



## **Economic Development Commission Minutes**

**Wednesday, February 22, 2023**

**Lincolnwood Village Hall**

**Council Chambers**

**6900 N. Lincoln Ave.**

**Lincolnwood, IL 60712**

**Commissioners Present:** Chairman James Kucienski, Vice Chair James Berger, Maureen Ehrenberg, Richard Sloan, Rivak Albazi, and Robert Garcia

**Commissioners Absent:** Leonard Weiss and Jennifer Spino

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

**Trustee Liaison Present:** Trustee Saleem

### **1. Call to Order/ Quorum Declaration**

Noting a quorum of six 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 Ehrenberg, Sloan, Albazi, and Garcia.

### **2. Minutes Approval**

Chairman Kucienski asked the Commission if any edits were to be made to the January 25, 2023. Hearing none, Commissioner Berger moved to approve the minutes and Commissioner Ehrenberg seconded the motion. There was a consensus to approve the minutes.

**Aye:** Kucienski, Berger, Ehrenberg, Sloan, Albazi, and Garcia.

**Nay:** None

**Motion Approved:** 6-0

### 3. Recommendation of SY 2023 TIF Budgets

Community Development Director Scott Mangum presented the EDC with the SY 2023 TIF Budgets. Mr. Mangum overviewed the North Lincoln TIF District's background and history, boundaries, and the ongoing projects taking place in this district. The site plan and rendering for the District 1860 project was presented. Mr. Mangum discussed the line items in the North Lincoln TIF budget. He then discussed the revenues associated with the Fund.

Mr. Mangum then discussed the Devon Lincoln TIF District's background and history, boundaries, and the future projects taking place. Discussion occurred on the TIF budgets.

Commissioner Ehrenberg made a motion to recommend approval of the SY 2023 North Lincoln TIF Fund Budget. The motion was seconded by Commissioner Albazi.

**Aye:** Kucienski, Berger, Ehrenberg, Sloan, Albazi, and Garcia.

**Nay:** None

**Motion Approved:** 6-0

Commissioner Berger made a motion to recommend approval of the SY 2023 Devon Lincoln TIF Fund Budget. The motion was seconded by Commissioner Garcia.

**Aye:** Kucienski, Berger, Ehrenberg, Sloan, Albazi, and Garcia.

**Nay:** None

**Motion Approved:** 6-0

### 4. Discussion of 6850 N. McCormick Blvd.

Mr. Mangum discussed the closure of the Walmart pick-up store at 6850 N. McCormick Blvd. Discussion occurred on the potential future of the property. Commissioner Albazi stated that the Village needs to be proactive about the property moving forward.

Commissioner Ehrenberg requested that staff reach out to the landlord of the building.

Mr. Mangum stated that staff was planning on meeting with the building's landlord soon.

Commissioner Albazi stated that the Village should use the positive Walmart pilot program as a marketing tool for the location.

### 5. Property Assemblage Guidelines

Mr. Mangum presented the updated spreadsheet related to Property Assemblage Guidelines/scenarios. The development scenarios and considerations were discussed. Commissioner Ehrenberg requested that the word "risks" be added to the "Challenges" category. Mr. Mangum stated that if there are no additional changes, this would be presented at a future Committee of the Whole meeting. The group agreed on the guidelines.

**6. Development Updates**

Mr. Mangum discussed the Lincolnwood Town Center. Two prospective buyers were interviewed for the purchase of the site. A brief discussion occurred related to the property.

**7. Other Business**

Chairman Kucienski stated that the night prior, he met with the Village Board to discuss the Biennial Report. He said the Village Board was very respectful and appreciative of the work the EDC has completed. He stated the Board liked the sustainability component the EDC has been discussing. Chairman Kucienski praised the EDC for exploring new ideas and thinking outside the box. A discussion on Environmental, social, and corporate governance (ESG) development concepts occurred.

Trustee Saleem stated that the EDC brings many fresh ideas to the table, and the Village Board needs that. A discussion occurred on the assets and opportunities of the Village occurred.

**8. Public Forum**

No members of the public were present.

**9. Adjournment**

Commissioner Ehrenberg moved to adjourn the meeting; Commissioner Berger seconded the motion. By consensus, the meeting was adjourned at 9:07 a.m.

**Aye:** Kucienski, Berger, Ehrenberg, Sloan, Albazi, and Garcia.

**Nay:** None

**Motion Approved:** 6-0

Respectfully submitted:

Jake Litz  
Management Analyst  
Finance Department