

LOWELL REDEVELOPMENT COMMISSION
MAY 23, 2022

Todd Angerman called the Lowell Redevelopment Commission meeting to order at 6:45 P.M. on Monday, May 23, 2022. The Pledge of Allegiance was recited. Clerk-Treasurer Judith Walters called the roll. Members present were Michael Gruszka, Todd Angerman, Shane Tucker and John Yelkich. John Alessia was absent. Also present were Town Manager Craig Hendrix, Police Chief Jim Woestman, GIS director Greg White, and Town Attorney David Westland via Zoom. Also present were one member of the media, and two interested citizen, and one via Zoom.

APPROVAL OF MINUTES

04/28/22 - Regular Meeting - Mr. Tucker moved to approve the minutes, seconded by Mr. Gruszka and carried with four ayes.

OLD BUSINESS -

Approve Building Renovation Grant Program Guidelines - The Building Renovation Grant/Forgivable Loan Program, submitted by Town Manager Craig Hendrix, had been reviewed by Commission members. The program is intended to help property owners rehabilitate, restore and improve existing structures. The maximum award is \$20,000 per application and cannot exceed 75% of the total project costs. Commission members agreed to transfer \$40,000 to begin the grant program for 2022. Attorney Westland had reviewed the guidelines and included the wording of a forgivable loan that would have to be paid back in cause the property owner left within three years. The Ordinance to create the program will be acted on during the regular Town Council meeting. Mr. Yelkich moved to approve the Renovation Grant Program contingent upon Attorney Westland review and approval of the application process, and adoption of Ordinance #2022-09, seconded by Mr. Gruszka and carried with four ayes on roll call vote.

Clark-Jefferson Parcels - Appraisals had been received from Professional Appraisal Services and reviewed by Vale Appraisal Group for both 108 North Clark Street and 420 East Jefferson Street. The property at 108 N. Clark Street appraised at \$130,000 and the property at 420 E. Jefferson appraised at \$35,000.00. Mr. Yelkich moved to authorize Attorney Westland to prepare offers to the property owners, seconded by Mr. Gruszka and carried with four ayes on roll call vote.

NEW BUSINESS


Approval of Vouchers - Claim #10538 - Vale Appraisal Group - \$2,400.00 and Claim #10539 - SEH - \$ 357.00 - Mr. Gruszka moved to approve the vouchers as listed, seconded by Mr. Tucker and carried with four ayes on roll call vote.

Building Renovation Grant Request - LCF Management LLC, 201 E. Commercial - Leroy & Cheri Ford, 201 E. Commercial Avenue, were requesting a Building Renovation Grant for tuckpointing on the west side of the building. The estimated cost of the project is \$40,000. Mr. Hendrix

stated since there was only \$5,000 left in the facade grant program, he recommended they wait and apply for the Building Renovation Grant. He recommended the Commission award the grant contingent upon the Ordinance being approved during the regular Town Council meeting and them completing the new agreement form recommended by Attorney Westland. Mr. Gruszka moved to approve the Renovation Grant, subject to Ordinance adoption and legal review of agreement. The motion was seconded by Councilman Yelkich and carried with four ayes on roll call vote.

ADJOURNMENT

With no further business, the meeting was adjourned at 6:57 P.M., on motion by Mr. Gruszka, seconded by Mr. Tucker and carried.



Todd Angerman, Chairman



Michael Gruszka, Secretary