



VIA EMAIL TO dpowell@lakecountyil.gov

May 26, 2010

Dusty Powell
Assistant County Administrator
18 N. County Street
Waukegan, IL 60085

Re: Brownfield Grant Application

Dear Dusty:

I regret that I was not able to attend the last meeting of the Health Committee. Please let Committee Members know that I look forward to seeing them the next meeting on June 1st and having an opportunity to answer questions about Kildeer's application.

The project for which the grant is submitted has been ongoing for several years but due to a variety of reasons there is still no enforceable commitment to start construction. The owner of the property and the major tenant, Whole Foods, still must come to terms before the existing store can be moved from Palatine to the site in Kildeer.

A majority of the preliminary mass grading on the site occurred and buildings were demolished before the project stopped over 18 months ago. Pockets of soil that need remediation still exist. Part of the work yet to be done involves quantifying the amount of soil involved and how best to remediate the problems. The estimates for just this required work are \$15,000 for engineering and \$50,000 for soil testing. The costs for the actual soil removal or treatment are estimated at \$55,000.

Kildeer is committed to doing what it can to make sure that this business opportunity is not lost. Kildeer is contributing some in-kind engineering consulting services to keep the project moving while the parties are negotiating. The Village has offered a sales tax rebate as an incentive for the developer and the tenant. It would be a substantial loss to the Village if this project did not start after so much has been put into making it happen.

As is true with many units of government, property taxes are far from sufficient to fund Kildeer's operations. Maximizing sales tax revenue is essential for the financial health of

Dusty Powell
May 26, 2010
Page 2

the Village. The only commercial opportunities available to Kildeer exist along the Rand Road corridor and the receipt of Brownfield funds from Lake County are needed in order for this project to happen. Loosing this tenant and the resulting delay in finding another tenant and the time it will take to approve another site plan will result in substantial financial hardship and worsen the ability of Kildeer to maintain its already lean operation.

Should there be any additional information you wish for me to review or consider in this matter, please let me know. Thank you for your consideration of this request.

Yours truly,

A handwritten signature in black ink, reading "Michael S. Talbett". The signature is fluid and cursive, with the first name "Michael" being larger and more prominent than the last name "Talbett".

Michael S. Talbett
Village Administrator

cc: Hon. Craig Taylor. Dist. 19