

**Rantoul Village Board of Trustees
Special Study Session
June 26, 2012**

LOUIS B. SCHELLING MEMORIAL BOARD ROOM
RANTOUL MUNICIPAL BUILDING, 333 S. TANNER, RANTOUL, IL.

A special Study Session of the Board of Trustees of the Village of Rantoul was held at 6:15 P.M., President Neal Williams presiding. President Williams called the proceeding to order.

Roll Call

The Village Clerk called the roll, finding the following members physically present:

President Neal Williams and Trustees, Roger Jones, Tony Brown, Margurette Carter, Hank Gamel, and Herman Fogal – 6.

The following representatives of Village departments were also present:

Bruce Sandahl, Administrator, Kenneth Beth, Attorney, Greg Hazel, Public Works Director, Mike Loschen, Community Development, Dan Culkin, Inspection, Chief of Police Paul Farber and Village Clerk Mike Graham.

Public Participation

There was no Rantoul Citizen Public Participation.

Agenda Items for Discussion

- Discussion of Annexation Agreement (Ingleman/Kircher property).
- Discussion of Final Plat (Project Gravity Subdivision)
- Discussion of Pre-Development Agreement with Rantoul 57 Development.

Mayor Williams turned over the meeting to Lewis Hornsby, Vice-President of Global Logistics & Fulfillment for Easton-Bell Sporting Goods, Incorporated. Mr. Lewis proceeded to present to the Rantoul Village Board a Power Point and Animated Video Presentation with respect to Easton-Bell Sporting Good's Planned Development of the Ingleman-Kircher Trust Property located West of Interstate 57 and East of Evan Road. Mr. Lewis made the following points during his presentation;

- The current Bell Sports facility was initially known as Vetter Fairing Motorcycle Factory opened in 1972 by Craig Vetter.
- Bell Sports purchased the Facility in 1982 and currently has three hundred employees located at the Route 136 location and are renting Hanger No. 1 from the Village of Rantoul. Mr. Lewis indicated that the Company is

experiencing expanded growth and is bursting at the seams in both of these locations.

- Mr. Lewis indicated that Easton-Bell Sports, Inc. was proposing to the Rantoul Village Board the construction of an 800,000 square foot combined distribution and manufacturing facility on Lot No. 2 of the Ingleman/Kircher Property directly West of Interstate 57 with ground breaking to occur in August of 2012, subject to the Rantoul Village Board's approval. The completion of the new facility is expected in the fourth quarter of 2013.
- Mr. Lewis further indicated that this project has been two years in the planning and that every state in the United States would love to have this facility. Mr. Lewis indicated that there were three hundred reasons to choose the Village of Rantoul over the other sixteen sites examined. Mr. Lewis said that the company felt that the three hundred loyal employees of Easton-Bell Sporting Goods, Inc. in Rantoul was the final decision factor in this process as the Company felt the work force in Rantoul deserved this development for the many years of loyal and faithful service that they have provided to the Company.

The Trustees had no questions for Mr. Lewis after his presentation.

Mayor Williams then turned over the discussion of this proposal to Ken Beth, Village of Rantoul, and Attorney for a detailed summary explanation of the proposed agenda items. Mr. Beth made the following points covering all of the agenda items;

- The proposed Ingleman/Kircher Trust Property is currently zoned as farm land. The owners of the Property will have to request that this property West of Interstate 57 be annexed in to the Village of Rantoul and be that the current zoning of F1 be changed to I2 by the approval of the Village Board.
- The Village Board would then have to approve the proposed two lot Subdivision of the Ingleman/Kircher Trust property and as a part of that approval the provision to construct sidewalks would be waived.
- The Village of Rantoul would have to ask the State of Illinois to extend the current Enterprise Zone to cover the Ingleman/Kircher Trust property.
- The Village of Rantoul would agree to waive 50% of all the Building Permit fees for this Development.
- The Village of Rantoul would agree to waive 50% of the Storm Drainage Tax for a period of five year.
- The Village of Rantoul would construct an East-West Road between the two lots of the Ingleman/Kircher Trust Property, as well as, extend all Utilities to the property and certain other highway access Improvements off of the current Evans Road and Traffic work at the Intersection of State Route 136 and Evans Road in the future.

- The Village of Rantoul would agree to extend the Current TIF District to cover the proposed development of the Ingleman/Kircher Trust Property with the incremental tax increases being shared by the Village of Rantoul and Easton-Bell Sporting Goods, Incorporated with seventy-five percent being allocated to the Company and the remaining twenty-five percent to the Village of Rantoul to pay for the Improvements to the Property. Mr. Beth indicated that in future meetings Revenue Bonds would have to be issued to fund the proposed project.

Trustee Fogal confirmed that the Ingleman/Kirchner Trust owners would have to petition the Village of Rantoul to be annexed into the Village. Mr. Beth said that in fact was correct.

Trustee Brown asked if Lot No. 1 would be included in the TIF District and who would own Lot No. 1. Mr. Beth Indicated that Lot No. 1 would in fact be included in the current Village of Rantoul TIF District extension and that the current owner the Ingleman/Kircher Trust would in fact own Lot No. 1, until such time Easton-Bell Sporting Goods, Incorporated decided to purchase and expand the development accordingly.

There were no further questions from the Trustees and Mayor Williams indicated that the three Ordinances authorizing this project would be taken to a Special Regular Village Board Meeting on Thursday June 28, 2012 for approval.

Adjournment

There being no further business to come before the Board, President Williams declared the proceeding adjourned.

METTING ADJOURNED AT 6:46 P.M.

Mike Graham
Village Clerk

APPROVED July 10, 2012

Neal Williams
Village President

ATTEST:

Mike Graham
Village Clerk

I, Mike Graham, Village Clerk of the Village of Rantoul, Illinois do hereby certify that the foregoing minutes are a true and correct copy of the Special Study Session of the Board of Trustees held June 26, 2012, as the same appears on the records of the Village now in my custody and keeping.

Mike Graham
Village Clerk