

Council Questions/Comments and Staff Responses Report for August 11, 2014
as of August 11, 2014 at 1:40 p.m.

CONSENT AGENDA

Alderman: Rob Fazzini

Item 7F: Acquisition of Sugar Creek Packing Plant located at 412 East Street and Request to Approve a Budget Amendment to Accounts (10019180 - 89410), (40100100 - 85100) and (40100100 - 72510) in the General and Capital Improvement Fund Budgets.

Question/Comment: Has the City obtained the No Remediation letter from the EPA noted in paragraph two (2) under the background section?

Staff Response: We do not have a “no further remediation letter” as no application has been submitted. We are not the owner of the property and therefore were not in a position to request such a letter. Our goal is after acquisition to petition the IEPA for the proper classification. Based on the Phase II Environmental Assessment, and the fact that we do not anticipate any residential or open space use of the property, we are confident of receiving the letter.

Alderman: Judy Stearns

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Question/Comment: 1.) Regarding the memo from Alex McElroy dated March 8, 2012, will we be discussing that memo this evening or is it still officially deemed “confidential”? Most of my questions concern the memo which is referenced in the agenda item.

2.) As a matter of public record and for the public’s knowledge, can the appraisal be provided?

3.) What do the tax records indicate regarding value?

4.) What is the current assessment value of the property?

5.) What is the status of the list of all City properties that are vacant or not being used for the original purpose?

Staff Response:

The memo Alex McElroy drafted was marked confidential because it was used for a closed session meeting to discuss potential procurement of property in 2012. Now that the intent is public record, there is no need for the information in the memo to be confidential.

Appraisal provided: We will endeavor to get final copy.

Tax records/assessment: The two parcels presently have a combined assessed value of \$154,032. (\$140,514 and \$14,020) Representing on average 1/3 of market value, this would suggest a current market value of \$463,602.

List of all vacant City properties: A list of vacant City properties does not exist.

Prepared by: Tracey Covert, City Clerk