

Chatter BOX

Kids' Day June 11

Children's Day in Arcola has been moved to June 11, according to Mayor Jesus Garza. He said there will be pizza, hot dogs, pop corn, a bounce house and "all kinds of activities." He hopes the splash pad is back up and running. He noted that the school district has helped out with fliers and older students will be providing face painting.

Escamilla graduates

Augustana College recognized 624 participants at the college's 163rd commencement ceremony Saturday, May 27. Recognized participants included Hector Lozano Escamilla from Arcola, who studied public health.

Hat's off

The following students have been named to the spring 2023 President's List and Dean's List at Southeast Missouri State University: Cameron Ochs of Tuscola and Erika Vandever of Arcola.

Class of '58 reunion

Arcola's Finest – The Great 58s – will celebrate their 65th reunion on Friday, August 18 at 4:30 p.m. at Shae's. Looking forward to our usual good times together. All other classes in school with us, please stop by and say hi.

Senior potluck

Arcola Seniors are invited to attend a Potluck Lunch at the Arcola Senior Center on June 16. Lunch will begin at 11:30 a.m. Seniors may bring a dish to share.

Monahan updates city on 'Broom Palace' proposal

Pat Monahan was in front of the Arcola City Council again Monday to further discuss a proposed Broom Palace on the old Metropolitan Block downtown.

The city discussed the proposal in a committee meeting. No commitment was made by the city, but several officials commented outside of the meeting that they think it's a great idea.

Monahan said he's hopeful that the Arcola Investment Corporation will take ownership of the building and manage it. He said the corporation's leadership is interested but will need a consensus from their 41 shareholders. "I think they will do it," he said.

He said the group, which was formed to purchase and fix up commercial properties, has \$50,000 on hand and an annual budget of

See **BROOM PALACE** on page 4

Green Mill Village plans \$4.5 million housing deal

Hopes project will spur commercial development

The City of Arcola agreed Monday to provide more than \$400,000 in tax increment financing (TIF) incentives toward a \$4.5 million housing proposal at Green Mill Village.

Cassie Yoder, marketing director for Green Mill Village, indicated that the 12-unit apartment and six duplexes slated for the project will be aimed at middle-income families. The project calls for commercial development as well.

She introduced developers Shawn and Austin Tabeling of Mahomet, who are tasked with building the homes. She said they have completed several projects in the region, including one in Sullivan, and understand the dynamics of small towns.

Andrew Bequette, city attorney, said he has worked with Tabeling Development before and that it was a positive experience.

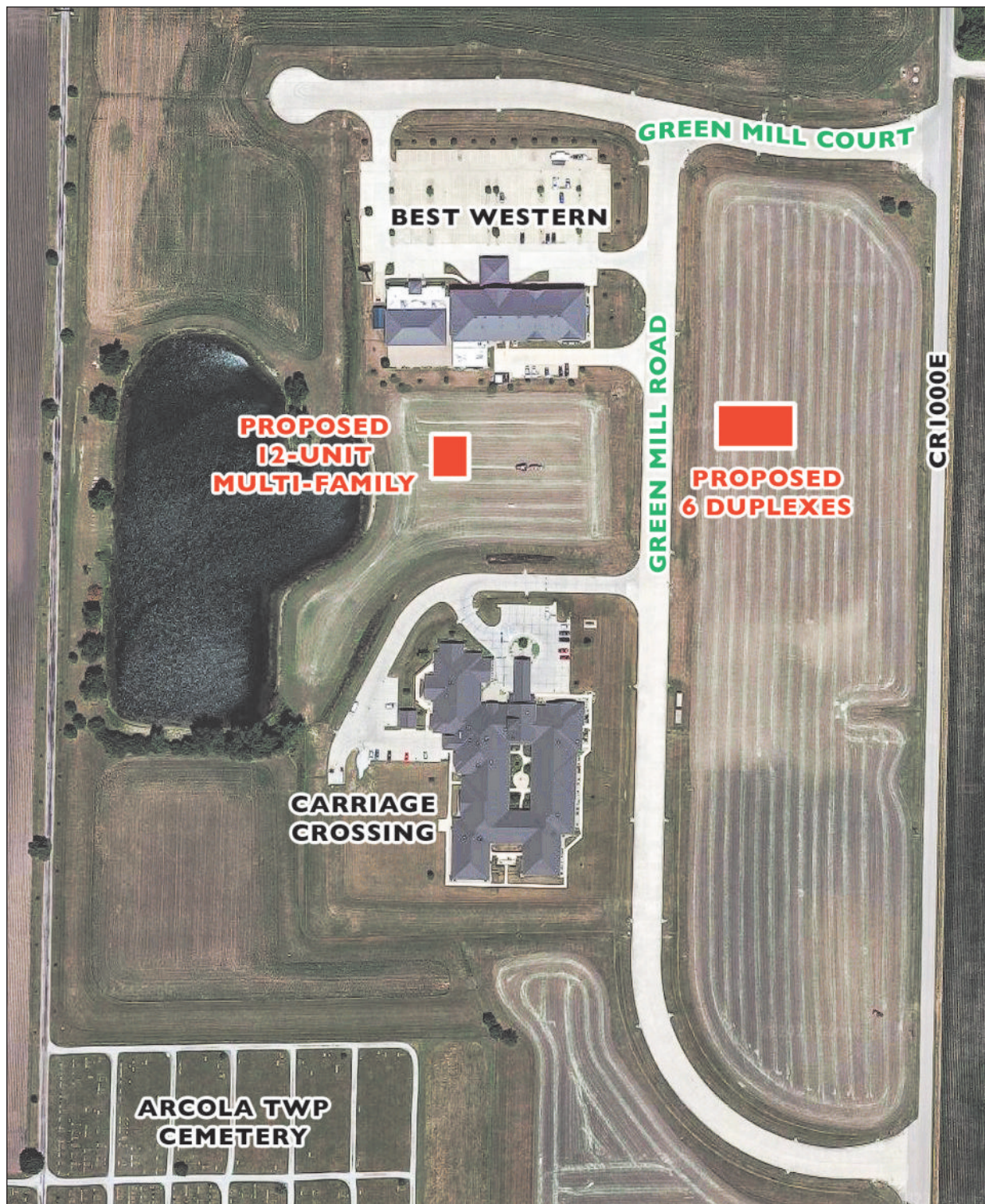
The incentives recommended by the TIF committee includes \$80,000 a year for five years toward eligible expenses. Starting in year six, the city will rebate 65% of the property taxes for the remainder of the life of the TIF district.

Construction for Green Mill Village began 15 years ago, and the city spent \$2.5 million in TIF funds then to put in roads and water/sewer lines. The project was budgeted at \$30 million [more than \$42 million today, adjusted for inflation].

While a hotel and assisted living facility were built on the 63.5-acre resort, many of the proposed amenities never materialized. Original plans called for a restaurant serving locally sourced organic beef and chicken, an "adventure center," a mill, a solar- and wind-energized spa, Amish tours, a farmer's market and a 1940s car that would run off recycled oil from the restaurant.

Yoder said Monday that the area adjacent to the Arcola Township Cemetery is prime real estate and can help attract a workforce and "grow the school." The project checks several boxes for goals set by ACED, Arcola Community and Economic Development.

She said economic growth in the community relies on additional housing. Between the balance of



THIS SATELLITE IMAGE of Green Mill Village shows the approximate location of two housing projects budgeted at \$4.5 million. The city has committed more than \$400,000 in incentives for the project.

commercial and residential development, "What comes first?" she asked. "What makes the most sense?"

Tabeling Development is actively marketing commercial lots at the site on its website. Shawn Tabeling said the focus is on workforce housing. He said he thinks it will be "a popular, attractive site."

In other development news, the city's monthly zoning report had seven construction permits total-

ing \$212,800 in improvements. There were also two variances/special use permits.

Construction permits are: Brenda Cortez, a shed in the 600 block of South Elm valued at \$4,000; an addition for Arcola Coin Wash in the 200 block of South Chestnut valued at \$44,850; a sign for Dollar General; a shed for Fabian Herrera in the 200 block of Tyler Drive valued at \$7,200; an addi-

tion for Lucas Hensley in the 200 block of West Washington Court valued at \$18,000; an addition for Paul Harshbarger in the 700 block of Dogwood Drive valued at \$112,500; and an addition for Juan Garza in the 1000 block of Robin Lane valued at \$26,250.

Also approved was a setback variance for Dannie and Glenda Yoder in the 400 block of West Jefferson and a zoning change from B-1 to R-4 for Juan Garza.



KIDS ENJOYED the new splash pad at Moore Park, but the city closed the feature out of liability concerns after several children fell on the concrete. The city is working with the contractor to improve the grip of the surface.

Splash pad or splat pad?

City continues to work on feature kids have 'fallen' for

Arcola City Administrator Bill Wagoner reported that the surface of the new splash pad at Moore Park was repaired but that the result was not satisfactory. The surface is not as slippery as it was on opening day, he said, but a "test run" with 15-20 kids Monday proved that there is more work to be done.

He said the city paid extra for a non-slip surface and that the contractor and subcontractor will have to "make it right." He said it will be another week or two till the surface is repaired again.

He said he thinks there is not enough sand in the epoxy to provide the grip needed when it's wet.

The kids love the new water feature even though many of them have slipped. "You can't knock the smiles off their faces even when they're falling," he said.

He also told the Arcola City Council in committee that security cameras will be installed at the splash pad and restrooms at the park. There has been vandalism at the park, he said, and the cameras will hopefully make people "more mindful and knock it off."

Mayor Jesus Garza added that the cameras can be set to send a text message to officials every time the restroom door is opened.

Wagoner said the cameras

will record, so if there is vandalism, officials will be able to see who was in the area. He added that the restroom cameras will be outside, not inside.

IN OTHER BUSINESS, the city held its annual appropriations hearing before passing the ordinance. City Attorney Andrew Bequette explained that the appropriations budget does not reflect what the city intends to spend. The regular budget does that.

The appropriations budget sets the maximum amount that the city can spend if it needs to and funds are available. He said it provides a

See **SPLASH PAD** on page 4