

KENRICK PLAZA REDEVELOPMENT

A message from the Mayor and Board of Aldermen

In an effort to bring residents up to date on the status of the Kenrick Plaza redevelopment, we have put together the following information.

Our Goals in redeveloping Kenrick Plaza are multi-level in nature. Not only do we desire to enhance the economic viability of the City and all associated taxing jurisdictions but we also desire to address vacant, rundown properties that pose a danger to our community. Moreover, we hope and firmly believe that the redevelopment of Kenrick Plaza will spark further development along Watson Road, leading to modernization of the entire corridor.

As most of you know, back in September the BoA selected GJ Grewe as its preferred developer. On November 23, 2010 the City entered into a preliminary funding agreement with GJ Grewe. The preliminary funding agreement procured funds for the City, which were deposited by GJ Grewe. These funds were used in the City's sole discretion to enlist the services of appropriate consultants, which worked directly for the City and on the City's behalf throughout the planning and negotiating phases. As published in our meeting agendas, the City has contracted with the following consultants:

Austin Tao	-	Landscape Architect
Dennis McGrath	-	Architect
Randy Burkett	-	Lighting Consultant
Tom Weis	-	City Engineer
Mike Daming	-	City Attorney
Mark Grimm	-	Special Counsel for the Project
Joy Howard	-	Financial Consultant

The City, with the assistance of our consultants, has conducted ongoing negotiations with GJ Grewe to develop a conceptual site plan. This process has consisted of a number of renditions, with each version making significant headway.

The BOA determined that the site plan must take into account the input it received from numerous citizens last fall which included; building facade, landscaping throughout, buffering along the north side of the development, lighting, noise reduction systems, piping of the drainage ditch and elimination of increased cut through traffic.

In an effort to solicit input from our citizens, the City held a town hall meeting which consisted of answering two hours worth of questions submitted from residents, followed by seven smaller group meetings. These meetings were held for the following groups; Our Lady of Life, Saint Joseph Apartments, Kenrick Manor Subdivision, Triwood Condos, Kenrick Park Condos, The Villas at Kenrick and the Meadows. We have offered and continue to extend the offer to meet with any group that wishes to sit down

and discuss the redevelopment. We believe people have found the small group meetings much more informative as it offers a better atmosphere for communication.

Where do we go from here? As we come closer to a mutually agreeable conceptual site plan, the BoA will consider moving forward. If the process continues, it will require further agreements with GJ Grewe, including but not limited to a redevelopment plan, which is presented to the TIF Commission and finally the execution of a redevelopment agreement. The TIF Commission hearing is a public hearing and will be noticed according to state law. The process will most likely take at least another six months to work through. The BoA, as requested by the community, has taken its time in making sure it performs its due diligence as it works through the process.

As always, if you have any questions, you are encouraged to contact your aldermen or visit us at our monthly meetings. We typically meet twice a month and encourage citizen input. (Note: Citizens are now allowed and encouraged to address the Board not only at BOA meetings but also at its work sessions as well.)

Kindest Regards,

Mayor Buckley and the Board of Aldermen