
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: BRENT M. EICHELBERGER, VILLAGE ADMINISTRATOR
SUBJECT: VILLAGE HALL
AGENDA: OCTOBER 17, 2019 COMMITTEE OF THE WHOLE
DATE: OCTOBER 14, 2016

ISSUE

Should the Village pursue a Village Hall at the SE corner of Municipal Drive and Bastian Drive.

DISCUSSION

The Village purchased the former Prairie Glen Office Park property with the intention of utilizing the 140 S. Municipal Drive building as a new Village Hall allowing the Police Department to expand from their undersized current portion of the existing Village Hall. That project was put on hold pending stabilization of new residential growth in the Village and state issued revenues.

The Village has since approved the lease of the 140 Building. The lease introduced a new business into the community and the lease income will offset the increased costs of building a new Village Hall versus remodeling the 140 Building. The end result will be the Village owning two buildings, one being occupied by a private business bringing all the accompanying community and economic benefits, with essentially a cost neutral basis over time.

The Village property contains three building pads in addition to the existing buildings at 140 and 160. Pad #1 is the largest at 11,504 s.f. and is prominently located at the SE corner of Municipal and Bastian. This is a prime location for a Village Hall and would allow for a larger building either now or through expansion in the future.

While always unpredictable, the state supplied revenue stream has stabilized to some degree. New residential growth has been consistent, but its continuation will depend upon the successful restart of Settlers Ridge, which is on track for 2017. In addition, the pending opening of the Shell and new BP stations, as well as the planned Dunkin Donuts and Auto Zone, will result in new sales tax revenues and are a positive sign of continued economic growth.

Meanwhile, Police Department needs for more space to meet operational demands and legal requirements continues.

Staff is seeking Board approval to begin the process of a new Village Hall at what is tentatively referred to as 100 S. Municipal Drive.

The working concept is a design-build program with a set price to deliver a building with furniture and moving included. Staff anticipates a total cost of \$2.4M.

COST

Costs for this stage of the process are minimal as they would be limited to consultant costs to explore the design-build option. The Board would have to approve the construction of a Village Hall at a future meeting. The total anticipated costs of \$2.4M are expected to be paid with 20% from current Village funds and the balance to be borrowed.

RECOMMENDATION

That the Board direct staff to explore a design-build program for a Village Hall at 100 S. Municipal Drive and present a recommendation at a future meeting.