

CALL TO ORDER:

President Bartels calls to order the Village of East Dundee Committee of the Whole meeting at 7:00 p.m.

ROLL CALL:

Trustees Gorman, Miller, Lynam, Cichowski and President Bartels. Trustees Ruffulo and VanOstenbridge were absent.

Also in attendance: Village Administrator Koehler, Economic Development Consultant Bob Skurla, Village Attorney Pat O'Connor, Village Engineer Joe Heinz, Chief of Police Terry Mee and Village Clerk Jennifer Rehberg.

PUBLIC PARTICIPATION: None

OLD BUSINESS: None

NEW BUSINESS:

A. Calendo Property Located on Route 72

Economic Development Consultant Bob Skurla stated there is a bank prospect interested in the property previously occupied by the PNC Bank. They have met with the president of the bank and they are very interested in the property. This would help the goal of the Board to bring in a financial institution to the Village. The interested institution is Ben Franklin Bank, which is a community bank. Mr. Dick Calendo addressed the Board and explained the proposed renovations of the building, including expanding the property by 18 feet. The bank would be investing \$240,000 in renovations. They would employ 4-6 employees at this location. Trustee Lynam questions the use of TIF and BDD monies for renovations. Skurla stated the proposed usage of funds was approved by a TIF and BDD attorney. Trustee Miller would like to see a bank in the property. Skurla stated the 2 requests he heard from the Board is a bank and a grocery store in the Village. Trustee Gorman would like to see the calculations on the property taxes on the building. Mr. Cichowski would like a bank in the property.

B. Presentation by Jim Bergman for Senior Housing

Village Administrator Koehler stated this issue was brought up with the RTA study. Economic Development Consultant Bob Skurla introduced Jim Bergman, an affordable housing developer. Skurla and Koehler visited Mr. Bergman's facility in Glenview and were very impressed with it. He also built a facility in Fox Lake. The most successful affordable housing program is Section 42. He stated that 60% of all multi-family housing developments in the nation are Section 42. Mr. Bergman explained how the State and Federal credit system work. He is currently developing four projects similar to this with 70-110 units for the elderly, which are 3-story buildings. They did a study in our area and it showed no market for single-family homes, but a market for senior housing. The developments include private dining areas, Wii rooms, workout rooms, beauty parlors and more. The target age of the housing would be 55 and over. He explained the income requirements for the residents. The costs per unit on an underwriting basis are \$5,000 per year with a \$2,500 operating costs. He stated the property is maintained well and every year they spend \$25,000 or more with improvements. He stated a pre-application is due by the State of Illinois between December and January. The final application will be due in April. He is looking for backing on this project from the Village to make it successful. Koehler stated they had a meeting with Plote today to discuss the project. The acreage needed is 6-7 acres. Gorman asked Bergman if he thought there would be an agreement with Parr Development. There is no agreement, as of yet. Bob Skurla explained the tax credit point system. Start to finish, the project takes 16 to 18 months. Trustee

Cichowski asked what Gurnee is offering him as an incentive to build there. Mr. Bergman stated they are cutting their impact fees in half. He suggests building another similar building on the same area in the future, possibly for assisted living. Consensus of the Board is to move forward and back this project.

C. Amendment to Dundee Crossings BDD to Include Former IGA Building: 195 Penny

Village Administrator Koehler stated a company is interested in moving their headquarters into the old IGA building. We would have to amend the Dundee Crossings BDD. He would like to have authorization to talk to the owner and the potential buyer about this. It is a large-scale snow removal business. Trustee Gorman feels we should wait until the deal is done before we have discussions with them. Koehler stated we can at least find out the cost to amend the BDD to include this property. Gorman stated he struggles with these kinds of projects to use BDD funds since they do not benefit the town financially. Bartels suggested to Skurla that he at least ask The Manor, NAPA, Able Pawn Shop, Island Pizza and the auto shop if they are interested in being added to the BDD.

D. Appointment Ordinance

Village Administrator Koehler stated Trustee VanOstenbridge would like to have this tabled until the next Committee of the Whole Meeting so he can participate in the discussion. Trustee Gorman asked when this would be discussed.

Motion to table Item D. Appointment Ordinance until the next Committee of the Whole in January by Gorman/Miller.

Roll: Ayes – 4 – Trustees Gorman, Lynam, Miller and President Bartels. Nays – 1 – Trustee Cichowski. Absent – 2 – Trustees Ruffulo and VanOstenbridge. Motion carries.

EXECUTIVE SESSION: None

Motion to recess 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 and will not be returning to regular session.

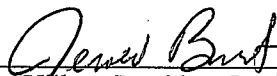
Motion to adjourn the Committee of the Whole Meeting by Lynam/Miller at 8:40 p.m.

Roll: Ayes – 5 - Trustees Gorman, Lynam, Miller, Cichowski and President Bartels. Nays – 0. Absent – 2 – Trustees Ruffulo and VanOstenbridge. Motion carries, meeting adjourns.

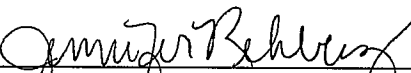
Respectfully Submitted,

Jennifer Rehberg

By: _____


Village President Jerald Bartels

Attest: _____


Village Clerk Jennifer Rehberg