webb motion to approve a Supersized Façade Grant for a roof at 10 W Fulton St for a grant amount of \$10,000 with the condition that the work is completed within one year passed on a 4/0 roll call vote.

Consider Supersized Façade Grant for 10 ½ W Fulton St: A Ron Webb/Chris Lund motion to approve a Supersized Façade Grant for a roof at 10½ W Fulton St for a grant amount of \$8,825 with the condition that the work is completed within one year passed on a 4/0 roll call vote.

Consider Supersized Façade Grant for 10 W Fulton St: A Jim Kapellen/Ron Webb motion to approve a Supersized Façade Grant for tuck pointing at 10 W Fulton St for a grant amount of \$6,875 with the condition that the work is completed within one year passed on a 4/0 roll call vote.

Consider Supersized Façade Grant for 10½ W Fulton St: A Chris Lund/Casey Langan motion to approve a Supersized Façade Grant for tuck pointing at 10½ W Fulton St for a grant amount of \$10,000 with the condition that the work is completed within one year passed on a 4/0 roll call vote.

OLD BUSINESS:

Economic Development Fund: City Administrator Ramona Flanigan stated during budget discussions, the RDA discussed the creation of an Economic Development Fund that would provide funding for our current smaller downtown rehab programs after May 1, 2022, which is the closing date of the TIF expenditure period. The TIF forecast currently includes \$100,000 in potential funds.

Jim Kapellen suggested amending the program to be a 60% homeowner and 40% city limit; reinstating the previous program maximum amounts of \$5,000 for exterior repairs and \$3,000 for interior repairs; keeping the type of eligible work the same as the current program; and limiting the requests to 1 application per property, per calendar year.

A Chris Lund/Jim Kapellen motion to request the Council to establish an Economic Development Fund of \$100,000 with a 60/40 split, a \$5,000 exterior and \$3,000 interior max, and a limit of 1 application per property per calendar year passed on a 4/0 roll call vote.

Creation of downtown mural policy: There has been some interest in the installation of murals on some of the downtown buildings. A proposal has already been submitted for 212 W Fulton St. If the RDA is interested in pursuing this, the staff will gather data from other communities regarding policies so the RDA can develop some guidelines. The committee agreed there will possibly be more interest in murals in the downtown in the future and would like to pursue gathering data from the surrounding communities.

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

Ramona Flanigan/wl
City Administrator

Adopted