



Economic Development Commission

Meeting

Wednesday, February 26, 2014

Council Chambers Room

Minutes

Commissioners Present

James Kucienski, Vice-Chair
Maureen Ehrenberg
Paul Levine
Patrick McCoy
William Pabst
Nadia Seniuta
Terrence Strauch

Commissioners Absent

James Persino, Chairman
James Berger

Staff Present

Timothy C. Wiberg, Village Manager
Timothy M. Clarke AICP, Community Development Director
Aaron N. Cook AICP, Community Development Manager
Ryan N. Johnson, Community Development Intern
Robert Merkel, Finance Director

Others Present

John Vranas, School District #74 Board of Education Member
Jackie Boland, Lincolnwood Chamber of Commerce

1. Call to Order/ Quorum Declaration

Noting that 6 members were in attendance and a quorum present, the meeting was called to order at 8:07 AM by Vice Chairman Kucienski.

2. January Minutes Approval

Commissioner Seniuta moved to approve as presented, the proposed January 22, 2014 meeting Minutes of the Commission. Commissioner Ehrenberg seconded the motion. Motion approved by voice vote, 6-0. Shortly after minute's approval, Commissioner Strauch arrived to the meeting.

3. Shoppes at Lincoln Pointe: Incentive Request

Vice Chairman Kucienski noted the request by North Capital Group to remove this matter from the Commission's February Meeting agenda. Discussion ensued concerning whether a possible special meeting could be scheduled in early April to accommodate Chairman's Persino's schedule and that of the petitioner. Director Clarke indicated that the petitioner had not yet advised staff as to when they would be ready to proceed with their request for incentive. Commissioners were requested to review their schedules for a possible early April Special Meeting and Staff was requested to poll Commissioners on their availability for a special meeting.

Commissioner Ehrenberg stated that as this matter goes forward, she would like further information presented on the mix of uses proposed for the project, especially information on other comparable recent developments that include together retail, hotel and health club components. After a few other Commissioner comments, by consensus and as requested, this matter was removed from the agenda.

4. Ravenswood Studio PEP Grant

Director Clarke advised the Commission that since the request by Ravenswood Studio was made to extend the time to complete the window replacement project, a recent break in the severe weather allowed this work to proceed. He noted that the work has actually now been completed. A letter from Ravenswood Studio withdrawing their request for a time extension was presented. By consensus, the Commission acknowledged and accepted the withdrawal of this request.

5. FY 14-15 TIF Budgets

Director Clarke summarized the proposed budgets for Fiscal Year 2014-15 for the Village's 3 TIF Districts, noting that the largest expenditures were proposed from the NEID TIF District. The specific projects and proposed budget amounts for this TIF District were detailed for the Commission.

Clarke also reminded the Commission of the agreement with Lowe's which requires the payment of the annual TIF increment from the Touhy-Lawndale TIF District, which was represented in the proposed budget for this TIF District. Clarke noted that for the Lincoln Touhy TIF District, only a small expenditure was forecasted since property increment revenue has not yet been generated in this fund.

After further discussion, Commissioner Ehrenberg made a motion, seconded by Commissioner Strauch, to recommend approval of the proposed TIF budgets, as presented. Motion approved, 7-0.

6. Reports

Director Clarke summarized the February Development Updates report. Commission discussion ensued, regarding Cermak Fresh Market and their contract to acquire the Dominick's site. Staff noted that it was anticipated an incentive request by Cermak would be submitted for consideration by the Commission at its March meeting. Director Clarke also reported that efforts were still being made to secure a dinner-cinema venue for the Town Center Warehouse property.

Commissioners raised various other matters in the Village. Vice Chair Kucienski noted the Village's enhanced website and encouraged Commissioners to visit it for a wealth of information on the Village. Commissioner McCoy requested that the Village investigate instituting acceptance of automatic payments for such items as water bills. He further suggested that the Village investigate a biennial vehicle sticker rather than an annual tag now used by the Village.

Discussion continued on the recent ULI Report and the recommendations to improve the Devon Corridor. Several members noted the need for public investment in the corridor in order to attract private investment. The status of the Jaffa Bakery construction project was discussed.

Also discussed by Commissioners was a concept where L.Woods Restaurant would relocate to the Shoppes at Lincoln Pointe, in order to make way for an expanded Proesel Park. Commissioner Ehrenberg noted a coffee house she visited in Burlington Wisconsin that acted as a wholesome teen center as well as a gathering spot for the community. She thought such a use would be wonderful for the Lincolnwood community. Discussion ensued on this matter.

7. Public Forum

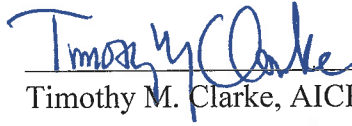
The floor was opened for public comment. John Vranas, resident and member of School District #74 addressed the Commission and noted the proposed expenditure from the FY 2014-15 NEID TIF Budget for the Public Works Yard. He inquired as to how this helps the business park.

Director Clarke stated this was a second phase of a project and its implementation has been pending acquisition of the Union Pacific ROW, which is now occurring. He stated that both the first and second phases of this project were intended to screen what has become a very visible site in the business park. He noted the purpose of these projects was to assist in beautifying and upgrading the business park area in order to continue to make the park attractive for private investment. Commissioner Ehrenberg concurred and indicated the importance of creating and maintaining an attractive park to attract and retain businesses.

9. Adjournment

The meeting was adjourned by consensus at 9:18AM

Respectfully submitted,

A handwritten signature in blue ink that reads "Timothy M. Clarke". The signature is written in a cursive style and is positioned above a horizontal line.

Timothy M. Clarke, AICP Community Development Director