

VILLAGE OF
FRANKFORT
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JOINT
ECONOMIC DEVELOPMENT COMMITTEE AND
LAND USE AND POLICY COMMITTEE MINUTES
MAY 10, 2017

CALL TO ORDER

Economic Development Chairman John Clavio and Land Use and Policy Committee Chairman Bob Kennedy called the joint meeting to order at 8:00 P.M. on Wednesday, May 10, 2017, at the Village Administration Building, 432 W. Nebraska Street, Frankfort, Illinois.

ROLL CALL

Members of both committees present included Economic Development Committee Chairman John Clavio, Land Use and Policy Committee Chairman Bob Kennedy, Mayor Jim Holland, Trustees Cindy Heath, Keith Ogle, Mike Stevens, Dick Trevarthan; Village Clerk Adam Borrelli, Anitra Alexander, Doug Gaines, Jr., Jodi Nystrom, Stacy Bond, Michael DiMaggio, Brian Samuels, and Taeya Spencer. Staff in attendance included Asst. Administrator Rob Piscia, Police Chief John Burica, Deputy Chief Will Dowding, Director of Community Development Jeff Cook, Finance Director Jenni Booth, and Administrative Assistant Theresa Cork.

MEMBER INTRODUCTIONS

Members introduced themselves and their background.

APPROVAL OF MINUTES

- A. *Joint Economic Development and Land Use & Policy Committee (November 9, 2016)*
- B. *Joint Land Use & Policy and Community Services Committee (April 12, 2017)*

Trustee Heath made a motion (#1), seconded by Trustee Stevens, to approve the minutes of the Joint Economic Development and Land Use & Policy Committee of November 9, 2016, as presented. The motion was unanimously approved.

Trustee Trevarthan made a motion (#2), seconded by Trustee Heath, to approve the minutes of the Joint Land Use and Policy and Community Services Committee of April 12, 2017, as presented. The motion was unanimously approved.

FRANKFORT PARK DISTRICT: PUENT PARKING LOT – LAND CONVEYANCE REQUEST

Asst. Administrator Piscia presented a letter from Gina Hassett, Executive Director, Frankfort Park District, requesting the Village of Frankfort to give consideration to convey the Puent Parking Lot parcel to the Frankfort Park District. Mr. Piscia provided a brief history of the parcel. He noted that the Village currently does not have future use for the parking lot and that it is logical for the parking lot to go with the building.

Following presentation, Ms. Hassett answered questions from committee members relating to future plans for the Puent building and the requested parking lot. She noted that the Park District has no current plans to sell or lease the building and will continue to utilize the Puent Building and parking lot for early childhood programs. Committee members discussed the option to place restrictions on the sale of the property and to retain parking rights for Fall Fest and other special events. Some members felt the Village should retain ownership of the parcel.

Following discussion, Mayor Holland made a motion (#3), seconded by Trustee Heath, to move forward with an intergovernmental agreement between the Village of Frankfort and the Frankfort Park District for the conveyance of the Puent Parking Lot with restrictions mutually agreed upon and with the understanding that any costs incurred would be the responsibility of the Park District. Staff was directed to return to committee for final approval of the agreement. The motion was approved by a split vote.

TAX INCREMENT FINANCE (TIF) ELIGIBILITY & REDEVELOPMENT PLAN

Community Development Director Jeff Cook presented the findings of the Village's Tax Increment Finance (TIF) eligibility study and redevelopment plan, prepared by S.B. Friedman Development Advisors. He reported that the ±339-acre area near the new I-57 interchange at Stuenkel Road proposed for TIF designation is eligible under state law, provided the land is divided into its corresponding 'improved' and 'vacant' sections. He further reported staff has contacted the landowner in pursuit of the division under the Illinois Plat Act. He requested committee direction to proceed engaging TIF counsel and beginning the TIF designation process, which is expected to take 4-6 months. He noted that establishing a TIF does not obligate the Board to complete infrastructure improvements rather, TIF establishment will make development sites more competitive in attracting developer interest and it will create a framework that provides the Board finance options for future infrastructure investment should the Board decide to move in that direction.

Committee members discussed the merits of establishing the TIF. Questions were raised relating to the costs associated with the enactment of the TIF. Mr. Cook stated that a preliminary engineering study would be necessary to prepare right-of-way needs and requirements. A few members felt the risk wasn't worth the cost associated with moving forward, while others felt moving forward may help to answer some of the questions being addressed.

Following discussion, it was the consensus of the committee by a hand vote to move forward with establishing the TIF district.

OTHER BUSINESS

None.

PUBLIC COMMENTS

None.

ADJOURNMENT OF ECONOMIC DEVELOPMENT COMMITTEE

Hearing no further business for the Economic Development Committee, Trustee Kennedy made a motion (#4), seconded by Member Spencer, to adjourn the Economic Development Committee meeting at 9:20 P.M. The motion was unanimously approved.

Following adjournment of the Economic Development Committee meeting, Chairman Kennedy took over chairmanship of the Land Use and Policy Committee meeting.

FOLKERS DRY BOTTOM POND - DISCUSSION

Asst. Administrator Piscia presented a ±1-acre parcel utilized for storm water management in Folkers' Estate Townhome development acquired by Will County via tax deed. The parcel is located at the southwestern side of the subdivision, adjacent to the Kensington subdivision, and is improved with a dry-bottom detention basin. He noted the property was originally planned to be owned and maintained by the townhome homeowner's association, however despite discussions indicating an effort to create a HOA, none exists today. He further noted a county representative indicated the parcel may be acquired for \$600.

Following brief discussion, it was the consensus of the committee for staff not to move forward to acquire the dry-bottom pond in the Folkers' Estate Townhome development. Committee asked staff to reach out to homeowners surrounding the parcel to see if there was any interest to purchase the property.

IMRF RESOLUTION - APPROVAL

Asst. Administrator Piscia reported the Illinois Municipal Retirement Fund (IMRF) Board of Trustees adopted Board Resolution 2017-02-13 for Elected Officials' Participation in IMRF, requiring recertification of IMRF eligibility every two years for all elected positions. This new rule requiring all governing bodies of units of government with elected officials participating in IMRF to pass new resolutions re-affirming that the positions meet the hourly standard by September 1, 2017. He reported hours spent at meetings, preparing for meetings, in the office, and actually conferring with constituents are counted as performance of duty and may be included in the IMRF hourly standard. Hours spent on-call or otherwise informally available to constituents do not count as performance of duty and should not be included in the IMRF hourly standard.

Following brief discussion, Member Samuels made a motion (#5), seconded by Trustee Heath, to forward a recommendation to the Village Board to adopt a Resolution re-affirming that the Village of Frankfort's elected positions meet the hourly requirement for participation in IMRF. The motion was unanimously approved.

OTHER BUSINESS

A. Extension of Electric Aggregation Intergovernmental Agreement

Asst. Administrator Piscia provided information regarding the Will County Electric Aggregation Group's request for approval to solicit bids for the renewal of the Group's electric aggregation program. He stated the member communities that comprise the consortium must pass an extension to the current Intergovernmental Agreement by June 11, in order to pursue an electrical supplier renewal contract with Homefield Energy (current vendor) or an alternate electrical supplier.

Following discussion, Mayor Holland made a motion (#6), seconded by Trustee Clavio, to forward a recommendation to the Village Board to adopt a Resolution extending the Will County Electric Aggregation Group Intergovernmental Agreement for negotiations with an alternate electric supplier. The motion was unanimously approved.

B. Solar Ray Farm: SW Corner of Pfeiffer and Sauk Trail

Asst. Administrator Piscia advised committee members that a rezoning request for a solar ray farm at the southwest corner of Pfeiffer Road and Sauk Trail will be brought forth to the Plan Commission in the coming weeks.

PUBLIC COMMENTS

No public comments were addressed to the committee.

ADJOURNMENT

Hearing no further business, Clerk Borrelli made a motion (#7), seconded by Trustee Heath, to adjourn the Land Use and Policy Committee meeting of May 10, 2017, at 9:52 P.M. The motion was unanimously approved.