

REGULAR BOARD MEETING
Village Hall, 102 South Second Street

August 3, 2015 - 7:30 pm
Village of West Dundee

I. CALL TO ORDER:

President Nelson called the Regular Board Meeting to order at 7:29 pm.

II. ROLL CALL:

Present were Village President Christopher Nelson, Trustees Billy Pflanz, Dan Wilbrandt, Michelle Kembitzky, Pat Hanley and Andy Yuscka. Trustee Tom Price arrived at 7:30 pm.

Also present were Village Manager Joseph Cavallaro, Finance Director David Danielson, Public Works Director Eric Babcock, Community Development Director Tim Scott, Fire Chief Randy Freise and approximately seventy-five (75) people in the audience.

III. PLEDGE OF ALLEGIANCE:

Trustee Yuscka led those in attendance in the Pledge of Allegiance.

IV. APPROVAL OF AGENDA:

MOTION: Moved by Trustee Pflanz and seconded by Trustee Kembitzky to approve the agenda as presented. Motion passed unanimously by voice vote.

V. VILLAGE PRESIDENT'S REPORT:

A. Promotion of Firefighter/Paramedic David Strossner to Lieutenant

Chief Freise announced the promotion of 23-year veteran Firefighter Dave Strossner to the rank of Lieutenant. He acknowledged the work of the Police & Fire Commission that supports the hiring and promotions processes for the Department, and asked Commissioner Fred Kleeburg joined him in honoring this occasion.

Chief Freise offered an overview of Lt. Strossner's service to the Village, noting that he is very involved in his community, passionate about training and holds many leadership roles. In his role as Lieutenant, he will also serve as the Public Education Coordinator and will lead the Red Shift.

Lt. Strossner's wife, Kristi, and their 3 daughters pinned on his Lieutenant's badge and bugels. Lt. Randy Schultz presented his Lieutenant's helmet. Deputy Clerk Tibbetts administered the Oath of Office. Lt. Strossner thanked the Chief, his family and those in attendance for the strong showing of support, and invited all to attend a reception immediately following at Emmett's.

B. Reappointment of Police Pension Board Members

President Nelson advised that Police Pension Board President, Bruce Jefferson, and Police Pension Board Vice President, Cheryl Mercado, have been reappointed to their respective posts for an additional term. Mr. Jefferson came forward to receive the Oath of Office. Ms. Mercado was unable to attend and will be sworn in at a later date.

VI. REPORTS AND QUESTIONS FROM TRUSTEES: There were none.

VII. VILLAGE STAFF REPORTS:

Public Works Director Babcock advised that the Little Free Library has been installed at Huffman Park as directed. Trustee Kembitzky asked that an announcement be provided to the community through the Village's website and social media pages.

VIII. QUESTIONS FROM THE AUDIENCE: There were none.

IX. CONSENT AGENDA:

- A. Approval of Bill List: August 3, 2015
- B. Approval of Minutes: July 13, 2015 Regular Board Meeting
- C. Approval of Minutes: July 20, 2015 Regular Board Meeting
- D. Special Event & Daily Liquor Permit Request - VFW Pig Roast
- E. Special Event Approval & Support - West Dundee Halloween Party
- F. Approval - Purchase of Advertising in Northern Kane Chamber Co. Community Map

Trustee Kembitzky noted the following corrections to the July 20, 2015 Regular Board Meeting Minutes: On page 3, paragraph 2, item (4) should state "removal of the "me too" clause." Also, on page 4, paragraph 6 regarding the motion made by Trustee Pflanz to waive 50% of the building permit fee, which failed for lack of a second, should be moved after the approved motion regarding approval of the elevation.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to approve the Consent Agenda as amended.

Trustee Wilbrandt inquired whether the Halloween Party Co-Chairs would like to address the Board or outline any features of this year's event. Mr. Michael Dewey expressed appreciation on behalf of the committee and noted there are no significant changes expected to this year's event.

Upon roll call, motion was approved.

AYES: Trustees Price, Hanley, Yuscka, Pflanz, Wilbrandt and Kembitzky

NAYS: None

X. RESOLUTIONS AND ORDINANCES:

- A. Resolution Approving the Proposed Term Sheet for the Redevelopment of Spring Hill Mall (Trustee Price)**

Trustee Price noted that the next 3 items are in direct correlation.

He stated that Attorney Kathy Orr, Director Danielson, Director Scott and Manager Cavallaro have had ongoing negotiations with Rouse and the Village of Carpentersville regarding the major terms for a public/private partnership to fund the proposed \$37.8-million Spring Hill Mall redevelopment. A negotiated Term Sheet is before the Board for approval.

He stated that there are 7 components to the project, including demolition of the former JCPenney anchor and portions of the interior mall, construction of a 1000+ seat theater, new outward facing retail and a landscape plaza, renovation of the southwest entryway and re-tenanting of vacant and underutilized interior mall areas, as previously presented by Rouse Properties. He noted that the preliminary plan has received unanimous support from both the Planning & Zoning and Appearance Review Commissions.

Rouse has requested municipal contributions from the Villages of West Dundee and Carpentersville to bridge an \$8.6-million gap in funding. The amounts requested are in correlation to the percentage of the property that resides in each municipality, and amount to a \$7.4-million from West Dundee and \$1.2-million from Carpentersville. As defined in the Term Sheet, this contribution shall come in the form of new sales tax and new property tax revenues generated by the property (above the current base amounts) for a period of no more than 23 years (70% of the incremental sales taxes based on increased sales and 95% of the incremental property taxes based on increased EAV).

The Term Sheet commits the Village to conduct a Tax Increment Financing (TIF) District Eligibility Study for the project. Based on an initial review, the project appears to meet several of the criteria for TIF eligibility, including declining EAV (down from \$23-million in 2008 to just \$13-million in 2015) and vacancy level.

Manager Cavallaro noted that based on a meeting between the parties earlier today, a few minor changes were made to language in the Term Sheet, as outlined in a memo before the Board. As the Carpentersville Village Board is considering approval of the Term Sheet at their meeting tomorrow, the Resolution was also amended to include a proviso stating that any change in terms afforded to the Village of Carpentersville shall be made part of the West Dundee Term Sheet.

Trustee Price clarified that Rouse is taking out a note, not the Village. As reiterated by Attorney Orr, the Village is also protected in that its funding commitments are dependent upon the substantial completion of the project, and the project's success in terms of securing occupancy and affecting an increase in both sales tax generation and property value.

Manager Cavallaro noted that the next steps will include final negotiation and approval of a Redevelopment Agreement and a Sales Tax Sharing Agreement, along with the TIF Study.

Trustee Wilbrandt requested further clarification regarding the possible obligation to establish a TIF District. Attorney Orr stated that the Term Sheet commits the Village to establishing a TIF District if the project meets the requirements for TIF eligibility.

Trustee Hanley asked if the other taxing bodies had been consulted in regards to the impact of a TIF District. President Nelson commented that there is an understanding among these entities of the effects of the declining tax base, and he believes that the Village will have willing partners in the establishment of a TIF as a tool to help improve and revitalize the Spring Hill Mall area.

It was further noted that per the Term Sheet, the Village will be reimbursed for the costs incurred in establishing and administering the TIF, in an amount of \$100,000.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to adopt a Resolution Approving the Proposed Term Sheet dated August 3, 2015 for the Redevelopment of Spring Hill Mall Shopping Center. Upon roll call, motion was approved.

AYES: Trustees Price, Hanley, Yuscka, Pflanz, Wilbrandt and Kembitzky
NAYS: None

B. Ordinance Issuing a Special Use Permit for a Planned Development and Preliminary Plan Approval for the Redevelopment of Spring Hill Mall (Trustee Price)

Trustee Price stated that while the major components remain the same, there has been ongoing refinement to the Preliminary Plan since it was last presented to the Village Board, based on feedback from the Planning & Zoning and Appearance Review Commissions and from potential lessees. Some of the additions include bike path connectivity and additional hardscaping. A final plan will ultimately be presented to both the Planning & Zoning Commission and the Village Board for approval.

Trustee Hanley asked if Village has an out in the event that major changes are made to the plan. Attorney Orr noted that the Term Sheet and future Redevelopment Agreement specifically identify the project components to be constructed and cause them to be maintained for the term of the agreement. She also noted that municipal contribution is a percentage of the agreed upon costs up to the requested amount, so if Rouse expends less, the municipal contribution amount is reduced accordingly.

MOTION: Moved by Trustee Price and seconded by Trustee Pflanz to approve an Ordinance Issuing a Special Use Permit for a Planned Development and Granting Approval of a Preliminary Redevelopment Plan for the Property Commonly Known as Spring Hill Mall subject to the Findings of Fact approved by the Planning & Zoning Commission and the Redevelopment Plan refinements outlined in the August 3, 2015 memo from Tim Scott to the Board and provided in the Board Packet. Upon roll call, motion was approved.

AYES: Trustees Price, Hanley, Yuscka, Pflanz, Wilbrandt and Kembitzky
NAYS: None

XI. NEW BUSINESS:

A. Authorization - Professional Services Agreement with Kane McKenna for TIF Eligibility Study related to the Redevelopment of Spring Hill Mall (Trustee Price)

Trustee Price reiterated that the Village will be reimbursed \$100,000 for the costs incurred in establishing and administering a TIF related to the project.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to authorize a Professional Services Agreement with Kane McKenna, dated June 1, 2015, to conduct a TIF Eligibility Study, in an amount not to exceed \$37,500. Upon roll call, motion was approved.

AYES: Trustees Price, Hanley, Yuscka, Pflanz, Wilbrandt and Kembitzky
NAYS: None

President Nelson stated that these approvals mark a momentous occasion and thanked the participants from both West Dundee and Carpentersville for their work on establishing this public/private partnership.

B. Authorization to Solicit Proposals - Painting of the Clock Face and Exterior Wood Surfaces at Village Hall (Trustee Yuscka)

Trustee Yuscka stated that quotes to repaint the exterior wood surface of the Village Hall were first looked at last summer, which indicated a cost of approximately \$20,000. The request this evening is to authorize a formal solicitation of proposals, and does not commit the Village to any expenditure of dollars at this time.

Trustee Price noted that the RFP states that the color shall be white, and asked if other colors can be considered for the trim, noting a preference for off-white. Director Scott stated his agreement and offered that perhaps the Appearance Review Commission could weigh in. Director Babcock noted that color swatches are required to be submitted for approval prior to the start of work.

He added that Sherwin Williams is providing a list of contractors to which the RFP will be directed, which should improve the competitive bidding results.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Price to authorize Public Works staff to solicit proposals for contractual painting of the clock face and exterior wood surfaces at Village Hall. Upon roll call, motion was approved.

AYES: Trustees Yuscka, Pflanz, Wilbrandt, Kembitzky, Price and Hanley
NAYS: None

XII. MISCELLANEOUS: There was none.

XIII. ITEMS SCHEDULED FOR FUTURE MEETING DATE:

- Spring Hill Mall Redevelopment Agreement and Sales Tax Agreements
- RFP results for Painting of the Clock Face and Exterior Wood Surfaces at Village Hall - August 31, 2015
- *Ordinance Establishing Prevailing Wage Rates - August 17 or August 31, 2015*
- *Installment contract for 2016 Elgin Pelican Sweeper - August 17, 2015*
- *Redevelopment Agreement for properties east of First Street (Samata Parcels) - August 17 or August 31, 2015*

XIV. ADJOURNMENT:

MOTION: Moved by Trustee Pflanz and seconded by Trustee Hanley to adjourn the Regular Board Meeting. Motion was unanimous.

The Regular Board meeting adjourned at 8:22 pm.

ATTEST:

Kim Tibbetts
Deputy Village Clerk

Christopher Nelson
Village President