

**CALL TO ORDER:**

President Bartels calls to order the Village of East Dundee Committee of the Whole meeting at 7:02 pm.

**ROLL CALL:**

Trustees Ruffulo, Gorman, Lynam, Miller, VanOstenbridge and President Bartels.  
Trustee Chichowki was absent.

Also in attendance are Village Manager Frank Koehler, Village Attorney Russ Hartigan, Public Works Director / Deputy Village Administrator T.J. Moore, Deputy Village Clerk Heather Zipparro and Economic Development Consultant Robert Skurla.

**OLD BUSINESS:**

**NEW BUSINESS:**

**A. Economic Development Update**

Trustee Lynam stated that he would like to talk about extending the gas card program.

Administrator Koehler stated that the board cannot vote to extend the program today but will have it on the next board agenda to extend the program thru Labor Day.

Koehler stated that the money the Village is using for this program is coming out of the sales tax collected from the BDD not the general fund.

Lynam also suggested looking into opening the tent sale to dealer outside of East Dundee.

Skurla stated that currently the car Dealers were looking to promote just East Dundee businesses.

Koehler announced that as for the Thornton's site has been mowed and currently being prepped for the groundbreaking this Thursday at 5pm.

Economic Development Consultant Robert Skurla gave a summary of the various Economic Development initiatives currently occurring in the Village.

Skurla discussed the Village's options for Electronic Sign along Route 72. Village Board was not in favor of a billboard owned by Clear Channel that gave the Village 80 minutes a day of free advertising.

The Board was however in consensus that the electronic sign needs to be done right and should look to a PR firm for advice on marketing the Village's image.

The board also discussed and was in consensus for extending the gas card program thru Labor Day.

There was discussion about the future of the Blockbuster site, and annexation issues of the McGraw property.

Lynam expressed concern in lobbying the legislature to change the law for annexing property.

Skurla stated that he will be contacting the McGraw board to see if anything has changed since the last time the Village met with them. The board was in consensus to attempt to go over and speak with McGraw again.

Skurla also presented the proposed 4<sup>th</sup> TIF District with a BDD overlay district for a portion of the Palumbo site. He announced that Palumbo has a potential user for his site and the TIF would help this user re-locate to the Village. This proposed TIF will link Dundee Crossings and Prairie Lakes. The Village has requested a proposal for Vanderwalle to put together a study of the TIF and BDD overlay area.

Skurla also gave a summary of the Business Retention Program. He recommended that the Village put together teams of department heads and elected officials to go to a number of the major businesses to get an assessment of the businesses view of this area as a marketable place and if there is anything the Village can do to help them. The meetings would follow a mailed questioner. The board was in consensus of gaining a better understand of the businesses needs in town.

Skurla also presented a summary of the first meeting of East Dundee First!.

#### **B. Palumbo Open House**

Administrator Koehler announced that Palumbo will be having an open house September 16<sup>th</sup> from 4-6pm. Brokers, elected officials and other individuals of importance will be invited to view the new building in Terrance Business Park.

#### **C. Dundee Gateway/Thornton's BDD Proposal**

Gene Wright thanked the Village for their help with this project and stated that everything that could go wrong from a development aspect has with this project. He summarized the costs of the project and ways to reduce the costs to help reduce the rents for the tenants and allow the remaining site to be marketable and requested the board look into creating a Business Development District with an additional 1% tax increase to share with the Village. This additional money would be used to help keep rental rates competitive and reimburse the company for its overruns.

Gorman questioned the 1% tax increase and recommended that due to the small acreage of the site to only raise the tax the .5% that would go to the developer rather than also giving .5% to the Village.

Koehler stated that the Village may also look to include the acre in a half site across the street but also shared Gorman's sentiment to only increase the tax the .5%.

There was consensus with the Board to proceed with a Business development District study.

#### **D. Santa's Village Property**

Pat O'Connor of Santa's Village gave the board an update on the property. He explained that the last two years have been difficult and as a result of the lack of interest in the property they have hired Chuck Black to help generate excitement and income for the site.

Chuck Black stated that he is looking to clean up the parking lot and areas visible to the public. He stated that they will be looking for events to hold on the site in the parking lot. Currently they are looking at having a flea market at the site once a month beginning in august to draw people to the lot and the area.

Skurla stated that he has spoken to the car dealers to see if they are interested in a tent sale at the site. The car dealers were very interested and will be meeting again to discuss the breakdown of costs. Currently the dealers are looking at September 17, 18 and 19.

Bartels stated that he liked the idea of getting activity out on the site and questioned what type of permitting would need to take place.

Koehler stated that there is nothing there that says this cannot happen. There may be times that they will need to come back before the board asking for a waiver or meet with staff to determine what permits will be needed.

Attorney Russ Hartigan stated that during the events they must supply an event certificate that names the Village hold harmless.

Ruffulo stated that he feels that this is at minimal cost to the Village and is great to get something started. This would be a good chance o show people what that corner has to offer.

Gorman asked if this is really to generate interest in the site or if the plan is to have this as an ongoing concept.

Pat O'connor stated that he is not receiving any interest to the site is hoping to generate some buzz about the site but so much has changed that they need to look for alternatives for the current time.

Ruffulo excused himself and left the Committee of the Whole Meeting at 9pm.

**E. Honorary Naming of a Portion of River Street for Thom McNamee**

Koehler stated that the Village is looking at the honorary naming of the portion of River Street from Route 72 to Jackson Street.

Bartels stated that as a policy matter he would recommend the Village wait a year after someone has passed before naming a street after that person.

Miller stated he would like to wait until St. Patrick's Day and announce it at the annual St. Patrick's Day Parade.

Koehler stated that the Village will look to create a policy.

The Board was in consensus to name a street after Thom McNamee.

**EXECUTIVE SESSION: No.**

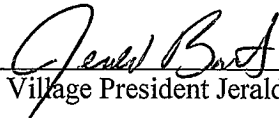
Motion to Adjourn to Executive Session Executive Session, closed to the public and media under the provisions of the Illinois Open Meetings Act, 5ILCS, 120/2, (2) (21), Discussion of Minutes, (C) (6), Pending Litigation, 2 (C) (1), Personnel and 2 (C) (5) Acquisition of Property by Gorman/Miller.

Motion to adjourn the Committee of the Whole Meeting on July 27<sup>th</sup>, 2009 at 10pm by Gorman/Miller.

Roll: 5 Ayes (Gorman, Lynam, Miller, VanOstenbridge and President Bartels), 0 Nays, 2 Absent (Ruffulo, Cichowski). Motion carries.

Respectfully Submitted,  
Heather Zipparro

Attest:   
Deputy Village Clerk Heather Zipparro

By:   
Village President Jerald Bartels