

**PLANNING & DEVELOPMENT MEETING
JUNE 24, 2008 7:30PM**

Chairman Stephen Appell called the meeting to order at 7:30 P.M.

Trustee members present: James Coppernoll, Tad Whitchurch, and President Jim Claeysen

Trustees present: Linda Melton, Sally Hollembeak, and Scott Kramer

Also, present: Attorney Stevens, Administrator David Nord, Chief Todd Houde, and Angela Hale

Guests: Dick Gorman, Attorney Tom Green.

Stephen Appell so moved to adopt the agenda with the following additions:

- Linda Melton Comments

Jim Claeysen seconded. Motion carried by voice vote.

Stephen Appell so moved to approve the minutes of April 22, 2008. Tad Whitchurch seconded.

Motion carried by voice vote.

JTJ REBATE AGREEMENT/COUNTY ROAD AGREEMENT

Attorney Jim Stevens asked the committee to review the development agreement with JTJ, LLC over the next few days and referred the agreement for discussion to the Ordinance meeting on July 1, 2008.

President Jim Claeysen stated that Attorney Jim Stevens added wording to the Winnebago County Road Intergovernmental Agreement for the construction and improvements to Bell School Road on behalf of the village. James Coppernoll asked to confirm that both of the documents presented had been reviewed by Attorney Jim Stevens. This was confirmed. Stephen Appell referred this agreement to the July 1, 2008 Ordinance meeting.

SITE PLAN APPROVAL: OFFICE WITHIN BELL-VALLEY COMMONS

Mr. Dick Gorman presented at site plan with architectural rendering of an office building to be located at lot 7 of Bell Valley Commons. He reported that the building would be fifty-one (51) feet in height and made of pre-cast concrete with a gross square footage of approximately 68,000 sq. ft. He stated that the detention area is just north of this lot. He asked the committee for their approval of the site plan. David Nord stated that the plan is being reviewed by Hanson Professional Services (Chris Cooper) the village engineer.

Stephen Appell moved to send to the board to approve the site plan: Office within Bell Valley Commons, lot 7 contingent upon engineer's approval. Jim Claeysen seconded. Motion carried by voice vote.

PRESENTATION ON TAX INCREMENT FINANCING (TIF) DISTRICTS

Stephen Appell introduced Attorney Thomas Green to the committee. Mr. Green provided a written presentation regarding TIF Districts and reviewed the presentation booklet with the committee. He stated that any type of bond issue could be generated for a TIF. He reported that if the village

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decides to move forward, that they should start with a financial consultant. Mr. Green noted that there are very specific time lines that must be met once the TIF is started. He also reported that TIF Districts usually are contiguous properties and that you can establish more than one district if required.

Mr. Green handed out an informational packet to all the Board members regarding TIF districts for everyone to review. The committee thanked Attorney Green and President Jim Claeysen stated that he would like to keep this item on the agenda for next month. Linda Melton asked Mr. Green if a bond attorney would be required and he replied yes unless the village creates a pay-as-you-go developer note agreement. Stephen Appell stated that he would like more information regarding bond rates and financing. Attorney Jim Stevens stated that successful TIF Districts are those that establish a municipal/developer partnership. Stephen Appell referred this to the next Planning and Development meeting in July 2008.

LINDA MELTON COMMENTS

Linda Melton stated that a resident telephoned her to ask why a road sign, featuring a 2008 class valedictorian, was placed in the village. She stated that the resident said there are other scholastic achievers in the village. President Jim Claeysen stated that he directed public works to make and post the signage and that he was going to report on this under his President's report. He said that he had never received any information regarding other scholastic achievers in the village. He stated that the sign would be displayed in the village for a short period of time and then given to the individual.

PRESIDENT'S REPORT No report

ADMINISTRATOR'S REPORT

David Nord reported that he received telephone messages from Menards and the owner of the Oakview property and that they are encouraging establishing a TIF District.

ATTORNEY'S REPORT No report

Tad Whitchurch moved to adjourn at 8:36 pm. Stephen Appell seconded. Motion carried by voice vote.

Recorded by: Village Deputy Clerk, Angela Kaye Hale
Approved by Stephen Appell on July 2, 2008