

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, January 4, 2022, 6:00pm
City Council Chambers
800 Game Farm Rd., Yorkville, IL**

Note: In accordance with Public Act 101-0640 and Gubernatorial Disaster Proclamation issued by Governor Pritzker pursuant to the powers vested in the Governor under the Illinois Emergency Management Agency Act, remote attendance was allowed for this meeting to encourage social distancing due to the ongoing Covid-19 pandemic.

In Attendance:

Committee Members

Chairman Jason Peterson/in-person Alderman Ken Koch/in-person
Alderman Joe Plocher/electronic attendance Alderman Chris Funkhouser/in-person

Other City Officials

City Administrator Bart Olson/electronic attendance
Assistant City Administrator Erin Willrett/electronic attendance
Community Development Director Krysti Barksdale-Noble/in-person
Senior Planner Jason Engberg/in-person
Code Official Pete Ratos/in-person
Alderman Craig Soling/in-person

Other Guests

City Consultant Lynn Dubajic Kellogg/in-person
Ed Williams & Mike Williams/The Williams Group/in-person

The meeting was called to order at 6:00pm by Chairman Jason Peterson.

Citizen Comments None

Minutes for Correction/Approval December 7, 2021

The minutes were approved as presented.

New Business

1. EDC 2022-01 Building Permit Report for November 2021

Mr. Ratos reported a total of 90 permits in November. Of those, 23 were single-family detached and 5 single-family attached. The total construction value was \$4.5 million.

2. EDC 2022-02 Building Inspection Report for November 2021

There were 778 inspections, most of which were done in-house with about 200 outsourced. Mr. Ratos added that in November there is a big push to complete inspections before bad weather sets in.

3. EDC 2022-03 Property Maintenance Report for November 2021

Nine cases were heard and one case was found liable for \$2,550 for ongoing weeds. Other cases included trash and fencing issues. Mr. Ratos said staff works with the violator to inform them how they can rectify the issue and on some occasions, a police officer may be requested to accompany the staff member to meet with the violator.

4. EDC 2022-04 Economic Development Report for December 2021

Ms. Dubajic Kellogg referred to her monthly report included in the meeting packet. She also introduced Mike Williams and Ed Williams from The Williams Group. Mike Williams said they are part of a local investment group and have residential and commercial properties in the immediate area. He said they see a lot of potential for redevelopment. Chairman Peterson also thanked Ms. Dubajic Kellogg for all her hard work.

5. EDC 2022-05 Foreclosure Report and Population Projections Update

Mr. Engberg said foreclosures reflected 11 in 2021, down from 19 in 2020. In March of 2020, there was some relief granted from foreclosures due to the covid pandemic. The relief was extended twice and it ended in July 2021 when a few foreclosures were seen again. Ward 3 had the largest number at 11 and there was a decrease in Bristol Bay. It is likely there will be additional foreclosures this year and the state and national levels have seen higher rates than Yorkville.

Regarding population projections, he said Raintree and Grande Reserve have had the most growth and tracking helps in determining future resource needs. So far there are an additional 409 dwelling units in 2022. The 2020 census shows a population of 21,533 and staff projects 22,700 for this year. Many properties in Yorkville are already platted and the housing stock will be reduced in 2023-2024. A population of 25,000 is expected by 2024. Alderman Funkhouser noted that with the housing trends and accurate population counts, the city can then work towards home rule when 25,000 is reached.

6. EDC 2022-06 Economic Development Consultant Contract

Mr. Willrett drafted a memo regarding the contract and it has the same terms as in 2018. The rates have not changed since 2015 and it is a term of 3 years. A small inflationary rate was suggested. Alderman Funkhouser said Ms. Dubajic Kellogg has accomplished a lot for the city. He noted the contract is for an hourly rate, but he suggested a fixed fee instead. He said there are no associated benefits provided, the contract is not subject to FOIA and also has a confidentiality aspect. Mr. Olson said he would need to discuss this with the Mayor and Ms. Dubajic Kellogg and he will also look at the number of hours worked. Alderman Koch said the city has requested more of Ms. Dubajic Kellogg in the last couple years and she also spearheaded the covid vaccination clinic. Alderman Plocher commented the work she has done has been above and beyond.

7. EDC 2022-07 Inducement Resolution

A memo written by Ms. Noble is included in the agenda packet and it explains the resolution. This is the first step in the TIF process and has no future obligation. The process would be based on requests from a developer that they would need TIF assessments on any future plan submitted to the city. Referring to the map included, Alderman Koch asked about the small parcel between the properties. Mr. Olson said it is

a right-of-way with many utilities which would have to be relocated or designed around. This will move to the regular Council agenda.

Old Business: None

Additional Business: None

There was no further business and the meeting adjourned at 6:25pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker/in-person