

I. CALL TO ORDER:

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

II. ROLL CALL:

Present were President Keller, Trustees Voss, Gillam, Price, Osth, Hanley and Yuscka. Also present were Village Manager Cavallaro, Village Attorney Brechin, Public Works Director Babica, Finance Director Danielson, Mr. Ken Busse of Busse Consulting, Mr. Stelios Aktipis of Springhill Gateway, LLC and six (4) persons in the audience.

III. PLEDGE OF ALLEGIANCE:

President Keller led the Board and the audience in the Pledge of Allegiance.

IV. APPROVAL OF AGENDA:

MOTION: Moved by Trustee Hanley and seconded by Trustee Price to approve the agenda as presented. Motion was unanimous.

V. VILLAGE PRESIDENT'S REPORT:

A. Kane County Grant Presentation - Commissioner Fahy

President Keller introduced Kane County Commissioner John Fahy (District 21). Commissioner Fahy presented to the Board \$15,000 in grant funds for stabilization of the Fox River riverbank. The monies come from the Grand Victorian Fox River Trust Fund, which grants \$500,000 annually for projects of this sort. It was noted that Commissioner Fahy has brought nearly \$42,000,000 worth of grant funding to Dundee Township in the past 3 years.

President Keller met with a group of Webelos at the Village Hall and spoke with them regarding how the Village serves its citizenry. He commented that several excellent questions were posed, including how the Board arrives at a decision when not everyone agrees.

President Keller also presented a State of the Village address at a recent Lions Club meeting. Discussion of the Red Light Camera program garnered the most questions.

President Keller reported that the progress of public improvements within the Grand Pointe subdivision is moving along at a good pace.

VI. QUESTIONS AND REPORTS FROM TRUSTEES:

Trustee Osth reminded the Board that they have collectively been tasked with authoring a "Year in Review" article for the upcoming Village Newsletter. The article is due shortly, as the Newsletter must be in mailboxes village-wide by November 29th.

Trustee Gillam reported the receipt of a Justice Assistance Grant totaling \$39,054, received by the West Dundee Police Department for the purchase of 4 digital in-car video systems, 2 portable radios and 4 mobile data computers, as well as the necessary accessories for each. Out of 400 agencies that applied, 90 departments received funding. The only other entity receiving funds in Kane County is the County Sherriff's Office.

Trustees Osth and Gillam noted that a list and total of grants received this year should be included within the aforementioned Newsletter article and also on the Village website.

VII. STAFF REPORTS:

Manager Cavallaro reported that the Grand Pointe improvements are well underway. He advised that final street surfaces will be installed by Wednesday and that by the end of the week the subdivision should appear completed from an outside perspective. It was noted that the owner of record will be responsible for mowing the bluegrass to be planted on the vacant lots. It was also noted that the sidewalks in front of the vacant lots would not be completed at this time; It would not be a prudent use of funds, as the act of developing the lots would result in damage to the sidewalks.

Director Babica advised that the Public Works Department has completed 16 days of leaf collection. They have collected 141 loads of leaves so far this year, in contrast to a total of 163 loads over the course of 30 days in 2008. The collection area is broken into three sections: South of 72 / East of 31, North of 72 / East of 31 and West of 31.

Director Babica also reported that the fountains have been taken out of service for the winter, that trucks have been retrofitted and are ready for snow removal, and that while the road salt bin is full at this time, we do have a contract in place with the State for salt purchases.

Director Danielson notified the Board that IRMA, the Village's insurance company, requires an audit of internal safety policies and procedures. After meeting with Department Heads 6 months ago and an outside consultant 3 weeks ago, the audit is now complete, with West Dundee achieving a score of "Exceptional". Based on this excellent score, the Village will not need to be reviewed again for 6 years. West Dundee has the second best loss history in the Chicago area for the small community classification, which results in lower premiums.

VIII. ITEMS FOR DISCUSSION:

A. SpringHill Gateway Request for Special Service Area (Trustee Osth)

Manager Cavallaro defined the SSA as a property tax levy against a specific area of the community for the purpose of allowing monies to be borrowed and repaid to facilitate the development or redevelopment of the area. Other examples of SSAs that have been instituted in recent years include the Downtown area for the repayment of moving utilities underground, and in the Carrington Reserve subdivision for the ongoing maintenance of the natural areas.

Mr. Stelios Aktipis, owner and developer of the Springhill Gateway Shopping Center, provided the Board with an overview of his request. Mr. Aktipis described how the economic downturn, the difficult lending market and the unexpected vacancy by TJ Maxx have affected cash flow for the project, and that substantial personal funds have been utilized to continue the necessary improvements. Mr. Aktipis added that he remains confident in the project's viability and the

importance of the property within the community, and is dedicated to completing the remaining improvements and continuing to seek quality tenants.

The creation of a Special Service Area for Springhill Gateway would impose additional taxes on the property approximating \$4 per square foot, to be paid by the lessees, which the developer can borrow against. Mr. Aktipis is looking to borrow approximately \$2,300,000; \$1.3M for completion of the project and \$1M for reimbursement of expenses paid from personal funds. The SSA would not mean any additional commitment of public funds by the Village, the Village would simply act as the mechanism to create the SSA, allowing Aktipis to borrow the necessary funds. The developer is solely responsible for repayment of the loan.

Ken Busse of Busse Consulting, who has worked closely with the Village regarding TIF Districts and SSAs, provided further financial and logistic details regarding the implementation of the SSA, and answered several questions raised by the Board and Staff. Mr. Busse confirmed that in a better marketplace, Mr. Aktipis could have expected to borrow 55% more than is currently available to him in the form of commercial loans and that while the proposed tax increase to the property required to allow the SSA will cause tenants to pay taxes higher than many of their West Dundee neighbors, the total tax per square foot will remain comparable to similar shopping centers in the area.

Mr. Busse explained the process as such: First a bond would be placed with a bank or other funding organization, then the net proceeds would be provided, with \$1.3M held in an escrow account under the Village's control. The tax is collected by the County, passes to the Village as a clearinghouse, and on to the developer. Mr. Busse reiterated that this arrangement does not open the Village up to any additional financial risk or indebtedness. To save on operational obligations, the Village may ask the County to directly wire the taxes collected for the SSA to the Village's chosen Escrow Trustee. Each year of the SSA, an Abatement Ordinance will need to be passed so that the other tax payers in the Village do not foot the bill for the bond.

The consensus of the Board was in support of the SSA, and staff was directed to engage Bond Counsel to begin the formal process, which will include a Public Hearing.

B. Discussion: Main Street Bluestone Paver Replacement (Trustee Yuscka)

Based on the Village's receipt of grant funding for our downtown streetscape program, Staff has recommended that the Board consider whether the existing Bluestone sidewalk material will continue to be maintained or will be replaced, so as to incorporate this decision into the streetscape redevelopment plan.

The primary rationale for replacement of the 15 year old material is two-fold; the Bluestone tends to spall and break off, which costs the Village approximately \$7,500 annually for ongoing professional maintenance, and the Village has exhausted its supply of salvaged Bluestone for repair or replacement and therefore would have to make an additional investment in materials to continue maintenance of the existing sidewalk material.

Director Babica presented several options for replacement, including brushed, stamped or colored concrete, concrete pavers, pavers made from recycled rubber, or some combination thereof. He pointed to examples within West Dundee and neighboring communities where these materials have been successfully utilized, provided the approximate cost for each type of material and answered a number of questions from the Board. If the Board were to select rubber pavers, it

would be the first installation of this material on such a broad scale in a cold-weather climate, which raised a number of concerns.

It was noted that a need for service to the utility lines that lie beneath the sidewalk would be the least destructive where pavers are present. It was also noted that the installation of concrete pavers would provide a consistent look and feel to that of the backside of the downtown shops and the Riverwalk. The grant contract calls for an 18" strip of concrete to fill in the plantable area at the curb, and this specification cannot be changed.

The tone of the discussion was in favor of a combination of brushed concrete and concrete pavers. Staff will prepare further options based on this direction to present to the Board at a later date.

IX. EXECUTIVE SESSION: There was none.

X. MISCELLANEOUS:

Trustee Gillam inquired as to upcoming court deadlines with respect to the Wal-Mart litigation.

XI. ADJOURNMENT:

MOTION: Moved by Trustee Price and seconded by Trustee Voss to adjourn the Committee of the Whole Meeting. Motion was unanimous.

The Committee of the Whole Meeting adjourned at 10:05 pm.

ATTEST:

Kim Tibbetts

Larry A. Keller

Deputy Village Clerk

Village President