

VILLAGE OF HODGKINS
FINANCE COMMITTEE MEETING

AUGUST 4, 2015

Meeting called to order: 7:00 pm

Those present: Vicky Moxley, Chairman
 Don Cuttill, Member
 Paul Struve, Member
 Phillip Kringlie, Member

Also Present: Noel Cummings, President
 Stephanie Gardner, Clerk
 Dominic Misasi, Trustee
 Larry Rice, Trustee
 John O'Connell, Village Attorney
 Melody Salerno, Comptroller
 Sharon Wells, Deputy Clerk

Pledge of Allegiance

Mrs. Moxley stated that we have two items on the agenda for tonight which were both approved to be discussed and to be approved or denied at this meeting. Mrs. Moxley then turned it over to Mr. O'Connell to discuss these ordinances.

Mr. O'Connell stated that there are two redevelopment agreements one with Runnion Equipment company and the other with JNK of Illinois, LLC. The property in question is the 8.2 acres which is owned partly by the Dostal Family trust. We do not currently own the Dostal family property. We have an action for eminent domain which is currently pending in Cook County Circuit court. The case number is referenced in the redevelopment agreement. Runnion Equipment would be acquiring 7 acres of the 8.2 acres. The purchase price would be \$10.00. Our incentive for getting this company in the Village of Hodgkins would be that we acquire the property and then give it to companies. JNK, which is owned by Desmond Roberts, owner of Advantage Chevrolet is seeking 1.25 of the Dostal family property. The Village already owns 3 acres of the property which would go to JNK of Illinois, LLC. We acquired this property from Prairie Material which the Village paid \$625,000. Mr. O'Connell stated that the differences with this redevelopment agreement than with the ones we have had in the past is that we do not own this property, but are in the process of acquiring it through eminent domain.

With JNK of Illinois, LLC, we distinguish a property A, which is the 3.0 acres of property that the Village already owns and Property B which is the 1.25 acres that we would acquire from the Dostal family trust. Everything is contingent on the Village getting the property from the Dostal Family trust. The same is true for Runnion Equipment. The seven acres we do not presently own, but is contingent on the Village getting the property.

Mr. O'Connell stated that currently we are working on changing Tiff #3 to Tiff # 4. The only difference being the equalized assessed value will be addressed as of 2014, which is a much lower EAV. This is a much lower EAV than in 2009, which in turn would allow it to grow faster. With this redevelopment agreement the EAV will be when we adopt Tiff #4, and the sales tax increment will be when we adopt Tiff #4 as if pertains to the redevelopment agreement. It is the feeling of the Village that with just giving the companies the property, we would finally have a use and an appearance on East Ave. that would make everyone proud. The redevelopment agreement was structured in a way that would meet our goals and give the developers an opportunity to make their companies succeed. Mr. O'Connell did state that unfortunately the Dostal Family is giving a lot of obstacles so far. We are asking for an environmental assessment, which they are refusing, unless they have a judicially advised order. Mr. O'Connell is working on this in court now. Both companies do want to get there companies started right away. Mr. O'Connell states that he is worried that there may be a problem environmentally with the property and that is why the Dostal family is refusing the testing at this time. Mr. O'Connell has to very cautious with this issue. Mr. O'Connell has been in discussion with both businesses and they are aware of the circumstances behind acquiring the property.

Mrs. Salerno asked Mr. O'Connell if he has spoken with Peter to see how much we can bond or get a loan on so that we can justify that the property would maintain itself, with the sales tax and property tax. Mr. O'Connell stated that Peter has not done an official review yet. If we have to pay for a remediation then the purchase price would go down to cover the cost of the remediation. It would not go beyond the \$3,000,000.

Both companies would be getting the same deal, from the Village of Hodgkins. The property given to them by the Village of Hodgkins and the business will be required to do everything else. Mrs. Moxley would like JNK of Illinois, LLC to advertise solely that they are a company located in the Village of Hodgkins. Mrs. Salerno asked Mr. O'Connell get some exact figures from Runnion Equipment, so that we are financially responsibly and look out for the Village of Hodgkins, in making the correct financial decisions.

Motion to approve/deny Ordinance #15-09, approving the redevelopment agreement with Runnion Equipment Company. A motion to approve Ordinance #15-09 was made by Mr. Struve. Second by Mrs. Moxley. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi, and Mr. Kringlie. Voting Nay: None

Motion to approve/deny Ordinance #15-10, approving the redevelopment agreement with JNK of Illinois, LLC. A motion to approve Ordinance #15-10 was made by Paul Struve. Second by Mrs. Moxley. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi, and Mr. Kringlie. Voting Nay: None

Old Business:

Mr. Struve was asked to bring up reexamining the business license fees. Mrs. Salerno and Mrs. Moxley will get together to discuss issues and then reassess them at a future finance meeting. October will be the deadline for this.

Meeting adjourned at 7:28 p.m.

Motion to adjourn made by Mr. Cuttill, second by Mr. Struve. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi, and Mr. Kringlie. Voting Nay: None.


Stephanie Gardner, Village Clerk