

ST. JOHN REDEVELOPMENT COMMISSION MEETING
MARCH 18, 2003

Ms. Aldridge called the meeting of the St. John Redevelopment Committee to order at 6:15 p.m.

Roll call was taken with the following members present: Michael Forbes, Jerome Rudy, Kristie Aldridge, Gregory Volk, Steve Kil, Town Manager; David Wickland, Town Attorney; and Sherry Sury, Clerk-Treasurer. William Winterhaler was absent.

Election of Officers – Ms. Aldridge passed the gavel and nominated Michael Forbes for President. Roll call vote: Mr. Forbes, yes; Mr. Rudy, yes; Mr. Volk, yes; Ms. Aldridge, yes. Mr. Forbes was unanimously elected.

Mr. Forbes nominated Jerry Rudy for Vice-President. Roll call vote: Mr. Forbes, yes; Mr. Rudy, yes; Mr. Volk, yes; Ms. Aldridge, yes. Unanimously elected.

Mr. Forbes nominated Kristie Aldridge for Secretary. Roll call vote: Mr. Forbes, yes; Mr. Rudy, yes, Mr. Winterhaler, yes (arrived 6:20), Mr. Volk, yes; Ms. Aldridge, yes. Unanimously elected.

Approval of Minutes of July 2, December 17, and December 26, 2002 meetings – Mr. Rudy motioned, seconded by Ms. Aldridge, to table the minutes until the next meeting. Motion unanimously carried.

Presentation by Ryan Companies – Proposed Commercial Development and the establishment of a T.I.F. District –

Mr. Dick Brooks, Vice-President of Ryan Companies, opened the presentation and provided an overview of the proposed Ryan project.

Mr. Dan Lillis, Director of Retail Development, cited local projects they have done: Valparaiso, IN; Lemont, IL and Oswego, IL. Property they are looking at is the Wachter – O’Day property on Rt. 41. Soil testing has been done and analysis of the flood plain. They will try to save trees in back of property and retain walking path to the shrine.

Mr. Jared Olson, Site Development Engineer, provided a break down of the project phases available at this time. The project is difficult due to the site having poor soil and is in a flood plain. This will be a four-phase project. Phase I is engineering which will take 4 months and then approval by FEMA and DNR which will take 2 months about August 2003. Environmental Phase I will begin and a traffic study, which should take until the middle of October. Mid September the rest of the site-engineering plan will begin and Rt. 41 signal and road design plan, which should be done by the end of October. Approvals should be done by mid-November. He described the remaining phases which include Phase II – floodway mitigation, moving organics from lot two and adding a soil surcharge (to compact the soil) to lot two, surcharge must remain six months until July, 2004. Phase III – June 2004 – lot 4 organics removed, surcharge added. September 2004 - lot 2 utilities installed and building construction begins. October 2004 Rt. 41 improvements begin and lot 2 parking area. Lot 2 buildings (Kohl’s

and Target) will be complete spring 2005 and will open July 2005 after necessary approvals are made. Phase IV – July, 2005 – remove lot 4 surcharge, install lot 4 utilities, build berm on south property line, September, 2005 – lot 4 parking area and landscaping. Business (grocery store) opens April 2006.

Mr. Larry Rogers reviewed the cost analysis chart. Almost \$5M over normal cost to build land at site up because land is about four feet too low and deals with soil settlement after fill is brought in. Surcharge speeds up compaction and the wick drains draws out the moisture. See tape recording incorporated by reference

Discussion between Town Council Members and Ryan Company – Synopsis Mr. Rudy asked if they were aware of the need to protect the well heads and if the pond would be lined? They need to make every effort to protect well heads. Mr. Winterhaler questioned parking runoff filtration. Mr. Olsen stated that they have not completed plans for the pond. Traffic studies will be presented to Redevelopment Commission.

Mr. Robert Swintz – London Witte Group, CPA – retained by Ryan Companies to help find ways to finance development recommends tax increment financing bonds. Question arose who will guarantee bonds. Will stores guarantee? What is risk to town? Ryan Companies is willing to risk the difference if reimbursed from the taxes the stores generate as they are generated. Would Ryan Companies pay themselves back sooner if money was there? Idea is to have project pay for itself.

Mr. Rudy asked if the intent was to use the borrowing power of the town at a low interest rate and the good credit of the anchor stores. The town would not put up any money. Mr. Swintz confirmed this was true. The town would not have any legal / financial obligation.

Mr. Rudy would like to ensure the town is not liable in any way in the soil stabilization work.

Mr. Volk would like community input. Asked if Ryan Company pay for a cross-town letter survey?

How much debt can the project incur? Who underwrites the guarantors? Anchor stores and lending institutions. Not an open market bond, they have a lender in mind.

The possibility of sending out some type of notice (survey) to the citizens for feedback regarding the status of the request by Ryan Company was discussed. Ms. Aldridge stated that she is in favor of the community survey being done because of her canvassing of 112 homes over the weekend passing out notices in the subdivision previously discussed. The majority she said, about 97% of those, did like it.

Mr. Rudy does not want the survey to be used as a proxy; the wording must be such to convey the details correctly and is not biased. He would rather have public meetings where there could be dialogue and would like to see more of the financial aspects to see what impact the project would have. See tape recording incorporated by reference

The plans for a mass mailing to the community to invite the residents to a public meeting to hear the project proposal and provide feedback were agreed upon. The meeting will be Tuesday, April 8th. Mr. Kil will prepare and send out the letter.

Feedback from Community

Mr. Al Sincavage, 10623 Maloian Dr. – Member of the Hanover School Board and questioned what the tax benefit would be for upgrading the Junior / Senior High School.

Mr. Joe Hero, 11723 S Oakridge – Would like to see financials as soon as possible so there is not another loss similar to that of the ice arena situation, suggests the town hire an attorney who specializes in this area.

Mr. Tom Bush, 10178 Walsh – Questioned the possible need for additional police and fire department resources and personnel and if the town would receive additional funding to cover the increase in resources? See tape recording incorporated by reference.

Mr. Joe Hero, 11723 S Oakridge asked how long has the commission been involved with this group?

Adjournment – Mr. Rudy motioned, seconded by Ms. Aldridge, to adjourn the meeting. Motion carried. Meeting adjourned at 8:10 p.m.

Attest:

Sherry P. Sury, Clerk-Treasurer