

**ROCHELLE CITY COUNCIL  
SPECIAL MEETING MINUTES  
JUNE 3, 2013**

The Rochelle City Council met in Special Session at 6:00 p.m. on Monday, June 3, 2013 in the Council Chambers of City Hall; 420 N. 6<sup>th</sup> Street; Rochelle, IL 61068.

**ROLL CALL:** Present on Roll Call were Councilmembers Hollonbeck, Hayes, McDermott, Berg, Eckhart, and Mayor Olson. Absent: Councilman Rice. Quorum was present. Also present were City Manager Plyman, City Attorney Cooper, and City Clerk McKinney.

**PUBLIC COMMENT:** None.

**DISCUSSION ITEMS:**

- 1) **Sawicki Motors Redevelopment Project.** The City continues to spur development and redevelopment by offering a variety of incentive options including: real estate tax abatements, sales tax rebates and waiving and/or reducing specific City fees. Providing incentives, when appropriate, is important when attracting and maintaining both industrial and commercial/retail facilities in our community. Sawicki Motor Company, located at 1260 North 7<sup>th</sup> Street, has been in business since 1953. The owner intends to redevelop the automobile dealership by demolishing an existing showroom facility and constructing a new showroom facility with completion no later than December 31, 2014. Once renovated, the facility will employ a minimum of 25 full-time employees.

Based on the redevelopment of the property as outlined, and the anticipated economic impact, the following incentives are proposed:

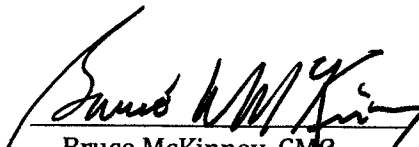
- **Real Estate Tax Abatement** – Abatement of the City's real estate taxes attributed to any new improvements over five years as follows: 90%, 75%, 60%, 45% and 30%.
- **Sales Tax Rebate** – Rebate of ½ of the 1% portion of the Operator's Retail Occupation Tax attributable to sales and services rendered at the new showroom/repair facility for a period of three years. (Findings listed in the ordinance support the ability to offer this incentive.) This rebate will be extended for an additional two years if local contractors provide 50% of the total contracted cost of the development.
- **Stormwater** – Construction of storm water facilities on easements provided by Sawicki will be paid for and maintained by the City. In addition the City agrees to waive all storm water management fees that may result from the development.
- **Building Permit Fees** – Waiver of building permit fees for new construction and renovations for one year.
- **Codes** – Un-renovated portions of the facility will remain subject to the codes that were in affect at the time of construction, providing it was in compliance at that time.

Staff Recommendation: Authorize an Ordinance Approving Development Agreement and related Easement Agreement for Sawicki Motors Redevelopment Project. Councilman Berg moved and seconded by Councilman Eckhardt, **"I move Ordinance 13-4311, An Ordinance Approving Development Agreement and related Easement Agreement for Sawicki Motors Redevelopment Project, be adopted."** A roll call vote was taken. Ayes: Councilmembers Berg, Eckhardt, Hayes, Hollonbeck, McDermott, and Mayor Olson. Nays: None. Motion passed 6-0.

**ADJOURNMENT:** At 6:10 p.m., moved by Councilman Berg and seconded by Councilman McDermott, **"I move the Council adjourn."** Motion passed by voice vote without dissent.

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Chet Olson, Mayor

  
Bruce McKinney, CME  
City Clerk, City of Rochelle