



Edwardsville Township
Frank Miles, Supervisor
300 West Park Street
Edwardsville, Illinois 62025
618.656.0292

FOR IMMEDIATE RELEASE

CONTACT: Frank Miles
Tel: 618-656-0292
Cell: 618-406-9585

Email: fomiles@att.net

EDWARDSVILLE TOWNSHIP BOARD VOTES TO PURSUE REDEVELOPMENT OPTIONS FOR FACILITIES
Supervisor and Trustees will seek grants and other alternatives

Edwardsville, Illinois – October 29, 2014. On Tuesday, October 28, at the first Township meeting of the Board of Trustees held at Glen Carbon Elementary, a District 7 facility, the Edwardsville Township Board of Trustees voted to pursue a potential redevelopment agreement for the now closed Hays Mallory Community Building, located at 216 Crane Street in Edwardsville, and the Township office building, located at 300 W Park Street in Edwardsville.

The Township Board of Trustees has been discussing the condition of the Hays Mallory Community Building, in addition to all the Township's capital assets, since taking office in 2013. In November 2013, Supervisor Frank Miles appointed a citizen committee to review the financial implications of the continued operation of the Hays Mallory Community Building and also develop a set of recommendations for that facility. The committee, after reviewing structural, financial and community data, determined that the continued operation of the Hays Mallory Community Building was not financially responsible and that the future facility needs of the Township should be considered when determining the future of the building, including an option for the potential redevelopment of both the Hays Mallory Community property and the adjacent Township office property.

In response to those recommendations, Miles then appointed a Facility Planning Committee in February 2014, comprised what he called a "dream team" of architects, planners, finance professionals, realtors, and even the grandson of former Township Supervisor Hays Mallory. The objective of this committee was to identify the current conditions of Township facilities, identify future facility needs, and to develop a set of recommendations for the Township Board to consider.

During the Board meeting, Miles reminded the Board that in addition to closing the Hays Mallory Community Building, due to the financial costs of necessary repairs, the Facility Planning Committee also recommended that the Board consider the potential redevelopment of both properties, given the fact that redeveloping the two properties together made better sense than looking at the Hays Mallory Community Building property alone.

At the September meeting of the Board of Trustees, the Board voted to close the Hays Mallory Community Building, based upon the recommendation of the Facility Planning Committee and also approved a contract with Henderson Associates Architects to review the building code, ADA code, and life safety code deficiencies at the Township office building, just as what was done for the Hays Mallory Community Building. Henderson Associate Architects then provided the Township with a report outlining the costs and feasibility of executing the necessary repairs to remediate the code deficiencies, as well as opportunities to expand the existing facility to accommodate for the current and future needs of the Township. "The report Jamie Henderson, of Henderson Associates Architects, prepared complies the results of a commercial building inspection, a city code enforcement inspection, and an architectural analysis and assigns costs to address all of the deficiencies with the optional costs of constructing a new facility at Edwardsville Township Community Park or adding an addition to the existing building," said Miles at Tuesday's meeting.

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During this month's Board meeting, Miles presented the Board with a set of options to address the overall issue. One option was to do nothing, which would potentially expose the Township to further liabilities and potential litigation. Another option was to sell the Hays Mallory Community Building alone to obtain funds to repair the office. Another was to investigate adding an addition to the office building or to pursue a redevelopment or potential sale arrangement of the entire property and relocate Township facilities to Township Park.

Miles recommended to the Board that the Township pursue the redevelopment and potential sale of the buildings at Crane and Park Streets. Miles explained, "With the costs we are facing and examining our available revenues and the options before us, I believe that before we look at raising taxes to repair, upgrade or expand the current office building, it is in the best interest of the tax payers to explore an outright sale or redevelopment of the current Township properties, which includes both the Hays Mallory Community Building and the Town Hall offices, as both the Hays Mallory Community Building Committee and the Facility Planning Committee recommended. We have had two citizen boards make the same recommendation."

Miles added, "After reviewing the report developed by Henderson Associates, the costs to repair the current Town Hall would be more than the potential revenues derived from the sale of the HMCB alone. Just upgrading, repairing and expanding the Town Hall does not address the long term space needs of the Township for the future. Taking a limited repair approach would be throwing good money after bad. This facility does not meet our current needs and cannot meet future needs with the growth in the services of the Township."

The report from Henderson Associates Architects stated that there is inadequate space for interviewing General Assistance (GA) clients and other residents applying for assistance, office space for the Clerk, the Highway Commissioner and storage needs. The report also pointed out the extensive repairs that are needed in the aging building to improve its drainage, replace the 20 plus year old HVAC, in addition to addressing water and moisture damage in the building's basement. Furthermore, in order to use the basement per the code, an elevator would need to be installed in addition to a sprinkler system. The roof is also nearing the end of its life and there are numerous ADA or accessibility issues related the entire building, parking lot and adjacent areas.

Miles stated, "We therefore need to examine the possibility to redevelop both of these properties and build a new facility for Township operations out at the Township Park. This approach has several benefits:

- 1) This would return the properties at Crane and Park to the tax rolls. Its current estimated EAV of \$462,200 would provide \$11,000.00 in taxes back to the community, the school district, the library and other units of government;
- 2) There would be no land acquisition costs, as we have the space at Township Park with the necessary infrastructure; and
- 3) This would locate our Township operation out to the facility that the people of our Township know us best - Township Park - and also will provide new amenities to the park - a potential community room that could be used for meetings, birthday parties, extended use bathroom facilities, a shelter in place for inclement weather for park users, and overall generate parking improvements."

The Township has the opportunity to apply for grants for capital projects in the park, which could help with constructing a new facility. The Township would incorporate this into the development of an overall master plan for the park. Miles also said, "As part of my ongoing effort to streamline and save money, we will be starting to take a look at some of our Township operations that can be streamlined or combined to save money. The Township has already moved the Township Highway Commissioner to a part time position, in addition to the Supervisor and Clerk, saving money on salaries and operations costs as services are combined. There could be additional savings realized."

Miles also said in support of the redevelopment approach, "We also have a community and a neighborhood interested in residential and infill development in Edwardsville, with the City encouraging small lot development in the older parts of town."

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Miles anticipates working closely with the City of Edwardsville to coordinate the redevelopment of the property at Crane and Park with a goal towards redeveloping the property to enhance the neighborhood, create additional housing opportunities for the Township and to help build on the downtown's redevelopment as a destination for families and others, emphasizing that we would put the properties back on the tax rolls.

Miles proposed working with Township Trustee Gary Head, who is a neighbor of the Township facilities at Park and Crane, and with Trustee Randy Williamson to identify funding sources, both internally and externally, to move towards a potential redevelopment and or sale of these properties and to relocate Township facilities to the park. Miles cautioned the Board that, "This effort will not happen overnight, these state grant cycles begin just after the first of the year, so we will need to also take steps to remediate the pending health and safety code issues at the township building now using the priorities as developed by the Henderson Associates report."

The Board then voted 4 to 1 to pursue the redevelopment or sale of the properties. Trustee Kenny Krumeich voted no but offered no alternatives or comments during the meeting.

Miles said after the meeting that "My first priority will be to work towards remediating the code and safety issues that exist now at the office building to ensure the health and safety of our employees. The next step will be to meet with City officials to discuss redevelopment options and to talk with area real estate professionals and others about a potential sale or other options."

Area resident Steve Jellen addressed the Township Board during the public comment portion of the meeting. Jellen stated he was there to ensure that the Board acted with the people's support. Jellen also stated the possibility of offering the question to the voters of the Township.

"I welcome the input of Mr. Jellen," said Miles when asked about Jellen's comments at the meeting. "This has been an open and transparent process all along and I support the desire of Township residents to be involved in the future of the building. However, repairing our current office building and expanding to meet the needs of the community involves costs that would be potentially paid for by the property tax the Township levies on our residents. Increasing resident's taxes is my last resort. We will ensure Township residents are aware of all the facts regarding the building and all of the issues we face."

Edwardsville Township is comprised of the City of Edwardsville, Village of Glen Carbon and unincorporated areas just outside of these two municipalities. The Township Supervisor's office is located at 300 West Park in Edwardsville and is open from 8:30 a.m. to 4:30 p.m. on Monday and Friday and from 8:30 a.m. to 6:00 p.m. on Tuesday, Wednesday, and Thursday.

Learn more about Edwardsville Township online at www.edwardsvilletownship.com or contact the Township Offices by phone at 618-656-0292.

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