

**VILLAGE OF PRAIRIE GROVE  
Economic Development Commission  
Meeting Minutes**

**Apr 27, 2009 at 7:30 AM**

**Call to Order:** Economic Development Chairman, Keith McConnell, called this meeting to order at 7:40 AM.

**Roll Call:** Present were EDC member Bob Gray and Chairman Keith McConnell. Members Rene Zamudio and Sean Rathjen were absent.

**Approve Aril 9, 2009 Minutes:** Approved by unanimous vote.

**Public Comment:**

Laurie McConville, who was representing Nunda neighbors, announced that she will be holding a session with a small group on April 29<sup>th</sup> at the Firehouse to bring Nunda neighbors up to date on the status of Rt 176 corridor plan and hear their concerns. Chairman McConnell asked if it would be helpful to have a representative from the Village of Prairie Grove attend to help clarify the status and answer questions. Ms. McConville said no, but that would be in a subsequent step.

Ms. McConville also reported that she had recently met with president-elect Duda and that he had suggested removing the Nunda area from the Rt 176 plan as desired by those residents.

Chairman McConnell clarified that such a decision should be made by the whole Board of Trustees, not just Mr. Duda, and that Nunda neighbors should attend the next village board meeting to make the request. If Nunda neighbors really do not want to be a part of the plan, he would listen to the request but thinks removing the Nunda area from the plan would be a big mistake for the residents of that area because without such a plan, the Village has less legal grounds to help protect residents of that area from unwanted development – If such a plan was in place today the Village might be able to do more about the Pease property.

Mr. Gray said that the whole point of having this study is to protect the residents, to give the Village legal standing to argue that certain types of development, like a gravel pit, are not appropriate at certain locations. You can't just say "don't develop" - that won't help you with the judge. Whoever purchases the property has a constitutional right to develop it. Chairman McConnell said that instead of saying "no development", it is much better to identify a type of development that has less negative impact on the neighboring residents

**Old Business:**

- a. Route 176 corridor plan review- Impact Analysis. The EDC reviewed the first pass draft of the analysis and made the following comments and next step plans:
- Chairman McConnell had completed first pass analysis for the West End and for the Transitional Area. Mr. Gray had additionally completed a first pass for Barreville area and the Fox River area.
  - Sales per Square Foot: Mr. Gray suggested that the first pass assumption of \$390 (US average as per the mall report) was too high and appropriate for Rt 176 uses we have been discussing. He recommends \$150 - \$250 range. \$200 if need one number.
  - Property Tax: Needs to be updated to the new lower rate of .0036
  - Sales Tax: Needs to be corrected to assume some mix of incentive based (0.5%) and non-incentive base (1%) net sales tax rate. Suggestion is to use 0.8%.
  - Water & Sewer (scenario 3): EDC debated if the cost of hookup and ongoing service should be added but decided that was likely a negligible difference from the cost of adding well & septic.
  - Well & Septic (scenario 1 & 2): Mr. Gray recommended reducing the buildable area to well below the current assumption of 85% (maximum per Village code) since a septic field would require more space than this. Chairman McConnell took action item to gain input on buildable area for the case of well & septic from Village staff & Rene Zamudio.

- Site #5: This is Bob Gray's property. Mr. Gray had updated the data for this site with his personal data. The EDC used this data as a point of comparison to check the math model to further validate that adjustments to the buildable area assumptions of the model are needed (as per the Well & Septic discussion),
- Barreville Area: Current zoning of these lots needs to be double checked. Scenario 2 & 3 land uses need to be checked against the Houseal & Lavigne recommendation.
- Sales Tax: To get a better handle on Sales tax projections, the EDC needs to make some more precise assumptions about the type of business that will be developed at various locations because Sales tax rates vary widely depending on the type of business. Office & Industrial uses have no sales tax. Services have low sales tax \$\$ since only the physical goods are taxed. Grocery items have low rates for basic food items but high rates for alcohol. Most other retail types will provide higher tax \$\$\$.

**New Businesses:**

a. None

**Next Meeting:** Mid May. Date TBD pending availability of the EDC members.

**Adjournment:** Motion by Mr. McConnell, 2<sup>nd</sup> by Mr. Gray to adjourn at 9:05 AM. On a roll call vote all members voted aye. Motion carries.