

**LOWELL REDEVELOPMENT COMMISSION  
REGULAR MEETING  
SEPTEMBER 28, 2020**

Chairman Michael Gruszka called the Lowell Redevelopment Commission meeting to order at 6:33 P.M. on Monday, September 28, 2020. The Pledge of Allegiance was recited. Clerk Treasurer Judith Walters called the roll. Members present were Michael Gruszka, Todd Angerman, John Alessia, Christopher Salatas, and John Yelkich. Also present were Town Manager Craig Hendrix, Town Attorney Dave Westland, and Public Work Director Kevin Gray.

**APPROVAL OF MINUTES**

August 24th regular meeting - Mr. Alessia moved to approve the minutes, seconded by Mr. Salatas and carried with five ayes.

**OLD BUSINESS**

KOB Property - Town Manager Hendrix stated the alley in the south parking lot near the old Garden Center has been appraised at \$6900 and asked for authorization for Attorney Westland to prepare an offer to purchase the property. Mr. Oman is doing survey and when the purchase is complete we will subdivide the area into one lot to have a clean title. Mr. Hendrix stated the old garden center was purchased and the owner has been informed it is in a floodway and has DNR restrictions, and won't be able to get a building permit. Mr. Salatas moved to authorize the offer to purchase the property in the amount of \$6900, seconded by Mr. Yelkich and carried with five ayes.

Costa's Property - Mr. Hendrix gave an update on the appraisals, and said the first appraisal has been forwarded for a review appraisal and should be back within thirty days. The environmental assessment showed there is asbestos mastic in the floor that will need to be removed at approximately \$25,000. Mr. Hendrix stated the owners seem willing to sell.

**NEW BUSINESS**

Approve White Voucher #11180 - Westland & Bennett - \$860.00, #11181- SEH- \$3,055.23, #11182 - Apex Companies - \$3,850.00, and #11183 - PAS - \$2,500.

Mr. Salatas moved to approve the vouchers as listed, seconded by Mr. Yelkich and carried with five ayes.

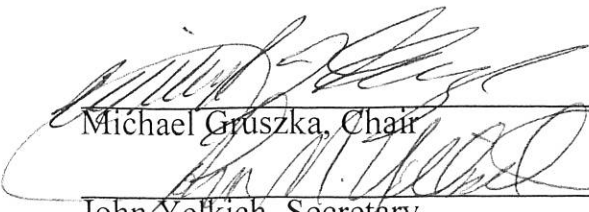
Facade Improvement Request - Manny Frausto, 307 E. Commercial Avenue - Mr. Frausto was present to request a facade grant for tuck pointing on the east and north wall and repair of the front face of building on south, and foundation repair on northwest corner. He was only able to receive one quote in the amount of \$7,000. Mr. Yelkich moved to approved the facade grant at 75% reimbursement in the amount of \$5250, seconded by Mr. Alessia and carried with five ayes.

Mr. Salatas stated he would like to discuss using some of the Cares Act Funding the Town received for providing grants to small businesses to assist with the costs of interruption caused by closures. He spoke of another town that awarded \$5,000 to businesses. Clerk-Treasurer Judy Walters stated the town was awarded \$316,099 and after requesting what vouchers are being approved tonight, there will be approximately \$270,000 remaining. She stated Mr. Hendrix has been looking into computer upgrades so departments will be able to work remotely. Mr. Hendrix stated the quote

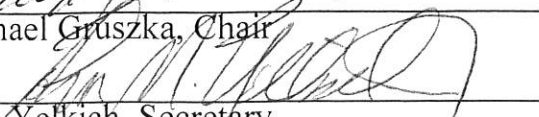
he has for upgrades is approximately \$177,000. Mr. Salatas stated the money has to be spent by year end or it will go back to the federal government. Discussion followed. Attorney Westland stated that he has worked on setting up the parameters for another community and could work with Mr. Hendrix to come up with a program that will be agreeable for State requirements. Commission members will all in favor of pursuing and Mr. Westland and Mr. Hendrix will have an agreement ready for the next meeting.

### **ADJOURNMENT**

With no further business, Mr. Yelkich made a motion to adjourn at 6:48 P.M., seconded by Mr. Salatas and carried with five ayes.



Michael Gruszka, Chair



John Yelkich, Secretary