

CALL TO ORDER

President Miller calls to order the Village of East Dundee Committee of the Whole Meeting at 6:00 p.m.

ROLL CALL:

Trustees Gorman, Selep, Wood, Hall and President Miller. Trustees Skillicorn and Lynam were absent.

Also in attendance Village Administrator Bob Skurla, Chief of Police Terry Mee, Finance Director Zaida Torres, Economic Development Director Doug Bergren, Special Events Manager Erin Weingart, Marketing and Promotions Manager Cathy Domagalski and Village Clerk Katherine Holt.

PUBLIC COMMENT (Agenda Items only):

Jason Emrickson, Executive Director of Technology and Operations with School District 300, introduced himself to the Board. He advised that Chuck Bombales has retired and he has taken his place as the liaison between the district and the villages.

OLD BUSINESS: None

Trustee Skillicorn arrived to the meeting at 6:04 p.m.

NEW BUSINESS:

A. Presentation on Proposed Library Expansion

Roxanne Bennett, Director of the Fox River Valley Library, gave a slide presentation of the proposed library expansion. She reported that there has been a 166% increase in program attendance in the last ten years. She said that an online survey was available in early June to prioritize services that the community wanted to be included in the plans for the new facility. The citizen task force looked at the survey results and recommended reducing the initial proposed tax rate increase from 36 cents to 21 cents. She said the task force also recommended downsizing the project. She advised that a referendum question will appear on the November ballot asking for a tax increase of 21 cents.

Trustee Lynam arrived to the meeting at 6:19 p.m.

B. D'Angelo Water Property Redevelopment Plan

Chris Wendt, business manager of Immanuel Lutheran Church, said that the church has entered into a contract to purchase the D'Angelo property. He said the property has 17 acres of wilderness land. He said they have had soil testing done to see what is and is not buildable land and will also conduct a wetlands litigation study. He said the church would like to build a new school facility and daycare center. He advised that officials would like to sell a portion of the property to a developer to bring residential housing to the area in the form of approximately 225 market-rate apartment units in several buildings. President Miller added that the natural springs on the property make building in some areas challenging or not possible. He asked the Board if they are ok with the concept of this residential apartment project. Trustees Selep, Wood and Hall were open to the concept of the project. Trustee Gorman said he feels the area is high density for apartments and would be more supportive of a condo or townhome development there. He added that there is a different character when someone buys something versus when they rent it and feels it would change the character of the adjoining property. Trustee Skillicorn commented that he loves the idea of Immanuel taking this property but the density does bother him. He agreed with Trustee Gorman on the rental versus ownership component. He also feels that the project could lower the property values of The Reserves subdivision.

President Miller stated that the Board is in consensus of a residential project and it would just need to sort through details and other concerns that were voiced already. Mr. Wendt said that the church is looking to close the deal in February. President Miller stated that the Board would be happy to discuss with the developers when they have more plans available.

C. Presentation by Potential Buyer of Haeger Pottery Facility

Jonathan Knight, real estate broker representing the Haeger Pottery property, introduced Gene Staples of Golden Plastics USA, who is interested in occupying the property. He advised that they will likely be under contract with the next couple of days and is looking for financial incentives from the Village.

Mr. Staples distributed a handout with information on his company. He purchased Golden Plastics USA, which is currently located in Carpentersville, last November. The company specializes in film and plastic bag processing and ships nationwide and to Canada, Puerto Rico and Mexico. He advised that the current location is under-serving their needs and thinks the Haeger building, with 145,000 square feet, would be an excellent fit for his group. He stated that his 24-hour, six days a week operation has a manufacturing process that is extremely quiet and shipments occur during the day time. He employs 22 full time workers and after the move to the new facility, will employ over 50 workers over the next year. He reported that there needs to be about \$1.2 million worth of upgrades to the Haeger building to meet his company's needs, much of it electrical. He said he would seek financial assistance from the village in the form of funds generated by a tax increment financing district. He anticipates having the building completely rehabbed within a year.

President Miller said time is of the essence for Mr. Staples as he needs to make a choice to move to East Dundee or to Chicago. He said there will be some property tax benefit and sales tax component to this, although it is unknown what that is. He said the bigger benefit to the village is that somebody fixes up the building and the property taxes increase. Trustee Gorman stated that if it creates tax increment, then he is open to having an incentive conversation. Trustee Lynam said this would not be his first choice for the use of this property and would rather see a mixed residential and retail project. Board members agreed to move the proposal forward at next Monday's meeting.

PUBLIC COMMENT (Non Agenda Items): None

EXECUTIVE SESSION: No

Motion to adjourn the Committee of the Whole Meeting at 7:43 pm by Skillicorn/Wood. Meeting adjourns by unanimous vote.

Respectfully Submitted,

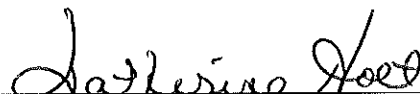
Katherine Holt

By:



Village President, Lael Miller

Attest:


Village Clerk, Katherine Holt