VILLAGE OF
FRANKFORT
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ECONOMIC DEVELOPMENT COMMITTEE MINUTES
NOVEMBER 14, 2018

CALL TO ORDER

Chairman John Clavio called the Economic Development Committee meeting to order at 5:30 P.M. on Wednesday, November 14, 2018, at the Village of Frankfort Administration Building, 432 W. Nebraska Street, Frankfort, Illinois.

ROLL CALL

Economic Development Committee members present included Chairman John Clavio, Mayor Jim Holland, Village Clerk Adam Borrelli, Trustees Cindy Heath, Bob Kennedy, Keith Ogle, and Mike Stevens; and Taeya Spencer. Staff members in attendance were Village Administrator Rob Piscia, Asst. Village Administrator Jeff Cook, Police Chief John Burica, Deputy Chief Kevin Keegan, Finance Director Jenni Booth, Supt. of Public Works Terry Kestel, Event Coordinator Sue Lynchey, and Administrative Assistant Theresa Cork. Others in attendance included Joe DeMarco, Deborah Hardwick, and Margaret Farina. Members Anittra Alexander and Terry Briese were absent.

APPROVAL OF MINUTES (JULY 11, 2018)

Trustee Heath made a motion (#1), seconded by Trustee Ogle, to approve the Economic Development Committee minutes of July 11, 2018, as presented. The motion was unanimously approved.

SDW INVESTMENTS, LLC PURCHASE & SALE AGREEMENT AMENDMENT - APPROVAL

Asst. Administrator Cook reported SDW Investments, LLC entered into a Purchase and Sale Agreement with the Village on July 23, 2018, for the property generally located at 7 & 11 N. White Street. The agreement specified performance completion dates and SDW requests to extend the dates to allow for construction to occur in the 2019 construction season. Mr. Cook provided the dates requested by SDW and recommended extending the dates even further to protect against a long winter. (Feasibility period April 16, 2019; Closing date April 26, 2019).

SDW Investments managing member, Joe DeMarco, was present and explained a few of the reasons for the extension request. He reported the total projected cost of the new building, including site improvements, was $2,500,000 however, following the formal bidding process costs came in much higher. He further explained SDW has since hired a new general contractor, Capo Construction. He noted Capo Construction has been working diligently over the past couple of weeks to obtain new bids and they need additional time to perform due diligence to ensure the

contractors are properly equipped to handle the job. As a result, SDW feels an extension of time will allow them to complete the process in a more productive manner.

Asst. Administrator Cook distributed an email from committee member Terry Briese, who was unable to attend the meeting. In his correspondence, he expressed support of the requested date extensions; however, he asked questions about the new general contractor, Capo Construction. He urged the committee to heed caution until references for projects similar to this one could be verified. Mr. DeMarco noted he forwarded a list of references, photos, and a certificate of insurance to Mr. Cook earlier today to address his concerns.

Committee members discussed the extension dates, noting SDW has invested a great deal of time, energy, and money into the project. Members also addressed rumors circulating in the community. Mr. DeMarco confirmed no architectural changes are proposed for the development and staff noted the proposed amendment would extend specified dates and add clarity to certain agreement parameters.

Resident Deborah Hardwick expressed concerns relating to rumors circulating about 11 N. White Street (Mech House). It was noted as part of the original agreement, no occupancy will be permitted until construction is completed as documented in the original plans. It was further noted the Village will not proceed with the closing of the property until it has assurance the project is secured. SDW will have the right to sell, lease, or occupy the property upon completion of the approved improvements.

Following discussion, Trustee Heath made a motion (#2), seconded by Trustee Stevens, to forward a recommendation to the Village Board authorizing the approval of the Purchase and Sale Agreement Amendment with SDW Investments, LLC, as presented with dates further extended as discussed. The motion was unanimously approved.

OTHER BUSINESS

None.

PUBLIC COMMENTS

None.

ADJOURNMENT

Hearing no further discussion, Trustee Kennedy made a motion (#3), seconded by Trustee Heath. to adjourn the Economic Development Committee meeting of November 14, 2018, at 5:55 P.M. The motion was unanimously approved.