



**Village of Downers Grove
Meeting Minutes
Downers Grove Village Council**

Civic Center
801 Burlington
Downers Grove, IL 60515
630-434-5500

Tuesday, January 22, 2002

Council Chambers - Special Session
Following Workshop Meeting

1. Call to Order

Mayor Brian Krajewski called the special meeting of the Village Council of the Village of Downers Grove to order at 9:55 p.m. in the Council Chambers of the Downers Grove Village Hall.

2. Roll Call

Present: Commissioner Sue McConnell, Commissioner Michael Gilbert, Commissioner Thomas Sisul, Commissioner Marilyn Schnell, Commissioner Martin Tully, Commissioner Mark Zabloudil and Mayor Brian Krajewski
Non Voting: Village Attorney Daniel Blondin, Village Clerk April Holden and Village Manager Riccardo Ginex

4. Active Agenda

Redevelopment and Land Purchase Agreement with R.T.G. Land Development Corporation (Gammonley)

Mayor Krajewski said this item was on the agenda last week, but there was one issue to be resolved. He asked Attorney Blondin to address this matter.

Attorney Blondin said there was an issue regarding security to be retained by the Village in the event the development did not move forward for any reason. Mr. Blondin said the Village will be participating with the construction escrow to approve the preconstruction budget. Also, the Village will be named as an additional insured on the escrow title policy to cover the Village's right to repurchase. It is understood that the right to repurchase could be encumbered by a certain level of liens; however, the insurance and our ability to approve the budget should cover the Village over those liens. He said he thought this would address the concerns of our consultant, Mr. Friedman, but stated there was a later e-mail regarding soft costs and whether they could be included in the amount that could be placed as liens against the property. He said the liens are for materials, men and suppliers, not internal soft costs of the developer. He said he would speak with Mr. Friedman, but he does not believe this should delay the Council's action on this matter.

ORD 00-00746

Ordinance: Authorize Execution of a Redevelopment and Land Purchase Agreement Pertaining to Property in the Downtown Redevelopment Project Area of the Village of Downers Grove

Sponsors: Village Attorney

Summary of Item: This will authorize execution of a redevelopment and land purchase agreement between the Village of Downers Grove and R.T.G. Land Development Corporation pertaining to property in the Downtown Redevelopment Project Area of the Village of Downers Grove commonly known as Station Crossing.

AN ORDINANCE AUTHORIZING EXECUTION OF A REDEVELOPMENT AND LAND PURCHASE AGREEMENT PERTAINING TO PROPERTY IN THE DOWNTOWN REDEVELOPMENT PROJECT AREA OF THE VILLAGE OF DOWNERS GROVE

ORDINANCE NO. 4359

Commissioner McConnell said Council and staff worked on this for a long time. It is a creative solution. She said the developer has been diligent and listened to the concerns and issues.

Commissioner Tully said this was a good effort at meeting or exceeding recommendations made by the Citizens Task Force. He said this development was bid out. He reviewed the process including the Citizens Task Force, and Request for Proposals (RFP). There were four responses to the RFP, and the Council narrowed it down to two. The Council began negotiations with one developer and then came back to the runner-up. He said the Council is being asked to approve going forward with the redevelopment contract. The developer will still have to go through several more approval stages that will provide opportunity for public input.

The Mayor said a Request for Qualifications was also part of this process. He said this has been eight years in the making.

A motion was made by Commissioner Sisul, seconded by Commissioner Gilbert, to Adopt this file. Mayor Krajewski declared the motion carried by the following vote:

Votes: Yea: Commissioner McConnell, Commissioner Gilbert, Commissioner Sisul, Commissioner Schnell, Commissioner Tully, Commissioner Zabloudil and Mayor Krajewski

Indexes: Block 117, Station Crossing

5. Adjournment

Commissioner Sisul moved to adjourn. Commissioner Gilbert seconded.

VOTE: YEA - Commissioners Sisul, Gilbert, Zabloudil, Tully, McConnell, Schnell, Mayor Krajewski

Mayor Krajewski declared the motion carried and the meeting adjourned at 10:03 p.m.