

SPECIAL MEETING MINUTES: SEPTEMBER 30, 2013

The Special Meeting was held Monday, September 30, 2013, at the New Baden Village Hall, 1 East Hanover Street. The meeting was called to order at 6:00 p.m.

Present: Mayor Picard, Trustees Malina, Linthicum, Oster, Nielsen, and Him. **Board Members Absent:** Mavrogeorge. **Staff Members Present:** Deputy Clerk Wilken; Village Administrator Morani; Treasurer Pollmann; Police Chief Riley; Chief Building & Zoning Official Green, and Scott Meinhardt.

Notices of the Special Meeting were sent on Friday, September 27, 2013 and phone calls were made to the Board members. A notice was posted on Friday, September 27, 2013, at the front door to Village Hall.

Guests present were Larry Pericolosi and Louis Curl of Contempri Building Systems of Pinckneyville, Illinois. Board members were given literature on their buildings.

Mr. Pericolosi and Mr. Curl presented an idea for a housing concept that they would like to bring to New Baden. They built a similar development in Alorton in 2006. They would build approximately 40 – 50 single family homes for low to moderate income families in an actively managed development. They use Federal tax credits to help build the development. The residents would be required to rent the home for ten years before they would be able to purchase the property. The housing area would include a community center. Residents would be required to attend classes at the center during the first year. A property manager would be on-site 8 hours per day. Residents would be required to adhere to strict guidelines in the upkeep of the property or would be evicted. A small percentage of the homes may be required to be Section 8 housing.

Mr. Pericolosi and Mr. Curl would like to do a marketing study for New Baden to see if this type of development would be feasible before they move forward with any plans to purchase property in the area.

Board members questioned Mr. Pericolosi and Mr. Curl about the development. After discussion, Mayor Picard polled the Board members about their interest in this type of development. Board members Malina, Linthicum, Oster, and Him were in agreement that they are interested in a development of this type, but Nielsen would still like more information. No formal action taken.

Mr. Pericolosi and Mr. Curl were informed that there was interest in the development if they want to proceed with a marketing study.

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

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

Nays: None.

Absent: Mavrogeorge.

A majority of the Board voting aye, the motion carried and the meeting was adjourned at 6:58 p.m.

Barb Wilken, Deputy Clerk
Approved: October 7, 2013