

GENEVA COMMITTEE OF THE WHOLE MEETING MINUTES

Tuesday, September 6, 2022

City Hall Council Chambers
109 James St., Geneva, IL 60134

Elected Officials Present: Mayor Burns, Ald. Bruno, Ald. Burghart, Ald. Kaven, Ald. Kilburg, Ald. Kosirog, Ald. Maladra, Ald. Marks, Ald. Mayer, Ald. Swanson

Others Present: City Admin. Dawkins, Asst. City Admin. McCready, City Attny. Sandack, Dir. Tymoszenko, Supt. Holton, Dir. Babica, Chief Antenore, Dir. DeGroot, Dir. Kruse.

Absent: Ald. Hruby.

Call to Order

Council member Tara Burghart, serving as chair, called the meeting to order at 9:30 PM noting all council members except for Ald. Hruby were present.

Recommend Suspending the Rules to Permit Council Member Burghart to Chair this Meeting and to Vote on All Action Items on this Agenda.

Moved by Ald. Bruno, seconded by Ald. Swanson.

Voice Vote: 8-0 (Hruby absent from voting, Burghart abstaining).

MOTION CARRIED.

Approve Committee of the Whole Minutes from August 15, 2022.

Moved by Ald. Mayer, seconded by Ald. Marks.

MOTION CARRIED unanimously by voice vote of those present 9-0.

Items of Business

Consider Draft Resolution Authorizing Execution of an Identification Sign Easement Agreement with Robert A. Lund at 642 Nichole, Geneva IL.

Moved by Ald. Mayer, Seconded by Ald. Kosirog.

On a question from Ald. Kilburg, Dir. Tymoszenko explained that the poor visibility of the Geneva sign on Rt. 31 north of Fabyan due to surrounding brush will be reviewed again now that the growing season has ended. On a second question from the Alderman, Dir. Tymoszenko stated that all signs in secondary locations will have been installed as soon as the sign at Nichole is put in. All arterial signs have been installed save for one that was postponed due to K-DOT construction. As soon as that is installed next year, the City will move on to tertiary signs, the contract for which will be brought to the City Council for approval in approximately 30 days.

MOTION CARRIED unanimously by voice vote of those present 9-0.

Consider Draft Resolution Authorizing a Tax Increment Financing
Redevelopment Agreement with Isaac's Upholstery and Furniture at 830 E.
State Street, Geneva, IL.

Moved by Ald. Swanson, Seconded by Ald. Kosirog.

Dir. Tymoszenko gave a presentation noting that the Isaac's Upholstery and Furniture property is within the East State Street Redevelopment Project in a TIF 2 area. The project meets many of the goals of the district and noted that eliminating deterioration is one of the highlights of the project, as is improving the streetscape, and maintaining the character of the building while accommodating the modern needs of the district. She also noted that the project meets all the redevelopment plan objectives except for land assembly for redevelopment. She also noted that certain qualifying statutory conditions must be met for the TIF. For this project, the conditions are below minimum code standards. This will be remedied with the efforts being brought forward at this meeting.

Dir. Tymoszenko introduced Owners Yvette and Israel Cortez. Ms. Cortez is the second-generation owner, having purchased the business from her father Isaac in 2017. Dir. Tymoszenko noted that the Cortez's have worked to improve the business. However, they are facing some issues with the site which include the fact that they must decide to either put money toward improving and expanding the business or improving the site. She noted that there is significant amount of money involved. She noted that Geneva is not investing in a business but in a site and a property. She also noted that the site does not reflect the high-quality craftsmanship of the business' work.

There will be two zoning variances sought from the Planning and Zoning Commission: one for parking on the Simpson yard, and a deviation from the East State Street design standards to allow for a new light fixture similar to but more cost effective than a light pole on State Street. The entire project total cost will be \$102,328 and the TIF total will be \$66,828 for both site improvements and the Simpson rite of way.

The Director noted that the incentives that are being proposed are less than the property has paid into the TIF throughout the years which is important to consider. She acknowledged that if not for this level of assistance, it will be difficult for this property to improve.

On a question from Ald. Bruno, Ms. Cortez stated that their goal was to renovate the interior space as well as the façade including windows, new doors, and painting. On another question from the Alderman, Dir. Tymoszenko stated that our investments are not tied to the City's performance on moving forward with other work.

On a question from Ald. Kilburg, Ms. Cortez explained that landscaping is part of their improvement plan and Dir. Tymoszenko explained that the landscaping work will be at the rear of the property and along Simpson but not in front of the property during this project. Ald. Kilburg noted that he would like to see landscaping in front. Dir. Tymoszenko noted that the owners do have those goals in the future. She stated that there is only so much public and private funding available for this project and landscaping costs would have to be added to the public side since all of the \$1.3 million remaining in the TIF has already been earmarked.

Ald. Burghart then commented that it was past 10:00 PM and asked for and received a consensus that the meeting should continue.

On a question from Ald. Marks, Dir. Tymoszenko explained that the work to be done will be completed by the time that the TIF fund will close. Because Illinois is in arrears, this will be completed in 2024. This TIF can be extended by state legislative action.

On a question from Ald. Kosirog, Dir. Tymoszenko explained that the inside of the building has greatly improved since the new owners bought it and the inside is appealing. She noted that the outside does not reflect the inside. She

also noted that there are no electrical or plumbing issues but that the hurdle is the way that the business looks from the outside as potential customers or co-tenants might shy away from the building because of its appearance. On a further question from Ald. Kosirog, Dir. Tymoszenko explained that they are investing in the site with a site plan and exterior improvements to the site. There is no investment in the structure but to the site accessibility, drainage, appearance, and ease of maintenance. Mr. Cortez noted that they do anticipate bringing the building up to code inside and planning to remain in Geneva for the long-haul.

Ald. Swanson commented that he believes that this is a great plan to improve the streetscape on Simpson. He stated that he felt that the Committee had gone down a lot of rabbit holes regarding how to spend more money on the project and stated that for that reason, he wished to call the question. After consulting with Attny. Sandack, Ald. Burghart allowed this.

Moved by Ald. Swanson, Seconded by Ald. Maladra to call the question.
Roll call:

AYES: 7 (Burghart, Kaven, Kilburg, Maladra, Marks, Swanson)
ABSENT: 1 (Hruby)
NAYS: 2 (Bruno, Kosirog)
MOTION CARRIED.

On the original consideration of the Draft Resolution Authorizing a Tax Increment Financing Redevelopment Agreement with Isaac's Upholstery and Furniture at 830 E. State Street, Geneva, IL:
Roll call:

AYES: 9 (Bruno, Burghart, Kaven, Kilburg, Kosirog, Maladra, Marks, Swanson)
ABSENT: 1 (Hruby)
NAYS: 0
MOTION CARRIED.

Consider Approval of Draft Resolution Authorizing Execution of an Intergovernmental Agreement with Kane County for Animal Control Services.

Moved by Ald. Marks, Seconded by Ald. Kaven.
MOTION CARRIED unanimously by voice vote of those present 9-0.

Recommend Approval of a Draft Resolution Expressing Official Intent Regarding Certain Capital Expenditures to be Reimbursed from Proceeds of One or More Obligations to be Issued by the City of Geneva, Kane County, Illinois.

Moved by Ald. Marks, Seconded by Ald. Mayer.

MOTION CARRIED unanimously by voice vote of those present 9-0.

Public Comment / New Business

None.

Closed Session on Pending Litigation (5 ILCS 120/2(c)(11)

Moved by Ald. Swanson, Seconded by Ald. Kosirog to go into closed session regarding pending litigation.

Roll call:

AYES: 8 (Bruno, Burghart, Kaven, Kilburg, Kosirog, Maladra, Marks, Swanson)

ABSENT: 2 (Hruby, Mayer (who left the room at 10:30 just before voting to go into closed session but returned at 10:32))

NAYS: 0

MOTION CARRIED to go into closed session at 10:30 PM.

Return to Open Session

The Committee of the Whole returned to open session at 10:40 PM.

Adjournment

On a motion by Ald. Marks, the meeting was adjourned by unanimous voice vote at 10:40 PM.

- Submitted by Clerk Kellick