Economic Development Commission
Draft Minutes

Wednesday, October 26, 2022
Lincolnwood Village Hall
Council Chambers
6900 N. Lincoln Ave.
Lincolnwood, IL 60712

Commissioners Present: Chairman James Kucienski, Vice Chair James Berger, Richard Sloan, Maureen Ehrenberg, Jennifer Spino, Robert Garcia, and Leonard Weiss

Commissioners Absent: Rivak Albazi

Staff Liaison: Trustee Mohamad Saleem

Staff Present: Community Development Director Scott Mangum and Management Analyst Jake Litz

1. **Call to Order/ Quorum Declaration**
   Noting a quorum of five members present, the meeting was called to order by Chairman Kucienski at 8:00 a.m.

   The following EDC members were present: Chairman Kucienski, Vice Chair Berger, and Commissioners Weiss, Garcia, Ehrenberg, Sloan, and Spino.

   Chairman Kucienski introduced the newest Commissioner of the Economic Development Commission, Richard Sloan. Each Commissioner introduced themselves to Mr. Sloan.

2. **Minutes Approval**
   Chairman Kucienski asked the Commission if any edits were to be made to the July 27, 2022. Hearing none, Commissioner Spino moved to approve the minutes as amended and Commissioner Garcia seconded the motion. There was a consensus to approve the minutes.

   Aye: Kucienski, Berger, Weiss, Garcia, Ehrenberg, Sloan, and Spino.

Nay: None
Motion Approved: 7-0

3. **Discussion Concerning Property Assemblage Guidelines**
Community Development Director Scott Mangum provided an overview for a discussion involving Property Assemblage Scenarios. He said that the role of the Village is to assist in the assemblage of properties could be addressed through a formal policy or on a case-by-case basis. He overviewed the considerations for a discussion of a potential policy. Those considerations included the following: whether the assemblage is for use by the Village, the revenue potential of the future use of property, whether the properties are located within a Tax Increment Financing (TIF) District, whether the Village would consider the use of condemnation/eminent domain to acquire property, whether and in what cases the Village should proactively assemble properties, and whether single-family residential properties should be considered for assemblage. He discussed the conversation that occurred at the Committee of the Whole meeting that led to the referral to the EDC.

The EDC discussed a range of potential development scenarios and conditions. The various scenarios included the following: For Use by Village (municipal offices, etc.), Open Space, High Revenue Generating Private Use, Low to Moderate Revenue Generating Use, Net Negative Revenue to Village, and No Revenue (Not for Profit). The conditions for these scenarios included the following: Low Hanging Fruit, Short-Term, Long-Range Plan, Existing TIF District, ESG - Impact on neighboring properties, Challenges, and the Village's role.

The EDC discussed these topics and developed a matrix based on these scenarios and conditions. The challenges of various development scenarios were discussed as well. Discussions involving engaging businesses in the community occurred. Mr. Mangum stated that Village staff had been setting up meetings with businesses in the community. Further discussions on ESG and maintaining a balance of revenue opportunities and not sacrificing the make-up of the community occurred.

4. **ICSC Recap**
Mr. Mangum stated that the week prior, Village staff attended the ICSC Trade Show at Navy Pier in Chicago. The materials presented at the trade show were presented to the EDC. The EDC concurred that maintaining a presence at trade shows such as these are important for the Village.

5. **Development Updates**
No other business was discussed.

6. **Other Business**
No other business was discussed.

7. **Public Forum**
   No members of the public were present.

8. **Adjournment**
   Commissioner Sloan moved to adjourn the meeting; Commissioner Ehrenberg seconded the motion. By consensus, the meeting was adjourned at 9:02 a.m.

   Aye: Kucienski, Berger, Weiss, Garcia, Ehrenberg, Sloan, and Spino.
   Nay: None
   Motion Approved: 7-0

Respectfully submitted:

Jake Litz
Management Analyst
Fire Department/Community Development