

**PLANNING & DEVELOPMENT COMMITTEE**  
**AUGUST 23, 2011**

Stephen Appell called the meeting to order at 6:46 pm.

Committee members present: David Schroeder, Gary Maitland, President Jim Claeysen

Also present: Attorney Jim Stevens, Village Clerk, Nancy Belt, Trustee, JoAnn Hudson Administrator, David Nord, Trustee, Scott Kramer, PWD Joe Caveny, Trustee, Sally Hollembeak

Stephen Appell moved to adopt the agenda. David Schroeder seconded. Motion carried by voice vote.

Stephen Appell moved to approve the minutes of July 26, 2011. David Schroeder seconded. Motion carried by voice vote.

**BAXTER ROAD/I-39 DEVELOPMENT CORRIDOR**

Attorney Jim Stevens presented the committee with discussion points regarding this project:

**Water System**

The Village proposes selling the water system to Winnebago County with the following terms: for \$700,000 with \$350,000 upfront with the balance paid back over 7 years at \$50,000 a year with a 3% interest rate.

**Maggio's Annexation**

A pre-annexation is not an option; the Village will require an annexation agreement to insure that this property becomes part of the Village now rather than at a later date.

**Sales Tax**

The Village proposes splitting the first 10 years of our 1% sales tax (50/50) with Winnebago County so that they have a revenue stream to help pay for the bonds they are issuing to purchase the water system. After this time has expired all of the sales taxes are the villages. Also, anything other than the Maggio properties at the northeast corner and southeast corner, those developments generate sales tax, will be all the villages.

**Land Use**

Village will retain its rights subject to our ordinances.

**Industrial Jobs Recovery Act**

According to Jim Stevens, State Statues provides that the Village will have (1) vote on the IJRA Committee.

**Special Service Area**

This committee discussed the SSA and decided that the village will not vote on the SSA until the village reaches an agreement with Winnebago County on the intergovernmental agreement.

Attorney Jim Stevens will present the village board with the intergovernmental agreement the first of next week.

**BACHRODT RENOVATIONS**

David Nord presented the committee a picture of Lou Bachrodt's General Motors building renovations. They will be upgrading their exterior look per GM guidelines.

**ATTORNEY'S REPORT**

Attorney Jim Stevens informed the committee that he received a call from Patrick Hayes from the City of Rockford (Legal Department) regarding the boundary agreement with Cherry Valley. He is asking if the village would like to begin negotiations. President Jim Claeysen stated that the negotiation period, per the agreement has already passed and the boundary agreement was automatically renewed.

Attorney Jim Stevens informed the committee that the land owners of 180 acres adjacent to East Valley Subdivision and also Three Hammer Construction are considering a solar farm for this particular land. Stephen Appell asked that Attorney Jim Stevens obtain additional information that can be presented at the next P&D meeting.

Stephen Appell moved to convene into executive session at 7:32 pm. for the purpose of 2 (c) (6) The Setting of a price for sale or lease of property owned by the public body. Gary Maitland seconded. Motion carried by voice vote.

Stephen Appell called the meeting back to order at 7:53 pm. Village Clerk, Nancy L. Belt called the roll:  
Stephen Appell, Jim Claeysen, Gary Maitland, David Schroeder

Stephen Appell moved to adjourn at 7:55 pm. Gary Maitland seconded. Motion carried by voice vote.

**Recorded by:** Village Clerk, Nancy L. Belt  
Chairman, Stephen Appell & President Jim Claeysen approved the minutes on August 31, 2011