

APPROVED MINUTES  
**VILLAGE OF ANTIOCH**  
**BOARD OF TRUSTEES, REGULAR MEETING**  
**Municipal Building: 874 Main Street, Antioch, IL**  
**February 2, 2009**

**I. CALL TO ORDER**

Mayor Larson called the February 2, 2009 regular meeting to order at 7:30 p.m. in the Municipal Building: 874 Main Street, Antioch, IL.

**II. PLEDGE OF ALLEGIANCE**

Mayor Larson and the Board of Trustees led the Pledge of Allegiance.

**III. ROLL CALL**

Roll call indicated the following Trustees were present: Hanson, McCarty, Caulfield, Crosby, Wolczyk and Pierce. Also present were Mayor Larson, Administrator Velan, Attorney Simon, and Clerk Rowe.

**IV. MAYORAL REPORT**

1. **Accept with regret the resignation of Police and Fire Board Member, Kevin Schoudell** – Mayor Larson said she received a letter of resignation from Kevin Schoudell, Police and Fire board member. She sent him a letter thanking him for his dedicated service to the Community.

2. **Appoint Angela Brooks as Police and Fire Board Member, replacing Kevin Schoudell and with a term expiring 2010** – Trustee Pierce moved, seconded by Trustee McCarty to appoint Angela Brooks as Police and Fire Board member with a term expiring 2010. Upon roll call, the vote was:

**YES: 6:** Hanson, McCarty, Caulfield, Crosby, Wolczyk and Pierce.

**NO: 0.**

**THE MOTION CARRIED.**

**V. CITIZENS WISHING TO ADDRESS THE BOARD**

There were no citizens present in the audience who wished to address the Board regarding any items that were not on the agenda.

**VI. CONSENT AGENDA**

Trustee McCarty moved, seconded by Trustee Crosby to approve the following consent agenda items as presented:

1. Approval of the January 20, 2009 regular meeting minutes as presented.
2. Approval of payment of accounts payable as prepared by village staff.
3. Approval of a resolution authorizing Antioch VFW Post 4551 to conduct "Poppy Days" fundraiser May 1 & 2, 2009. **Resolution No. 09-07.**
4. Approval of a resolution authorizing the Antioch Parks Department Easter Parade held on April 11, 2009. **Resolution No. 09-08.**

Upon roll call, the vote was:

**YES: 6:** Hanson, McCarty, Caulfield, Crosby, Wolczyk and Pierce.

**NO: 0.**

**THE MOTION CARRIED.**

**VII. REGULAR BUSINESS**

5. **Consideration for approval of an Ordinance Approving a Tax Increment Redevelopment Plan and Redevelopment Project for the Antioch Corporate Center TIF Redevelopment Project Area** – Trustee Crosby moved, seconded by Trustee Wolczyk to approve as presented **Ordinance No. 09-02-01**, approving a Tax Increment Redevelopment Plan and Redevelopment Project for the Antioch Corporate Center TIF Redevelopment Project Area.

Upon roll call, the vote was:

**YES: 6:** Hanson, McCarty, Caulfield, Crosby, Wolczyk and Pierce.

**NO: 0.**

**THE MOTION CARRIED.**

6. **Consideration for approval of an Ordinance Designating Antioch Corporate Center TIF Redevelopment Project Area of said Village a Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act** – Trustee Crosby moved, seconded by Trustee McCarty to approve as presented **Ordinance No. 09-02-02** designating Antioch Corporate Center TIF Redevelopment Project Area pursuant to the Tax Increment Allocation Redevelopment Act. Upon roll call, the vote was:

**YES: 6:** Hanson, McCarty, Caulfield, Crosby, Wolczyk and Pierce.

**NO: 0.**

**THE MOTION CARRIED.**

## APPROVED MINUTES

**7. Consideration for approval of an Ordinance Adopting Tax Increment Allocation Financing for Antioch Corporate Center TIF Redevelopment Project Area** – Trustee McCarty moved, seconded by Trustee Wolczyk to approve as presented **Ordinance No. 09-02-03** adopting Tax Increment Allocation Financing for Antioch Corporate Center TIF Redevelopment Project Area. Upon roll call, the vote was:

**YES: 6:** Hanson, McCarty, Caulfield, Crosby, Wolczyk and Pierce.

**NO: 0.**

**THE MOTION CARRIED.**

**8. Consideration for approval of an Ordinance Approving a Redevelopment Agreement and the Issuance of \$2,500,000 Non-Recourse Tax Increment Financing Redevelopment Note in relation to the Antioch Corporate Center** – Trustee Crosby moved, seconded by Trustee McCarty to approve as presented **Ordinance No. 09-02-04** approving a Redevelopment Agreement and the Issuance of \$2,500,000 Non-Recourse Tax Increment Financing Redevelopment Note in Relation to the Antioch Corporate Center. Upon roll call, the vote was:

**YES: 6:** Hanson, McCarty, Caulfield, Crosby, Wolczyk and Pierce.

**NO: 0.**

**THE MOTION CARRIED.**

**9. Consideration of a resolution authorizing the Village Administrator to execute an agreement with SEC Group, Inc. for the Lake Street Lift Station Project Engineering and Surveying in the amount of \$18,825** - Following discussion regarding the request for proposal process, Trustee Pierce moved, seconded by Trustee Wolczyk to approve as presented **Resolution No. 09-09** authorizing the Village Administrator to execute an agreement with SEC Group Inc., in the amount of \$18,825 for the Lake Street Lift Station Project Engineering and Surveying. Upon roll call, the vote was:

**YES: 6:** Hanson, McCarty, Caulfield, Crosby, Wolczyk and Pierce.

**NO: 0.**

**THE MOTION CARRIED.**

**10. Consideration and possible approval of an Ordinance Designating Antioch Marketplace Business District** - Citizens present in the audience who wished to address the Board regarding this agenda item were Mary Gaborak, Needlegrass Parkway resident, who read her letter in support of the Antioch Marketplace project and suggested the Board should do whatever it can to bring the sales tax dollars to our community and help improve the failing infrastructure; Maggie Byrne, Deep Lake Road resident, thanked the Board Members for their position and said that she supports this development and discussed the many area fundraisers developers have participated in. Nicola Biesel, Silver Lake resident, asked why this development would get built during these economic times and she asked that the truth be told and that the developer be consistent with their reasoning. Steve Stanek and Steven Stanek Jr., Linden Lane residents expressed their concerns regarding the proposed development and said this was not a good deal for Antioch.

Andy Goodman, GMX representative distributed information reflecting the additional monetary benefits to Antioch in the amount of \$650,000 and explained the redevelopment agreement is above and beyond what was agreed to in the annexation agreement. Director of Planning Nilsen reviewed some of the proposed improvements such as the Raymond Lift Station. Trustee Crosby asked the developer to meet with the Board's Finance Committee to discuss and negotiate for more recapture to Antioch. Mayor Larson distributed a copy of the letter received from Park National Bank stating the Antioch BB LLC loan is in good standing. Trustee Pierce discussed the current economic situation and the circumstances regarding the Lake County Forest Preserves and White Tower Farms. Trustee McCarty discussed how long it takes developments like this to be completed and said the Board began discussing the Wal-Mart project in 2001 and it's still not built out. He said that we have to start somewhere and we have to begin moving forward. The Board reviewed the agreement and Mr. McKenna of Kane McKenna and Associates reviewed bond issuance provisions and law.

Trustee McCarty moved, seconded by Trustee Wolczyk to waive the first reading of the Ordinance Designating Antioch Marketplace Business District.

There was a discussion regarding waiving the reading of the ordinance with Trustee Hanson stating he didn't see why this couldn't wait for two more weeks. Trustee Crosby said if approved, it would be a sad day for Antioch and said that if he were to vote in favor of this development he would like funds donated to the Village to be used toward a recreation center.

There being no further discussion and upon roll call, the vote was:

**YES: 1:** McCarty.

**NO: 5:** Hanson, Caulfield, Crosby, Wolczyk and Pierce.

**THE MOTION FAILED.**

Trustee Pierce moved, seconded by Trustee McCarty to accept the first reading of an Ordinance Designating Antioch Marketplace Business District.

## APPROVED MINUTES

Trustee Wolczyk discussed his concerns regarding the Village's needs such as a new public works facility and village hall and said that we need to look 5-10 years into the future. He said the economy is bad today, but we need to plan for the future and not paralyze ourselves and discussed limited resources that are available to the Village. He also said that GMX has agreed to everything the Board asked. He explained that the Board must be financially responsible for the Village's future and begin planning today. Trustee Crosby said it was hard to argue with Trustee Wolczyk's perspective; however he felt this is a business issue and the Board should not telegraph any messages on what the Board is going to do to the developer. Trustee Caulfield said that he disagreed with Trustee Wolczyk and said that it's important to look at what has been done over the past four years and the wasteful spending. He said that we did not need a village hall and we need to adapt to the times. He said that he believed it is an unfair tax and the development would happen whether or not the 1% tax is approved.

There being no further discussion and upon roll call, the vote was:

**YES: 4:** McCarty, Wolczyk, Pierce and \*Mayor Larson.

**NO: 3:** Hanson, Caulfield, and Crosby.

**THE MOTION CARRIED.**

**11. Consideration and possible approval of an Ordinance Approving a Development Agreement in Relation to the Antioch Marketplace Business District** – Trustee McCarty moved, seconded by Trustee Pierce to accept the first reading of the ordinance. Upon roll call, the vote was:

**YES: 4:** McCarty, Wolczyk, Pierce and \*Mayor Larson.

**NO: 3:** Hanson, Caulfield, and Crosby.

**THE MOTION CARRIED.**

**12. Consideration and possible approval of an Ordinance Imposing a Business District Retailer's Occupation tax and a Business District Service Occupation tax within the Boundaries of Antioch Marketplace Business District** - Trustee McCarty moved, seconded by Trustee Pierce to accept the first reading of the ordinance. Upon roll call, the vote was:

**YES: 4:** McCarty, Wolczyk, Pierce and \*Mayor Larson.

**NO: 3:** Hanson, Caulfield, and Crosby.

**THE MOTION CARRIED.**

**\*The Mayor votes when there is a tie.**

Items 10-12 will be placed on the next village board agenda for consideration.

### **VIII. ADMINISTRATOR'S REPORT**

No report.

### **IX. VILLAGE CLERK'S REPORT**

No report.

### **X. TRUSTEE REPORTS**

Trustee Wolczyk said that public works has done a great job on Main Street and asked Assistant Administrator Keim to forward his appreciation to the department.

Trustee Crosby discussed the earlier finance committee meeting and said there has been a slight improvement in auto sales.

Trustee McCarty discussed the letters that were sent to Senator Michael Bond and State Representative JoAnn Osmond regarding 'shovel ready' projects. Copies of the letters will be included in the next Status and Information Report. He also discussed Kellogg's new matching grant for parks.

Trustee Hanson said he discussed next year's road program with Administrator Velan. The road program will be on the Committee of the Whole meeting agenda for discussion.

### **XI. ADJOURNMENT**

There being no further discussion, Trustee McCarty moved seconded by Trustee Pierce to adjourn the regular meeting of the Board of Trustees at 10:00 p.m.

Respectfully submitted,

---

Candi L. Rowe, RMC/CMC  
Village Clerk