

**LOWELL REDEVELOPMENT COMMISSION
REGULAR MEETING
OCTOBER 26, 2020**

Chairman Michael Gruszka called the Lowell Redevelopment Commission meeting to order at 6:30 PM on Monday, October 26, 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 two interested citizens.

APPROVAL OF MINUTES

September 28th regular meeting - Mr. Yelkich moved to approve the minutes, seconded by Mr. Alessia and carried with five ayes.

OLD BUSINESS

KOB Property - Mr. Hendrix stated an offer was made to KOB Property, and they are reviewing the offer.

Costa's Property - Mr. Hendrix stated he received one appraisal and they are waiting on the review appraisal, which should be done in a few weeks. Mr. Gruszka asked how much the appraisal was? Mr. Hendrix stated \$125,000.00 with at least \$25,000.00 worth of clean-up inside. He said he would be getting a price for demolition also.

NEW BUSINESS


Approve White Voucher #11323 - Rich Meadows - \$5,238.75, #11324 - Westland & Bennett - \$120.00. Mr. Salatas moved to approve the vouchers as listed, seconded by Mr. Yelkich and carried with five ayes on roll call vote.

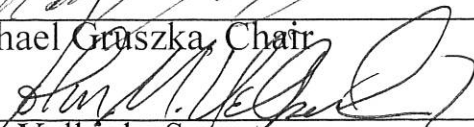
Approve Facade Grant Request - Richard & Renae Helton, 222 E. Commercial Avenue - Mr. Helton stated he owned property from 222 E. Commercial Avenue through 304 E. Commercial Avenue, and is wanting to put new windows in, and stated he knows the Facade Grant process has changed allowing the rear of the property to be included. Mr. Helton stated he has a bid for four windows in the rear and one store front window along Commercial Avenue and stated the Historic Preservation Board has already approved his request. Mr. Helton explained he owns the four store fronts east of Old Dog Coffee shop on the south side of Mill Street and Commercial Avenue. Mr. Helton stated renovations are being done to the building the resale store was in. Mr. Hendrix stated the Helton's turned in estimates for the renovations, with the project cost of around \$15,000.00. Clerk-Treasurer

Walters stated there is \$7,379.00 in the Facade budget, and they could apply for additional funds in 2021 or we would have to transfer from another line item for the difference for \$10,000. Mr. Helton stated it might take that long to get finished with the delay of window contractors this time of the year. Clerk Walters said the difference can be transferred but didn't know how much Costa's was going to be and needed that appropriation if closing by December 31, 2020. Discussion followed. Mr. Hendrix stated the closing may happen before year end but the work would most likely be out of the 2021 budget. Mr. Salatas made a motion to transfer \$4,000.00 from the General TIF Fund to the TIF Facade Grant Program, and award Mr. Helton the maximum amount of \$10,000.00 for his Window Facade Grant, seconded by Mr. Alessia and carried with five ayes on roll call vote. Mr. Hendrix stated the Helton's would be receiving an agreement and once they submit all receipts, the town would reimburse them. Mr. Yelkich asked Mr. Helton what happened to the ceiling of the building? Mr. Helton stated the Old Dog Coffee shop used a jack hammer to put a concrete pad in and he wasn't sure if that is what caused the ceiling to collapse. Mr. Helton stated it was the old tin ceiling duct work and a drop ceiling that fell in.

ADJOURNMENT

With no further business, Mr. Alessia made a motion to adjourn at 6:42 P.M., seconded by Mr. Salatas and carried with five ayes.



Michael Gruszka, Chair

John Yelkich, Secretary