

Joint Public Property, Streets & Sidewalks & Tax Increment Financing Committee –  
February 12, 2018

A Joint Public Property, Streets & Sidewalk and Tax Increment Financing (TIF) Committee meeting of the City of Aledo met in Open Session in the Council Chambers of the City Hall building on February 12, 2018. Chairman BARRY COOPER called the Committee meeting to order at 6:15 P.M. The roll was called, whereupon the following committee members answered present:

Aldermen TERRY BEWLEY, MICHAEL CHAUSSE, BARRY COOPER, JAY DOHERTY, and CHRIS KOPP. Mayor CHRIS HAGLOCH.

Also present ILA BERTRAND, Alderman, JIM HOLMES, Alderman, ERIN KNACKSTEDT, City Administrator, and JAROD DALE, City Clerk.

The following was discussed:

**Approval of Committee Minutes:**

- A. Joint Finance & Tax Increment Financing (TIF) Committee – 09/25/17
- B. Tax Increment Financing (TIF) Committee – 11/14/17
- C. Public Property, Streets & Sidewalks Committee – 01/29/18

Motion was made by ALD. Chausse and seconded by ALD. Bewley to approve the meeting minutes listed above as presented. A Roll call vote was recorded as follows:

YES: Bewley, Chausse, and Cooper. NO: None. ABSTAIN: Bewley. PRESENT: Kopp.  
Motion carried. 3 yeas, 0 nays, 1 abstention, 1 present.

**Old Business:** *Discussion on Cash Farm Lease Agreement between the City of Aledo and Chris Meskan – Status Update:* ADMINISTRATOR Knackstedt reported the current farm lease agreement for lots in Progress Park was up on February 28, 2018. Due to multiple complaints from business owners in the Industrial Park area, which stem from planting corn and husks being sucked into surrounding business' airflow during harvest, the Committee directed City staff to inquire if hay could be planted. Mr. Meskan is not set-up for hay but has agreed to enter into a 1-year contract to plant beans.

ADMINISTRATOR also reported the City obtains 8-acres by the S. Lagoon area and that is currently not being charged. ADMINISTRATOR reported Rick Gillespie is currently tending to that acreage. It was suggested that be part of an advertisement for cash rent lease this fall as well.

The proposed lease will run through the fall, 2018 and the City will advertise for a hay cash farm lease rental. Mr. Meskan has also offered to assist the City by providing a list of potential tenants in hay planting. Cash rent for 2018 to be listed at \$208/per acre.

ALD. Cooper provided debate on the loss of revenue with the Committee. Terms of lease and pricing were debated. A call for the question was heard by ALD. Chausse.

Motion was made by ALD. Chausse and seconded by ALD. Bewley to enter into a 1-year agreement with Mr. Meskan as presented and to advertise in the fall, and to send to City Council for final approval. A Roll call vote was recorded as follows:

YES: Chausse, Doherty, Kopp, and Bewley. NO: Cooper. Motion carried.  
4 yeas, 1 nay.

ADMINISTRATOR Knackstedt provided an update regarding the property at 709 – 713 SW 3<sup>rd</sup> Street, Aledo, IL. ADMINISTRATOR and EDC met with local relators to discuss the current local market. Also, a RFP was to be finalized and sent out to the surrounding QC area to generate interest in developing the property.

***New Business:***

*Discussion Regarding Engineering / Architectural / Surveying Services Agreement for the Button Building, 101 – 105 N. College Avenue, Aledo, IL:* ADMINISTRATOR Knackstedt reported the Button Building is currently owned by the City and plans are being generated to have an Incubator Project on the first floor. In 2016, the City engaged Klingner & Associates to complete a visual evaluation of the building which provided the City with the following conclusions:

- Overall, the building is structurally adequate, with the exception of the roof scissor trusses; and,
- With the exception of the HVAC system serving the first floor, the mechanical, electrical and plumbing systems are suitable to service the building.

Klingner & Associates submitted a proposal to provide a more in-depth analysis of the visual evaluation and provide a schematic plan for potential repairs. The schematic drawings will provide two main benefits to the City. The first is that the City will have identified all issues in the building and, if necessary, be able to make any required safety repairs prior to opening the incubator. Second, the schematic designs will enable the City to identify repairs and provide a TIF incentive package to potential buyers for the building.

The Phase 1 Schematic Design of the Button Building proposal will provide the following:

- Architectural schematic design of repairs and estimate of probable cost, and
- Structural schematic design of repairs and estimate of probable cost, and
- Electrical schematic design in order to separate the service for the three floors.

The professional service line item in the TIF fund is budgeted for \$14,900 which will cover the cost of the Phase 1: Schematic Design proposal.

The Joint Committee debated the benefits against the loss of moving forward compared to selling the building. ALD. Doherty suggested another appraisal be completed. City Staff reported the last appraisal was completed in February, 2016.

ALD. Cooper called for a motion. The call was heard three (3) times for a motion. Hearing none the item to proceed with the phase 1 schematic design proposal from Klingner & Associates will not move forward.

The Committee continued to debate the sale of the Button Building. The Committee weighed their options between the sale of the building at 80% of the appraisal price; Auction, or Bid. Contemplations of demolishing the building were also heard.

Motion was made by ALD. Cooper and seconded by ALD. Chausse to sell the property at 101 – 105 N. College Avenue, Aledo, Il., commonly known as the Button Building, and to solicit bids. A Roll call vote was recorded as follows:

YES: Cooper, Doherty, Kopp, Bewley, and Chausse. NO: None. Motion carried.  
5 yeas, 0 nays.

(Clerks Note: The item to be drafted by the City Attorney and forwarded to the City Council for final approval.)

**ADJOURNMENT:** There being no further business, motion was made by ALDERMAN CHAUSSE and seconded by ALDERMAN KOPP that the meeting be adjourned. Unanimous voice vote followed in agreement. Meeting was adjourned at 7:00 P.M.

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Jarod Dale, City Clerk