

Community Development Authority

MINUTES

May 5, 2021

Members Present: Ken Brost, Austen Conrad, Dan Kolk, Toni Stolarik, Stephanie Brassington, Jerry Dietzel

Members Absent: Justin Rupert

Staff Present: Andrew Bremer, Stephanie Miller, Karen Knoll

1. CALL TO ORDER

Brost called the meeting to order at 7:00 pm.

2. PUBLIC APPEARANCES

None

3. APPROVAL OF MINUTES

- a. Review and possible approval of the April 7, 2021 Community Development Authority minutes.

Kolk moved to approve the April 7, 2021 Community Development Authority minutes. Conrad seconded the motion, motion carried 6-0.

4. BUSINESS

- a. New Member Introductions and review of CDA Powers and Duties.

Bremer reviewed Flaherty has left the CDA and Justin Rupert will be the new trustee on the CDA. Bremer reviewed the powers and duties of the CDA under Section 2-248 of the Municipal Code with members.

- b. Discussion and possible action to elect a Chairperson for the Community Development Authority.

Bremer reviewed per local municipal code section 2-247 (e) provides the CDA shall choose annually from its membership a chairperson as it deems necessary. Brost nominated Brassington as chairperson. Dietzel seconded the nomination. Motion carried 6-0.

- c. Discussion regarding Tax Increment District #3 capital expenditures.
Bremer advised this is for discussion only; there is no action to be taken tonight. Bremer reviewed as included in packets, the TID #3 district will terminate on August 9, 2022, after that date no new capital or project plan expenditures can be made until the District terminates, on or before August 9, 2027. Bremer explained what the funds could be used for during that time and the funds have to be obligated before August 9, 2022.

Bremer reviewed the boundary of the district, the description of projects, cost breakdowns and years of the projects, as included in packets, included in the TID District with members. Bremer went over the detailed schedule of capital expenditures of TID #3 through December 31, 2019, along with street and utility projects as provided in packets; there may be an updated draft available carrying through December 2020 at the next CDA meeting.

Bremer and members discussed recommended improvements including a possible bike path to Terminal Drive per the Terminal and Triangle District Plan along with if they wanted to phase in changes to take road improvements as far as lift station #4.

Bremer reviewed the performa as provided in packets that summarizes the status of the district, including prior uses and expenditure of funds, revenue stream, annual cash flow and TID fund balance along with summarizing the status of some of the current projects in TID #3. Bremer indicated he has included another possible performa in packets, which show the amounts if the Village decided to do all three projects which were listed in the Village Engineers estimate for Terminal Drive and Triangle Street. This would assume no other development took place in the district.

Members discussed the current width of Terminal Drive, potential impact to existing houses, the right of way on Terminal Drive, the location of lift station #4, expenditures allowed within one half mile of the district and what happens if a project is not completed by August 9, 2027 when the TID closes. Conrad inquired if there were any parcels within the TID boundary, which the Village would consider purchasing. Bremer responded that properties which are strategic to redevelopment or which could be used for a higher or better use do come available, others also could be acquired for blight removal through eminent domain. There will likely be opportunities in the future, however from a TID #3 expenditure that opportunity would close August 9, of 2022. There is always the possibility of adopting a new TID if needed to develop a site. Bremer explained how TID's loan money to each other and how some TID's are set up as donor TID's. Conrad thanked Bremer for his detail, and clarity of the reports provided in the packet.

Bremer inquired if members were interested in doing road projects. Kolk felt it would be a good opportunity to initiate work on Terminal Drive, and being able to find the funding through the TID would be more beneficial to the Village. Bremer indicated the Village would always have the option of the general fund or the utility fund paying for portions of a road improvement, therefor spreading the burden across a couple

financial areas. Bremer added as TID #3 has been performing well it has given the opportunity to fund projects in other TIDs without having the cost of interest due to borrowing. Members discussed who actually awards the contracts, the timeframes, and bidding process. Bremer asked members for an informal discussion on which they would prefer, doing the project from Siggelkow Road to lift station #4 or doing from lift station #4 to Hwy. 51. Members discussed where the bike trail connects, and concurred on the option of getting bids on doing two sections of the bike trail, one for a path on Terminal Drive and one for a path on Triangle Street they agreed on finishing Triangle Street and adding the bike path there for safety reasons. They also discussed what areas are the most used portions of Terminal Drive and how the road would be constructed. Bremer gave possible layouts of how the center turn lane layout would be if only a portion of Terminal Drive from Siggelkow Road to the lift station was completed in response to Stolarik's question. Members agreed finishing Terminal Drive to from Siggelkow to the lift station would be most important; there was no conclusion on finishing it further.

- d. Presentation of Community & Economic Development Director monthly report.

Bremer reviewed his Directors report with members as provided in packets.

5. SCHEDULE NEXT MEETING DATE

- a. June 2, 2021 @ 7:00 p.m.

6. ADJOURNMENT.

Brost moved to adjourn. Kolk seconded the motion. Motion carried 6-0. Meeting adjourned at 7:59 p.m.