

TOWN OF CORTLAND
Town Hall
59 S. Somonauk Road
Cortland, IL 60112
BOARD OF TRUSTEES
Business Meeting
August 27, 2012

Call to Order / Pledge of Allegiance / Roll Call

Mayor Seyller called the meeting to order at 7:00 p.m. Roll call was taken by Deputy Clerk Rita Nielsen. Shown as present were Mayor Seyller and Trustees Sandra Barzso, Susan Dockus and Brad Stone. Trustees Mike Siewierski, Chuck Lanning and Doug Corson were absent. Quorum (with the Mayor) was present. Other official present: Treasurer Mark Davenport and Town Clerk Cheryl Aldis.

Agenda

Trustee Stone moved and Trustee Barzso seconded a motion to approve the agenda. Unanimous voice vote carried the motion.

Public Wishing to Speak

No one present wished to speak.

Attorney Herb Klein, Town TIF Consultant stated that the idea to approve a TIF District is to encourage the development of properties by offering incentives to developers. The incentive to the developer is that the Town, on an annual basis will deposit into the Special Tax Allocation Fund all of the real estate tax increment generated by the development then seventy-five (75%) of the net increment generated shall be allocated to and deposited into a Special Account for the purpose of paying redevelopment project costs incurred by the developer. Re-development projects costs are set forth in the TIF Act. All requisitions must be accompanied by verified bills or statements of suppliers, contractors or professionals with Mechanic's Lien Waivers.

Mr. George Caravelli of Worthington Enterprises was present for discussion.

Attorney Herb Klein presented the Redevelopment Agreement Between the Town and Worthington Enterprises LTD for Lots 77, 78, 79, 108, 110, 111, 112, 113, 114, 115 and 116. The Town and KCR, LLC entered into a Predevelopment Agreement, approved on June 27, 2012, by Town Ordinance No. 2011-14, with regard to the entire Robinson Farm Unit 2. Worthington Enterprises LTD has entered into a contract with KCR, LLC and intends to purchase said lots for approved uses for the development of Townhomes (age targeted) to seniors per the Affordable Housing Requirements of the TIF Act. Age-targeted shall mean units that are intended for occupants at least 55 years of age. Age restricted means units are restricted for occupants at least 55 years of age.

Trustee Dockus had a list of questions regarding the Agreement and scrivener's errors that needed to be corrected before the next meeting and approval of the Board. Mr. Klein answered questions and agreed to make necessary changes to final document before next Board review.

Trustee Dockus asked of Mr. Caravelli when and how a Homeowners Association is set up and what happens to the Homeowners Association if developer files bankruptcy. Mr. Caravelli explained that Homeowner's Associations are formed before the first tenant moves in and Association rules are recorded documents and runs with the land.

Clerk Aldis suggested that Board Members look carefully at Special Use Planned Development for the downtown area before final approval of Agreement.

Consent Agenda

Deputy Clerk Nielsen read the consent agenda into the record.

Remove Minutes of April 30, 2012.

Approve Minutes of July 23, 2012

Accept Minutes for Cortland Community Library July 28, 2012

Accept Parade & Festival Committee Minutes July 17 and July 31, 2012

Trustee Barzso moved and Trustee Stone seconded a motion to approve consent agenda. Roll Roll call vote:

Yeas: Trustees Barzso, Dockus, Stone and Mayor Seyller

Nays: None

Absent: Trustee Corson, Lanning and Siewierski

4-yea; 0-nay; 2-absent

Motion carried.

Trustee Stone Reports on Summer Fest

Trustee Brad Stone reported on the success of Summer Fest. Friday night started with a prayer and the raising of the American & POW flags while the National Anthem was played on guitar, followed by a cannon salute. The band Shooter played a mix of southern country rock.

Saturday the event started with a prayer and the National Anthem. Hitman Rockband took the stage first. At 3 p.m. the band Menagerie of Sycamore played their mix that included everything from Johnny Cash to Pink Floyd. At 7:30 Back Country Roads took the stage and played until the spectacular fireworks display at 9 p.m. Back Country Roads continued playing until closing. All bands did a wonderful job and the crowd of approximately 800 people had a great time. Cortland Library and the Cortland Lions Club had food and desserts for sale outside the beer garden.

Trustee Stone thanked the following people for donating their time, services, or money to help make this, the 3rd Annual Cortland Summer Fest, such a great success: Festival & Parade Committee and its members Judy Butler, Alvina Stover, Fred Hornbuckle, and Rich O'Donnell; the Streets and Maintenance Department and Police Department, Cortland Library, and Lions Club; fellow Trustee Chuck Lanning, Bert Butler, Paul Stover, Kim Stone, John Kocker, Sue Lanning, Travys Lanning, Samantha Hadley, Mayor Seyller, Town Clerk Cheryl Aldis, Town Treasurer Mark Davenport, and Trustee

Sandra Barzso.

Friday night sales totaled \$3,188.80, Saturday sales totaled (with silent auction) \$10,843.28, for a grand total of \$14,032.08.

Trustee Stone asked if the Town would be interested in a zip line amusement ride next year. Consensus of the Board was to pursue the possibility.

Trustee Stone reported that Beatles Tribute will be playing at October Fest.

Concerns/Comments

Trustee Dockus will bring forward a request for Town Board Policy amendment regarding submission of Documents for Town Board approval.

President's Report

Mayor Seyller reported the IML Conference dates for 2012 is October 18-20 if anyone is interested in attending please contact the Town Clerk's Office.

Adjournment

Trustee Barzso moved and Trustee Dockus seconded a motion to adjourn. Unanimous voice vote carried the motion. Meeting adjourned at 9:07 p.m.

Respectfully submitted,



Rita Nielsen
Deputy Clerk