

**CARTHAGE INDUSTRIAL DEVELOPMENT CORPORATION**  
**MINUTES OF MEETING**  
**OCTOBER 22, 2014**

**Present:** Robert Gormley, John McHugh, David Zembiec, Wayne McIlroy, Thomas Piche', Derek Davis  
**Excused:** James Wright, Bruce Armstrong (proxy to R. Gormley), Mark Keddy (Proxy to T. Piche'), Paul Smith, Terry Buckley, Terry Roche

**Others Present:** Lori Borland, Admin. Asst.

**Call to Order:** President Gormley called the meeting to order at 4:20 p.m.

Open Forum: None

Minutes of the August 27, 2014 meeting were previously distributed and read. Motion made by Mr. McIlroy, seconded by Mr. McHugh, to approve the minutes as written. Motion passed unanimously.

**Treasurer's Report:**

- a.) and b.) The August and September financial reports, as prepared by Ms. Borland, were distributed and discussed. The reports included monthly Balance Sheet, Check Detail, Deposit Detail, Profit and Loss Statement. It was noted that CIDC has committed \$240,000 to the Library, and that the Power Purchase Agreement with Northbrook will end in October of 2015. After discussion, it was noted that the Hydro Committee should meet with Northbrook officials to begin dialogue with them and a meeting should be scheduled. Motion made by Mr. Zembiec, seconded by Mr. Davis to approve the financial reports and pay the bills. Motion passed unanimously.
- c. PARIS – The projected 5 year budget as required by Public Authorities Reporting was prepared by the CIDC Audit and Finance committee and presented for review and approval. It was noted that Bowers and Company helps with the process by providing last year's actual budget figures in the categories required by the ABO. A line-by-line explanation of the budget was provided to the Board. The Audit and Finance Committee is recommending to the Board that it be approved and adopted. Motion was made by Mr. Piche' and seconded by Mr. Gormley to accept the recommendation of the Audit and Finance Committee to approve and adopt the ABO 5 year budget as prepared. Further, the board directed Lori Borland to submit the report to the PARIS Computer System. Motion passed unanimously.

**Old/New Business:**

- a.) **253-255 Project** – The board reviewed the current status of the project. It was noted that projects like this have a lot of unknowns associated with their restoration and costs can escalate quickly. In the case of this project it has been determined that the roof requires significant structural repairs and the building contains a substantial amount of Asbestos. Both of these items will significantly increase the cost of the restoration project. It was noted that the property owner has committed \$171,500 to the project and that this is the maximum amount that the project could financially sustain. The board reviewed the current project budget which includes projections for the added repairs and asbestos abatement. It was noted that there is a financial gap of \$175,000 at this time based on these added costs. The Board discussed the fact that failure to provide assistance will likely result in the loss of this building and the jobs occupied by those working in the commercial space. It was estimated by the Village that it would cost the local taxpayer roughly \$400,000 to demolish the building and restore the adjacent property. In the end this property would become one more hole in the downtown and add to community blight. In the interest of job retention, community enhancement and to lessen the burden of government on the tax payers, who would have to foot the bill for demolition, the board discussed granting a loan of up to \$175,000 to TLC Real Estate in order to complete the funding of the restoration of the property. The term of the loan will be for five years at low interest. The loan and interest would be forgivable if the RARP guidelines and criteria are adhered to; the property is maintained and not sold for a profit, and if sold the sale would include transference of the obligations of the loan; and taxes and utilities costs remain current, among other requirements. Motion was made by Mr. Zembiec, seconded by

Mr. Davis to approve the aforesaid loan to TLC Real Estate. The motion passed unanimously with Mr. Piche' abstaining, along with his proxy from Mark Keddy.

- b.) Staffing Committee – The board discussed the need for a committee meeting to discuss future staffing needs of the CIDC. Committee consists of Mr. Zembiec, Mr. McIlroy, Mr. Piche' and Mr. Gormley.

**Next meeting:** The next meeting will be on December 10, 2014 at 4:00 p.m.

There being no further business before the Board, a motion was made by Mr. Piche', seconded by Mr. McHugh to adjourn. Meeting adjourned at 5:07 p.m.