

**LOWELL REDEVELOPMENT COMMISSION
REGULAR MEETING
JUNE 22, 2020**

Chair Matthew Felder called the Lowell Redevelopment Commission meeting to order at 6:30 P.M. The Pledge of Allegiance was recited. Clerk Treasurer Judith Walters called the roll. Members present were Michael Gruszka, Matthew Felder, John Alessia, Christopher Salatas, and John Yelkich. Also present were Town Manager Craig Hendrix, Town Attorney Dave Westland, and three interested citizens.

APPROVAL OF MINUTES

February 24th regular and June 8th special meeting - Mr. Gruszka moved to approve the minutes, seconded by Mr. Salatas and carried with five ayes.

NEW BUSINESS

Facade Grant Improvement Request -

Gerald Krawczyk, 411 E. Commercial Avenue - Mr. Krawczyk stated that he and his wife are planning to open a Soup, Sandwich and Ice Cream Shop at 411 E. Commercial Avenue, and are requesting a facade grant for changing out the awning. He had appeared in front of the Historical Board for approval. The cost of the awning is \$2,765. Town Manager Hendrix stated normally we would require three quotes, but Mr. Krawczyk was only able to get one quote to recover the existing awning frame and staff recommends they waive that requirement. The grant is a 75/25 match and the cost to the Redevelopment Commission would be \$2,073.75. Mr. Alessia moved to approve the request from Mr. Krawczyk, seconded by Mr. Gruszka and carried with five ayes.

Alex Kutanovski, 401-405 E. Commercial Avenue - Mr. Kutanovski of Core Properties, presented pictures of the buildings at 401-405 E. Commercial Avenue and requested a facade grant for tuckpointing, doors, and aluminum windows. Mr. Kutanovski stated they plan to tuck point and replace brick on the three storefronts and one sidewall, replace the first floor storefront windows to original full height windows, and replace second floor and side wall windows to original full height windows. He stated the second floor will be converted to 4-1 bedroom units and 1-2 bedroom unit and will be brought to current building code standards. The first floor will feature all new storefront windows and the brick will be removed and replaced. The estimate of the cost of the work is \$75,000 and Mr. Kuranovski understood

there was a \$10,000 cap on grant requests, but pointed out that this project entails three addresses with four storefronts. He requested additional funding toward the project if funds were still available in the fall. Discussion followed. Mr. Salatas asked if he had any tenants and Mr. Kutanovski stated not at this time, he would be putting them up for lease. The picture of the fire escape ladder was reviewed and Fire Chief Clint Gorbball will look into that it is still code. Mr. Hendrix stated that Mr. Kutanovski is putting a large investment into our downtown and hopes this would encourage others to do the same. Mr. Hendrix recommended granting him a \$10,000 grant and at end of year if no one else has applied for a facade grant, and funds are still available he can request additional funding. Mr. Kutanovski stated they would be replacing the windows first and then tuckpointing, and the 3rd phase would be the storefronts. Mr. Salatas moved to approve a \$10,000 facade grant to Mr. Kutanovski, seconded by Mr. Alessia and carried with five ayes.

Mr. Hendrix stated that both applicants will be signing an agreement.

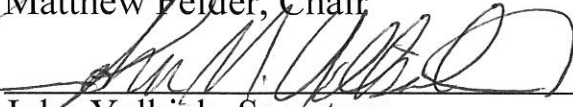
Approve White Voucher #10740 - SEH - \$277.50 - Mr. Gruszka moved to approve voucher to SEH for professional services, seconded by Mr. Salatas and carried with five ayes.

ADJOURNMENT

With no further business, Mr. Gruszka made a motion to adjourn at 6:55 P.M., seconded by Mr. Salatas and carried with five ayes.



Matthew Felder, Chair



John Yelkich, Secretary