

**AGENDA
CITY OF SALEM
6:00 PM REGULAR CITY COUNCIL MEETING
SEPTEMBER 03, 2019**

- I. Call to Order**
- II. Prayer and Pledge of Allegiance**
- III. Presentation of Petitions/Public Comments**
- IV. Mayor's Report and Presentations**

- V. City Council Action**
 - 1. Consent Agenda
 - a. City Council Minutes - 08/19/19
 - 2. Swearing-in Salem Officers King and Potter
 - 3. Approval of Sale of Real Estate at Armory (Possibly Delayed until after Executive Session)
 - 4. Approval of TIF Development Agreement and Sales Agreement with Agracel for Redevelopment of Former Yellow Freight Property
 - 5. Approval of Purchase of Real Estate (Possibly Delayed until after Executive Session)

- VI. City Manager Report**
- VII. City Attorney Report**
- VIII. Finance Director Report**
- IX. City Council Report**
- X. Executive Session**
 - 1. 5 ILCS 120/2 (c)(1) – Personnel
 - 2. 5 ILCS 120/2 (c)(5) – Purchase of Real Estate
 - 3. 5 ILCS 120/2 (c)(6) – Setting Price for Armory Real Estate

- XI. Personnel**
 - 1. Resignation of Bill Gruen, City Manager
 - 2. Appointment of Rex Barbee, City Manager

- XII. Adjournment**

Bill Gruen, City Manager

**CITY OF SALEM - REGULAR CITY COUNCIL MEETING
SEPTEMBER 3, 2019**

MANAGER'S COMMENTS

V. City Council Action

2. **Swearing In Officers:** Officers King and Potter will be officially sworn in Tuesday evening.
3. **Approval of Sale of Real Estate at Armory:** A proposal to purchase real estate at the Armory has been submitted. It will be opened Tuesday evening and reviewed possibly in executive session. The Council may wish to approve depending upon details of the offer.
4. **Approval of TIF Development Agreement Sales Agreement with Agracel for Redevelopment of Former Yellow Freight Property:** There are two documents in your agenda packet for which I ask for approval. The two agreements will lead to development of what I understand is a \$1.5 million parking lot project with additional entrances at Industrial Drive and Main Street. The parking lot will lead to additional job creation at NAL. The two documents are summarized as follows:
 - a. TIF Redevelopment Agreement: The TIF Redevelopment Agreement would (i) return the purchase price of the property to Agracel to help cover the costs of development of the parking lot; (ii) rebate 80% of the TIF increment back to the developer as is usual for TIF redevelopment agreements; and (iii) pay \$40,000 in two annual installments to help cover the costs of installation of a culvert under the parking lot which is estimated to cost \$60,000.
 - b. Purchase and Development Agreement: Sets price of the property at \$175,000 to be reinvested by the City in the project. Provides the parking lot will be constructed no later than December 31, 2020. Purchase is contingent upon approval of the TIF Redevelopment Agreement.
5. **Approval of Purchase of Property:** Consideration is being given to purchase property for which action may take place after executive session.