

**LOWELL REDEVELOPMENT COMMISSION  
REGULAR MEETING  
FEBRUARY 24, 2020**

Vice-Chair Michael Gruszka called the Lowell Redevelopment Commission meeting to order at 6:45 P.M. The Pledge of Allegiance was recited. Clerk Treasurer Judith Walters called the roll. Members present were Christopher Salatas, Michael Gruszka, and John Yelkich. Will Farrellbegg and Matt Felder were absent. Also present were Town Manager Craig Hendrix, Town Attorney Dave Westland, Public Works Director Kevin Gray, and three interested citizens.

**APPROVAL OF MINUTES**

January 27, 2020 regular meeting - Mr. Yelkich moved to approve the minutes, seconded by Mr. Salatas and carried with three ayes.

**SWEARING IN**

Clerk-Treasurer Judith Walters swore in the following members of the Lowell Redevelopment Commission: Michael Gruszka, John Yelkich, and Christopher Salatas.

**OLD BUSINESS**

West Side Utility Extension - Mr. Hendrix stated they are looking for possible funding sources for sanitary and water. He stated they are trying to see if water and sewer could be split into two different years, giving time to bundle water projects together into a potential bond or SRF. He stated the sanitary would probably be a bond of its own because of its size. He stated using TIF funds might be an option.

**NEW BUSINESS**

Facade Grant Application - Mr. Hendrix stated an Ordinance was created and adopted at the last meeting stating the RDC can establish the guidelines for administering the program. He stated the council will set an annual amount each year, and the RDC will administer the program. He stated he made some modifications where it was a 50/50 match and is looking to do a 75/25 match. Mr. Hendrix stated he hopes it will encourage more people to grab on to the opportunity. He stated the downtown development area has been modified and has been extended to Liberty Street on the west, down to Oak Street. Mr. Hendrix stated this is not eligible to nonprofit or residential areas. He stated there is tax information that will be now collected. He stated if your on the south side of Commercial and back up to the newly remodeled south parking

lot, the money can be used to fix up the back of the buildings and stairwells. Mr. Hendrix stated he would like to change modern signage back to more historical signage, and said if there are places that need to be demolished, that could be a project to be done. Mr. Hendrix said he took out paying for architectural engineering, legal, and other professional fees and said we should only be paying for construction. He revised some of the application information and is currently working on an agreement with Attorney Westland for the applicant to sign, and said they will have to present the building department with three quotes making sure they have licensed contractors and bids before paying anything. He stated this is a first come, first serve basis and funds will not be guaranteed until they are available again. Mr. Hendrix stated he would like to offer the grant opportunity to the property owner of the building in the south parking lot in exchange for the building. He asked the RDC to approve the new application and guidelines and stated he would have the agreement for them to approve at a later date. Mr. Salatas stated the map looks good and suggested to send a copy out to all parcels identified to encourage participation. Mr. Salatas made a motion to adopt the Facade Grant application and map, seconded by Mr. Yelkich and carried with three ayes. Mr. Hendrix stated this is voluntary and there are guidelines to working within the historical district that need to be followed.

### ADJOURNMENT

With no further business, Mr. Salatas made a motion to adjourn at 6:50 P.M., seconded by Mr. Yelkich and carried with three ayes.

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Mike Gruszka, Vice-Chair

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John Yelkich, Secretary