

COMMITTEE OF THE WHOLE MEETING
Village Hall, 102 South Second Street

March 12, 2012 - 7:30 pm
Village of West Dundee

I. CALL TO ORDER:

President Keller called the Committee of the Whole Meeting to order at 7:30 pm.

II. ROLL CALL:

Present were Village President Keller, Trustees Voss, Gillam, Price Osth, Hanley and Yuscka.

Also present were Village Manager Cavallaro, Police Chief Wieteska and Village Attorney Brechin. There were ten (10) 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 Gillam and seconded by Trustee Hanley to approve the agenda as presented. Upon roll call, motion was approved.

AYES: Trustees Voss, Gillam, Price, Osth, Hanley and Yuscka

NAYS: None

ABSENT: None

V. VILLAGE PRESIDENT'S REPORT:

President Keller introduced the new part-time police officer Paul Shipley.

Chief Wieteska gave a brief background of his experience with the Police Departments of Rossville and Sleepy Hollow, as well as his other law enforcement experience which includes ILEAS Mobile Field Force, Taser Certification, Hazmat Training, and more.

Chief Wieteska said Officer Shipley is currently participating in our Field Training Program under Officer Hicks who is his training officer and will be on patrol in approximately six weeks.

Chief Wieteska administered the Law Enforcement Oath of Honor to Officer Shipley.

President Keller said he attended the Lion's Club 75th Anniversary celebration, which was also attended by Manager Cavallaro, Trustee Gillam and Trustee Price.

President Keller also congratulated Finance Manager Danielson on being awarded the Government Finance Officer's Award (GFOA) for the 19th straight year.

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

VII. VILLAGE STAFF REPORTS:

Manager Cavallaro announced that the 2012/13 Budget will be discussed at the Regular Board Meeting on March 19, 2012. The meeting will begin at 7 pm.

Manager Cavallaro informed the Board that he will be out of the office on Thursday and Friday of this week.

VIII. ITEMS FOR DISCUSSION:

A. Ace Reuse Fox Performing Arts Center

Mr. Rick Browne from the proposed Fox Performing Arts Center addressed the Board regarding his goals, his answers to the ten (10) questions about the proposed reuse of the Ace building and asked for support to begin fundraising and for a long term lease. He asked the Board to allow him to the end of July to see if he can obtain the financial support for the capital construction and operating funds.

He said the FPAC is requesting that the Village provide a 20 year rent free lease with an option to purchase, complete landlord improvements at an estimated cost of \$151,800 and perform ongoing exterior lot and property improvement maintenance. He said no annual operating subsidy is requested from the Village.

In return, Mr. Browne said that the FPAC will pay for all other construction costs estimated to be \$1,641,221 and will pay Z Investments the \$350,000 redevelopment fee.

Greg Samata, a downtown business owner, addressed Mr. Browne and the Board expressing his concern that the PFAC, although a great idea, should be in another location. Mr. Samata is concerned where exactly the center of the town will be in the future and what the long term plan for the community will be.

Discussion took place regarding alternative locations, i.e. nearer the river, whether or not there is community support, if the theater can bring in potential developers, holding on to the Ace property until downtown could be redeveloped, and the value of a partnership type of arrangement (public/private partnership).

Attorney Sandy Sandquist, who is also affiliated with Cutting Hall Theater in Palatine, said that the plans for the FPAC are beautiful and that this is an opportunity to do something with the existing property. He asked the Board to give Mr. Browne a couple months to obtain funding.

Trustee Price put forth a proposal for a resolution which includes the following:

The Village of West Dundee supports the concept of a performing arts center to be located in downtown West Dundee and provisionally agrees to enter into a formal public-private partnership with the Fox Performing Arts Center.

Subject to successful a fundraising and donor identification campaign, the public-private partnership would generally, take the following form:

West Dundee would provide a 20 year rent-free lease to the FPAC for the existing Ace Hardware site with an option to purchase.

Consistent with the proposal as drafted by the FPAC concept, the Village would contribute approximately \$152,000 toward the completion of landlord improvements as described and provide exterior lot and property maintenance for the term of the lease.

No annual operating subsidy is being requested of the Village.

The \$350,000 redevelopment fee due and payable to Z Investments would be paid by the FPAC.

The Village is willing to accept a deadline of July 30, 2012 to facilitate a fundraising program for the FPAC to solicit donor support through a capital campaign fund.

On or before the Village's Board meeting of August 6, 2012, a formal report shall be presented to the Village by the FPAC indicating and noting by donor and donation the actual amount of community support secured through the fundraising program.

Upon presentation of a favorable report demonstrating successful fundraising efforts, user base, and project viability, the Village would enter into a formal contract for the partnership.

IX. EXECUTIVE SESSION:

MOTION: Moved by Trustee Osth and seconded by Trustee Hanley to recess to Executive Session regarding the lease of real property for the use of the public body, as authorized by Section 2(c)(5) of the Open Meetings Act (5 ILCS 120/2(c)(5)). Upon roll call, motion was approved.

AYES: Trustees Voss, Gillam, Price, Osth, Hanley and Yuscka

NAYS: None

ABSENT: None

The Regular Board Meeting resumed at 9:16 pm.

X. MISCELLANEOUS:

A discussion was held regarding use of the Ace property as a theater use versus demolition of the building, developing a specific resolution, having a letter of understanding, including in lease a buy-out provision, discussion of the PappageorgeHaymes plan, downtown density, developing a number for donation and a specific time period in which the donations have to be made and crafting a vision using the ideas from everyone on the Board.

President Keller asked the Board to forward their comments to Manager Cavallaro.

XI. ADJOURNMENT:

MOTION: Moved by Trustee Price and seconded by Trustee Voss to adjourn the Committee of the Whole Meeting. Motion passed unanimously by voice vote.

The Committee of the Whole Meeting adjourned at 10:08 pm.

ATTEST:

Barbara Traver
Village Clerk

Larry Keller
Village President

EXECUTIVE SESSION
Village Hall, 102 South Second Street

March 12, 2012
Village of West Dundee

President Keller called the Executive Session to order at 8:58 pm for the purpose of discussing the lease of real property for the use of the public body, as authorized by Section 2(c)(5) of the Open Meetings Act (5 ILCS 120/2(c)(5)).

Present were Village President Keller, Trustees Voss, Gillam, Price, Hanley, Osth and Yuscka.

Also present were Village Manager Cavallaro and Village Attorney Brechin.

Discussion took place regarding the lease of property for the use of the public body.

MOTION: Moved by Trustee Hanley and seconded by Trustee Voss to adjourn from Executive Session. Upon roll call, motion was approved.

AYES: Trustees Hanley, Yuscka, Voss, Gillam, Osth and Price

NAYS: None

ABSENT:

The Executive Session adjourned at 9:15 pm.

ATTEST:

Barbara Traver
Village Clerk

Larry Keller
Village President