

Economic Development Commission
Tuesday, July 3, 2012
Village Board Conference Room
8:00AM

MINUTES

Members Present

James Persino, Chair
James Kucienski, Vice-Chair
James Berger
Paul Levine
William Pabst
Seth Snyder

Members Absent

Maureen Ehrenberg
Terrance Strauch

Staff Present

Timothy Wiberg, Village Manager
Timothy M. Clarke, Community Development Director
Aaron N. Cook, Community Development Manager

Others Present

Jesal Patel, Village Trustee
Avi Banker, Chicago Chesed Fund
Bob Footlik, Chicago Chesed Fund
James Stoesser, Advanced Plastic
Robert Rychlicki, Kane McKenna and Associates
Nick Greifer, Kane McKenna and Associates

I. Call to Order/Quorum Declaration

The meeting was called to order at 8:08AM by Chairman Persino, noting a quorum of six members were present.

II. Approval of Minutes and Notes

Commissioner Kucienski motioned, seconded by Commissioner Levine to approve the May 23, 2012 Meeting Minutes as presented. Motioned approved 5-0-1 (Commissioner Snyder abstaining).

Commissioner Snyder motioned, seconded by Commissioner Kucienski, to approve the Meeting Notes of the April 22, 2012 Bus Tour as presented. Motion approved 6-0.

III. Parking Statement Ratification

Commissioner Snyder motioned, seconded by Commissioner Kucienski to ratify approval of the Commission's Statement on Parking Requirements, as issued. Motion approved 6-0.

IV. FY12-13 Officer Elections

It was stated that at the May Commission meeting, Jim Persino was duly nominated for Chair and Jim Kucienski for Vice Chair. Hearing no other nominations, by consensus of the Commission, nominations were closed. Commissioner Berger motioned, seconded by Commissioner Pabst to elect Jim Persino for Commission Chair and to elect Jim Kucienski for Commission Vice Chair for FY 12-13. Motion approved 6-0.

V. GIFT Grant Application: 7045 Ridgeway Avenue, Chesed Fund

Director Clarke summarized the request received by the Chesed Fund to undertake energy conservation improvements to their building located at 7045 Ridgeway. Clarke noted this grant request includes three components: 1) installation of 30 new energy saving light fixtures for offices and restrooms; 2) installation of 8 dual-flush toilets; and 3) replacement and installation of 6 sensor faucets. It was stated that the total estimated project cost is \$17,967 with a grant request for half this cost at \$8,983. Three separate bids for the work were provided at the meeting, with the lowest bid coinciding with the work estimate provided.

It was noted that the Chesed Fund is a not-for-profit organization and does not pay property taxes and the reference in their application to property taxes paid, refers to the prior property owner. It was also noted that the Village Attorney found no separation of Church-State violation with funding a grant to the Chesed Fund.

Avi Banker, a board member of the Chesed Fund, provided the Commission with the background of the Chesed Fund, their purpose, and what they do at their Ridgeway property. He noted that in addition to real and significant energy and water conservation savings they expect from the proposed project, the Chesed Fund envisions the improvements to provide a demonstrate-able, educational tool for their clients, as ways to not only be energy efficient but to reduce expenses and scarce household resources.

Commissioners discussed the non-profit status of Chesed Fund and whether the lack of property tax payment should exclude awarding of a grant. Commissioners did not believe that in this instance this was an issue. Discussion ensued.

Hearing no further discussion, Commission Kucienski made a motion, seconded by Commissioner Levine to recommend approval of a GIFT Grant to the Chesed Fund for the requested improvements to property at 7045 Ridgeway, with a

maximum grant amount of \$8,987 and subject to a completion date of not later than January 1, 2013. Roll Call Vote: In favor, Pabst, Persino, Kucienski, Levine, Berger; Against, Snyder. Motion approved 5-1.

VI. GIFT Grant Application: 3725 Lunt Avenue, Advanced Plastic

Director Clarke summarized the request received by Advanced Plastic to install an energy efficient entrance door at property located at 3725 Lunt. Clarke noted that Advanced Plastic has previously awarded and received GIFT Grants to install energy efficient windows on this building as well as their adjacent building. He noted that for these prior grants, Advanced Plastic had complied with all grant requirements and the projects were completed as proposed. It was noted that Advanced Plastic is estimating the cost of installation of a new entrance doorway and sidelight at \$2,880 and is seeking a grant for half this cost, \$1,440.

Jim Stoesser of Advanced Plastic addressed the Commission and indicated that the prior grants have made a noticeable difference to reducing air infiltration and they have made a positive improvement for their business.

Commission discussion ensued. Mr. Stoesser was asked for a date by which the work would be completed if approved by the Village Board in July. Mr. Stoesser responded that the work would easily be completed by October 1, 2012.

Hearing no other comments, Commissioner Snyder motioned, seconded by Commissioner Levine, to recommend approval of a GIFT Grant to Advanced Plastic for the requested door improvement to 3725 Lunt Avenue with a grant amount not to exceed \$1,440 and with a completion date of not later than October 1, 2012. Roll Call vote: In favor: Pabst, Snyder, Persino, Kucienski, Levine and Berger; Against, None. Motion approved 6-0.

VII. Proposed South TIF District Study: Consultant Engagement

Director Clarke advised the Commission that the Commission's recommendation made at the May Commission meeting to create a TIF District in an expanded south business area was presented to the Village Board with Chairman Persino present. Clarke noted that while the Village Board members seemed to support the recommendation to establish such a TIF District in the recommended expanded area, the consultant cost of studying, and then establishing the district, was a concern of the Village Board. Clarke stated that the Village Board gave direction to the Commission to work toward reducing these costs. Clarke noted that a proposal by Kane McKenna and Associates (KMA) in a total amount of \$29,500-\$39,500 for the requisite study and assistance with establishing a TIF District had been provided to the Village Board. Commission discussion ensued.

Commissioners and representatives from KMA discussed the existing conditions of the proposed area. Bob Rychlicki of KMA indicated that the area might qualify as a conservation area rather than as a blighted area. Mr. Rychlicki indicated that to meet the requirements of a conservation area, at least a majority

of the buildings in the designated area must be 35 years or older. Mr. Rychlicki indicated the benefit of qualifying as a conservation area is that then only 3 of the 13 established factors must be present in the area, whereas with a blighted area, at least 5 of the 13 established factors must be present. Discussion continued and it was the consensus of the Commission and KMA to remove from the boundaries the two townhouse complexes in the area, the one at Devon and Hamlin and the more recent Lincoln Avenue development.

Discussion continued on the factors likely present in the recommended study area and ways to reduce the cost of the requisite study. It was noted that a prime reason for engaging a consultant is for engagement of expertise especially to defend against potential lawsuits. It was stated that KMA has been involved in the establishment of over 300 TIF District in the state and if court challenges arise, they are typically from either a property owner in the affected district, (often due to the threat of eminent domain), or a lawsuit from another taxing body.

Concerning what the Village desires by creating this TIF District, it was stated that a streetscape plan for Lincoln Avenue had already been prepared and this could be acted upon with TIF funding, a similar plan for Devon Avenue was desired to improve that streetscape and that those improvements would entail potentially new sidewalks and lighting. It was also stated that the Village might want to acquire property in the area, not unlike the northeast area, to construct parking lots.

Mr. Rychlicki of KMA indicated that the cost to study an area is related to the number of parcels in the proposed area and one way to reduce consultant cost would be if the Village researched and assembled some of the required data such as parcel EAV data. Further it was noted that if the Village Engineer could provide data concerning inadequate utilities in the area, this would also reduce consultant cost. He speculated that such work done by the Village could save approximately \$1,200 in cost savings and if the Village were to itself mail the required notices, this could save another approximate \$2,000.

It was stated that the Village desired one cost number at this juncture from KMA that would result in the establishment of the TIF District and that this should be a not to exceed figure with the work items omitted that would be produced by staff indicated. KMA indicated that they would produce this revised proposal.

Hearing no other comments, Commissioner Levine, seconded by Commissioner Kucienski made a motion to recommend engagement of KMA with a revised scope of work and a not to exceed figure for the establishment of a south TIF District. Roll call vote: in Favor, Snyder, Persino, Kucienski, Levin and Berger. Against: None. Motion approved 5-0.

VIII. Development Updates

Chairman Persino noted that the written update report was self-explanatory but asked if Commissioners had any questions or comments.

Commissioner Snyder stated that with the Skokie Wal-Mart development occurring, that this might have impact on land values in the Village's business park and thought the Commission should examine again the retail desirability and demand for this area. It was indicated that would be a placed as an agenda topic for an upcoming meeting.

Concerning the possibility of a hot dog stand for the old Chan's property, it was suggested that the prospective business owner seek both indemnity and also an NFR letter from the landowner, Oberweis.

IX. Public Comment

No public comment was presented at this time.

X. Adjournment

By consensus, the meeting was adjourned at 9:28AM

Respectfully submitted,



Timothy M. Clarke, AICP
Community Development Director