

APPROVED 11/5/19

UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, October 1, 2019, 6:00pm
City Conference Room

In Attendance:

Committee Members

Chairman Jackie Milschewski
Alderman Joel Frieders

Alderman Ken Koch
Alderman Jason Peterson

Other City Officials

City Administrator Bart Olson
Community Development Director Krysti Barksdale-Noble
Senior Planner Jason Engberg
Code Official Pete Ratos

Other Guests

Lynn Dubajic, City Consultant

The meeting was called to order at 6:01pm by Chairman Jackie Milschewski.

Citizen Comments: None

Minutes for Correction/Approval: September 3, 2019

The minutes were approved on a unanimous voice vote.

New Business

1. EDC 2019-78 Building Permit Report for August 2019

Mr. Ratos reported 7 single-family, 7 commercial and 361 miscellaneous/storm damage permits issued.

2. EDC 2019-79 Building Inspection Report for August 2019

There were over 300 inspections done, most of which were roofs. The fire inspector is also assisting.

3. EDC 2019-80 Property Maintenance Report for August 2019

Seven cases were heard, most of them being for weeds. Some properties are bank-owned and it has been difficult to get the properties mowed. Alderman Peterson suggested calling the real estate broker for more swift action. Mr. Ratos said 'trading' of foreclosed homes often occurs between the banks making the process more difficult. The mowing cost is applied to the home liens.

4. EDC 2019-81 Economic Development Report for September 2019

Ms. Dubajic highlighted the following activity:

1. Parma Pizza Bar soft opens about October 10th.

2. Perfection property (13 acres) under contract for an assisted living facility, front lot is zoned B-3 and complimentary business is desired there.
3. Kendall Marketplace applied for a division of front lot.

5. EDC 2019-82 Meeting Schedule for 2020

No discussion, approved as presented.

6. EDC 2019-83 Facade Program

Mr. Engberg said this is another component of the downtown improvement plan. It is an incentive program to revitalize this area for commercial and residential. The city would offer a 50% match on any project over \$1,000 with a maximum of \$15,000 matching funds. The boundaries of the program are where TIF #1 and #2 meet, minus Kendallwood Estates. Exteriors and landscaping are eligible. The application process is January 1 to March 1 and applications would need City Council approval. Ms. Noble said \$25,000 per TIF is budgeted. Administrator Olson noted that the program may change and that other projects might take precedence over private ones. He said the Mayor is OK with the program details, but wishes to not proceed since both TIF's are in deficit.

The committee briefly discussed a prior facade program which had similar details. Any applications would either be recommended or rejected by staff, then moved to EDC and to City Council for approval. The ordinance will be drafted by staff and moved to City Council at the end of October.

7. EDC 2019-84 Plano Boundary Agreement

Ms. Noble said the boundary agreement between Yorkville and Plano expired on June 24th and it can be extended, amended or ended. Staff proposes a 20-year extension with updates. In 2011 an Inter-Governmental Agreement was executed between Yorkville, Plano and the County that gave the County jurisdiction over Eldamain Rd. for the ability to extend it to Walker Rd. Eldamain will continue to be the boundary. She also noted a couple other changes. She handed out a boundary agreement map with nearby municipalities. Agreements with Plainfield and Oswego will expire in 2021. There are no agreements with Millbrook and Newark which will be addressed at a later date. Staff is proposing a Public Hearing at the November 12th City Council meeting. It was noted that the schools do not follow the boundaries. Industrial uses on Eldamain mainly fall in the Plano jurisdiction.

Old Business

Ms. Noble reported on the downtown landscape hill project. It was budgeted and went out to bid, but no bids were received. It will be re-bid as 2 separate jobs at the end of the month and there will be a pre-bid conference with contractors. Alderman Frieders had conversations with 3 interested parties who questioned the price and he said splitting it up would be better.

Additional Business None

There was no further business and the meeting adjourned at 6:34pm
Minutes respectfully submitted by Marlys Young, Minute Taker