

LOWELL REDEVELOPMENT COMMISSION

March 22, 2021

Christopher Salatas called the Lowell Redevelopment Commission meeting to order at 6:33 P.M. on Monday, March 22, 2021. The Pledge of Allegiance was recited. Clerk Treasurer Judith Walters called the roll. Members present were Michael Gruszka, Todd Angerman, Christopher Salatas, and John Yelkich. John Alessia was absent. Also present were Town Manager Craig Hendrix, Public Works Director Kevin Gray, GIS Director Greg White, SEH representative Brian Schuch, and three citizens. Town Attorney David Westland attended via zoom.

APPROVAL OF MINUTES

2/22 Meeting - Mr. Gruszka moved to approve the minutes, seconded by Mr. Yelkich and carried with four ayes.

OLD BUSINESS

Core 4 Properties Facade Grant - 2021 - Alex Kuranovski, stated Core 4 Properties had completed the facade improvements at 401-405 E. Commercial Avenue and had received a \$10,000 facade grant last year. He asked for an additional \$10,000 grant since both phases had cost over \$40,000.00. He stated he also would be adding on a fire escape on the Clark Street side that will be more safe and had received quotes of \$23,000. Town Manager Hendrix stated that the original grant included upper and lower windows and brick facade and tuckpointing and all the work has been completed. He stated the Commission could either amend his original grant or act on a new grant for the fire escape. Discussion followed. Mr. Yelkich moved to grant \$10,000 to amend his application and his commitment to do the fire escape stairs, seconded by Mr. Gruszka. Clerk-Treasurer Judith Walters stated the \$10,000 reimbursement for work already complete can't be reimbursed until a voucher is approved at the next meeting, unless the motion includes to refund after it has been on the docket for five days. Mr. Yelkich amended his motion to include listing the voucher to Core Properties for \$10,000, and Mr. Gruszka amended his second. The motion carried with four ayes on roll call vote.

NEW BUSINESS

Facade Grant Request - Gerald Krawczyk, 411 E. Commercial Avenue - Mr. Krawczyk was requesting funds to replace two panel windows with a three panel window that will be climate guard aluminum thermal windows with dark bronze finish. The anticipated cost is \$1,655. He had already received approval from the Historic Board. Mr. Hendrix questioned the bronze window would not match the other aluminum windows and door. Mr. Yelkich moved to award a 75% facade grant to Mr. Krawczyk in the amount of \$1,241.25, seconded by Mr. Gruszka and carried with four ayes on roll call vote.

Approval of Vouchers - # 10312 - Westland & Bennett - \$ 297.50
10313 - SEH - \$ 486.00

Mr. Gruszka moved to approve the vouchers as listed, seconded by Mr. Yelkich and carried with four ayes on roll call vote.

Approve 2020 Annual Report - Brian Schuch of SEH was present and gave a brief overview of the 2020 annual report of the Redevelopment Commission for fiscal year ending December 31, 2020. The report includes the names of the qualified commission members, the amount of expenditures made during the year, and accounting of tax

increment revenues received during the year, and accounting of bond obligations. He stated the HSA bond was trued up this year. The December 31, 2020 balance in the TIF Allocation Fund was \$641,290.29 and the TIF HSA Fund was \$8,850.70. Mr. Schuch explained Resolution #2021-01, determining the tax increment for the Lowell Allocation Area for 2022 budget year, that will be filed with the Lake County Auditor. Mr. Gruszka moved to approve the annual report, seconded by Mr. Yelkich and carried with four ayes on roll call vote. The report will be uploaded to the Department of Local Government Finance website.

Resolution #2021-01 - 2022 Budget Year Tax Increment - Lowell Allocation Area - Mr. Gruszka moved to adopt Resolution #2021-01, seconded by Mr. Yelkich and carried with four ayes.

ADJOURNMENT

With no further business, Mr. Gruszka made a motion to adjourn at 6:54 P.M., seconded by Mr. Yelkich and carried with four ayes.



Christopher Salatas, Chair



Michael Gruszka, Secretary