

COMMITTEE OF THE WHOLE MINUTES
July 22, 2019

ELECTED OFFICIALS PRESENT	ELECTED OFFICIALS ABSENT	STAFF PRESENT
Bruno Burghart Clements Hruby Kaven Kilburg Maladra (Chair) Marks Swanson	Burns McGowan	Dawkins McCready Babica Tymoszenko Schiber Fornari

1. CALL TO ORDER

Mayor Pro Tem Maladra called the meeting to order at 7:00 PM noting Mayor Burns and Ald. McGowan were absent. Maladra then called for a moment of silence to mark the recent passing of the Mayor's father, John Burns.

2. DISCUSSION ITEMS

a. Overview of the East State Street Reconstruction Project

Dan Bruckelmeyer of BLA Inc., and Katrina Laflin of Lannert Design presented an overview of the project from its inception to present status. Design features, evolution of the funding, and timeline for completion were also presented with the major construction happening in 2022. Questions from the committee centered on traffic disruption, effects on sidewalks, and new turn lanes.

b. Discussion on Public/Private Partnership Opportunities for the Southeast Master Plan

Economic Development Dir. Cathleen Tymoszenko provided information on this project. She noted the ways in which the city could move the project forward by identifying a strategy, preparing the site for development, finding a capable partner, identifying public assistance tools (which was where the City currently stands), and striking a fair deal. Tymoszenko also reviewed the challenges the lie before the city regarding this project site including major infrastructure needs and expenditures, and the need for a speculative business to build on site.

Funding strategies were presented. These included TIF, revolving loan fund for Water and Wastewater, and Kane Kendall COG Surface Transportation System, Industrial Revenue Bonds, IL Finance Authority Local Government Bond Program, IL Transportation Enhancement Program, IDOT Economic Development Program, CMAQ Congestion Mitigation, and IL Green Infrastructure (which has been suspended).

Tymoszenko then reviewed the status of the Geneva Business Park and what lies ahead for future development at that site in relation to funding options.

Finally, Tymoszenko provided information on how to collaborate with other city taxing districts to maximize potential outcomes in relation to these opportunity sites. Staff asked for consensus to initiate discussions with these other districts in relation to TIF funding, to prepare for a future feasibility study, all in the effort to work to establish adequate public assistance for development.

Some on the council questioned whether going forward with the SEMP development was prudent given the current economy and funding options. City Admin. Dawkins and Tymoszenko reminded the council of their strategic planning goals as it related to further development opportunities. After hearing more discussion, the committee provided consensus for staff to move to the next steps of engaging the taxing districts and preparing for a feasibility study.

3. NEW BUSINESS / PUBLIC COMMENT

4. ADJOURNMENT

On a motion by Ald. Marks, the meeting was adjourned by unanimous voice vote at 8:54 PM.
V/V: 8-0 Motion carried.

- *Submitted by Recording Secretary Fornari*