

FINANCE AND ADMINISTRATION

MINUTES

June 24, 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 24, 2004. CALL TO ORDER: Time: 5:30 p.m.

ROLL CALL: MEMBERS Medford

Drolet

STAFF LIAISON: Dean Rich

Approval of the minutes from June 10, 2004

As a quorum was not present, no action was taken. The following items were discussed.

Item 1. Greenmount Special Service Area. The SSA concept discussed and approved at previous meeting is now ready for first reading. As a reminder, this SSA will fund approximately \$2.5 million of infrastructure at the Shoppe on Greenmount. A second SSA included in the same package will fund the new intersection at Pierce and Greenmount complete with traffic signal and turn lanes. The tax free bond will be repaid through a special real estate tax on the property under development. This is no cost or liability to the City.

Item 2. Convention Center. This proposal is still under consideration. Staff is waiting on an evaluation study from PGAV in St. Louis. We expect the answer by July 2, 2004.

Item 3. A group hoping to build a Candlewood Inn (direct competition to Extended Stay) in O'Fallon or Shiloh has approached the City on the per room water tap rate. Illinois American cannot charge a tap fee in Shiloh, but do charge considerable more for water. The group is trying to hold down initial cost and has asked the City to allow it to pay for the water tap over time plus interest rather than a one time upfront charge. They propose to pay O'Fallon the same price for water as they would pay in Shiloh plus interest. With this arrangement, building and operating cost would be initially the same in either location, and they prefer the O'Fallon location. Staff is working the details and will have a proposal at the next meeting. In addition to the hotel/motel tax, the motel in O'Fallon would have spin-off benefits in restaurants, movie and retail sales within walking distance, and Wal-Mart would only be four blocks away.

ADJOURNMENT: 6:10 p.m. PREPARED BY: Dean Rich

