

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, Lynam, Selep, Wood, Skillicorn and President Miller. Trustee Ruffulo were absent.

Also in attendance: Village Administrator Bob Skurla, Chief of Police Terry Mee, Deputy Village Administrator/Village Clerk Heather Maieritsch and Deputy Village Clerk/Administrative Asst. Katherine Holt.

PUBLIC COMMENT (Agenda items only):

Paula Lauer – 20 Wenholtz, East Dundee, IL

Ms. Lauer said she had been reading a lot about the Anvil proposal in the newspaper and is still a little unclear on what the dollar amount is that the Village is being asked to invest into the project. President Miller advised that this item is on the agenda this evening and the numbers will be discussed. Ms. Lauer said that as a resident and a taxpayer, she has some concerns about the potential amount that may be invested into the business and what the return may be.

OLD BUSINESS:

A. Real Estate Tax Rebate for C.A.K.E.

Village Administrator Bob Skurla provided a report on the history of the Summit School project and the current numbers and projections on what the project is expected to produce. He said the Township has completed their condo purchase for \$350,000 which is at a market rate of about \$31 per square foot instead of \$70 per square foot. C.A.K.E. is in the process of purchasing a 10,000 square foot condo on the first and second floors for \$650,000. There are two condos left to sell that are priced at \$70 per square foot. A shortfall of \$488,000 remains for the developer of purchase and expenses versus sales. Based on the taxes calculated by the assessor for C.A.K.E., the total project to date is \$526,000. Had the Township paid the market rate of \$70 per square foot for their condo, they would have paid \$437,500 more than they did. He said that the Village will pay the \$437,500 difference to the developer. After the Village pays for the Township's portion, there is only \$50,500 left that is a subsidy to the developer to pay for the project. In addition to the amount that C.A.K.E. is requesting, this would be approximately a ten year payback to the Village based on what the building should be producing in taxes, which should be \$50,000 or more per year. Dave Schmidt, Commercial Realtor and Project Manager, clarified that the Township did pay \$70 per square foot and said that the difference is in the common areas. They bought approximately 5,000 square feet for \$350,000. The difference in the square footage is for the hallways, bathrooms and elevators. He advised that he would like to have the project complete by late spring. Consensus of the Board is to move forward with a short term tax recapture for C.A.K.E. and redevelopment agreement. Skurla will draft a letter for the short term.

B. Anvil Club Redevelopment Agreement

Bob Skurla advised that Tom Roeser will be investing approximately \$1,040,000 into the Anvil Club. The redevelopment agreement will state that Mr. Roeser can recapture 40% of that figure over a three year period, which is a total of 416,000 and includes the \$75,000 façade grant money. The Anvil Club must operate for seven to eight years to recapture this amount. Mr. Roeser will provide an itemized list of his project costs. Skurla advised that Trustee Skillicorn has asked that E-Verification be included in every contract that the Village enters into from this point forward. He explained that E-Verify is a service through the federal government where an employee can be verified as a citizen who is eligible to work in this country. He said we have not done that in the past and that all employers are to have the I-9 form on

file for a new employee. Mr. Roeser advised that he does not use E-Verify at Otto because E-Verify allows for a 30 day period for an individual to fix their record. He said he calls the Social Security Office the day an employee is hired to verify eligibility. Therefore, he is not wasting time and money on training an individual for those 30 days who may end up not being eligible for employment. Skurla asked Trustee Skillicorn for clarification on who specifically he feels the E-Verification process would be geared towards, such as project managers, contractors, subcontractors, etc. Trustee Gorman feels that until the state or federal government enacts mandatory E-Verification, it is not the responsibility of the Village to enforce immigration law. Trustee Selep said that until the immigration law is fixed, development should not be risked. Trustee Lynam does not want e-verify included. Trustee Wood is not opposed to adding it. After further discussion, the Board is in consensus to move forward with the redevelopment agreement and has decided not to implement E-Verification at this time.

C. Downtown Parking

President Miller stated that he talked to a number of downtown business owners to get their input on lifting the downtown overnight parking ban and they were in favor of lifting the ban. If the ban is lifted, street signs prohibiting overnight parking during two inches of snowfall would need to be added downtown. He said overnight parking with a 24 hour limit would now be allowed on River Street, Meier Street, the Anvil Club parking lot and the Village public parking lot. Police Chief Terry Mee said that there is already an ordinance in place to address the snowfall. He said new legislation will need to be created to identify the streets allowing for overnight parking. He also suggested that a fee schedule be created for this. Board is in consensus to move forward.

NEW BUSINESS:

A. Property Tax Levy for 2014

Bob Skurla provided a tax levy spreadsheet showing figures when raising the levy by 1.7%, keeping it flat or reducing it by 1.7%. He sees no problem with lowering the rate by 1.7% this year, saving taxpayers \$9,618. He said that sales tax continues to grow each year. Trustee Gorman's suggestion was to keep the levy flat and wait to see what the EAV will be to then determine any adjustment in the future. Consensus of the Board is to move forward with keeping the levy flat.

B. Gas Card Incentive Program

Bob Skurla said that when this program was first created in 2009, there was a lot of thought and safeguard that went into the program which will remain in place this time as well. At that time, the program paid out approximately \$11,500 in gas cards and brought in \$33,000 in gross sales. Rich Carusiello from Al Piemonte Chevrolet said that his dealership did a lot of advertising and promoting for the gas card program in 2009 and business did well because of it. Skurla advised that the program will begin on November 29 and run through January 4 and the gas cards must be redeemed by February 8. Village Clerk Heather Maieritsch stated that all of the participating gas stations are located in the Business Development District (BDD). Each participant appears on the gas card, which has a unique number based on which car dealership the car purchase was made at to help with tracking. The cards cannot be used for alcohol or tobacco products. Skurla advised that in 2009, 670 gas cards were handed out and only 470 of those were redeemed. The Board agrees that this is a great program and agrees to move forward with it. The Board will formally ratify this at the regular board meeting next Monday.

Reports: VILLAGE TRUSTEES

Ruffulo: N/A

Gorman: N/A

Lynam: None

Selep: Trustee Selep advised that he received an email from Dan O'Leary regarding the paving of the Village portion of his street. He requested that a Streets Committee Meeting be scheduled to discuss this.

Wood: None

Skillicorn: None

Reports: VILLAGE ADMINISTRATOR and STAFF

Village Administrator: None

Village Attorney: N/A

Village Engineer: N/A

Public Works Director: N/A

Village President: None

Chief of Police: None

Economic Development Consultant: None

Finance Director: None

Downtown Marketing Director: Blair reported that things are progressing with the preparations for Dickens in Dundee. She said that among the 22 businesses on Meier, River and Main Streets, 16 of those have agreed to participate in the event. She still needs to speak with the remaining 6 regarding their participation. Six businesses on River Street will have living windows where live actors from Fox Performing Arts will perform scenes from a Christmas Carol. Donated canned goods will be collected for the food pantry at Bandito Barney's. There was a lot of advertising for this event which included a Dickens in Dundee mailer sent to 5000 homes and businesses. In addition, flyers were sent home with the Immanuel Lutheran students, businesses displayed posters at their locations and the East Dundee water bills included a message about the event. She said the newsletter will be printed within the next week.

PUBLIC COMMENT (Non Agenda Items): None

EXECUTIVE SESSION: None

Motion to adjourn the Committee of the Whole Meeting at 7:42 pm by Skillicorn/Wood.

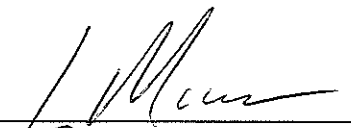
Roll: Ayes – 6 – Trustees Lynam, Selep, Gorman, Skillicorn, Wood and President Miller. Nays – 0.

Absent – 1 – Trustee Ruffulo. Motion carries, meeting adjourns.

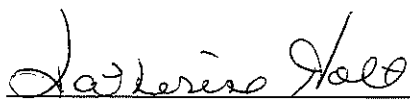
Respectfully Submitted,

Katherine Holt

By: _____


Village President, Lael Miller

Attest: _____


Deputy Village Clerk, Katherine Holt