



Economic Development Commission

**Wednesday, February 22, 2017
Council Chambers Room**

Commissioners Present

James V. Persino, Chair
Patrick Kaniff
Paul Levine
Genelle Iocca
Myles D. Berman
Terrence L. Strauch

Commissioners Absent

James Kucienski, Vice Chair
James Berger
Pat McCoy

Staff Present

Timothy Wiberg, Village Manager
Steve McNellis, Community Development Director
Andrew Letson, Assistant to the Public Works Director
Robert Merkel, Finance Director
Aida Cantic, Community Development Intern

Others Present

Trustee Jesal B. Patel, Sr.
Georjean Nickell

1. Call to Order/ Quorum Declaration

Noting that a quorum of six members was present, the meeting was called by Chairman Persino at 8:11 AM.

2. Minutes Approval

Chairman Persino asked the Commission if any edits were to be made for the November 16, 2016 meeting minutes. Commissioner Iocca pointed out a misspelling in her last name to be corrected. Chairman Persino also provided a copy of the minutes with three typos to be corrected. The minutes were then approved. ***Note – Staff has revised the November minutes to correct Commissioner Iocca’s last name and the typos.**

3. Proposed FY 2017-18 TIF Budgets*

Community Development Director Steve McNellis began his presentation with Agenda Item #3. Discussion commenced with review of the proposed budget for the Village's TIF districts. The first TIF district discussed was the North East Industrial District (NEID). Director McNellis reviewed the TIF's current revenue of \$500,000 along with the proposed projects, which include the 1) Public Works Expansion (\$1.1 million), 2) UP bike path (\$600,000), 3) UP bike path (\$20,000), and 4) LED street lights (\$55,000). Acting Public Works Director Andrew Letson spoke on behalf of the public works yard expansion. He explained that there is an estimated 16 year payback mainly because work will be done in house.

The UP bike path parking lot construct will be designed so that Lunt will be a one way in, and have access from Central Park. Commissioner Persino comments that this is critical and Director McNellis adds that this will be a dual benefit parking lot.

The following TIF district discussed was the Lincoln-Touhy TIF District. Director McNellis states that this TIF does not currently generate any revenue. Discussion on termination of the TIF begins. Commissioner Persino mentions that a regulation has been proposed that if you terminate TIF, you cannot propose a new one for 15 years. It is likely to pass, possibly an amendment; however, if the process has been started, you would be grandfathered in. The Village has hired a consultant to guide in reinstating the TIF. There is 17 years left on the TIF and the point of reestablishing it is to make up for the 45% decline, according to Village Manager Wiberg. Developers have approached us asking if it will be reestablished for a longer term. Director McNellis also stated that the TIF consultant assured that this should go as quickly as it can. There are also no projects plan and no funds budgeted to be utilized because redesignating will take place hopefully within the next 6 months.

Commissioner Persino states that \$35,000 is reimbursible out of the first increment with the TIF. Village Manager Wiberg also adds that the school district and library have expressed that they are ok with doing this. The TIF will pay the school district, and it will not be negatively impacted. Following, Commissioner Persino confirms with Trustee Patel that North Capital lost their foreclosure suit. Discussion about North Capital continues and Commissioner Levine follows with brief discussion about Next Door, a neighborhood social media platform.

The last TIF district discussed was the Devon-Lincoln TIF Budget. Currently, there are no funds being generated in this TIF district. Major projects anticipated for funding in FY 2017-2018 for this TIF are 1) Devon Streetscape Phase 2 Engineering Plans, with 30%

local match reimbursed (\$304,000), 2) Lincoln Avenue Median Landscaping & Planters (\$146,00), and Parkway tree Planting Sidewalk installation (\$30,000). Director McNellis depicts that the streetscape will provide a planted median that helps for beautification and provides a crosswalk refuge for citizens to cross safely to the post office. Chicago is apart of this streetscape project. Manager Wiberg and Public Works Director Letson add that IDOT will not allow us to stripe a crosswalk yet because there is a moratorium. However, the real fear is that if we cannot establish a crosswalk, we may lose the City of Chicago's involvement in the project. The Village is still pursuing this project and are working with IDOT to amend the situation.

At the end of discussion, the requested action proposed by Director McNellis was approval of the three proposed FY 2017-2018 TIF Budgets. Chairman Persino asked if there were any further comments or questions. With no further discussion, Commissioner Persino made a motion to approve the three budgets to the Board as presented. Motion approved by voice vote, 6-0.

4. Reports

A. Development Update

Director McNellis discussed the Village's initiation of the Lincoln-Touhy TIF Redesignation Eligibility Study, the first step in considering terminating the existing TIF District, with a plan to initiate a new TIF District in the same location.

Next, discussion began on the Village Board's approval of Republic Bank's replacement by Starbucks. This Starbucks will feature a drive-through along the north side and the west side of the building, and there will be other tenants. An IDOT permit is being pursued for curbcuts. Chairman Persino comments that parking congestion at David's Square will be greatly alleviated. Commissioner Levine inquired as to whether there are other tenants yet. Director McNellis said that there are not any other confirmed tenants at the moment.

Further, plans were approved for Big Fish Liquor Distribution Facility at 6428 N. Ridgeway Avenue. Commissioner Levine asked what type of business this is. Village Manager Wiberg explains that it is complicated, but in essence, there will be no liquor consumption or purchases on site. Through a phone app, a consumer will be able to purchase any type of liquor from outside of the state, in which the owner will obtain this liquor, bring it to the distribution facility, and then send it out for delivery. This facility is not open to the public. Chairman Persino asked if we will be collecting sales tax on this. Village Manager Wiberg confirms that we will.

Discussion continues for the PEP Grant Approval by the Village Board for Brickyard Bank at 6676 N. Lincoln Ave. This grant will be put towards the addition of windows and landscaping along the south façade of the building. Switching to the river rock will proceed along with six planters.

Lastly, development updates are concluded with discussion on the Village Board approval of the code amendment regulating self-storage and warehouse facilities on arterial roadways. These facilities will be prohibited on lots with frontage on N. Cicero Avenue, W. Devon Avenue, N. Lincoln Avenue and W. Touhy Avenue. All storage companies in town were notified and business owners who would be impacted were notified of this amendment.

B. New Business Licenses

Commissioners reviewed the list of new business licenses issued during the months of November, December, and January.

5. Other Business

6. Public Forum

Georjean Nickell addressed the Commission during this time. She asked when the Village became aware of the House bill that would impact the TIF. Manager Wiberg responds and assures that he knew nothing about it until it became public. Furthermore, Mrs. Nickell asks how long it will take for ownership to clear out at the Purple Hotel Site. Trustee Patel responds that it could take ten years, and that there is no certain answer yet. The Hyatt Hotel's progress with presenting before the Plan Commission is asked about. Director McNellis believes that they will have something for the next Plan Commission meeting. He expresses that they are still continuing with the plan. Georjean Nickell asks whether a potential hotel component at the Purple Hotel Site will be hindered by the Hyatt Hotel plans. Director McNellis adds that there is a lot of demand for hotel rooms and that we can easily support two hotels. Trustee Patel recommends obtaining a STAR report for the site for feasibility data.

7. Adjournment

By consensus, the meeting was adjourned at 9:42 AM.

Respectfully Submitted,

Aida Cantic
Community Development Intern