

COMMITTEE-AT-LARGE MINUTES: MARCH 18, 2013

The Committee-at-Large Meeting was held on Monday, March 18, 2013, at the New Baden Village Hall, 1 East Hanover Street and was called to order at 7:00 p.m.

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

Guests

Brian Lallish, Journalism student at SIU-Edwardsville, was recognized as a guest. He was required to observe at a governing body meeting as part of a class assignment

Country Lakes & West Clinton Sewer Extension

Mayor Brandmeyer and Administrator Morani have participated in two meetings with residents of Country Lakes and West Clinton Estates. After an analysis of the financial impact to the Village, the Mayor and Mr. Morani recommend that this project be tabled indefinitely. The most practical way to minimize the cost on property owners as a result of annexation is to rebate their new corporate property taxes for the duration of the sanitary sewer SSA. Estimated property taxes for both subdivisions for the 2013 tax year would be \$54,000. This means the Village would be required to increase its property tax levy by 18% to be made whole (i.e. not experience a decrease in property tax revenue). In their opinion, this is not a feasible option. The consensus of the Board agreed to not proceed with this sewer extension at this time.

Golf Cart Ordinance

The Public Safety Committee met on February 25, 2013 to further discuss the proposed golf cart and similar vehicle regulations. Police Chief Riley provided an update on the committee's recommendations. Key items include: cannot be a three-wheeled vehicle, must be 18 years of age with a valid driver's license; must have a steering wheel; registration fee of \$25; non-residents would not be allowed to be registered; fine amount of \$75; children must be restrained in appropriate safety seats; can only be driven from 6 a.m. until 11 p.m.; insurance coverage required; streets that they can and cannot be operated on; inspection of vehicles and certification of said inspectors. Attorney Gruenke was directed to draw up an ordinance allowing the use of golf carts in the Village limits and regulations for these vehicles and others like them.

Fiscal Year 2013/14 Budget

The Finance committee will be meeting in April to review an initial draft of the proposed budget for the upcoming fiscal year.

Reno Guthrie Chevrolet

The Community and Economic Development Committee held a meeting on March 13, 2013, to discuss the Reno Guthrie Chevrolet (Hanover Automotive LLC) renovation/expansion project. The developer presented a conceptual site plan and proposed financing for the project. Board members reviewed drafts of the proposed TIF #2 and Business District (BD) #2 redevelopment agreements at the board meeting. Reno Guthrie will do a complete renovation of the façade, add an additional eight (8) service bays, a drive-thru service entrance, and asphalt the existing gravel used car lot. The total cost for the renovation/expansion project is estimated at \$3,250,293 (see attached), which includes interest costs for the 25-year loan. At the committee meeting, trustees were presented with projected revenues generated from the project and discussed financial assistance from the Village's TIF #2 and Business District #2 funds. The terms of the proposed redevelopment agreement include an initial direct grant reimbursement of \$100,000 (\$50,000 from TIF #2 / \$50,000 from BD #2) after the developer incurs over \$1.7 million in project costs. The remaining assistance will be in the form of future TIF and BD revenues. The developer will

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Reno Guthrie
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receive 75% of new TIF #2 revenues and 100% of new BD #2 revenues generated from the project, which will be capped at \$400,000. Therefore, the Village's total contribution will be capped at \$500,000, which is approximately 15% of the project cost. Also included in the proposed agreement are personal guarantees by the owners and a claw-back provision that requires repayment to the Village a pro-rated portion of the initial \$100,000 if Reno Guthrie ceases business operations within that period of time. The committee recognizes that a viable automobile dealership is essential to the economic well-being of New Baden and feels very strongly that without the Village's assistance this project is not feasible. Construction is expected to start in April, 2013 and take approximately seven (7) to complete. The TIF #2 and Business District #2 agreements will be considered at the April 1, 2013 regular meeting.

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

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

Nays: None.

Absent: Gunn.

A majority of the Board voting aye, the motion carried and the meeting was adjourned at 8:05 p.m.

Teri L Crane, Village Clerk
Approved: April 1, 2013