
From: Joe Popp
Sent: Tuesday, November 21, 2006 4:09 PM
To: 'aprechaska@yorkville.il.us'
Subject: FW: Regional detention, Brisol Bay

From: Joe Popp
Sent: Tuesday, November 21, 2006 4:07 PM
To: 'aprechaska@yorkville.il.usa'
Subject: Regional detention, Brisol Bay

Art,

As you are aware Lay Com is the owner of property south of Galena Rd., currently designed to become part of the Regional Detention facility. I have been approached by Centex regarding an easement to facilitate the City with construction.

Please be aware that Lay Com is not obligated to release any property for this detention.

It is my understanding that Centex has agreed to furnish the property when they take title.

Centex is not required to close with me until April of 2008. However I would be willing to close earlier if Centex requested it.

Please take this into consideration before taking action on future subdivision plats.

Given the current market conditions, I don't believe Centex has any intention on ever closing on the property.

Please call me to discuss. 630-966-0397

Joe Popp

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Checked by AVG.

Version: 7.5.552 / Virus Database: 270.10.6/1888 - Release Date: 1/12/2009 7:04 AM

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Version: 7.5.552 / Virus Database: 270.10.6/1888 - Release Date: 1/12/2009 7:04 AM

From: Joe Popp
Sent: Wednesday, December 13, 2006 10:46 AM
To: 'aprochaska@yorkville.il.us'
Subject: Bristol Bay

Art,

I spoke with Jim Berry of Centex this morning regarding the regional detention. Jim informed me that Yorkville is willing to trade Centex's obligation for dedication and or easement of detention land for cash to construct outfall. While this may be a short term solution to funding the outfall, I believe it would be a mistake. If Centex is not held to it's current obligations, they will never close with me, therefore the promised land will not be dedicated as planned. The net effect for Centex is for \$300,000 (number quoted from Jim) Yorkville gives them an out on \$3,500,000.00 they owe me for the land. That makes good business sense for Centex. Why continue to spend money on a project that won't happen if Centex is allowed to skate. Please understand my intentions are to see this project through as planned, however as a landowner, buisnessman and a member of the community, I can not agree on a annexation ammendment that allows this to happen.

Please call me at your convenience to discuss.

Joe Popp
630-966-0397 office
630-404-0397 cell
630-553-2054 home

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Checked by AVG.
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