

**Committee of the Whole
Minutes
Monday, January 10, 2005**

The meeting was called to order at 6:00 p.m.

Roll Call: Members present were Mayor Ahrens, Trustee Zaeske, Trustee Ruffulo, Trustee Bartels, Trustee VanOstenbridge and Trustee Scarpelli.

Absent: Trustee Schock.

Mayor Ahrens introduced Dave Jepson, finance consultant, and advised Mr. Jepson would provide the follow-up to the Forest Springs Market Study.

Mr. Jepson indicated that he had reviewed the documents and had consulted with BDI on a number of occasions. He indicated, that in his opinion, BDI's report was accomplished professionally and was based on generally accepted commercial and residential market principals. He also indicated that he had a conversation with Trustee Scarpelli addressing Trustee Scarpelli's concerns with some of the figures.

Mr. Jepson indicated in his report that most of the numbers in the report were verifiable. He did indicate that the number of town homes was reversed on page 2 and the issue was corrected during BDI's presentation on January 3, 2005.

Mr. Jepson agreed with Mr. Scarpelli that the population numbers were high. He advised that if the household numbers decreased it would actually increase the percentage of sales tax revenue the Village currently receives. He also indicated that if total retail expenditure numbers were closer to 39 million than 51 million the estimated retail spending dollars shown the Cambridge's proposal would actually show more of a retail spending impact.

Mr. Jepson indicated that the analysis that compares similar projects based on current zoning, the comprehensive plan and Cambridge's proposal was very helpful.

Trustee Scarpelli stated his concern with the proposed market cost of the units and not receiving the information prior to the analysis.

Trustee Ruffulo stated his concern with the population numbers.

Trustee Bartels indicated his belief that the analysis shows there is additional income opportunity.

Mayor Ahrens indicated he has been involved in the market studies for his business. His belief is that even if you discount half of the total impact you can still see positive retail spending.

Dave Jepson agreed that if you utilized this conservative approach, the effect would still be \$6 million in new retail spending power, which is close to a 20% increase.

No action was taken.

Mayor Ahrens then discussed the selection of consultants to proceed with the Economic Development Plan and position. Mayor Ahrens recommended that a selection committee be formed to reduce the number of consultants. After much discussion and due to the rest of the agenda, members tabled this item until the end of the meeting.

Chief Rakow and Fire District Trustee Mark Guth then discussed the possibility of a joint facility with the Police Department. Chief Rakow indicated the relocation preference would be to the east of State Highway 25.

Trustee's asked about the fire district boundaries and if any property had been identified.

Chief Rakow advised that no property had been specifically identified. Lt. Blahnik indicated that the preferred police location is on State Highway 25 but could locate east but no further than Rock Road.

Chief Rakow mentioned that most of the fire district's revenues comes from property taxes and the need for rooftops.

After much discussion the Board indicated that the Police work with the Fire District to tie down a possible location.

Chief Rakow mentioned that through FEMA the Fire District had received a grant for a new truck. Chief Rakow indicated that the preferred storage location would be in the Village's Police garage. The Trustee's recommended that the Police work with the Fire District to see if something could be worked out.

The next item that was discussed was the permit process. Mayor Ahrens turned it over to Dave Weide, the Village's Building Inspector.

Mr. Weide briefly outlined the smaller permit administration, and what the current requirements are.

Mr. Weide then covered the residential and commercial permit process.

Trustee Scarpelli had some questions on the roofing permit process. Dave Weide explained that ice and water shield is required. The first inspection includes inspecting the ice shield and the roof deck. Mr. Weide explained that what the code requires is a minimum, and that the contractor can produce photos as such if the work is accomplished over the weekend.

Trustee Scarpelli had some concern about Village exposure and liability.

After Dave's presentation, Trustee Bartels asked about the releasing of the deposits. Administrator Bowden indicated that a resolution would be adopted to allow Nikki Giles to sign as such.

No action was taken.

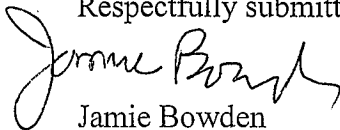
Mayor Ahrens then recognized Dan O'Leary, Economic Development Chair, to discuss the consultant interviews.

Members discussed sending out a letter to the list of consultants with some general parameters of what we are looking for. Also, upon sending the letter out, Administrator Bowden was to set up interviews for Monday, January 24 and Monday, January 31, 2005.

Board members concurred and directed Jamie upon final input from the EDC and Village Board to move forward.

A motion to adjourn at 8:47 p.m. was unanimous.

Respectfully submitted,


Jamie Bowden