



ECONOMIC DEVELOPMENT COMMITTEE MINUTES
NOVEMBER 13, 2019

CALL TO ORDER

Trustee Jessica Petrow called the Economic Development Committee meeting to order at 5:33 P.M. on Wednesday, November 13, 2019, at the Village of Frankfort Administration Building, 432 W. Nebraska Street, Frankfort, Illinois.

ROLL CALL

Economic Development Committee members present included Mayor Jim Holland, Trustees Adam Borrelli, John Clavio, Margaret Farina, Keith Ogle, and Jessica Petrow; Village Clerk Gene Savaria and Keith LeMahieu. Staff members in attendance were Village Administrator Rob Piscia, Asst. Village Administrator Jeff Cook, Police Chief John Burica, Supt. Terry Kestel, Finance Director Jenni Booth, and Administrative Assistant Theresa Cork. Deborah Hardwick and Mark Baker were also present. Members Anitra Alexander, Taeya Spencer, and Deadra Stokes were absent.

APPROVAL OF MINUTES (October 9, 2019)

Trustee Ogle made a motion (#1), seconded by Mayor Holland, to approve the Economic Development Committee minutes of October 9, 2019, as presented. The motion was unanimously approved.

Village Clerk Savaria arrived at 5:50 P.M.

DOWNTOWN VILLAGE-OWNED PROPERTIES – UPDATE & VALUATION

Asst. Administrator Cook provided a recap of previous meetings regarding a proposal submitted by Kara Farmhouse to redevelop 11 N. White Street (Mech House) for mixed use occupancy. He reported Kara Farmhouse informed the Village they will not proceed with the proposed development, citing the costs and expenses of converting the house to commercial have risen above the threshold to make this a viable and financially worthwhile project.

Mr. Cook then provided an update on the appraisals for the four key Village-owned properties previously identified to be listed with a commercial real estate broker for sale and redevelopment:

1. 11 North White Street (Mech House) - \$155,000 (includes structure)
2. 19 North White Street – no current appraisal
3. 10 North White Street (NWC White & Elwood) - \$325,000 (includes public alley, presumed to be vacated)

4. 2 Smith Street (Fra-Milco) - \$140,000 (valuation indicates existing structure is non-contributing to value)

Mr. Cook reported staff intends to proceed with identifying the asking price as 100% of the current MAI appraised value for each site and asked committee members if 11 & 19 N. White Street should be marketed for redevelopment by incorporating the existing structure, or as a free-and-clear development site. He also asked if staff should contact Melrose Properties, LLC, regarding their previous proposal to acquire the house and relocate it to 7 W. Sauk Trail.

Committee members discussed the best approach for the marketing of 11 & 19 N. White Street properties. Members were in favor of reconsidering the proposal submitted by Melrose Properties, however were not in favor of the house being relocated to 7 W. Sauk Trail due to zoning standards and requirements. Concern was also expressed regarding the potential structural impact of relocating the house.

Following discussion, it was the consensus of the committee for staff to evaluate the current appraisal information to determine if a value of 19 N. White can be surmised and to market the property with the option of demolition or converting the house to commercial.

Kara Farmhouse offered to share their findings with the Village Board in the letter withdrawing their proposal. Staff was asked to request those findings in order to provide the financials to any potential developers interested in converting the house to commercial.

OTHER BUSINESS

Asst. Administrator Cook reported he is in discussion with Matrix Realty Group for the marketing of the four properties and anticipates a contract will be brought before the Village Board for their consideration and approval at a future meeting.

PUBLIC COMMENTS

Resident Deborah Hardwick asked about the zoning of the former Fra-Milco property, 2 Smith Street. Mayor Holland stated the property was purchased by the Village to enhance the downtown business district, noting the property is zoned H-1. She also asked why 7 N. White Street (parking lot) was removed from the market. Mayor Holland stated the property is serving a useful purpose as a parking lot and the Village plans to actively market the four Village-owned properties previously discussed with the services of a commercial broker at this time.

ADJOURNMENT

Hearing no further discussion, Trustee Borrelli made a motion (#2), seconded by Trustee Clavio, to adjourn the Economic Development Committee meeting of November 13, 2019, at 6:00 P.M. The motion was unanimously approved.