

COMMITTEE-AT-LARGE MINUTES: FEBRUARY 21, 2012

The Committee-at-Large Meeting was held Tuesday, February 21, 2012, at the New Baden Village Hall, 1 East Hanover Street. The meeting started at 7:00 p.m.

A motion was made by Trustee Oster and seconded by Trustee Nielsen to select Trustee Malina as a temporary chair in the absence of Mayor Brandmeyer.

Ayes: Linthicum, Oster, Picard, Nielsen, Gunn, Malina.

Nays: None.

Absent: None.

A majority of the Board voting aye, the motion carried.

Present: Trustees Malina, Linthicum, Oster, Picard, Nielsen, and Gunn. **Board Members Absent:** Mayor Brandmeyer. **Staff Members Present:** Clerk Crane; Administrator Morani; Public Works Commissioner Renth; Chief Building and Zoning Official Green; Treasurer Pollmann; Police Chief Riley; and Attorney Palen of Belsheim & Bruckert, LLC.

Guest: Jay O'Brien Jr.

Jay O'Brien, Jr., of Boy Scout Troop 34, was recognized as a guest. Mr. O'Brien is working on Merit Badges. One badge is recognizing a problem in the community that would affect him. His concern was regarding the cross walks and the lack of drivers that disregard them. He suggested the placement of more prominent signs, similar to the one across from Village Hall that also has an arrow indicator. Board members did bring to his attention the cross walk "sting" that the Illinois State Police coordinated a few years back. His second badge involves observing topics being debated.

Guest: Don Weber

Don Weber, candidate for State Representative, introduced himself to the Board.

First Street Extension Project Financing

Administrator Morani presented the three (3) financing options for the proposed First Street Extension Project; expected project cost is \$300,000. If the Board desires to complete this project as early as Fall 2013, one of these options would need to be selected so it can be used for budgeting purposes for the upcoming fiscal year. Option 1: use TIF #1 proceeds to pay for the project over a two (2) year period. Option 2: use TIF #1 proceeds in 2013 /2014 and a loan to be paid back over four (4) years, ending in 2018. Option 3: use TIF #1 proceeds in 2013/2014 and a loan to be paid back over ten (10) years, ending in 2023. Loan payments would be made from the Capital Improvement Fund.

The consensus of the Board was Option 2; it will not completely deplete the TIF #1 Fund and it has a shorter length of time in which to borrow funds. This will be considered at the March 5, 2012 regular meeting.

1210/1212 East Hanover Street Demolition

Prairie State Properties, LLC, owners of the 1210/1212 East Hanover Street property have requested a waiver to the Village's demolition procedure that would allow for the sign to stay on the property. They currently have a prospect interested in purchasing the property and that prospect is asking that Prairie State leave the large sign in front of the building up for the business that they would like to put there.

Questions were brought up regarding the signs location and State right-of-way. Also questioned: what happens if the prospect falls through, will the sign come down? It was asked of the attorney if a time frame can be designated in the agreement. Administrator Morani and the Attorney will work together on a favorable agreement to be considered at the March 5, 2012 regular meeting.

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210 West Birch Street Property

The Community & Economic Development Committee met on February 8 to discuss the 210 West Birch Street property. The Board has considered condemning the property and having the house torn down. A complaint has been filed by the Village with the court and is currently awaiting a summons to be served to the interested parties (owners and lien holders).

A family member (Gregory Sweet, Sr.) of one of the property owners of record has approached the Village with an interest in obtaining the real estate. There are two options the Board can explore: Option 1: The Village condemns the property, tears down the structures, files a demolition lien, and forecloses on the lien; or Option 2: The Village can assign the right to the demolition lien to a third party (i.e. Mr. Sweet), Mr. Sweet can demolish the structure, file the demolition lien, and foreclose on the lien. This option would require Mr. Sweet to establish an escrow account to draw from to pay for the demolition. It also means the Village would not be required to make direct payments to a contractor, thus saving the Village money in the short term.

It was noted by Chief Building and Zoning Official Green that there are other parties interested in this property. Administrator Morani stated that Mr. Sweet was the first person to contact the Village and also noted that through the foreclosure process, other interested parties have the right to bid on the property; so there's no guarantee Mr. Sweet will be the owner at the conclusion of the foreclosure proceedings.

The consensus of the Board was to move forward with Option 2 and to draft an agreement for Mr. Sweet to consider. This agreement may be considered at the March 5, 2012 regular meeting.

Unsightly Lots

It was directed to Chief Building and Zoning Official Green to see what can be done to have the property cleaned up at the old Amoco Gas Station located at Interstate; there are piles of concrete and debris. Also, he was asked to look at the mounds of dirt and brush/trees located on the vacant lots on Weatherholt Drive across the street from Dollar General. Mr. Green will research to find out what action the Village can take.

There being no further business to be discussed by the Village Board, a motion was made by Trustee Gunn and seconded by Trustee Nielsen to adjourn the meeting.

Ayes: Oster, Picard, Nielsen, Gunn, Malina, Linthicum.

Nays: None.

Absent: None.

A majority of the Board voting aye, the motion carried and the meeting was adjourned at 7:44 p.m.

Teri L Crane, Village Clerk
Approved: March 5, 2012