



CITY COUNCIL AGENDA ITEMS

To: Mayor /City Council
From: Dean Rich, Director of Finance
Date: August 13, 2004
Subject: Ordinance Proposing the Establishment of Special Service Area for the Shoppes at Greenmount and Greenmount Commercial.

List of committees that have reviewed: Finance and Administration

Background: The City of O'Fallon is establishing 2 Special Service Areas (SSA) for the improvement of the intersection of Pierce and Greenmount and the infrastructure of the Shoppes at Greenmount. These two ordinances cover 4 major pieces of real estate, (Delmar Gardens and Peoples Bank for a portion of the improvements of the Pierce and Greenmount Intersection, the 37.4 acres Shoppes at Greenmount and the 27.1 acres Schantz at Regency Park annexation). The city will issue a SSA bond to cover the cost of these projects and levy a special tax on the property in this area to make the bond payments. Details of estimated expense and legal descriptions have been included to finalize this ordinance. Next step is a public hearing and final bond ordinance. The bond ordinance will include details of actual approved expense, principal and interest, tax levy and payment schedule.

Legal Considerations, if any: Kurt Froehlich is serving as the city's bond counsel for this project. Attorney Froehlich helped draft the SSA provisions in the IL Constitution and is the leading legal authority on establishing SSA's. Revised schedule dated 28 July lays out future actions necessary to complete bond sales.

Budget Impact: This project is no cost or liability to the city.

Staff recommendation: Staff recommends Council approval for this ordinance to start the SSA approval process for the Shoppes at Greenmount and the signalization of the Pierce/Greenmount intersection.