

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF AUGUST 8, 2012

Call to Order

President Vanden Berg called the Committee of the Whole meeting to order at 6:00 p.m.

Roll Call

PRESENT: President Vanden Berg, Trustee Berken, Trustee Frassetto, Trustee Hietpas, Trustee Peerenboom, Trustee Smith, Trustee Van Lankvelt

ALSO PRESENT: C. Kell, J. Moes, R. Van Gheem, V. Schneider, Interested Citizens, Media Reps

Public Appearance for Items not on the Agenda

None

Discussion/Possible Action to Extend Closing Date for Evergreen L.C. and Premier Land Purchase and Sale to August 24, 2012

C. Kell stated that they are still working on the project and he understands that the site plan that the Board approved is going to remain about the same but they may be flip flopping some of the units but the way he understands it the pond and club house are still included in the plan and if there are changes to the site plan, it will be brought back to the Board. C. Kell noted that Premier's Attorney may actually be requesting to push out the closing until the end of the month. C. Kell explained that some of the issues are with communications between the various parties involved with the project.

Moved by Trustee Smith, seconded by Trustee Van Lankvelt to approve extending the closing date for Evergreen L.C. and Premier Land Purchase and Sale to August 24, 2012.

Further Discussion: Trustee Peerenboom stated that he has concerns if this isn't done by the 24th as there is a window for getting this project started and the window keeps getting farther away and he really hopes that we can get the parties to communicate better if that is the problem. Trustee Peerenboom stated that if we go past the 24th he thinks we are going to have some issues with that window closing that the Developer referred to on getting the project going, as they wanted to get it into the ground as soon as the utilities went in and he has a concern if this is dragged out. C. Kell stated that at the same time, Pat Hietpas and Bob De Bruin are sitting there not putting the final touches on the project because we have a condition that they can't move forward until this closes and they may be working on the putting in the utilities later in the year and they also have issues with scheduling because of not knowing when this will start.

Vote on the Motion:

Ayes 7, Nays 0 – Motion Carried Unanimously

Review and Discussion of Village Owned Downtown Development Property

C. Kell reviewed the information he had provided on the purchase of these properties and that included the resolutions for the purchases indicating the purchase prices and the dates purchased. C. Kell stated that the Village was approached by each of these landowners asking the Village to purchase the properties and they were properties located in the plan for TID #1 and some were blighted properties or properties recommended for a senior housing project downtown. C. Kell stated that prior Boards felt that the properties were priced reasonably and good acquisitions for the Village and they also adjoined Village owned land that could be looked at for additional area for development. C. Kell stated the key now is to find a developer and he informed the Board of different developers he had contacted about the property. C. Kell stated that one of the issues they are going to have with developing this property is that the expenditure period for TID #1 is closed and he further commented that local developers that have been interested in the site are looking at a \$1.5 million to \$3 million dollar project and they are looking for TID incentives that are above and beyond the land costs. C. Kell stated staff is looking at options for closing a TID with the potential to create new ones and that would allow for the opportunity to do something with a developer on this site. C. Kell stated that the TID proposal will be brought to the Board at a future meeting. J. Moes stated that creating a new TID would not happen until next summer because of State timeline requirements. Discussion about the site purchases and current and future marketing for the properties took place. Trustee Hietpas stated he wants to see signs on this property, the Polk Pond lot and

the Village North lots. C. Kell suggested on waiting to see if a contract with a realtor is approved by the Board for marketing the Village North lots as the realtor would put up a sign. J. Moes suggested waiting a few weeks for sign placement on the remaining Polk St. lot as someone has just recently contacted him inquiring about that lot. Discussion took place on the value of the signage on commercial lots and the available residential lots. Discussion also took place on potentially listing the commercial properties with a broker. Staff was instructed to place a sign on the Grand Avenue property and have staff ramp up their efforts in marketing the property and review the progress in six months.

Unfinished Business

None

Items for Future Agenda

J. Moes stated that he will be presenting an offer to purchase for property on West Elm Drive to the Board next week in closed session with possible action in open session. Trustee Peerenboom requested a future agenda item to deal with the marketing of the Village North Subdivision, specifically if the Village is going to get quotes from multiple realtors or accept the presentation from the local realtor. Trustee Smith also requested that at the same time, the remaining house on W. Lincoln Avenue be looked at for future options for relisting it and what repairs staff is recommending to be done in the home. J. Moes stated it will take a few weeks for him to obtain quotes for the needed repairs.

Adjournment

VILLAGE OF LITTLE CHUTE

By: Michael R. Vanden Berg, Village President

Attest: Vicki Schneider, Village Clerk