

Committee of the Whole  
Finance Committee  
Wednesday, October 13, 2016  
7:00 a.m.  
Village Hall Conference Room

**Attendance**

<b>Committee Members:</b>	
Timothy Nugent, Mayor	X
Timothy Boyce, Trustee	ab
Todd Crockett, Trustee	ab
Diane Dole, Trustee	X
Joel Gesky, Trustee	ab
Sam Martin, Trustee	ab
Wendell Phillips, Trustee	X
<b>Other attendees:</b>	
Chris LaRocque	X
Bernie Thompson	X
Janice Schulteis	X
Pat Martin (HomeStar)	X

A quorum was not present, so minutes from July 13, 2016 were not acted upon.  
All agenda items will be for discussion only.

TIF Façade Request – HomeStar Bank

Pat Martin of HomeStar Bank presented an application for and renderings of proposed façade renovations for HomeStar Bank located on Section Line Road. This property, which includes four individual PINs, also is exposed on three sides—Maple, Section Line and Church—in the area that has been considered a gateway into the heart of Manteno. Consistent with other façade renovation agreements that include additional PINs, or have exposure on more than one street, this project could be eligible for a maximum benefit of \$45,000, or three times the standard single façade grant of \$15,000. The renovation would include covering the entire building with stone, and additional landscaping. The expected total cost is estimated to be over \$300,000. This request will be placed on the agenda for Monday’s board meeting.

Public Act 99-0604 – Local Government Expense Police

Effective January 1, 2017, all local governments must have established a formal policy for travel expenses for all employees and elected officials. Attorney Joe Cainkar is waiting for IML to produce a model policy that we will then review, adapt if necessary, and present for formal adoption by the board.

Golf Course Insurance Payment

According to our agreement, the Save Our Golf Course group is responsible for the cost of insurance for the buildings on the course. The Village has been covering the golf course and the SOGC group is then required to pay us back over a 6-month period. We have not received any payment for this year, and the group is delinquent \$4,498. Annette Lamore, representative of the GC group, has asked for an extension until November when membership money comes in. Mayor Nugent said we should keep billing them and keep the board posted on progress of payment.

FY 2015-16 Village Audit Update

Dale Gerretse, village auditor, will not be ready with the fiscal year financials in time to make the October 31 deadline. He will be requesting an extension from the state. We are tentatively scheduling to receive a draft document at the finance committee meeting in November and place the final document on file on November 21.

#### TIF Façade Completion – 43-45 N Main

The façade renovation at 43-45 N Main has been completed by Scott and Kim Piggush. Their original submitted estimate for work was \$46,260. Based on that amount, Resolution 15-08 was approved on January 19, 2016 for a not-to-exceed maximum grant of \$23,130. Actual numbers have now been turned in that exceed the estimate. We will be paying as per the resolution--\$23,130.

#### Other TIF Project Requests

Whitmore Ace Hardware is not quite ready now, but will be asking for assistance with providing additional parking at their Locust St address. They plan to purchase adjacent property, demolish the house and put in parking. This is an eligible TIF project. We will be discussing this more later.

Brit Fogel is interested in updating Anthony's façade on Main St. He has picked up the application and will come back with more information on his plans.

Manteno Ford on S. Locust may also be coming in with a request for improvements on their property.

#### TIF Available Funds Update

Review of the available funds for TIF projects over the next three years. As we consider moving forward with the Second St improvements, we have the option of borrowing—perhaps from other village funds—to complete the project. There is \$1.8 million available from the sale of our water system, and \$345,000 from the sale of the Cook St cell tower lease.

#### Review of I-2, Heavy Industrial Zoning

We are looking at allowed uses in the new I-2 zoned property at the south end of Cypress, which is bounded on the east by railroad tracks and currently includes an asphalt plant. LaRocque and attorney Cankar will be working together to review and possibly expand that zoning category usage to recognize new technologies.

The meeting adjourned at 8:05 a.m. The next regularly scheduled meeting will be Thursday, November 10, 2016, at 7:00 a.m. in the Village Hall conference room.

Janice Schulteis