

Development and Governmental Affairs Committee October 24, 2018 Johnsburg Village Hall

In attendance:

Chairman Frost, Committee Members Loud, Bennett, Keil, and Block.

Meeting started 6:30pm

TOPIC	DISCUSSION	NEXT STEPS
Minutes	<p>Committee Member Loud moved to approve the minutes from the September meeting. Seconded by Committee Member Bennett. All Committee Members present voted aye. Motion carried</p>	
New Business	<p>Sig Strautmanis attend the meeting on behalf of General Capital Group to discuss a concept to develop the property that previously housed Bush Elementary School into an Active Adult Community. He explained that the proposal includes utilizing the existing facility and adding two floors to the south wing to accommodate 78 dwelling units. Mr. Strautmanis stated that a full time director will be on site along with a maintenance worker during the day. He added that the project is expected to cost approximately \$19 million. Tax credits will be pursued so that the units are affordable meaning that they will be structured to accommodate tenants making 60% of the median household income in the County.</p> <p>Mr. Strautmanis explained that the age restriction will be 55 and older but tenants can have grandchildren and other family as guests from time to time. He stated that the units will range in size from approximately 675 to 1000 square feet and rents will vary dependent upon unit size and income.</p> <p>Mr. Strautmanis explained how the tax credits apply. He added that they are also discussing the possibility of establishing a TIF district for the development. He explained that the submission deadline for tax credits is February 15th. Mr. Strautmanis stated that he expects to receive word regarding the award of tax credits by the middle of May. If they are successful in receiving an award, the property will close by year end and the units will be available in 2020.</p> <p>Chairman Frost expressed support for the paths</p>	<p>The petitioner to appear again before the Committee with additional exhibits at their next meeting.</p>

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	<p>and outside improvements. He questioned if a dog park would be considered. Mr. Strautmanis stated that they expect to develop active outdoor spaces on the site such a fitness paths.</p> <p>Committee Member Keil stated that he is not supportive of giving the developer tax breaks but he does like the concept. Committee Member Bennett noted that the site includes a lot of parking. He questioned if some of it would be covered? Mr. Strautmanis stated that they have incorporated carports in the past and would consider it for the development/</p> <p>Committee Member Block questioned how many parking spots are proposed. Mr. Strautmanis stated that they would like to pursue one space per unit plus some extra spaces for visitors and the occasional tenants that have two vehicles. He suggested approximately 110 spaces to limit the amount of paved surface rather than the 160 that would normally be required at two spaces per unit. The Committee supported the idea of less asphalt and more green space.</p> <p>Mr. Strautmanis stated that he is planning a neighborhood meeting to obtain input from the immediate neighbors and is developing additional exhibits for that meeting. He agreed to appear again before the Committee with the exhibits at their next meeting.</p> <p>Website</p> <p>The Committee discuss potential improvements to the website</p>	
Adjournment	<p>Committee Member Bennett motioned to adjourn the meeting. Committee Member Loud seconded the motion. All Committee Members present voted aye. Motion carried at 7:45 p.m.</p>	