

**Minutes
Village Board Workshop
Glen Ellyn Village Board of Trustees
December 12, 2011**

Time of Meeting: 7:00 p.m.

Present: President Pfefferman; Trustees Friedberg, Cooper, McGinley, Hartweg, Ladesic, and Henninger; Village Clerk Connors, Village Attorney Diamond.
Staff present: Village Manager Franz, Assistant to the Village Manager - Admin. Schrader, Finance Director Wachtel, Planning and Development Director Hulseberg, Public Works Director Hansen, Police Chief Norton, Bob Greenberg, Public Works Program Coordinator Andrew Letson, Administrative Intern.

1. Call to Order

President Pfefferman called the Board Workshop to order at 7:00 p.m. with a roll call. Trustees Cooper, Henninger, Friedberg, Ladesic, Hartweg, and McGinley responded "Present."

2. Economic Incentive Request

Village Manager Mark Franz gave background information concerning the joint efforts of the Village and the Economic Development Corporation to utilize the vacant Packey Webb property. SRS Real Estate Partners are the developers who are working with the Village for meeting the challenges in a way to benefit everyone. The 2.2 acres would accommodate a Fresh Market and two other stores. The total cost would be \$12 million including build-outs and parking lots. The Village is being asked to extend Taft Avenue which is the improvement that would make this project possible.

Ryan Murphy, Senior Vice President of SRS Real Partners spoke explaining that it took 4 years to reach this point. The broker for Fresh Market, Michael LaRue, gave the history of the chain. It was founded in 1982 and has grown mostly in the Eastern and Southeastern part of the U.S. There are now four stores in the Midwest. The stores are about 1/3 the size of a Jewel or Dominicks, but have excellent quality and specialty items.

Mr. Murphy continued that Fresh Market would like to move forward quickly. He used display boards to demonstrate areas where it is anticipated customers will originate. Most stores draw from a ring of 1 to 1½ miles, but Fresh Market has a much larger range. This store will be 32,000 sq.ft. plus the parking lot; the total site will be 3 acres.

Because of the size, Fresh Market felt there is a need for the Taft Avenue improvement. There were various facades shown to the Village Board and Mr. Murphy indicated the facade Fresh Market would prefer. Fresh Market is excited about the opportunity to come to this area.

Finance Director Kevin Wachtel gave an overview of several scenarios considered assuming revenues of \$15 million in sales per year for the development. He presented comparisons of the length of time it would take before the Village would recoup the amount of sales tax revenue it would forgo and the cost of the Taft Avenue improvement.

Mr. Murphy spoke about the anticipated cost of site improvements including building demolition, land fill-in, and re-grading to the loading dock location.

The Village Board asked questions of Mr. Murphy, Mr. LaRue, and Director Wachtel and commented noting positives and negatives of the proposal. When asked, staff indicated they recommended this project. The Village Board supported the project at this time.

3. Other Items?

None

4. Adjournment

At 8:00 p.m., Trustee Henninger moved, seconded by Trustee Friedberg to adjourn to the Regular Village Board Meeting in the Galligan Board Room. All voted "aye." Motion passed; Village Board Workshop adjourned.

Submitted by:

Suzanne R. Connors,
Village Clerk