



**Economic Development Commission
Draft Minutes**

**Wednesday, February 23, 2022
Held in Village Council Chambers & Virtually**

Commissioners Present: Chairman James Kucienski, Vice Chair James Berger (Virtual), Jennifer Spino, Tim Garcia, Maureen Ehrenberg, and Rivak Albazi

Commissioners Absent: Leonard Weiss

Staff Present: Community Development Director Scott Mangum, Management Analyst Jake Litz, Development Manager Doug Hammel (Virtual)

1. Call to Order/ Quorum Declaration

Noting a quorum of seven members present, the meeting was called to order by Chairman Kucienski at 8:02 a.m.

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

2. Minutes Approval

Chairman Kucienski asked the Commission if any edits were to be made to the January 26, 2022. Management Analyst Litz cited two minor changes. One related to the date in the header and one to the adjournment time. Chairman Kucienski called for a motion to approve the minutes.

Commissioner Spino moved to approve the minutes as amended and Commissioner Berger seconded the motion. There was a consensus to approve the minutes.

Aye: Berger, Spino, Garcia, Ehrenberg, Albazi, Kucienski

Nay: None

Motion Approved: 6-0

3. Approval of FY 2023 TIF Budgets

Community Development Director Scott Mangum provided an update on the Village's TIF District budgets. Future TIF projects were discussed, including the ongoing District 1860 project. The Lincoln Avenue Landscaped Medians and Devon Avenue Streetscape projects were discussed. The budget requests for each TIF district were outlined.

Chairman Kucienski clarified that the maintenance of the Lincoln Avenue medians would fall on the Village and that such is not included in the budget, which Director Mangum confirmed.

Commissioner Ehrenberg expressed concerns about potential construction traffic related to the District 1860 project. She then discussed issues related to the Devon Avenue streetscape project, including residents claiming public land, how often the Chicago Department of Transportation (CDOT) team in charge of the project was in residents' backyards, and a lot on which fencing scraps have been abandoned and collected. Community Development Manager Doug Hammel noted that staff was aware of a few of the non-conforming issues and is pursuing compliance.

Chairman Kucienski called for a motion to recommend the approval of the budget. Commissioner Spino moved to approve the motion and Commissioner Berger seconded the motion. There was a consensus to approve the motion.

Aye: Berger, Spino, Garcia, Ehrenberg, Albazi, Kucienski

Nay: None

Motion Approved: 6-0

4. Development Updates

Community Development Director Scott Mangum provided a brief update on the ongoing District 1860 project, where construction is well under way and progressing steadily. He noted that most of the work thus far has been underground with some above-ground work becoming noticeable.

Next, Director Mangum provided an update on the Lincolnwood Town Center Development Plan. The project is currently in phase two, which includes refining development concepts, developing a framework for fiscal impact assessment, and establishing development principles, and will soon move into phase three.

In relation to the project, Director Mangum presented schematic sketch plans and 3D models, a fiscal impact analysis tool, and development principles. Discussion ensued about the potential development and the planning process. Commissioner Ehrenberg expressed desire for using a similar fiscal impact analysis tool for District 1860.

Commissioners discussed the impact of both developments on the need for municipal services including schools, fire, and police.

5. Other Business

Commissioners expressed desires to support existing local small businesses and asked for clarification on the relationship between the Village and the Lincolnwood Chamber of Commerce. Director Scott Mangum mentioned that he will be joining the Chamber's board soon.

6. Public Forum

No members of the public were present.

7. Adjournment

Chairman Kucienski called for a motion to recommend the approval of the budget. Commissioner Ehrenberg moved to approve the motion and Commissioner Spino seconded the motion. By consensus, the meeting was adjourned at 9:07 a.m.

Aye: Berger, Ehrenberg, Garcia, Spino, Albazi, Kucienski

Nay: None

Motion Approved: 6-0

Respectfully submitted:

Jake Litz

Management Analyst

Fire Department/Community Development