

**REDEVELOPMENT COMMISSION MEETING
MARCH 28, 2016**

President Angerman called the meeting to order at 6:05 PM. The Pledge of Allegiance was recited. Clerk-Treasurer Judith Walters took the roll. Members present were Will Farrellbegg, LeAnn Angerman, and Edgar Corns. Mike Gruszka entered the meeting at approximately 6:12 P.M. Christopher Salatas was not in attendance. Also present were Attorney David Westland and two interested citizens.

APPROVAL OF MINUTES

February 22, 2016 – Mr. Farrellbegg made a motion to approve the February 22, 2016 regular meeting minutes, seconded by Mr. Corns and carried with three ayes.

OLD BUSINESS

Request for benches and garbage cans in downtown area - Sharon Speichert - Mrs. Angerman stated there was a request from Sharon Speichert for five benches and three trash cans in the downtown area, which was also brought before the Council. Clerk-Treasurer Walters stated they have a catalog from Nu Toys, which is who the Town has purchased the recycled playground equipment with, and their prices range anywhere from \$600 - \$1500. Clerk-Treasurer Walters showed the Commission a few options and stated that she contacted the rep to find out if the benches and cans that are in the catalog are made out of recycled materials. Mr. Farrellbegg stated that he had spoken with Ms. Speichert about the various businesses possibly splitting some of the costs with the town. Mrs. Angerman suggested starting with getting some prices together and finding out if the products are made out of recycled material.

NEW BUSINESS

Approve Annual Report of Lowell Redevelopment Commission for fiscal year 2015 & Approve Pay 2017 Capture Notice - Mr. Farrellbegg made a motion to approve the annual report of the Lowell Redevelopment Commission for fiscal year 2015 and to approve the Pay 2017 capture notice, seconded by Mr. Corns and carried by roll call vote with three ayes.

Facade Rebate Program Application - Charles & Mary Swiercz 313 E. Commercial Avenue - Mrs. Angerman stated since we had previously decided with the Commission that these would be reviewed in April and October, we can show this as received and then the Commission can review it and make a decision. Attorney Westland stated you can set your meeting in April to review and take action on it if you would want to. Discussion followed regarding the best time for a special Redevelopment Commission. Mr. Farrellbegg made a motion to set a special Redevelopment Commission meeting for Monday, April 11th at 6:45 P.M., seconded by Mr. Corns and carried by voice vote with three ayes.

PUBLIC COMMENT

Charles Swiercz, 313 E. Commercial Ave., asked if he could receive the approval of the Redevelopment Commission to begin the work that is outlined in the application, which the Historic Board has already approved. He stated he understood that the funds could not be allotted until the time frame because of other applicants, but all money spent and work done as far as that application is concerned will still be considered in the grant. Mrs. Angerman stated we cannot grant authority to start that without the approval process. Attorney Westland stated technically that is how it is written, however it would be discretionary with the board to allow him to do the work and still consider it on April 11th, but any work done would be at his own risk. Mr. Swiercz stated at the April 11th meeting, you are

looking at the application and will say this is the amount of money that will be allotted to complete the proposed improvements. He stated he would assume the reason nothing could be started yet is because of the funding since there could be other potential applicants, but his concern was that he now has two more weeks that he has to put off work being done to wait for the approval of the Commission while having contractors that are wanting to get their schedules ready for the spring. He stated he was asking for the work to be allowed to start and any work that is specified in that application still be allowed to be considered for the grant. Mrs. Angerman asked if they were within their parameters to grant that. Attorney Westland stated you are, but Mr. Swiercz needs to understand that if the amount allocated is not what he expected it to be, that is at his risk. Mr. Swiercz stated he understood that, but in between now and the 11th if money is spent and the application is approved, then those receipts will be applicable towards the grant even though they are dated before the 11th. Attorney Westland stated that is correct. Anything you spend between now and then or you commit yourself to spend between now and then is not binding this Commission to the funding. Attorney Westland stated the motion the Commission would make is to consider with no guarantees work that is started between now and April 11th as part of his application and that the applicant understands there is no guarantee and any work that he does do or commits himself to do between now and then is at his own risk and he may or may not receive the approval of that funding. Mr. Swiercz stated that is understood and assumed the only thing that would interfere with that is the allocation of the funds to other parties. Mrs. Angerman stated it is entirely up to the digression of the Commission. Mr. Swiercz stated so the application could be completely disregarded and not approved even if funding is available. Mrs. Angerman stated that is correct. Mr. Swiercz stated he did not believe that to be the case, but that is your decision. Mr. Corns made a motion based on Attorney Westland comments, seconded by Mr. Gruszka. Mr. Farrellbegg asked if he had done work already that is not part of the application. Mr. Swiercz stated he has done some work that is not part of the application, but he has some contractors wanting a start date for this work. The motion carried by roll call vote with four ayes. Mr. Corns asked which building it was. Mr. Swiercz stated the old Nellie Jane's. Mr. Gruszka asked if there was a projected open date. Mr. Swiercz stated he did not have one, but the apartments will probably be rented within the next sixty to ninety days, and the commercial area will be open not long after. It really depends on how fast this moves because a lot of money will be tied up in the brick work. Mr. Corns asked what type of business would be downstairs. Mr. Swiercz answered a restaurant.

ADJOURNMENT

With no further questions or comments, Mr. Farrellbegg made a motion to adjourn the meeting at 6:18 PM, seconded by Mr. Corns and carried with four ayes.

LeAnn Angerman, President

Mike Gruszka, Secretary