

LOWELL REDEVELOPMENT COMMISSION
JUNE 27, 2022

Todd Angerman called the Lowell Redevelopment Commission meeting to order at 6:55 P.M. on Monday, June 27, 2022. The Pledge of Allegiance was recited. Clerk-Treasurer Judith Walters called the roll. Members present were Michael Gruszka, Todd Angerman, John Alessia, Shane Tucker and John Yelkich. Also present were Town Manager Craig Hendrix, Police Chief Jim Woestman, GIS director Greg White, and Town Attorney David Westland via Zoom. Also present was three interested citizens.

APPROVAL OF MINUTES

05/23/22 - Regular Meeting - Mr. Gruszka moved to approve the minutes, seconded by Mr. Yelkich and carried with five ayes.

NEW BUSINESS -

Approval of Vouchers - Claim #10662 - Westland & Bennett - \$1,767.00 Mr. Gruszka moved to approve the voucher as listed, seconded by Mr. Yelkich and carried with five ayes on roll call vote.

Update on TIF - Bryan Schuch, SEH, had given an update on increasing the tax increment generated in the Allocation Area during the work session. A Resolution will be prepared.

Building Renovation Grant Request - Core 4 Properties, 320-322 E. Commercial Avenue - Alex Kutanovski submitted an application for the building renovation grant program. He updated the Council on the facade grants given to him last year for the property at 401-405 and stated that all units have been rented with five apartments, an art studio, a media firm, and a sweet shop. Mr. Kutanovski stated they now are going to begin a renovation project at 320-322 E. Commercial that is anticipated to cost \$500,000 with the majority of the cost related to mechanical and electrical systems that are so far out of date. He said the second phase of the project will be to remodel the second floor of apartments as they are not to code with ingress-egress. He stated the attorney will remain as a tenant and he has a potential long term lease with a dentist. Mr. Kutanovski said they want to see the downtown thrive and are moving forward with the project. Councilman Tucker moved to grant a \$20,000 renovation grant, seconded by Councilman Gruszka and carried with five ayes on roll call vote.

Manny Frausto, 307 E. Commercial Avenue submitted an application for the building renovation grant program for the roof replacement project done at his building at 307 E. Commercial Avenue. He thanked the Commission for the previous facade grants he has received on the building. He stated he applied for the grant when the program was approved, but felt he didn't receive back information, but has only good intentions for the town. The cost of the project for the roof replacement is \$23,000. Councilman Gruszka moved to grant a 75% reimbursement grant of \$17,250, seconded by Councilman Alessia and carried with five ayes on roll call vote.

ADJOURNMENT

With no further business, the meeting was adjourned at 7:08 P.M., on motion by Mr. Alessia, seconded by Mr. Gruszka and carried.



Todd Angerman, Chairman



Michael Gruszka, Secretary