



Staff Memo

Meeting Date: March 2, 2026

Memo Date: February 25, 2026
To: Village Board
From: Matt Giese, Village Administrator
Cameron Sawyer, Assistant Administrator/Finance Director
Subject: Restoration and Demolition Plan TID 9

Overview:

Late in 2025, 101 E Cottage Grove Rd was demolished with plans to restore the site in the spring. Due to the timing of the demolition the Village did not include in requests for quotes in the fall to also restore the property.

Due to the high visibility of the property, we are recommending contracting the restoration. Public Works has requested pricing from vendors to complete the work at 101 E Cottage Grove Rd, along with pricing for remaining parcels. Based on current proposals the restoration cost is estimated to be between \$9,000 and \$12,000. Two vendors provided pricing with the lowest estimate of \$9,393.45 from Ground Force Solutions.

Staff are working on pricing for demolition and restoration of 612 N Main Street. There are foundation concerns that would likely exceed what could be recovered in rental income in a short-term lease.

Recommendation:

- Direct Public Works to proceed with contracting restoration. Costs would come from TID 9.
- Re-establish staff direction related to trainings, demolition and restoration of future projects. Specifically:
 - Discuss with Cottage Grove Fire, Deer-Grove EMS, and Cottage Grove Police Department for potential training opportunities. Present timeline and communication plan after vetted.
 - Demolition and restoration of residential properties acquired to occur after training opportunities and as soon as possible.
 - Demolition and restoration of commercial properties acquired to be rented out until the cost to maintain is greater than estimated revenue. Vet trainings opportunities and demolish and restore as soon as possible.