

MINUTES OF THE SPECIAL MEETING
OF THE PRESIDENT AND BOARD OF TRUSTEES
TUESDAY, JANUARY 10, 2012

CALL TO ORDER AND ROLL CALL

President Nunamaker called the meeting to order at 6:40 pm. in the Municipal Center. Present at roll call were Trustees Colletti, Ireland, Knar and Schiestel. Adm. Osten and Deputy Village Clerk Majkrzak were also present. Trustees Blohm and Menzel were absent.

VLG HALL ROOFTOP HVAC UNITS

President Nunamaker explained that the rooftop heating units are failing. The heat exchangers are cracked. The time could come when the units won't "fire" up. He asked for approval to spend \$27,650 to hire Epps Custom HVAC to replace the 3 rooftop units. *Trustee Colletti made the motion to have the 3 units replaced for \$27,650 by Epps Custom HVAC.* Seconded by Trustee Ireland. Roll call vote was taken – all in favor. Trustee Knar asked where the funds will come from. Adm. Osten responded from the emergency contingency fund. A question was asked if money could be used from Red Speed. Adm. Osten will check.

DOWNTOWN REDEVELOPMENT

President Nunamaker reviewed the TIF chart and the steps needed. Major property owners in Area 1 and 2 are Grayhill, Kondraros, Hoffman, Mir, Grove Plating, Viking Stairs, and Wurfel. Village needs to assemble land packages by talking to the owners. President Nunamaker spoke with Attorney Donahue. The Village could offer a Right of First Refusal to 4 property owners at a cost of \$2K/property owner for a 7 year period. If nothing happens after 7 years, the TIF would be disbanded and the money paid. This is the most effective option to get "things moving." He has spoken to Viking Stairs, Grove Plating, Grayhill and Mr. Wurfel. Discussion held as to the purpose of doing this vs. having developer deal directly with the property owners – takes time to negotiate with property owner and then time for developer to get his plan/backers together. Could do eminent domain. Trustee Ireland feels Right of First Refusal gets the project started but to not do it for all property owners. Trustee Knar doesn't want the Village to be involved in the actual sale of the properties but agrees with Right of First Refusal. Can include this language in the agreements.

Second issue is the ¼ of one percent sales tax. This is needed for infrastructure improvement. Third issue is how/if/when to let other taxing bodies participate in the TIF. Do nothing? Does the Village want to give them a percent of the increment? Give funds out of TIF 1 now or wait 9 years after the TIF starts? The Library has asked the President Nunamaker to explain the TIF at their next Board meeting. Trustee Knar doesn't want to commit any money from TIF 2 as it won't generate money for awhile. He would like to get the increase in sales tax passed and use funds for TIF 2. He'd like a financial analysis on the continued growth in TIF 1 and then could disburse surplus funds to taxing bodies. Trustee Colletti asked how this would be done. President Nunamaker explained the Village would have to declare a surplus in TIF I and then sent to County Clerk to disburse. Trustee Schiestel

is concerned about handing over surplus TIF 1 funds. He would like to see the numbers first. It was brought up that TIF 1 will be dissolved in 8 years and surplus distributed then. TIF 1 and 2 would have to be tied together so funds could be used. Trustee Ireland feels Village should focus on residents not the TIF taxing bodies and not hand out money to them now. Trustee Knar suggested using funds to start a fund for façade improvements. President Nunamaker polled the members about offering money now – Ireland and Schiestel – no; Colletti – possibly; Knar – analysis first.

Next issue – when to start the TIF. There is a bill in the Senate (Bill 540) that when enacted will impact TIF Districts. Some changes would be: EAV in TIF can't be over 35%, Joint Review Board members would have approval over any new TIF districts, TIF 1 couldn't support TIF 2, impact rental units. Discussion held. Trustee Ireland feels that Village is 6 months or longer away from starting TIF. He feels RedSpeed funds could be used instead of starting TIF 2 and linking funds. TIF district would have to be started before bill is signed. Once Board approves, we would have 90 days. Adm. Osten asked what would happen if bill signed within the 90 day period. President Nunamaker will look into.

Discussion held on using funds for façade improvement program. Trustee Ireland suggested talking to Moretti's to see what they need to open restaurant. Mark Hoffman recently called to discuss TIF plans. Could put restrictions on façade program – no interest loan. Question was raised about helping current businesses – Villa Bleu, Café Salsa. Trustee Knar doesn't feel this is enough of an incentive. Village could set aside a small amount and see how it goes. President Nunamaker suggested discussing façade program/process with the consultants.

RECAP

- Start TIF District in 90 days.
- Village has already set up the boundaries.
- Land packages have been tentatively set up – Viking Stairs, Grove Plating.
- What happens if Senate Bill 540 passes during 90 day set up period?
- Look into different venues to promote.

Adm. Osten suggested taking these points to Teska. Trustee Ireland suggested having them come to a meeting. Discussion was held on METRA station remodel. President Nunamaker needs a copy of the station with the mural plan to send to METRA. Senator Duffy has asked for a meeting with President Nunamaker. Some of the ideas to be discussed on Wednesday: Duffy's plan for a uniform sales tax, what the Village needs, what the State has, transportation bill.

ADJOURNMENT

Trustee Knar made a motion to adjourn at 7:55 p.m. Trustee Schiestel seconded. All were in favor.

Robert J. Nunamaker, Village President

Date Approved

Barbara Majkrzak, Deputy Village Clerk