

UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, November 7, 2017, 6:00pm
City Conference Room

In Attendance:

Committee Members

Chairman Ken Koch
Alderman Alex Hernandez

Alderman Carlo Colosimo
Alderman Joel Frieders

Other City Officials

City Administrator Bart Olson
Community Development Director Krysti Barksdale-Noble
Senior Planner Jason Engberg
City Consultant Lynn Dubajic

Alderman Chris Funkhouser
Code Official Pete Ratos

Other Guests

Ryan Swanson, Arc Design
Julie Schlichting, Imperial Investments

Doug Farr, Farr Associates
Jeff Muellner, Jefferson Properties

The meeting was called to order at 6:00pm by Chairman Ken Koch.

Citizen Comments: None

Minutes for Correction/Approval: October 3, 2017

The minutes were approved by unanimous voice vote.

New Business

1. EDC 2017-66 Building Permit Report for September 2017

Mr. Ratos reported 9 single family homes in September, for a total of 128 this year. In commercial housing, GC Housing is constructing a building with 74 units. No further discussion.

2. EDC 2017-67 Building Inspection Report for September 2017

There were 301 inspections done for the month. Mr. Ratos said he visits GC Housing at least once a day to make himself available for questions. No further discussion.

3. EDC 2017-68 Property Maintenance Report for September 2017

Mr. Ratos said most of the 17 cases were dismissed as they were compliant on the hearing date. A South Bridge St. case was not adjudicated due to a personal conflict for the Hearing Officer and it was continued. A Heustis St. location was found liable for six citations.

4. EDC 2017-69 Economic Development Update

Ms. Dubajic reported the following:

1. Met with owner of Crusade who will open “1836” week of Thanksgiving and coffee/donut shop in the near future
2. YPAC opening on east side of Rt. 47 by Law Office
3. Working with builder on purchase of single family lots near Kendall Marketplace and working with restaurant for outlot
4. Go For It Sports opening first of year
5. Along with Bart Olson, spoke with taxing bodies about TIF

5. EDC 2017-70 Fourth Amendment to the Redevelopment Agreement for the Downtown Yorkville Redevelopment Project Area (Imperial Investments, LLC)

Mr. Olson said there is a 4th amendment for the Imperial Investments TIF agreement. The first three, laid out plans for the area and this one is for 220-222-224 Rt. 47 addresses. YPAC is going in part of the property. This action basically incorporates all the amendments into the agreement. There was a brief discussion on the roof improvements and language for the TIF in lieu of an inducement.

6. EDC 2017-71 Inducement Resolution – Muellner Property – 301 S. Bridge Street

The owner of the property at the SW corner of Van Emmon & Rt. 47, Mr. Jeff Muellner, was present. He will develop or have someone else begin development of the property to make it more marketable. This is the first step for a future TIF.

7. EDC 2017-72 Downtown Overlay District – Award Recommendation

An RFP resulted in 4 responses and a recommendation for Farr & Associates was made based on a scoring system. Staff is recommending the bid not to exceed \$74,400, which was the lowest bid. Mr. Doug Farr was present and summarized his firm's experience. The firm will concentrate on a 3D criteria plan for the downtown streetscape. Chairman Koch asked how they could beautify the railroad track area and Alderman Frieders asked them to help establish an identity for Yorkville. The bid recommendation will need Council approval after the contract review and will move to the November 28th regular agenda.

8. PZC 2017-13 Coffman Carpets – Annexation Agreement and Rezoning

Coffman's wishes to annex to the city and Ryan Swanson (Casey's) is working with them. They are requesting to hook on to city water and sewer and are seeking rezoning from R-1 to B-3. They are also asking for relief on several items including setback, keeping a trailer on site, sign relief, not building a sidewalk and tax abatement for 10 years.

Alderman Colosimo questioned why the city would grant the tax abatements since the business is requesting to annex. He said the “optics” for the City are bad and the Aldermen must answer to the constituents whenever there are tax abatements. He said the property will increase in value, but the City takes the hit to give a rebate. The committee agreed with Mr. Colosimo and Mr. Olson suggested that the city agree to the rest of the requests from Coffman's. Mr. Olson said the taxes for the year would be about \$400.

Additional Business

Mr. Olson gave an update on TIF #2. Imperial Investments requested that the remaining 20-30 lots in Kendallwood be included in the TIF. This was an oversight and the process will be restarted to include them in TIF #2. The Kendallwood Estates property boundaries will change slightly. A public meeting will be held December 12th.

Imperial Investments is also interested in properties north of the river and might want to include them in TIF #2. Mr. Olson said properties cannot be added and it might require a third TIF. Mr. Frieders asked if there are actual plans for those properties, but generally said it makes no sense to begin a third one. To start a new TIF would require a first meeting at EDC. Alderman Colosimo said there should be development in the original TIF's first and the committee agreed.

There was no further business and the meeting adjourned at 7:00pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker