

FINANCE AND ADMINISTRATION

MINUTES

June 10, 2004

Minutes of a regular meeting of the Finance and Administration Committee of the City of O'Fallon, held in the Mayor's Conference Room, City Hall, 255 S. Lincoln, O'Fallon, Illinois on June 10, 2004. CALL TO ORDER: Time: 5:30 p.m.

ROLL CALL: MEMBERS West, Reckamp, Medford, Drolet_____

STAFF LIAISON: Dean Rich

Approval of the minutes from May 6, 2004.

Item 1. Greenmount Special Service Area. The paperwork to establish a Special Service Area (SSA) for the Shoppe on Greenmount remains on hold. The next scheduled action is a special called meeting of the Community Development Committee on Tuesday, June 15. The final committee action is scheduled to complete the annexation agreement of the area, and pass it to Council for a first reading on Monday, June 21. The SSA would then be ready to start, conditional upon the second and final reading of the annexation agreement on July 6. Time to sell bonds, approval would then be mid-August. As a possible addition to the SSA, Director of Finance presented a proposal by Mr. Ron Schantz to build a convention center and motel connected to his Cat City Bowling complex. Plans are in a very preliminary stage and Mr. Schantz does not have full details as of June 10. Assuming this project were to fully develop, it should be added to the current SSA, rather than a separate stand-alone SSA. If this project were to stay on a fast track, the city would have until late August/early September to approve final inclusion of the Convention Center in the SSA. Bond Council advises we can add infrastructure (road, pavement, water, sewer, electric, etc.) cost for the Convention Center and have the bond be paid by an increased property tax for the facility. Next step is for Mr. Schantz to start the planning and zoning process as soon as possible.

Item 2. Newbold Special Service Area. Mr. Newbold continues to work on his expansion plans for the BMW Dealership.

Item 3. Convention Center. All known information was covered in Item 1. Project is approximately 1 week old and very preliminary. This item was presented to initiate discussion due to timing of Greenmount SSA and necessary to include this project in if approved.

Item 4. Disposal of Excess Property. With the completion of the new Public Safety Facility in September, the city will have two excess buildings. Staff has received inquiries from at least five individuals on the EMS building. As a discussion starting point, staff presented the idea of a public auction of the property. This idea did not meet with committee approval as the majority present was in favor of demolishing the building and only selling the lot. The committee

expressed the opinion that the city would have a difficult time getting the new owner to bring the present building up to code, and it might be cheaper for the owner to build a modern new building than to try and fix/modify the present building. Committee asked about the police station and staff does not have a firm recommendation to date. Committee asked that an appraisal be completed on all excess property and be brought back to the committee for further review.

ADJOURNMENT: 6:20 p.m. PREPARED BY: Dean Rich