

SPECIAL MEETING OF THE MARSEILLES CITY COUNCIL
CITY OF MARSEILLES, ILLINOIS

PUBLIC HEARING ON
ANNEXATION AGREEMENT AND ANNEXATION ORDINANCE

REPORT OF PROCEEDINGS had at the public
hearing before the Marseilles City Council of the
City of Marseilles, taken before Kelly A. Siska,
Certified Shorthand Reporter, Registered
Professional
Reporter, and Notary Public, commencing at 6:00 p.m.
on November 5th, 2025.

PRESENT:

MARSEILLES CITY COUNCIL
Members: Mr. Jim Hollenbeck, Mayor
Ms. Lesley Hart, City Clerk
Mr. Bobby Kaminski
Ms. Melissa Small
Mr. Mike Scheib
Mr. Jim Buckingham

MARSEILLES PLAN COMMISSION AND
ZONING BOARD OF APPEALS
Members: Mr. Brad Miller,
Chairman
Mr. Brad Cresto
Ms. Karen Stillwell
Mr. Bob Hauge
Mr. Don Weber
Mr. Bob Morebeck

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Mr. Corbin Webster

APPEARANCES:
CONSTELLATION ENERGY GENERATION, LLC
Mr. Ryan Tozer Mr.
John Van Fleet
Mr. Michael Aplington
Mr. Gregory Smith

ALSO PRESENT: Ms. Christina Cantlin, City Attorney
MAYOR HOLLENBECK: We're going to call the meeting
to order here. I've been told everybody's inside.
I'd like to thank everyone for coming 4 tonight.
Your interest in this project and annexation 5 is
certainly appreciated.

Again, I want to remind everybody to
please

turn off your cell phones, and I'm going
to turn it 8 over to the Zoning and Plan
Commission Chairman, Brad

Miller, to open his meeting.

MR. MILLER: Thanks for coming. 11 Call the
meeting to order. Roll call,
please, clerk.

MS. HART: Brad Miller.

MR. MILLER: Here.

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15 MS. HART: Brad Cresto.

16 MR. CRESTO: Here.

17 MS. HART: Karen Stillwell.

18 MS. STILLWELL: Here.

19 MS. HART: Bob Hauge.

20 MR. HAUGE: Here.

21 MS. HART: Don Weber.

22 MR. WEBER: Here.

MS. HART: Bob Morebeck.

MR. MOREBECK: Here.

MS. HART: Jim Hanlon.

Corbin Webster.

MR. WEBSTER: Here.

4 MS. HART: Scott Caselli.

5 And Jim Barnes.

6 MR. MILLER: Okay. At this time I'd like
to turn

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it over to the plan commission attorney,
Nathan 8 Washburn, for a few things to
say.

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MR. WASHBURN: Good evening. I'm Nathaniel
Washburn. I'm the attorney for the Marseilles
Zoning
Board of Appeals and Plan Commission. As you
can see
from our agenda, we do have public comment,
which is 13 required for any open meeting per
the statute.

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The plan commission tonight is holding a
meeting because there is a majority of a
quorum
present and in attendance for the special
meeting of
the city council. Public comment is
meant for agenda 18 items, and our only
agenda item this evening is our
own attendance at the city council
special meeting.

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If anybody would like to make a comment,
they are, of course, welcome to.
However, any

comments for the annexation or any
annexation agreement hearing that is
going to be pending momentarily before
the city council would be best reserved
for that public hearing so it makes it
into the record, as the plan commission
meeting is not going to be directly a
part of that public record for

that hearing. But now would be the opportunity if
there was anything specifically for the plan
commission meeting if anybody wanted to make a public
comment. However, I would preserve that for the
public hearing. Thank you.

MAYOR HOLLENBECK: Now we'll call the
special

meeting of the Marseilles City Council to
order.

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11 Clerk will read the roll.

12 MS. HART: Mayor Hollenbeck.

13 MAYOR HOLLENBECK: Here.

14 MS. HART: Commissioner Kaminski.

15 COMMISSIONER KAMINSKI: Here.

16 MS. HART: Small.

17 COMMISSIONER SMALL: Here.

18 MS. HART: Scheib.

19 COMMISSIONER SCHEIB: Here.

20 MS. HART: Buckingham.

21 COMMISSIONER BUCKINGHAM: Here.

22 MAYOR HOLLENBECK: I'm going to turn it
over to our city attorney, Christina
Cantlin, for opening comments.

MS. CANTLIN: Good afternoon, folks. Thank
you, everyone, for coming.

we have a couple of housekeeping rules that

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4 we're going to share with you tonight.
We've got a

5 full house, as you can see, so I'm going
to run

6 through those rules with all folks here
tonight.

7 Any individual who would like to speak
8 should have checked in upon arriving at
the hearing

9 this afternoon. Speakers will be called
in the order

10 of check-in. However, we've added some
additional

11 check-in sheets, so folks that checked in
later may be 12 a little out of order, so
we appreciate your patience.

13 So please listen for your name when it's
called.

14 The city clerk is going to call up

15 individuals three at a time. You're
going to come to

16 the podium to speak, and you're going to
line up
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17 against the wall right there to my
 immediate left

18 (gesturing). So speaker one will come to
 the podium

19 when called, speakers two and three will
 be in line 20 against the wall. Please
 keep an appropriate distance 21 from
 each speaker.

22 If you did not check in but would like to
 speak, please quietly proceed back to the back
 corner. Catherine will be there to assist you to get
 on a sign-up sheet.

 All individuals are going to be allowed the
 opportunity to speak. The goal of this hearing
today 4 is to hear from the public. Comments must be
related 5 to the matter we are here to discuss this
afternoon,

6 which is the annexation of approximately 716 acres to
7 the City of Marseilles. Any individual making

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8 comments not related to the annexation or the 9
annexation agreement will be requested to return to
10 their seat.

11 If you agree with comments made by a
12 previous speaker, you can just state that
you agree.

13 we're going to ask that comments not be
repetitive to 14 ensure that we get
through all parties who would like 15 to
speak today.

16 All individuals offering testimony will
17 need to stand and be sworn at the
beginning of the 18 public hearing. I
will do that at the conclusion of 19 the
housekeeping rules.

20 All questions for Constellation will be
21 addressed at the end of the public
hearing comment

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portion of the meeting. Constellation
may consolidate similar questions for a
more efficient response.

Constellation will be keeping track and recording all
the questions that are asked from the public.

Following Constellation's answers to all
questions, each commissioner will then have an
opportunity to make their own individual comments.

In terms of running an efficient meeting, it is
this council's suggestion, to get through

everyone, that the speakers limit their
testimony or

comments to five minutes or less. To be
clear, this

is not a rule. Our goal is just to make
sure that

every effort is made to have an efficient
and fair

process and have everyone have the
opportunity to

speak today.

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13 All comments are being transcribed
verbatim

14 by the court reporter who is with us
today. Ms. Siska

15 is sitting in front of us, and it is
important for the

16 court reporter that you speak clearly
into the

17 microphone. The court reporter cannot
take down

18 multiple conversations at the same time.
Please

19 ensure that only one person speaks at any
given time.

20 Also, keep in mind the court reporter
cannot take down

21 any hand gestures or the shaking of a
head. The court

22 reporter also will not take down any
outbursts. The court reporter, for
purposes of this transcript, would
appreciate if you could state your full
name and spell

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it so it's accurate in the record.

4 The hearing is also being video recorded
and live streamed for any individuals who could not
attend the hearing today. Just a reminder that
5 anyone
who is watching on the live-stream version will not
6 have the ability to participate. The only option
to 7 participate was to be here in person today.

8 As the mayor suggested, please make sure
to

9 silence your phones, and we will now
proceed to turn

10 it back over to the mayor.

11 MAYOR HOLLENBECK: Thanks, Christina.

12 Constellation, I believe you have some
13 opening statements or comments.

14 MS. CANTLIN: If everyone who is going to speak 15
could please stand and raise their right hand.

16 (Whereupon, participants sworn.)

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MAYOR HOLLENBECK: Now I'll
entertain a motion to

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start our special meeting, the
public hearing.

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MS. HART: I'll make a motion to
open the 20 meeting.

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COMMISSIONER KAMINSKI: I'll second.

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MAYOR HOLLENBECK: Any discussion?
Clerk.

MS. HART: Mayor Hollenbeck.

MAYOR HOLLENBECK: Aye.

MS. HART: Commissioner Kaminski.

COMMISSIONER KAMINSKI: Aye.

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MS. HART: Small.

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COMMISSIONER SMALL: Aye.

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MS. HART: Scheib.

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COMMISSIONER SCHEIB: No.

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MS. HART: Buckingham.

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COMMISSIONER BUCKINGHAM: Aye.

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10 MAYOR HOLLENBECK: Okay. Now I'll turn it over
11 to Constellation.

12 MR. TOZER: Good evening, everyone, and members 13
of the commission. My name is Ryan Tozer. I'm the
14 local government affairs manager for Constellation.
15 with me here is John Van Fleet, the site vice
16 president for LaSalle Clean Energy Center; Mike
17 Aplington, the director of commercial project 18
management for Constellation; and Greg Smith, our
19 outside legal counsel.

20 Constellation is thrilled to appear
before

21 the city council this evening to discuss
an annexation

22 agreement to bring approximately 175
acres of

Constellation-owned land into the City of Marseilles.

The agreement represents a partnership between the

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4 City and Constellation for economic growth. The
5 annexation of this property represents a once-in-a-
6 generation opportunity for the City to
7 achieve multiple goals, including growing its
8 boundaries south of the Illinois River, securing new
9 revenue sources, creating good-paying, high-quality
10 jobs, and putting rules of the road in place for
11 development these opportunities.

12 Tonight we will explain our company's
13 pro-growth strategy, the development of an
14 emerging
15 technology district that creates the
16 opportunity for
17 economic development while protecting the
18 local 19 community and the financial
20 safeguards for the City of
21 Marseilles.

22 I would like to now introduce
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John Van Fleet, site vice president of
LaSalle Clean 17 Energy Center.

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MR. VAN FLEET: Good evening. As Ryan said,
my name is John Van Fleet, and I am the site
vice president at the LaSalle Clean Energy
Center.

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It's an honor to be before you tonight. Many
of you

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have family, friends, and neighbors who have or
currently work at our nuclear station.

Every day the two boiling water reactors in
LaSalle County produce a combined 2,320 megawatts of
zero emission electricity. Over 725 men and women
work every day at our station. This includes

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professional and union employees.

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At one time, under previous ownership,
the

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Illinois nuclear fleet was at risk of
closing, but

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that is no longer the case. We are a
pro-growth

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8 business under new ownership and, in
order to

9 guarantee long-term operation of our
facility, we're

10 becoming a clean energy center, rather
than just a

11 nuclear station. Our growth protects
trade and craft

12 jobs and renews our commitment to the
community.

13 This community is important to me and

14 my colleagues. I grew up within 20 miles
of the

15 plant. My father-in-law worked at our
plant for over 16 30 years. I've been
able to provide for my family by

17 working at the plant for 20 years.

18 we have refurbished and improved over

19 100 homes in the area in conjunction with
the

20 United Way. We provide scholarships to
the Ottawa,

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Seneca, and Streator schools and support
local food

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pantries. But, most importantly, every
day we produce clean and reliable energy
24 hours a day while maintaining
excellence in safety in operations.

I'll now turn it over to my colleagues,
Mike Aplington and Greg Smith, so they can discuss
the annexation agreement and community economic
benefits.

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MR. APLINGTON: Good evening. I'm Michael

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Aplington. I'm the director of commercial
project

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management for Constellation. Thanks to the
city 7 council and planning commission for
considering our 8 request tonight.

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Constellation acquired several properties

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south of the Illinois River due to their
proximity to

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11 LaSalle's Clean Energy Center and the
potential to 12 develop these with
compatible uses.

13 We're proposing to annex these properties
14 totalling over a square mile into the
city so that we

15 can market to and attract customers. The
vicinity of

16 these properties to LaSalle Clean Energy
Center allows

17 Constellation to pursue development in
partnership

18 with the City and regional community.
Also, the

19 location of these parcels near to the
nuclear station 20 provides security and
increase operation standards. 21

Constellation has always viewed itself as
part of the 22 community.

To this end, we discussed annexation with
the City and listened to what the City said, that

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development should protect our small town way of
life, that the City must be financially protected,
that no TIF district be used in financing, and that
the City

4 would like to avoid significant financial
risks.

5 The annexation agreement before the city
6 council achieves all of these goals and
includes

7 development provisions and incentives
which are 8 necessary for Constellation
to obtain customers for

9 the development of this land.

10 The reality is that Constellation,
11 Marseilles, and LaSalle County are
competing with

12 other states, counties, and cities to
attract

13 development in the vicinity of large
volumes of clean,

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14 carbon-free, and reliable electricity.
Other nearby

15 states and other municipalities in
Illinois are

16 working very hard to attract businesses
that would

17 bring investment and job creation. But
we want

18 economic development in LaSalle County
and near our

19 station to ensure operations for decades
to come at

20 LaSalle Clean Energy Center. We also
want to improve

21 the region's economic opportunities
through

22 partnership and planned growth.

while we do not currently have a customer
for this property, it is essential for our potential
customers to know the community is open for business
and understand that the rules -- what the rules will

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be when they get here. The annexation agreement
makes

4 this location more competitive.

5 Thank you. I'll turn it over to Greg

6 Smith, our outside counsel for
Constellation, to

7 summarize the key terms of our annexation
agreement.

8 MR. SMITH: Thank you. I'm an attorney
with the

9 law Firm Elrod Freedman and outside legal
counsel for 10 Constellation in this
matter. Thank you all for being 11 here
this afternoon.

12 As Ryan, John, and Mike have indicated,

13 Constellation has agreed to bring
approximately

14 715 acres of its property into the city
of Marseilles.

15 Constellation is willing to do so because
the City

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16 commits in the annexation agreement to
amend its
17 comprehensive plan to encourage
development of
18 emerging technology uses on
Constellation's property
19 and because the City will amend its
zoning code to
20 create a new emerging technology zoning
district to
21 allow for development of uses, including
electronics
22 manufacturing, storage facilities,
fabricating uses, data centers, research
and laboratory facilities, offices, and
power generation. These are critically
important terms that set the table for
future development, and they were
negotiated with the City to be the rules
of the road for the development of this
4 property.

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The agreement calls for Constellation to pay the city \$10 million over five years with payments of \$3 million in years both one and two, \$2 million paid in year three, an additional payment of \$1 million in years four and five with deductions in the final two years for property taxes and utility taxes paid. These payments by Constellation demonstrate its willingness to invest in Marseilles, provide a significant new revenue source for the City to achieve its goals, and to meet the City's desire to be financially benefited by the annexation of these 16 properties.

Along those lines, the agreement also

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places the responsibility on
Constellation to pay for

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water extensions and sewer extensions
necessary to

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serve the development. Constellation
will also pay

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for the relocation of a portion of 2553rd
Road, should 22 relocation be desired.

Again, these terms show that

Constellation is a good partner to the
City by taking on cost of public

improvements that would otherwise be

paid by the City.

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The agreement also includes a list of
building code requirements agreed upon which are
primarily 2024 international codes applicable across

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large portions of the state and elsewhere, which will

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regulate future development. Most of the codes that

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the development on this property will be subject to

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8 are more up to date than the City's on-the-books 9
codes, meaning that the development will meet even
10 newer standards.

11 Relatedly, the agreement also includes a
12 agreed-upon building permit fee of .23
cents per

13 square foot for tenants improvements and
required

14 reimbursement of the City's third-party
costs for plan

15 and permit reviews. Again, these terms
shift 16 financial obligation off the
City and onto the

17 development itself.

18 The agreement has the City and

19 Constellation entering into rebate
agreements with

20 respect to property taxes, utility taxes,
and sales

21 taxes. A rebate would only be given by
the City if it

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receives these new revenues from the development. For property taxes, the rebate would only be paid after the City receives \$2.5 million of property taxes in a

given year, with that amount increased by a 3 percent compounding factor annually.

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For utility taxes, the rebate would only begin after the City receives \$5 million of utility

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tax revenue, with that base amount also being

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increased by 3 percent compounding annually.

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For sales taxes, the City would split them

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75 percent to 25 percent up to a cap of \$1.2 million,

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again with that cap compounding at the same 3 percent 10 annual rate, with the amount over the cap being fully

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rebated to Constellation.

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The rebates would be in effect for

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40 years. That term is long enough to
allow for the

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design, construction, and ramp-up of new

development 15 on these properties and

to last for most of the useful

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life of the constructed buildings.

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Constellation received feedback that

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incentives for this length of time are

key to 19 attracting development

interest that has not otherwise 20

occurred.

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The structure of the rebates demonstrates

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Constellation's willingness to partner

with the City, as only new City taxes

will be rebated and the City will keep a

significant portion of the new taxes for

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itself, allowing it to further enjoy the economic
benefits of the development of the property.

4 Finally, the annexation agreement itself
will have a term of 20 years, as allowed
by law.

5 And I'll turn it back to Ryan Tozer.

6 MR. TOZER: Thanks, Greg.

7 So to put this all in perspective, this

8 agreed-to annexation package creates
economic

9 development and growth in the regional
community while

10 providing Constellation Energy a
competitive edge to

11 attract customers who demand speed to
market for

12 themselves. There is no financial risk
for the City.

13 At worst, the City obtains \$10 million and
brings

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715 acres into its borders. The proposed agreement 15 does not require the City to spend any money or take 16 any risk.

Before closing, I do want to address a series of questions that I've been recently asked.

First, one question I have received is, Are 20 you building a data center? The answer is, while

these terms do allow for development of a data center,

it does also allow for other industries. We currently do not have a customer. Let me repeat that. We do not have a customer, but this annexation gives us a competitive advantage for attracting a customer that would bring us significant jobs and investment.

Second, will this raise local energy prices? Like you, I have seen my monthly energy bills

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5 go up. Unfortunately, that is something we cannot
6 control. Over the past two decades, the cost of
7 creating electricity, also called generation, has
8 remained relatively flat. The cost of electricity
9 delivery delivered to homes and businesses is not
10 controlled by Constellation Energy. However, the
cost 11 of delivery or distribution has greatly
increased.

12 And then, lastly, How will Constellation
13 protect the community? Constellation
Energy has

14 purchased a large swath of land so that
wetlands near

15 the river can be protected and berms and
other 16 environmental attributes can be
created to provide 17 screens and
buffers to the development.

18 In closing, I want to thank the city
19 council and planning commission for
holding this
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hearing. Constellation is committed to
this community

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and a strong partnership that will bring
jobs and

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generational development to our city.

Our team looks forward to listening to
public discussion including answering
questions from this special meeting.

Thank

you.

MAYOR HOLLENBECK: I'll now ask our clerk to
call the first person to testify, and we'll have two
on

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deck along the wall, please.

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MS. HART: First, we have Joe Bruno, then Karen 6
Stillwell, and third will be Larry Cowie. 7

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MAYOR HOLLENBECK: Joe, you're up, if you want to
talk.

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MR. BRUNO: Not now.

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10 MAYOR HOLLENBECK: Not now? Okay. I guess, 11
Karen, you're up.

12 MS. STILLWELL: My name is Karen Stillwell.

13 K A R E N, S T I L L W E L L. I'm a member of
the

14 planning commission and the zoning board of
appeals.

15 I volunteered in those positions for many
years. 16 Actually, Patty Smith was our mayor
at the time. Some 17 of you may not even know
Patty.

18 My history with Marseilles goes back to the 19
early 1900s. My great grandfather came here from
20 Wales. My grandmother, at age 2, was never allowed to
21 speak Welsh. You're an American. You speak English.
22 That's kind of my history and how I've been raised.

I've lived in Marseilles all of my life,
although part of it was out in the country on a farm,

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still Marseilles. I've seen opportunities pass
our small community by more times than I like to think
about. We have a wonderful community. We have 4
wonderful people. We have great leaders. This
5 opportunity that Constellation has served up on a
6 silver platter, I want to thank them for that. I see
7 an opportunity for a lot of jobs, for growth.

8 We're not going to become an urban
center,
9 by any means, but our town is going to
get an 10 opportunity to grow. Our
young people may stick 11 around.

Wouldn't that be wonderful?

12 We've seen nothing but good things come
13 from Constellation, from the power plant.
My children
14 were raised on that money. My husband
was there in 15 '79 when there were only

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some beams that looked really 16 scary
to me.

17 Couple things that I do -- and I may be out 18 of
turn. If I am, forgive me. Some things that I've
19 heard -- some of the information that was given to
20 the planning commission and to the council members got
on
21 Facebook. Everything gets on Facebook somehow. And
22 there was some questions about FOIA requests. I've
read this. I've spoken to some of the attorneys.
And my understanding -- and I just want you to
correct me

if I'm wrong, but if there's a FOIA request, you're
asking us to forward it to your financial -- your
legal people because you have proprietary
information,

4 you have safety information, you have patented
5 information, I'm sure, that no corporation on the

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6 planet would want handed out to anyone. Am I
correct?

7 That's why there's that paragraph in our information
8 regarding FOIA.

9 MAYOR HOLLENBECK: Karen, I think they're going
10 to take note of the questions. They're going
to 11 answer them all toward the end so we can
move along.

12 MS. STILLWELL: That's fine. Okay. I'll stop.
13 Thank you much and welcome to Marseilles.

14 MAYOR HOLLENBECK: Larry?

15 MR. COWIE: My name is Larry Cowie, C O W I E.

16 I've been a resident of Marseilles for 50
years. I'm

17 addressing you this evening to voice my support
for

18 the annexation of property by Constellation
Energy

19 Generation. The city of Marseilles residents,
based

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20 on 2024 EAV numbers are responsible for
approximately 21 74 percent of the property
taxes paid to the City.

22 Thirteen percent are paid by properties classified as
commercial and 12 percent are paid by those
classified as industrial.

By contrast, the Marseilles Fire Protection
District, which encompasses only half of
Constellation's LaSalle generating station, has a

4 residential property tax contribution of
28 percent

5 and an industrial property tax
contribution of

6 63 percent.

7 Seneca Fire, who has the other half of the
8 generating station, has the residential
burden of 9 17 percent. Seneca High
School which has all of it, 10 13
percent. And Seneca grade, 10 percent.

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11 This is not to imply that the proposed
12 developments would be on a scale of the
nuclear
13 generating station but to illustrate the
value of
14 diversifying the tax base. The taxing
body that
15 relies predominantly on residential
property taxes is
16 not sustainable. If there were to be a
\$10 million
17 increase in the taxable EAV of the
industrial
18 commercial tax base of the City of
Marseilles, it
19 would result in a decrease in the
residential tax
20 burden by 7 percent to 67 percent.
21 By comparison, the City of Ottawa
22 residential tax burden is now 72 percent;
LaSalle is 67 percent; Peru, 56 percent;
Utica, 51 percent; and

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Mendota 63 percent.

4 The common complaint is that the taxes in
Marseilles are too high. But looking at these
5 numbers, you can see that the high taxes are not
6 caused by out-of-control spending by government
body,
7 but by the fact that the burden is carried by the
8 residents.

9 I have no idea what the value of the
proposed developments will be, but I think
10 it's a safe 9 bet that they will be
substantial.

11 I have seen some public comments critical
of the tax rebate included in the
annexation

12 agreement. The way I read it, and was
confirmed by

13 the gentleman earlier, this would kick in
if the

14 City's portion of the tax bill for the
development
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15 exceeds \$2.5 million. I was curious as
to what EAV

16 and levy combination would trigger that
rebate. I did

17 some quick bag-of-the-napkin math here.
And using

18 2024 EAV numbers and the City's 2024 levy
at

19 1.9 million, if the City were to double
their tax

20 level to 3.8 million, it would take a
development EAV

21 of \$166 million to trigger the rebate.
If that would

22 happen, the residential burden would then
be

26 percent and my city tax would go from \$921 to \$627.

If the city would only levy one and a half times of
its 2024 levy, or 2.8 million, the EAV of the
development would have to be just over 500 million,
and the burden on residents would be 11 percent and
my

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4 city tax would be \$204. If they left the levy the
5 same at 1.9 million, technically they could pay it
6 all, but regardless of the EAV, and not reach the 7
trigger. This last one would never happen, but it's
8 kind of interesting to think of.

9 How much the City levies and what the EAV
10 of the development would be is unknown at
this time, 11 but it's easy to see that
it would take a lot for that 12 rebate to
kick in, so it's kind of a nonissue.

13 Unfortunately, this increase in EAV would
14 not have a direct impact on the
Marseilles Elementary 15 District.
well, let's look at the reasons why.

16 The most obvious reason why is because that 17
property is not in the boundaries of the school

18 district. But let me explain a little
bit of history.

19 Prior to 1952, the children who lived in
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20 the vicinity of the current nuclear power
station

21 attended Marseilles High School. At some
point, the

22 school administration had a choice.

Create a high school district or become a
unit school district to both grade and
high schools with the boundaries

roughly equal to that of the existing city
boundaries. They chose the latter. Seneca chose the
former. We all know how that decision has worked out.
This is 4 not to cast dispersions on the school
administration

5 at the time but to highlight the missed opportunity.

6 They couldn't see the future, but they felt secure in
7 the fact that we had a thriving town. Nabisco was
8 here, CertainTeed was here, PDM Steel was here, and
9 others. They're now all gone.

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10 No one can predict the future, but
passing

11 on an opportunity guarantees you won't be
able to

12 benefit from it in the future. Think
about how that

13 one decision denied an opportunity, an
opportunity

14 that would have most likely changed the
fortunes of 15 the school district,
literally and figuratively.

16 Much has also been said about the general
17 terms of the agreement and the City
should be calling

18 the shots. I've had the good fortune for
the last

19 36 years to be a witness to the
relationship between

20 our local taxing body that includes the
nuclear power

21 station and Constellation Energy and
their

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22 predecessors. I have found the companies
to be fair in their offerings. They
understand they will pay taxes. They
have no problem paying taxes. They just
want to make sure they don't get taken advantage of.
They want to be good corporate citizens. Let them be.
Take a look at the surrounding taxing
4 bodies that rely on them for their tax revenue. They
5 seem to be doing okay, living under similar terms to
6 what is proposed here. From what I have outlined
this
7 afternoon, it is crystal clear the positive benefits
8 the annexation and development of this property
will 9 have to the residents of the city.
10 I'm a realist, and this development is
11 going to happen, whether here or
somewhere else. Any
12 of the purported negative effects on the
consumers may
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13 still happen, but why should we not
receive the 14 substantial benefits of
it on the other side?

15 You all were elected by the residents of
16 Marseilles to represent them in matters
pertaining

17 the the operation of the City. There are
tried and

18 true processes in place which gave you
the tools

19 and knowledge to make decisions. You
have a

20 responsibility and obligation to be an
active

21 participant in those processes. while
you most

22 certainly can and should solicit feedback
from the citizens, as we are blessed to
be doing this evening, how you vote is up
to you. You need to put emotions

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aside, have vision, and base your decisions on what
is best for the future of the City, even if that
decision may go against what you perceive as popular
opinion.

4 You aren't here to get re-elected. You are here
to
5 put the City on a course of success. It's your
6 fiduciary duty and moral obligation to do so as
a 7 council member.

8 One of you has publicly stated your
9 intention to vote no this evening on this
proposal.

10 A no vote or abstaining this evening can
and will be 11 considered an egregious
violation of your fiduciary
12 responsibility and moral obligation to the residents
13 of the City of Marseilles and call into question
your

14 commitment to the future of this great city and how
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15 serious you are about your role on this council.
This

16 is a win for the City. It's time to start 17
campaigning, acknowledge that win, and start

18 governing.

19 I leave you with this. To anyone who's

20 considering voting against this, I
challenge you to

21 provide the residents a detailed plan to
provide the

22 tax relief to the residents on the scale
that I have outlined here today without
any loss or deprecation to city services.
We don't want sound bites, vague

campaign promises, or hypotheticals. We want a
concrete plan for our future. We'll be waiting but
not holding our breath. Thank you.

4 And if anybody wants -- if you guys -- I
5 have copies of my calculations if you guys
want them.

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MAYOR HOLLENBECK: I'll take a copy. 7

MS. CANTLIN: Ma'am, Just a moment.

We're going 8 to call two more names.

9

MS. HART: We have Jeff Owens and Jeff Olson 10

next.

11

MS. HERRO: I'm Carrie Herro. It's C A R
R I E,

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H E R R O. I am the chairman of the
Ottawa Area

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Chamber of Commerce. And Jay McCracken,
our executive

14

director, couldn't make it here this
evening. There

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is a letter of his support.

16

But I am here to -- on behalf of the

17

chamber to express our support for
Constellation's

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proposed annexation of the 700 acres in
the Marseilles

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city limits. Ottawa Area Chamber of
Commerce is

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20 honored to serve the City of Marseilles
and values our

21 strong partnership with the local
leadership and

22 community. We also share a productive
working relationship with Constellation
and appreciate their continued investment
in Marseilles and LaSalle County.

As the nation's leaders in carbon-free
energy, Constellation exemplifies innovation,
reliability, and environmental responsibility.
Their

4 presence strengthens our local economy, expands 5
employment opportunity, and reinforces the region's

6 commitment for clean energy and
sustainable growth.

7 We respectfully support this proposed

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annexation and look forward to working
together 9 towards continued progress
and ensured success.

MAYOR HOLLENBECK: Thank you.
Jeff.

MR. OWENS: Jeff Owens, O W E N S. I was
going
to speak about the problems with the
school and the
taxes. My good friend, Larry Cowie, has
done that 15 very well.
The only thing I was going to add --
30 years ago I remember a city
commissioner, and he's
passed away now, made a statement about
that land out 19 there. This is real
growth. This is real growth.

And I thought, Okay. I was working part-time for the
phone company. I put the phone lines in out there.
I'm thinking, Boy, is that real growth? It's taken us

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30 years. We have the infrastructure out there.

Finally, we do see real growth.

I know there was some people commenting on
when we annexed land out north, which started back in
the '70s, probably the late '60s. All right. Finally 4
got out there. All towns our size need to grow to 5
sustain themselves.

6 So thank you, Constellation, for this
7 opportunity.

8 MAYOR HOLLENBECK: Thanks, Jeff.

9 Jeff No. 2.

10 MS. HART: Diane Towne is next, and then
we have 11 Brad Swanson.

12 MR. OLSON: Hi, I'm Jeff Olson, mayor of
Seneca.

13 J E F F, O L S O N. Sorry, my voice is
pretty 14 scratchy today.

15 I was just coming on behalf of Seneca

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residents. Of course, Ryan, I've had a lot of

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conversations with you. Obviously, this annexation

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agreement butts up right next to the Seneca city

19

limits; right? It's a lot closer to Seneca residents

20

than Marseilles, and many of them do have concerns

21

what's going to happen with this property

-- you know, 22 there's going to

positive effects. And some of the Seneca

residents have concerns they're going to

have negative effects -- correct? --

depending if it's a

data center or whatever it may become. I

understand we're speaking annexation today; but, you

know, they have concerns on, you know, wells running

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dry, you 4 know, just in the history of data centers,
the noise 5 pollution, things along those lines.

6 And my question is, Constellation, will
you

7 include Seneca residents and those
concerns and 8 questions when the
time comes when you do have a 9
customer?

10 So I wish Marseilles the best of luck. I
11 think there's a lot of great things for
Marseilles

12 that can come from this. And, of course,
as was

13 spoken on earlier, Constellation's been
great for

14 Seneca as well, you know. So, like I
said, there's a

15 lot of positive things that can come from
this for

16 everybody, so -- but those are my
questions. I just

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17 hope Constellation will address those for
the Seneca

18 residents. So good luck to Marseilles.

19 MAYOR HOLLENBECK: Thank you, Jeff.

20 Diane.

21 MS. TOWNE: Diane Towne. D I A N E, T O
W N E.

22 I think this is an important enough
question that it should be put before the city of
Marseilles residents. And that's, you know, can this
be put before the residents for a vote? I think
there's enough people here that aren't just here to
agree and still -- you know, we should have our
voice.

4 Thank you.

5 MAYOR HOLLENBECK: Thank you, Diane.

6 Brad.

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MS. HART: Jonathan Deering is next, and
then 8 Heide Henry, and our last one is
Katie Quigley.

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MR. SWANSON: Yes, Bradley Swanson here. Just,
first and foremost, I want to say I'm all for
the 11 development of the economic community.
I think it's a 12 great thing for the City of
Marseilles.

13

I just have a couple of questions, I
guess.

14

Constellation said that they're keeping
175 acres, I 15 think you guys said, for
their own use. And I know 16 you don't
have customers or businesses coming in
for

17 the other use. What are your plans for the 175 acres?

18 That's one question. I know you're not answering them

19 now, but ...

20

And then the other question is, so when

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other businesses come in or corporations
come in, are

you going to guarantee citizens from
Marseilles, like, a certain percentage of
jobs to be held there?

There's a lot of intelligent people in Marseilles. A
lot of them are in the crowd right here. And I'd
love to know if you have, like, certain information
on that.

I personally have applied for
Constellation

twice and haven't heard anything.

Nothing. You know, 6 no, Go pound sand.

You know, we might be interested.

7 Nothing. I have 27 years of emerging technology
8 experience, and still nothing. So I would love to

hear those answers. Thank you.

MAYOR HOLLENBECK: Thank you, Brad.

Jonathan.

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MR. DEERING: Good evening. Jonathan Deering. 13 I am the base operations manager for the Marseilles 14 training center. We butt up against the west end of 15 this annexation.

16 Some years ago when Constellation took over 17 the plant, we had a long-lasting lease agreement on 18 the east end -- southeast end of our installation with 19 Constellation. Excuse me. Exelon.

20

when Constellation took over, they said

21

that they were going to be looking to be doing a

22

development, and they weren't interested in continuing that lease agreement.

These lands are well apart from where the annexation area is. If this new land is

annexed, is Constellation willing to look back at that lease agreement?

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That's it. Thank you.

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MAYOR HOLLENBECK: Thank you, Brad.

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Heidi.

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MS. HENRY: Hi, Heidi Henry, H E N R Y.

7

My question is -- we're all so excited for

8 opportunity to come to Marseilles.

We've needed it

9

for so very long in the 35 years I've lived here. In

10

that area where you're planning to develop, when I

was 11 a child, I used to go duck hunting there with

my dad.

12

So I'm very familiar with the wetlands that are out 13

there because of the excellent duck and goose hunting 14

out there.

15

My question for the City is because
there's

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no customer yet, have you secured from
Constellation a

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commitment to protect the air, water,
land, and the

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18 waste pollution that's going to come from
these

19 businesses? For those of us that live
rural and have 20 farms -- now, mine's
on the other side of the river.

21 It's really important to know that our way of life
22 will be protected while bringing this beneficial
opportunity to our community. That is my question.
Thank you.

MAYOR HOLLENBECK: Kate.

MS. QUIGLEY: Hello. My name is Kate Quigley.

K A T E, Q U I G L E Y. I've lived outside of

4 Marseilles now for about eight years, and
my husband

5 works frequently within the nuclear plant-
type

6 settings and other plants.

7 I would say my question pertains more to

8 the environmental aspects as well.
Looking at the

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lidar and the watershed aspects and having the lock

and dam right there already, the water's low. We're

already in a drought year or two. Imagining if a data

center were to go there, that's a significant amount

of heat, water right next to, you know, a plant that

already puts out a lot of heat, uses a lot of water,

even though it is a more -- a space within their

system -- what's the word I want? -- contained within

that system. What are the environmental studies that

have been done? Have we done environmental studies

there for -- realizing if we do develop this land,

that that is going to be taken away for the wetlands?

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21 Are there prairies there? Are there
remnant prairies?

22 I'm not sure. I haven't explored that
chunk of land yet. If there are remnant
prairies and wetlands, those need to stay.
we've taken away so much already.

Constellation, you know, I feel like
learning about Marseilles would be great. If you
guys want to help out the community, get rid of the
huge
4 asbestos building. That would be nice. You know,
5 something like that, that would be beneficial for
6 everybody.

7 I'm grateful for the power that you guys
8 supply and that, you know, there are
safety
9 regulations in place. But you guys don't
even have a
10 customer. Why are we going to annex it
now if you

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don't even have a guarantee that you would
be able to

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pay the City that amount of money? That
doesn't make

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sense to me. Why now? What's the point?
What is

14

your far-reaching plan environmentally and
for -- you

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know, I'm 33. I plan on living here for
the next

16

40 years. Why not build more small
modular nuclear 17 plants now that you
can? Why are we going for a data

18

center?

19

Thank you.

20

MAYOR HOLLENBECK: Thank you, Kate. 21

Pete, stand by a minute till Lesley

calls 22 up two more.

MS. HART: That was it, unless Joe Bruno wants
to talk.

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MAYOR HOLLENBECK: Joe, do you want to talk, or
are you going to pass again?

4 MR. BRUNO: Joe Bruno, B R U N O. I don't
5 have -- I think some of the questions have been
6 answered. I'm concerned that you're going to approve
7 Constellation, and they said they have a right to
8 anything future. Is the City going to be held for
9 it?
10 Are you going to provide water and sewer? When they
11 put something in there, how much commitment will
12 the 10 City have on that?

11 And, also, I'm asking same as the other
12 question. I'm concerned about the well.
You know, I

13 get my water right down the road. And I
know it's an

14 opportunity, but if they're going to plan
-- if they

15 spend how many dollars, couple dollars, I
guess, to do

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something that they don't know what
they're going to

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do. And there's been a lot of secret
here. A lot of

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time, you know, nobody can talk about
this, you can't

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talk about this, you can't talk about
that. And what

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ifs. I mean, I think there's probably
been some

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negotiations. Now, the City is going to
provide water

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and sewer. If something else goes in
there, they have the right to put
whatever they want in, or is it going to
have to come back to the City before they
develop anything?

So that's all I have. Thank you.

MAYOR HOLLENBECK: Thank you, Joe.

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Okay, Pete, your turn now. 5 MR. HALL: That's

a hard act to follow, Joe 6 Bruno.

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Peter Hall, H A L L. Seventy-three years
of Marseilles. I now live in St. Clair
County in

Illinois. Belleville. My family moved
here -- I'm

the son of Ivan Hall. My dad was
principal of

Marseilles High School from 1952 to 1967.
My dad was

assistant superintendent of schools of
LaSalle County 13 from 1967 to 1992.
Yeah, he created IVCC.

And I lived in Ottawa from '71 to '77.
My

brother, Don Lee Hall, left the Rock
Island Railroad,

which he was the head of in 1977. He
worked out

there. He was the head of the laborers
at Morrison 18 that built the nuclear
plant, and he is one of the

people that went back in, I think it was, 1992 that

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20 went and questioned the safety measures of that
plant,
21 which they went ahead and upgraded the safety
measures
22 of that plant. Soon after that, Three Mile Island
happened. We all know the effects of that.

I moved to Marseilles in 1977, and I built
a house there because Commonwealth Edison, under
Illinois Power -- I believe we were under Illinois
Power -- said, Oh, let's put a heat pump in because
4 we're going to take the meters off after five years
5 and all the power will be free. Of course, we all
6 know what happened. The expense here.

7 And they mentioned 1952. 1952 when
8 Marseilles went unit district, it got our
family up
9 here because Marseilles was the lowest tax
school
10 system in 19 -- in the early '50s in the
state of

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11 Illinois because it was just took -- that
Marseilles

12 residents had ComEd, CertainTeed, and
Nabisco and 13 everything.

14 In 1967, I remember, before I was
drafted,

15 we had the president of the Seneca school
board wanted

16 to come up and join with Marseilles
through their

17 school system. But then later ComEd came
and changed 18 everything, to our
educational programs and everything 19
on our tax base.

20 I'm really kind of questioning because I
21 have relatives right here in this hat out
in

22 Massachusetts right now that questions,
why are we getting so much from our
fossil fuels? People don't -- I have
23 relatives that are scientists.
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whether you know it or not, we're taking too much
fossil energy out of the Northern Hemisphere. That's
why it's melting.

4 But always remember, this is why I think
5 we're kind of going a little bit solar. A
 little bit

6 energy. But also -- also, I know what
 ComEd's doing

7 out there, too. You're going to do more
 of the

8 geothermal. That's kind of a fine line on
 the world

9 energy, and I hope we do it right. And I
 really hope

10 this, you listen to all the scientists.
 You listen to

11 all the scientists because what I'm afraid
 of right

12 now is greed is taking control of our
 world. We have

13 to start respecting our human rights and
 our human 14 response.

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15 And thank you and I hope -- and God bless
16 ComEd and Constellation and everything,
too. I really
17 am in favor of that, but it's really --
we're all in
18 this together. We're all in this thing
together we
19 have now, and thank you.

20 MAYOR HOLLENBECK: Thank you, Pete.

21 MS. HART: Floyd Jones, and then Bob
Hauge.

22 MR. JONES: Good afternoon. Floyd Jones,
F L O Y D, J O N E S.

Good afternoon, everyone. My name is
Floyd Jones. I've been a proud member of IBEW Local
176, an electrician for 32 years. In the past five
years, I've had the honor of serving as president
4 of the Illinois Valley building trades. I spent my
5 career working alongside men and women who built the
6 backbone of this region -- the roads, schools,
plants,

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power facilities -- that to keep this community 8
running.

This afternoon I want to talk about an
opportunity, the proposed annexation of
the 715 acres
of land to Constellation Energy and why
it's a step
forward, not just for Marseilles but our
entire area.
Let's start with what this means for
working families. This development,
annexation,
brings in real jobs. Hundreds of good-
paying
construction jobs that will directly
employ skilled
local tradesmen and women, electricians,
pipe fitters, 18 ironworkers, operators,
laborers, sheet metal workers.

You name it. These aren't temporary out-of-town

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20 crews. These are our neighbors, our brothers, our
21 sisters, people who live here, buy groceries
here, and 22 send their kids to school here.

And beyond construction, for the future
development, Constellation's investment means a
long-term operations job. Stable, high-quality
employment that will keep people working for
decades.

That kind of stability keeps young people in our 4
communities and supports small businesses up and down 5
Main Street.

6 Economically, benefits ripple even
farther.

7 The influx of workers mean more
businesses. More

8 business for local restaurants, hotels,
gas stations,

9 and suppliers. Every paycheck spent here
multiplies

10 through our local economy.

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And let's not forget one of the most
important impacts, tax revenue. Annexing
this land
and bringing this development to
Marseilles means
millions of new dollars flowing into
local coffers,
supporting schools, emergency services,
and
infrastructure. That's more funding for
teachers,
better resources for students, and
stronger city
services without raising taxes on the
current
residents.
This is the kind of project that with
this
annexation it builds a community's
future, it keeps
our trades strong, supports our schools,
and ensures Marseilles remains a place

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where families want to live, work, and
raise their kids.

I've now seen a lot of projects come and go
in my three decades in the trades, and I can tell
you opportunities like this don't come around often. This
4 annexation is a chance for Marseilles to grow smartly,
5 responsibly, and in partnership with a company that's
6 proven its commitment to energy, safety, and the local
7 workforce.

8 So I'm asking you this afternoon, as
9 someone who's spent a lifetime wiring and
building
10 this community from the ground up, to look
at this

11 annexation not as a risk but as an
investment, an 12 investment in our
people, our economy, and our future.

13 Thank you.

14 MAYOR HOLLENBECK: Thank you, Floyd.
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Bob.

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MR. HAUGE: Bob Hauge, H A U G E.

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Most of you guys know me here. I've been
a

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resident since 1989. Seen a lot of
things happen

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around this town in those years I've been
here. For

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too many years Marseilles has been behind
the times

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when it comes to prosperity, innovation,
and

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progressive thinking. The industry that
once supported the majority of our
families and our community has been
sitting empty for over two decades.

There have been a few interested parties that have
considered investing in the now abandoned Nabisco
building, and the sad truth is competent investors 4
have never been willing to invest their own money into

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5 our fledgling community.

6 And then we have Glen-Gery Brick that

7 closed in 2023. We lost about 40 local
jobs there.

8 And just recently the building here,
Illinois Valley

9 Cellular, we lost a couple years ago, 50
people 10 without jobs. So we've lost
our share in this little

11 town.

12 The land that we're discussing this

13 evening, which was annexed to the City
over 25 years

14 ago, was supposed to be our Heritage
Harbor, like

15 Ottawa. Our big housing boom. As we all
know, that 16 dream never came to
fruition. With hope for growth

17 that never happened, we watched as other communities
18 expanded their school systems while we closed ours.

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19 other small towns had population growth.
with

20 Marseilles, our population actually has
gone down.

21 As we sit here debating whether or not
this

22 is the right fit for our community, the
fact remains, the land has been purchased
and shovels will be in the ground at some
point and that's a fact that's not

going to go away. Do we just wait for something
else and be passed over once again while the likes
of

Seneca High School -- no offense -- Brookfield

4 Township, and LaSalle County reap the benefits of a
5 project like this? I, for one, am not willing to
just

6 sit back and watch Marseilles pass an opportunity any
7 longer.

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8 with this agreement, we'll see an influx
of

9 revenue that's going to assist with the
completion of

10 several projects for our small town; such
as lead 11 waterline replacement, maybe
sanitary sewer, system 12 improvements,
along with street improvements.

13 Projects that are just numerous to list. There's a
14 lot of stuff that we can use that money for. We can
15 also improve that infrastructure south of the
Illinois 16 River that's been a problem for all
these years.

17 I've asked around people at city hall here 18 about
what the hurdles are that we had to overcome

19 while operating the facilities out there south of
the

20 river. Since year 2000, Fund 52-10, which serves
the

21 wastewater system south of the river is over
\$350,000

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22 in debt. This is not due to extravagant spending
but, rather, a lack of sustained revenue over the
last
20-plus years.

Additionally, the south water tower has
issues with freezing during the harsh winter months
because there's lack of usage that keeps the water
4 flowing. Maybe a commercial development will be just
5 what we need to not only offset the years of
operating 6 in the red but also provide us with
enough demand to
7 properly operate that water tower throughout the year.

8 There's other issues to consider, such as a
9 lack of revenue to maintain those roads out there, the
10 bridges, lift stations, the wastewater facility. All
11 the stuff out there that's been kind of let go because
12 it hasn't been affordable to take care of
it.

13 whether commercial development on this
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14 property creates 50 jobs or 400 jobs, it
might just be

15 the boost our local economy needs to
become a thriving

16 community. Tonight's our opportunity,
our opportunity

17 to capitalize on opportunities that we've
lost over 18 the past 25 years.

19 So I ask all of you these two questions.

20 why not Marseilles, and why not now?
Thanks.

21 MAYOR HOLLENBECK: Thank you, Bob.

22 Yes?

MS. QUIGLEY: If I have three more thoughts
that are short, can I say them?

MAYOR HOLLENBECK: Okay.

MS. QUIGLEY: Thank you. I appreciate it.

4 Kate Quigley. Thank you for letting me
speak again really quick.

5 I've noticed that as some of the -- have
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lived here longer people that have spoken
a bit about

the history, about how this town has been
constructed

and things like that. when they're
talking about

construction, that's nice. Guess what?
That goes

away real quick. I've watched the
construction of,

you know, massive semi-buildings, storage
places.

They're hideous.

If this potential -- let's just go with
it.

There's probably going to be a data
center. That's 15 what all the towns
are building. why does every town

need it? If those construction jobs -- that's
great.

You have 40 people working for two years, three
years

maybe? Then that goes away. Data centers usually

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19 hire on staff about -- at most 20 people, if that,
for

20 a, you know, 300-acre building. There's no point to
21 that.

22 You know, the benefits of looking five,
ten, fifteen years down the road -- we don't have a
customer. It's beautiful land, Larry, yes. It
should be utilized, yes. But, again, why annex it
now? So buildings start going up? Okay. What's
the plan for that? Did you do the due process
behind it?

4 And I agree with -- I don't remember her
5 name, but one of the first ladies to
speak. Once it's

6 done, or once the project is considered,
do the people

7 of the town get a vote, or is it just our
city

8 council? And I don't understand or,
honestly, pay

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9 attention to all the fancy little
ordinance bits and
10 how that works and I'm out in the country,
so it's not
11 as bad, but it does cause concern when I
see this many
12 people of our town worried about this
annexation. Is
13 it beneficial? Is it harmful? And I look
out there,
14 and I don't see very many people my age.
It's a 15 concern. Where's the young
people that this is going
16 to affect longer? Thank you.
17 MAYOR HOLLENBECK: Thank you, Kate. 18 MS. HART:
Is there anybody else that would like 19 to speak?
20 MAYOR HOLLENBECK: Bob Davis? Come on up.
21 MR. DAVIS: My name is Bob Davis, and I'm in
the
22 middle of seven generations that have lived in
this town. And I had some experience with the
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finances. And during that period of time,
we've had industries

come and look, and they always wanted a lot from the
City to come in and take advantage of what we had to
offer.

4 And to paraphrase Shakespeare, there's a
5 tide that comes along in the history of
individuals 6 when taken at the flood
leads to prosperity; when not

7 taken, in the end leads to despair and
other things.

8 And this is the first company that I'm
9 familiar with that has come in and has
been willing to

10 invest a lot of money without asking a
lot from the

11 City. They've not asked for the City to
increase

12 their infrastructure. And if there are
things that

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13 have to be done, they've made commitments
to take care
14 of that increase. And they talk about --
they do not
15 yet have what they want to build, but I
will tell
16 you -- and I don't know this for a fact,
I'm just
17 guessing -- they are not willing to
commit \$10 million
18 to this project without being in the
process of
19 probably finalizing who they want to
bring in.
20 I'll tell you, also, that if this passes,
21 whatever they do decide to bring in, it
has to come
22 again before the City for the City to
approve. So they're not given carte
blanche by just the City asking them --
or their asking the City to be part of
their annexation into the City.

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4 The City has probably already spent some
5 money. You don't have your people and lawyers and
6 other people looking over these projects -- this
7 final
8 project without pay. Look, what they've asked from
9 the City is extremely minimal. I believe the last --
10 about a revenue with the City tax for is 17.5 million
11 or something like that. And what they're promising
12 to 13 bring in is about 17 percent of the budget.

14 And City financing really is not all that
15 complex when you look at it very simply.
16 You tax to

17 hopefully at least stay where you're at
18 without

19 increasing the tax rate. If, as
20 citizens, you want

21 lower taxes, there's two ways the City
22 can do it, but

23 the chief way is that you have to reduce
24 your

spending. You have to make cuts. You're
not going to

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17 get tax relief and keep the same
standards that you
18 have right now because everything that
the City
19 doesn't control goes up. So an influx of
\$10 million,
20 which, if my understanding is, they don't
get any 21 industry to come in, they're
still committed to this 22 as a result
of annexation.

So it seems to me, and it's saying very
simply, that a yes vote is you're voting for progress
and a possibility of fewer taxes, or at least no
more new taxes to sustain what you have now. If you
note vote no, you're voting for stagnation and
4 deterioration of things as which we've seen over the
5 years.

6 So I would request for the committee who
is
7 considering this on the basis of what I
know about it,

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8 which there are things that I don't know
because I

9 have not been privy to it, but from what I
have seen,

10 a yes vote is for progress, but a no vote
is for 11 stagnation. That's as simple
as I can make it. Thank

12 you for your time.

13 MAYOR HOLLENBECK: Thank you, Bob.

14 MS. HART: Nick Mancuso.

15 MR. MANCUSO: Hello. My name is Nick Mancuso.
16 I live at 707 Forrest Drive.

17 MAYOR HOLLENBECK: Nick, could you please spell 18
your name for the court reporter, please. Your last
19 name.

20 MR. MANCUSO: Yes. M A N C U S O.

21 I apologize for coming in late. You
22 probably already answered this question.
By annexing this property into the City,

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that allows us to put covenants on this
property. what type of covenants

are going to be placed to protect the environment
and the people living around this area? There's
been a lot of concerns for noise, lighting, water
usage, a

4 lot of the barge traffic is currently stopped because
5 of low water levels. How much water is that going
6 to -- is it going to use? How is it going to effect
7 our wells? Most of the area south of that area are
8 all on wells. And so those are a few of the
questions

9 I wanted answered. Thank you.

10 MAYOR HOLLENBECK: Nick, thank you.

11 Constellation is making note of the

12 questions and are going to answer them
all at the end.

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MS. HART: Is there anybody else who
would like 14 to talk that hasn't had a
chance?

15

MR. MCGEORGE: Thank you for this opportunity. 16

I'm Truman McGeorge, M C G E O R G E. I'm chairman of 17
the Illinois River Area Chamber of Commerce.

18

The mission of the Chamber of Commerce
are

19

to work with businesses to enhance the
town and, you 20 know, work together.

I'm not very good at this. Bear 21 with
me.

22

I've been here since I was five years old.

Originally in Seneca and now in Marseilles.

Marseilles hasn't changed a whole lot, you know,
since I was young. And there was another little
town that was almost nothing. It was basically a
suburb of

LaSalle, and that's Peru. They have warehouses,

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businesses all around the outer edge of their town.

And look what Peru is now. No one would have ever
thought that.

This is another little thing about working
together. I remember the old Ottawa. I
think you

all do. I do know what it is now. Some
years ago, 10 probably, I'd say, ten
years, maybe a little more,

some citizens, businesses, and the city
hall worked

together and to improve that town. They
worked

together, and now look what it is.
Streator has taken

up the mantle to follow in the footsteps
of Ottawa,

have a beautiful park, jewels, and so
forth.

Everybody working together.

I think there's going to be some -- few

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problems, and there always are, and
hopefully they can

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be worked out. If everybody works
together, I think

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things can be worked out down the road.
If you look

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ahead and realize what's happening at
Holderman Hill,

22

there is -- Route 80 swings down that
way, and there you have the river for
commerce, you have the railroad, and you
have an interstate. All within two

miles. That carries on to the other side of

LaSalle-Peru where down there somewhere the Illinois

River cuts sharp south. It goes south. You got

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this narrow area with these three things
for

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transportation, plus you have a nuclear
plant. It's

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just common sense this is going to
happen. So I think

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we should work together and make the best of it.

MAYOR HOLLENBECK: Thank you, Truman.

Is that everybody?

Mike.

MR. MUNCY: Hey, there. I'm Michael
Muncy, 12 M U N C Y.

I'd like to start out by saying I think

there's a fundamental lack of
understanding of how

technology's going to play a future role
in the small

towns in the nation overall. So we're
looking at

things like AGI, AI development, and
robotics. What

do those need? Generally, computing
power. Computing

power needs power generation. That's
what this

company specializes in. They're going to
get

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21 customers for it. And what that means
for us is in

22 the future hundreds of jobs? Thousands
of jobs? Only takes a handful of people
that actually complete production. what
that means for us is that a majority

of us are probably going to get laid off from our
jobs, and we're going to be banking on a lump sum of
money from this deal to keep carrying us through.

4 what starts off as millions for us right
5 now is going to end up generating billions
of dollars 6 for this company, and we're
going to get the raw end

7 of the deal. And we're going to see that Marseilles,
8 yet again, came so close to getting something great.

9 Instead, we negotiated a 40-year deal that we should
10 have negotiated for 10 or 15 years, and we just -- it
11 will all pass us by, yet again, because this is -- the

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12 development for this technology is 7 to 15 years.

13 Instead, they're going to lock us in for 40. 14

15 So we're going to get this great deal for
16 the first five years and, oh, crap. What happens?

16 They're going to generate hundreds of billions of
17 dollars off of a hundred-some acres, and we're
18 getting

18 \$10 million out of the whole thing. If you're
19 lucky,

19 there's not going to be environmental damage, which
20 there most likely will be, too.

21 So it's something to think about. I'm a
22 yes for progress, but a no for getting a
raw deal at the end of this thing. We
should consider our families when the
city council votes on that. Thank

you.

MAYOR HOLLENBECK: Thank you, Mike.

23 If there's nobody else that wishes to

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4 speak, I'm going to turn it back over to
Constellation

5 to answer the questions that have been proposed here
6 this evening.

7 MR. TOZER: Could we take a five-minute recess so
8 we can compile the questions?

9 MAYOR HOLLENBECK: Absolutely.
Let's do at least

10 a five-minute recess.

11 (A short break was had.)

12 MS. CANTLIN: Following a very
short recess, 13 we're going to
go back on the record and
continue with

14 the public hearing.

15 MAYOR HOLLENBECK: Next up we'll have
16 Constellation respond to the questions that
were asked 17 during the public meeting.

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18 MR. TOZER: Well, thank you, Mayor Hollenbeck and
19 members of the commission and the public. I really
20 appreciate this opportunity for us to come and
present
21 tonight's view. To the best of my ability, I'm
going
22 to try to answer a couple questions and then turn it
over to Greg for a little bit of follow-up.

First, Greg informed me that my dyslexia
kicked in about the question about 175 acres being
held back. The total is 715 acres approximately,
and so I apologize if that was a mistake.

4 And then, second, we had a question from
5 the City of Seneca and National Guard.
We want to 6 continue to have robust
conversations with you guys 7 and keep
you guys informed.

8 with that, I'll turn it go over to
Gregory.

9 MR. SMITH: Thank you.
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10 So I'm going to answer a series of
11 questions or touch on a series of topics
 that were
12 made in approximately the order that they
 were made by
13 speakers during tonight's testimony. And
 once I
14 conclude my comments, then we will turn
 it back to the
15 Mayor's chair to continue the public
 hearing.
16 First, there was a comment about the
17 Freedom of Information Act provisions in
 the
18 annexation agreement. It is true that
 the annexation
19 agreement includes such a provision.
 And, as the
20 speaker indicated, given the confidential
 and highly
21 sensitive nature of plans for development
 of emerging

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technology uses, which may include things like security plans and proprietary materials, the City and Constellation have agreed to coordinate and jointly

review and work on these responses in order to ensure that the safety and security of the facility is not put at risk.

4

Next, Ryan addressed the matter of 175 5 versus 715 acres. Thank you.

6

There's a question about jobs and jobs for residents within the development. Without a customer,

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Constellation cannot speculate on hiring. But any new

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facility will likely require hundreds of temporary

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construction jobs. The number of permanent

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11 operational jobs, once the project is
completed, would 12 depend on the
specific project and customer.

13 There were several comments about
potential

14 impacts on other properties. Any
development that is

15 undertaken on this property must comply
with all

16 applicable city, state, and federal
regulations. In

17 addition, due to the size of the
property, there is

18 room for buffers and other methods to
minimize

19 impacts, if necessary.

20 With regard to questions about the water
21 system and water usage. As I noted
during my

22 introductory comments, under the
annexation agreement, if any extensions
23 of the water system are necessary to
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serve the development, those extensions
will be funded

by Constellation.

with respect to water usage, because there
is no customer, Constellation cannot forecast what the
4 water demand will be. But all development, as I
just
5 indicated, must comply with all city, state, and
6 federal permitting requirements relating to
water 7 usage.

8

A speaker mentioned the \$10 million
payment

9

and asked if -- appeared to ask for
confirmation, and

10

I can confirm, and it's noted in my
comments earlier,

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that the \$10 million worth of payments by
12 Constellation will be made even if no
development 13 occurs on the property.

14

Finally, as to the question of "why now?"

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15 Constellation is bringing this -- has
brought this

16 matter forward with the City, and the
terms of the

17 agreement, including the incentives, are
needed due to

18 competition with other cities and states
for customers

19 in the emerging technology space. This
agreement sets

20 forth the rules of the road and provides
certainty to

21 Constellation and customers so that
development can 22 commence.

Mayor, with that, I turn it back to you.

MAYOR HOLLENBECK: Is that everything?

MR. SMITH: Yes.

MAYOR HOLLENBECK: Okay. Thank you.

we'll now move along to the next item on
4 the agenda. I'll ask the clerk to read number one.

5 Hold it.

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6 MS. CANTLIN: I'm sorry, Mayor. We need to make 7
a motion to go ahead and close the public hearing.

8 MAYOR HOLLENBECK: I'll entertain a motion to
9 close the public hearing.

10 MR. KAMINSKI: I'll second it.

11 MS. CANTLIN: Could I just add that it's 12
approximately 5:41, so the time is reflected.

13 MAYOR HOLLENBECK: Thank you.

14 We got a motion. We got a second?

15 MR. KAMINSKI: I seconded.

16 MAYOR HOLLENBECK: Who made the motion?

17 MR. KAMINSKI: Oh, I'll make the motion.

18 MR. BUCKINGHAM: I'll second it. 19

MAYOR HOLLENBECK: Okay. Motion made by
20 Kaminski, seconded by Buckingham.

21 Clerk will read the roll.

22 MS. HART: Commissioner Kaminski.

COMMISSIONER KAMINSKI: Aye.

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MS. HART: Small.

MS. SMALL: Aye.

MS. HART: Scheib.

COMMISSIONER SCHEIB: No.

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MS. HART: Buckingham.

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COMMISSIONER BUCKINGHAM: Aye.

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MS. HART: Mayor Hollenbeck.

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MAYOR HOLLENBECK: Aye.

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(Whereupon, said public hearing
closed.)

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MAYOR HOLLENBECK: Right now
we're going to do

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Resolution No. 1. We're going to
ask for a motion. 12 Once we
get a second, we'll do
discussion, like we do

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with anything else.

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MR. KAMINSKI: I'll make the motion.

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MS. CANTLIN: Hold on.

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MR. KAMINSKI: I got excited.

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MS. CANTLIN: Yes, everybody's excited. 18

we're going to ask our clerk to go ahead

19 and read the motion.

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MS. HART: Moved by Commissioner Kaminski that

21

Resolution 2025-19, a resolution authorizing

the 22 execution of an annexation agreement

with Constellation Energy Generation, LLC, and

Everett

Creek Land Company, LLC, be adopted.

MAYOR HOLLENBECK: Okay. Do I have a second?

COMMISSIONER SMALL: I will second that.

MAYOR HOLLENBECK: Okay. Now we'll open it up

4

for discussion, and I'm going to start.

5

I'm really kind of excited for this

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development. I think this is very
important for

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Marseilles. I think it's a once-in-a-

lifetime 8 opportunity for Marseilles.

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I'm excited to work in 9 partnership
with Constellation.

10 I keep an open mind when somebody comes
and

11 talks to me about something, and this is
no different.

12 You know, I had reservations and
questions at first; 13 but we met with
them, we did different things, and we 14
got educated, and so I am now excited
about it, so ... 15 Commissioner Small
-- or Kaminski.

16 COMMISSIONER KAMINSKI: First of all, I'd like to
17 say thank you, Constellation. I look forward to this

18 partnership, and I'm very happy that we
have some huge

19 development, hopefully, coming soon to
the city of

20 Marseilles and the residents.

21 Thank you, Mayor.
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MAYOR HOLLENBECK: Commissioner Small.

COMMISSIONER SMALL: I would like to thank everybody for joining us this evening and speaking about their opinions pertaining to this matter. This obviously is probably one of the biggest things to happen to our community in our time and probably for the foreseeable future. I think a lot of us stood on the platform when we were running that we are here to advocate for growth and change. I still stand behind that because this is a very positive growth and change and opportunity for our city, and I am grateful to Constellation for being very wonderful throughout this process to be very open with us and answer a lot of concerns and guide us through this process. So that's what I'd like to say. Thank you.

MAYOR HOLLENBECK: Thank you,
Commissioner Small.

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14 Commissioner Scheib.

15 COMMISSIONER SCHEIB: So I'm a hard no on
this

16 this evening for one reason. Life-
changing decisions

17 need more than one public meeting and an
immediate 18 vote. This could be the
best deal in the world, and 19 it would
be worth looking at publicly twice.

20 COMMISSIONER SMALL: Mike, there were multiple
21 meetings pertaining to anything that would be
22 discussed with this, you know, scenario to be
prolonged. I believe you deliberately chose
not to attend those meetings. So to assume and
to say

that --

COMMISSIONER SCHEIB: Okay.

COMMISSIONER SMALL: Wait, wait. Excuse me.

4 To assume and say that this is just a

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5 quick, you know, flash-in-the-pan kind of
decision is 6 absolutely absurd and not
truthful in any capacity.

7 All of us have been working hand-in-hand with each
8 other, with the community, and with Constellation for
9 a very long time to be informed and to do our due
10 diligence -- and to do our due diligence to gain the
11 information to provide to our community about
this.

12 And just a heads up. I know you're not in support
of
13 it, but you were also not in support of the public
14 meeting tonight either. Thank you.

15 MS. CANTLIN: As a reminder -- I'm sorry, folks.

16 The court reporter is only able to take down one
17 person, as I reminded you in the housekeeping rules
at

18 the start of this. Those rules are still in effect

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19 for this public hearing. Please refrain from any
20 further outbursts because the court reporter is
not

21 able to take down those comments.

22 COMMISSIONER SCHEIB: Okay. I regret the personal
rancor that I seem to have elicited from
Commissioner Small. The reason why I did not meet
one-on-one with Constellation attorneys is that
untruthful statements have been made by Mayor
Hollenbeck, including one on 8-30-2024 that said,
4 we're unaware of any plans. The only reason that we
5 know that there was even discussion with
Constellation
6 was at a meeting we had noticed that there was a
7 bill -- a legal bill. There had, in point of fact,
8 been meetings that -- while specific plans, specific
9 customers, what have you, wouldn't have been there,
10 it wasn't as if the City knew nothing. The City was
11 in communication with Constellation, both legally
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12 and technically, through our engineers, and I don't
13 think -- and this is not a complaint against
14 Constellation, by the way. This is a complaint
about
15 the messaging of that date. I really believe it
made
16 the residents get the impression that the City was
17 unaware of anything going on, when, indeed, we
were 18 altogether active of what was going on.

19 Additionally, Commissioner Small, this
20 City is being sued by its chief executive
who is
21 then allowed to speak on behalf of the
City. That
22 creates -- and due to alleged comments
that were made on Facebook that I've
never been given -- and I don't think the
City's ever been given. I think that
when

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you have an environment of distrust that kind of
thing can create, it suggests the need for us to be
publicly deliberative. Not just deliberative at one
meeting.

4 But we have a bevy of experts here. The wisdom
that's
5 in this room is extraordinary, and on both the pros
6 and the cons side.

7 The economic possibilities for Marseilles
8 are 100 percent not lost on me. I have
 roads that I
9 would love to have paved. I have
 businesses on
10 Main Street that I would love to be packed
 full of
11 customers and, obviously, sales tax
 revenue goes 12 through that. Schools
 are better funded.

13 At the same time, a lot of us moved here
14 from places like the city because it was
 affordable.

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I have a good-faith concern that this
could make

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things less affordable. That it was easy
to get

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around. Less affordable, not in terms
of, say, city

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taxation but, obviously, in terms of
properties, rents

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going up for people due to housing

issues, traffic 20 increases that would
lead to quality of life impacts.

21

Potential environmental issues.

22

Obviously, you have the question of
brownfields. Nabisco was the main act in town, and
they left, and they left us with a building that we
have been unable to deal with.

And so, again, this could be the best deal
in the world. This could be the worst deal in the
world. Or, as far as I can tell, there are real
pluses and real minuses to any development, but

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6 particularly the creation of an emerging technology
7 zone without even a clear customer. Maybe it's
going
8 to be data center. Maybe it's going to be 20.
Maybe
9 it's going to end up being five data centers. Maybe
10 it's going to be five data centers plus fuel
storage.
11 You know, there's 13 possible different categories
in
12 an emerging technology zone, emerging technology's
13 district. And one reason that we maintain the
right, 14 as local governments to have zoning, is
so that we can 15 respond to conditions as they are
on the ground.

16 we have had plans that haven't gone the
way
17 that we expected them to. We're sitting
in a building
18 that's -- what? -- \$3.2, \$3.3 million
dollars. We

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thought it would be a million dollars less. We have

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Broadway Park that has been extraordinarily more

21

costly than we expected. The fact is that the best 22 laid plans of mice and men do sometimes go astray. And I think that if we're going to commit to a 20-year annexation deal on a 40-year tax rebate plan, and --

do I have those dates correctly? Twenty and 40?

If we're going to commit to something so very long term, I have to ask if we could have done

4 better than \$10 million in upfront environmental 5 impact fees.

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So, ultimately, it's not that no deal can

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be done. It's that having only one public hearing

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and then not giving people the chance to go home with

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9 the information that they've heard --
again, both the
10 advantages and disadvantages -- and having
an
11 immediate vote does not strike me as the
proper way 12 to deal with something of
such great importance.

13 COMMISSIONER SMALL: Thank you. I appreciate
14 that. And just to make it perfectly clear, my
15 frustration is not your voting no. That is
well
16 within your right. I respect that because that
is
17 within your right. My frustration is your
inability
18 to perform your fiduciary duties. You don't
like
19 something, but you're putting your personal
feelings
20 into the process when our job is to make
decisions
21 based on the greater good, not because we were
upset
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22 at something that was made. I agree that that
situation was not handled well, but we're not
here to discuss that. We're here to discuss
that since then,

so many things have happened. Since then, there
have been a bevy of steps that have gone into this whole
ordeal that landed us all in this room today. Yet, 4
you have chosen to abstain from doing that for your
5 personal reasons. That is completely your deal. But
6 I'm saying it is not fair for you to say that we're
7 sitting here making a very instantaneous, spontaneous
8 decision that we could have negotiated, we could have
9 done this. All of those steps have been taken. You
10 just chose not to be a part of that process.

11 COMMISSIONER SCHEIB: Is this the first public
12 hearing --

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13 MAYOR HOLLENBECK: We're not going to -- 14

COMMISSIONER SCHEIB: With all due respect,
this 15 is a 20- or 40-year plan.

16 MAYOR HOLLENBECK: We're not going to go back and
17 forth all night.

18 COMMISSIONER SCHEIB: I greatly believe --
first

19 of all, I'm not saying it's an instantaneous
process.

20 I do recognize, as does everyone here, that
there have

21 been prior conversations. Do you recognize
that the

22 City of Marseilles has not been straight with
its residents on other matters?

COMMISSIONER SMALL: I recognize that there are
definitely areas of opportunity, but I also
recognize that while you can sit here every meeting
and bring that up, you need to recognize you, as
well, have

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inabilities to perform your functions as well. So until we can sit here and stop pointing fingers at people, Mike, we're never going to progress and move forward. I'm not going to sit here and dwell on 8 things from two years ago.

MAYOR HOLLENBECK: All right. I'm going to stop this because it's unfortunate. Every meeting, whether it's a public meeting or a city council meeting, we have to be the subject of personal attacks. It's 13 ridiculous.

COMMISSIONER SCHEIB: I made zero personal 15 attacks.

MAYOR HOLLENBECK: I said you're done.

COMMISSIONER SCHEIB: Jim, with all due 18 respect -- Christina Cantlin, I have good-faith questions for Constellation.

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MS. CANTLIN: Reminder to all folks here,
again,

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out of courtesy to the court reporter, she can
only

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take down one individual at a time.

Commissioner Scheib, you've had an
opportunity to speak. Do you have any further
questions for Constellation?

COMMISSIONER SCHEIB: I do. Thank you very much,
Attorney Cantlin.

4 Have you yet been approached by a potential 5
customer?

6 MAYOR HOLLENBECK: Do they have a mic set up over
7 there? I can't see. Somebody going to answer his 8
question, please? If you don't want to answer, that's

9 fine, too.

10 MR. SMITH: Constellation does not have a
11 customer at this time.

12 COMMISSIONER SCHEIB: Have you been
approached by

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a potential customer?

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MR. SMITH: It's the same answer.

15

COMMISSIONER SCHEIB: Okay. Okay.

16

We have -- is there any mechanism in this

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agreement to provide for the safe removal

of 18 facilities that are built, like

such that we're not in 19 a brownfield

matter 20 or 40 years down the road?

20

MR. SMITH: The development on the property
will

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be governed by the codes that are set forth in
the

22

agreement, including the international codes I
referenced earlier and other codes not in
conflict with those that are specifically
listed. So I think I

would defer to the City's attorneys to weigh in on
the specifics to your question, but there are those
development requirements that are built into the

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4 agreement.

5 MAYOR HOLLENBECK: I would add that the building 6
codes are some of the strictest in the nation that
7 they've agreed to adopt. They're even way above
what 8 we currently have in the city.

9 COMMISSIONER SCHEIB: And then the last
question

10 I have, and I appreciate your patience
with me. And,

11 again, I thank you for your interest in
the area.

12 Should local municipal demand lead to
13 higher electric bills, are you willing to
provide 14 assistance to those who are
struggling, particularly 15 those on
fixed incomes?

16 MR. SMITH: Commissioner, I can tell you that, as
17 Ryan indicated earlier, that the cost of electricity
18 delivered to homes and businesses is not controlled
by

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19 Constellation. And, as indicated by Mike Aplington
20 earlier, and John as well, the VP of LaSalle Station
21 development here, this station keeps it viable, and
22 the station's clean power helps keep Illinois power
prices lower. And Constellation's goal is to
provide emission-free electricity at affordable
prices.

I cannot say more about the specifics of
your question -- or in answering your question at
this time.

4 COMMISSIONER SCHEIB: Thank you.

5 MAYOR HOLLENBECK: I would also add that 6
Constellation does not service Marseilles or
Ameren.

7 It's apples and oranges.

8 Commissioner Buckingham, do you have 9 anything?

10 COMMISSIONER BUCKINGHAM: I've had the
11 opportunity to meet with these people from
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12 Constellation, and I'm very satisfied with the
answers

13 I've gotten. I wasn't afraid to ask questions.
I 14 think they give me honest answers. I've
been to three 15 or four of their meetings,
once again.

16 I mean, Mike, I know you didn't show up for 17 any,
but I think everybody else in here did. 18

COMMISSIONER SCHEIB: I'm also the only one being 19
sued by the chief executive, sir.

20 COMMISSIONER BUCKINGHAM: I'm not bringing that 21 up
now.

22 MAYOR HOLLENBECK: Another personal attack.

COMMISSIONER SCHEIB: No. That was a statement
of fact, sir.

COMMISSIONER BUCKINGHAM: I'm not bringing that
up. I'm talking about me as a commissioner; okay?

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I think this is something we need to move forward
on.

4 With jobs -- right now, I think Bob
5 mentioned a few earlier, but Nabisco, the
6 brick
7 factory, Illinois Valley Cellular,
8 Schott's Pharmacy,
9 Terry Bentz Buick, Texaco gas station,
10 just to name a
11 few. All the tax revenue we're losing. I
12 think this
13 is something that's going to be very
14 beneficial to
15 Marseilles, and I hope everybody out
16 there's got my 11 support. I mean, I've
17 been on this council for a long
18 time, and that's all I have. Thank you.

19 MAYOR HOLLENBECK: Thank you.

20 Clerk, read the roll.

21 MS. HART: Commissioner Kaminski.

22 COMMISSIONER KAMINSKI: Aye.
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17 MS. HART: Small.

18 COMMISSIONER SMALL: Aye.

19 MS. HART: Scheib.

20 COMMISSIONER SCHEIB: No.

21 MS. HART: Buckingham.

22 COMMISSIONER BUCKINGHAM: Aye.

MS. HART: Mayer Hollenbeck.

MAYOR HOLLENBECK: Aye.

Number two.

MS. HART: Moved by Commissioner Kaminski that
Ordinance 1897 and Ordinance annexing certain 4
territory to the City of Marseilles, LaSalle County,
5 Illinois, be adopted.

6 MAYOR HOLLENBECK: Do I have a second?

7 COMMISSIONER BUCKINGHAM: I'll second it.

8 MAYOR HOLLENBECK: Is there any further 9
discussion that hasn't already been covered?

10 Clerk will read the roll.

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MS. HART: Commissioner Kaminski.

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COMMISSIONER KAMINSKI: Aye.

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MS. HART: Small.

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COMMISSIONER SMALL: Aye.

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MS. HART: Scheib.

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COMMISSIONER SCHEIB: No.

17

MS. HART: Buckingham.

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COMMISSIONER BUCKINGHAM: Aye.

19

MS. HART: Mayer Hollenbeck.

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MAYOR HOLLENBECK: Aye.

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Now I'll entertain a motion to adjourn
this

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special meeting, and it's two minutes to
6:00, so we'll take another three-, four-
, five-minute break if everybody needs to
use the facilities, and then we'll

start the regular meeting.

COMMISSIONER KAMINSKI: I'll second.

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MS. HART: The city council will now adjourn.

4 MAYOR HOLLENBECK: Read the
roll.

5 MS. HART: Commissioner
Kaminski.

6 COMMISSIONER KAMINSKI: Aye.

7 MS. HART: Small.

8 COMMISSIONER SMALL: Aye.

9 MS. HART: Scheib.

10 COMMISSIONER SCHEIB: Aye.

11 MS. HART: Buckingham.

12 COMMISSIONER BUCKINGHAM: Aye.

13 MS. HART: Mayer Hollenbeck.

14 MAYOR HOLLENBECK: Aye.

15 (Whereupon, the special meeting
16 was Adjourned.)

17 MR. MILLER: I'd like to
entertain a motion to

18 close the planning commission,
zoning board of

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appeals.

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MS. STILLWELL: Second.

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MR. MILLER: Read the roll.

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MS. HART: Brad Miller.

MR. MILLER: Yes.

MS. HART: Brad Cresto.

MR. CRESTO: Yes.

MS. HART: Karen Stillwell.

MS. STILLWELL: Yes.

4

MS. HART: Bob Hauge.

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MR. HAUGE: Yes.

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MS. HART: Don Weber.

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MR. WEBER: Yes.

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MS. HART: Bob Morebeck.

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MR. MOREBECK: Yes.

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MS. HART: Corbin Webster.

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MR. WEBSTER: Yes.

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(Whereupon, planning meeting was

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13 so adjourned.)

14 (Which were all the proceedings
15 had in the above-entitled
16 cause.)
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STATE OF ILLINOIS)
)
COUNTY OF LASALLE)

4 I, KELLY A. SISK, being first duly sworn,
5 on oath says that she is a Certified Shorthand

6 Reporter, Registered Professional Reporter, and
7 Notary

8 Public, doing business in the City of Ottawa, County
9 of LaSalle, and the State of Illinois;

10 That she reported in shorthand the
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9 proceedings had at the foregoing Public Hearing;
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11 And that the foregoing is a true and
12 correct
13 transcript of her shorthand notes so taken
14 as
15 aforesaid and contains all the proceedings
16 had at the
17 said Public Hearing.

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KELLY A. SISKKA, CSR, RPR
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