

COMMITTEE OF THE WHOLE MEETING
Village Hall 102 S. Second Street

August 15, 2016 - 7:30 pm
Village of West Dundee

I. CALL TO ORDER:

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

II. ROLL CALL:

Present were Village President Christopher Nelson, Trustees Wilbrandt, Kembitzky, Hanley and Yuscka. Trustee Price arrived at 7:33 pm. Trustee Pflanz had an excused absence.

Also present were Village Manager Cavallaro, Community Development Director Scott, Public Works Director Babcock and fifteen (15) people in the audience.

III. PLEDGE OF ALLEGIANCE:

Trustee Hanley led the Board and audience in the Pledge of Allegiance.

IV. APPROVAL OF AGENDA:

MOTION: Moved by Trustee Hanley and seconded by Trustee Yuscka to approve the agenda. Upon roll call, motion was unanimous.

V. VILLAGE PRESIDENT'S REPORT: There was none.

VI. REPORTS AND QUESTIONS FROM TRUSTEES:

Trustee Kembitzky asked for a copy of the final downtown plan.

VII. VILLAGE STAFF REPORTS:

Manager Cavallaro announced that Public Works will be starting the utility disconnects at 98 Oregon, 101 S. First Street, the Main Street Properties and Ace Hardware.

VIII. ITEMS FOR DISCUSSION:

A. Downtown Concept Plan & Phasing Options

Manager Cavallaro said that a final preferred concept plan has been prepared between V3, Hitchcock Design and the Village staff.

George Schober, of V3, presented the concept plan overview in priority order. He referred to a visual of the area as he explained the priorities.

1. Improvements east of First Street, based on the Village's recent property acquisitions, as well as riverbank stabilization and development (First Street Plaza-Stage 1 and First Street Plaza –Stage 1A).

He added that shoreline stabilization along the river is actually a pre phase and necessary before any of the improvements and development.

2. Demolition, restoration and construction of additional parking between First and Second Streets, including the old Ace Hardware building and property (Village parking lot expansion).
3. First Street Plaza- Stage 2, which is the vast majority of the landscaping, Riverwalk and sidewalks, basically south of the northernmost building line of 101 S. First and on the north side of the VFW, from the shoreline stabilization areas west to the parking lots.
4. The elimination of 2 or 3 parking stalls on First Street just south of Main Street and widening of the sidewalk for the creation of an outdoor dining area adjacent to 101 W. Main Street.
5. The rehabilitation or construction of common dumpster enclosure in the north parking lot to reduce ongoing maintenance and improve the aesthetics and consistency of the enclosures.

Trustee Hanley asked about the time frame for this. Manager Cavallaro said it would be based on funding,

Trustee Wilbrandt said that from a spending point, the shoreline stabilization is most important coupled with how much we have to spend in the budget.

Trustee Kembitzky and Trustee Yuscka agreed with the priorities as laid out in the memo.

Trustee Hanley asked if Mr. Roeser has submitted plans. Manager Cavallaro said that he had and the plans were recently approved by the Appearance Review Commission.

Manager Cavallaro said it is the intention to solicit bids within the budget parameters, to demo after Heritage Fest and complete by December. He added the Village would go out for construction bids in January or February to obtain the best prices.

Discussion took place regarding whether to create more parking outweighs removing parking spots on South First Street, would there be any cost savings to split the demolition in phases (if this were to happen there would a cost of moving heavy equipment in and out for each phase, rather than doing it all at one time), Huntley Road funding (Huntley Road expansion to begin in Spring 2017), and whether the bid holder can be held to his cost (depends on the timing).

Further discussion took place regarding the prioritization, the improvements in front of Dylan's, value of having public sidewalk space rather than three (3) parking spaces, the amount of parking spaces, demoing of Ace Hardware (benefits and drawbacks if done now) need to work on the east side of First Street as there is a substantial investment on that side.

Randy Errington told the Board that the spaces on the East side are currently being used and the businesses downtown cannot survive without parking. He is against losing the parking spots on First Street. He asked for a copy of the redevelopment agreement.

President Nelson asked the Board to give official direction for the August 22, 2016 Board Meeting on this item.

Trustee Wilbrandt said he is in favor of shoreline stabilization and the demolition of Ace Hardware is the immediate and best use for parking and for the businesses.

Trustee Price said that Phase 1 and 1A are critical and that we have an obligation for 101 S. First Street and he agreed with Trustees Hanley and Kemitzky with the priority order.

Trustee Yuscka said shoreline stabilization is mandatory and he is in agreement with Trustee Price.

President Nelson is in agreement to keep the phasing (order of priorities) as proposed.

Marc Poynor asked what is the obligation for 101 S. First Street. Manager Cavallaro said there is a redevelopment agreement with the developer to do their part and the Village needs to be doing its part. He asked for a copy of the redevelopment agreement.

Downtown business owners, Mr. Poynor, Mr. Errington, Mr. and Mrs. Dombrowski support tearing down Ace Hardware to have more parking. Manager Cavallaro said that property was acquired to be redeveloped and parking would be a temporary solution.

B. Downtown SSA Funding Alternatives

Manager Cavallaro said based on the feedback and concerns from the downtown business and property owners who oppose the creation of the two proposed SSAs for the downtown area, Village staff is proposing the following alternatives for the Board to consider.

Manager Cavallaro said since there is no support or desire to establish a downtown marketing and promotion program from the stakeholders to assist in driving foot traffic to the downtown businesses or to fully participate with East Dundee in their Discover Dundee program, the Village Board could elect not to ratify the Ordinance establishing SSA7.2 and not initiate or participate and fund a downtown marketing or promotion campaign.

He added that if that is the case, what needs to be understood by all parties, is that if such a program were to be implemented or requested in the future, it would need to be initiated by the downtown business or property owners themselves, and funded through a source that is agreed to by the impacted business and property owners.

Manager Cavallaro said that non-ratification of SSA7.2 would reduce the financial impact of the SSA proposals on the affected downtown properties by 50%.

Manager Cavallaro said based on the cost estimate for implementation of the preferred downtown concept plan and the Village's current budget for the downtown upgrades, the improvements must be phased in.

He said that the phased approach to the SSA Levy amount would be within the 1st year of SSA7.0, the Village could agree to levy an amount of \$0.40, which would half the levy amount that was illustrated to the downtown business and property owners. He added that would reduce the levy amount from an estimated \$34,000 down to \$17,000. He said that combined with the concept of eliminating SSA 7.2, this would reduce the financial impact of the proposals on downtown property owners by 75% for year 1 from the SSA funding proposal.

Manager Cavallaro explained that this would require an increased community-wide property tax levy to be generated by the Village to meet the bonded indebtedness in a like amount of \$17,000, and could be supported by the ultimate prioritization of the downtown improvements which are proposed.

He said that one option would be to take \$17,000 out of the new building permit money (\$43,000) as one-time revenue to offset the one-year deferral and reduction in SSA 7.0 from \$0.80 to \$0.40.

Manager Cavallaro further explained that the 2nd year of the proposed SSA 7.0, the Village could agree to levy at a rate of \$0.60, which would generate about \$25,000. This would mean that in next year's budget (FY18/19) an additional \$8,000 would have to be identified from a General Fund revenue source in order to meet the bonded indebtedness repayment obligation. The 3rd year, the full \$0.80 SSA rate would be levied against the downtown properties included within the SSA.

The consensus of the Board was not in favor of mitigating the cost with tap-on-fees, and in favor of using building permit fees.

Trustee Wilbrandt commented that the Village needs to look at generating revenue.

In response to a comment from one of the business owners to establish a TIF area, Manager Cavallaro said that a TIF doesn't work without a huge developer and answered questions regarding the TIF for Gateway and the money that needs to be repaid to the Village, as well as questions about the Algonquin Downtown TIF District, which identifies new EAV to be created through Riverside Square, the southeast corner of 62 and 31, the Algonquin State Bank property and several other key properties. He said these are substantial new developments that will generate new taxes.

Manager Cavallaro pointed out that for a TIF alternative for downtown West Dundee, there are some reinvestment projects being completed, but no substantial new development projects that have been identified to generate or spin off a dramatic increase in EAV.

President Nelson said the Board will continue discussions at the August 22, 2016 meeting.

IX. ADJOURNMENT:

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

The Committee of the Whole meeting adjourned at 8:53 pm.

ATTEST:

Barbara Traver
Village Clerk

Christopher Nelson
Village President