

MINUTES

Community Development Authority Meeting

August 1, 2018

Members Present: Sue Smith, Shaun O'Hearn, Ken Brost, Stephanie Brassington, Jerry Dietzel, Peter Bloechl-Anderson, Toni Stolarik

Members Absent: None

Staff Present: Pauline Boness, Matt Schuenke

1. Call to Order

Brost called the meeting to order at 7:00 p.m.

2. Public Appearances - none

3. Business

a. Discussion and possible recommendation to the Village Board regarding creating a RFP for redevelopment of 4719-4723 Farwell St.

Schuenke indicated as of last Friday the Village now owns the property. The purpose of the RFP is to move forward with redevelopment of the parcels. This project will take some time to put together. Members were reminded the Village borrowed money to purchase the property. Repayment on that loan would begin in 2020. Schuenke would like to attain full value of any redevelopment by 2021. It would be ideal to begin construction in 2019.

Authority members reviewed the latest draft of the RFP prepared by Boness. Members discussed whether to include an affordable housing component and concluded by having residential and office uses options on the upper floors.

Under site information, it was agreed to leave demolition of the current office space up to the developers, as it might serve some purpose as redevelopment takes place.

Submittal and Questions

Boness and Schuenke indicated they will have the Village Engineer help out with how to populate our website as developers submit questions regarding the RFP or look for any updates to the document itself.

Boness was required to add the requirement for an electronic copy via a flash drive along with hard copy submittals.

Key Dates

After reviewing the calendars, members were comfortable with an issuing date of September 4, 2018, a due date of September 12, a due date for submittals of November 1, 2018 and a selection date of 90 days.

Schuenke indicated after the revisions from tonight are done, it will be sent out to our Attorney for review prior to submittal to the Village Board.

Motion by Brassington, seconded by Brost to recommend the RFP for properties at 4719-4723 Farwell St. to the Village Board for approval with the changes discussed tonight. Motion carried unanimously.

b. Discussion and action to make a recommendation to the Village Board regarding the sale of the property at 5411 Bashford Street.

Schuenke reported to Authority members, the site has had the underground tank removed and the buildings demolished. The Village has about \$60,000.00 invested in the purchase and cleanup. He is wondering if members recommend selling the site at this time.

Brost indicated he always wanted to see a duplex at this location due to duplexes adjoining the property. The Plan Commission did approve a CUP for a small single family home. O'Hearn supported some sort of commercial use. Members did note the proximity to the school and heavy traffic at the beginning and end of the school day.

Schuenke suggested he contact a few local realtors for proposals.

Brassington moved to recommend to the Village Board the sale of 5411 Bashford Street. Seconded by Brost.

O'Hearn feels the site is better utilized for commercial use as we have so little. Authority members agreed. Schuenke should seek proposals from realtors for commercial as well as the residential potential of the site. Brassington withdrew her motion.

Schuenke will bring more information back to the group at their next meeting.

4. Adjournment.

Smith moved to adjourn, Brost seconded the motion. Motion carried. Meeting adjourned at 7:45 p.m.

Respectfully submitted
Pauline Boness