

Special Board Meeting of the Village of Pecatonica
Board of Trustees
July 21, 2008 Village Hall

1. Call to Order: Village President Dan Mathews called the meeting to order at 5:30 p.m. on Monday, July 21, 2008.
 2. Roll Call: Trustees present: Derek Howard, Chris Harrison, John Moyer, and Elizabeth Doty. Quorum Established. Trustees Dave Westervelt and Ross Parlapiano were absent.
 4. Others Present: Village Clerk Ginger Binger, Village Attorney Doug Henry, and George Anderson.
- A. Resolution 2008-7-1: An Inducement Resolution Regarding a Redevelopment Project Contiguous to the Village of Pecatonica
1. President Mathews explained that there is a small change in wording on the first page, second "Whereas" paragraph: the words "either located within or" was placed between the words "is" and "contiguous" because part of the land for redevelopment is already located within the Village limits.
 2. Discussion:
 - a. Moyer: He wanted an explanation on page 4: "the Village will bargain in good faith with Anderson to provide redevelopment aid for the Project", what aid is this referring to?
 - b. Mathews: refers to the TIF.
 - c. Doty: First proposal Mr. Anderson was asking for assistance from the Village will he still be asking for this?
 - d. Anderson and Mathews: that is what the TIF is for.
 - e. Mathews: this document is telling Mr. Anderson that the Village is interested in this development, it tells him that we are interested in negotiating with him, it is the next step that we have asked for in order to continue with the TIF process, we have already authorized Phase 2 and 3 but we need some additional things from Mr. Anderson in order to continue on in the process, we are not obligated to spend any money, we make no promises, it's a resolution telling Mr. Anderson that we support his project.
 - f. Howard: Is this costing the Village anything and are we waiving anything such as hookup fees?
 - g. Mathews: we are not promising him anything, we are not waiving anything, we are not obligated in anyway, we are saying that we are interested in annexing him so that we get the taxes, and the water and sewer hookup fees, etc.

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- h. Doty: she talked to the tax assessor and there is such a thing that if the facility is not filled up the property taxes can be reduced.
 - i. Mathews: this document is not for the TIF process, this is the next step to give Anderson the go ahead with or without the TIF. The TIF is not in place and we are not taking the next step toward the TIF until Anderson takes the next step in planning.
 - j. Discussed Assisted Living Facilities.
 - k. Mathews: this Resolution is saying we will negotiate in good faith, and if you vote against it you are saying you are not interested in having an Assisted Living Facility in Pecatonica.
 - l. Henry: if there is a determination that it is TIF eligible and if the Village Board believes that this is for the best interest of the Village then we will bargain in good faith, to date all the Board has authorized is the completion of Phase 2 and 3 analysis and if at that time the Consultant indicates this is TIF eligible then there are certain hearing requirements, all the taxing districts would come together in a joint review board and the Consultant would then try to establish to the satisfaction of the joint review board that it is TIF eligible, if that is done then the joint review board approves it, it comes back to the Village Board and the Board by Ordinance would approve the TIF. There is also the Annexation process and Ordinances that will come before the Village Board. The Board would be fully engaged and would have the authority to put an end to whatever, if they deemed it not appropriate. This gives Mr. Anderson something to take to his people to assist him and to say the Village is interested in looking at this project.
 - m. Discussed the Rockton TIF with ChemTool.
3. A motion was made by Harrison to approve Resolution 2008-7-1, motion dies for a lack of a second.

A motion was made and seconded to adjourn the meeting at 5:45 pm.

Respectfully Submitted,

Ginger Binger, Village Clerk
Approved: August 5, 2008