



ECONOMIC DEVELOPMENT COMMITTEE MINUTES
FEBRUARY 12, 2020

CALL TO ORDER

Trustee Gene Savaria called the Economic Development Committee meeting to order at 7:20 P.M. on Wednesday, February 12, 2020, 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, Jessica Petrow, and Gene Savaria; Keith LeMahieu, and Deadra Stokes. Staff members in attendance were Village Administrator Rob Piscia, Asst. Village Administrator Jeff Cook, Police Chief John Burica, Deputy Chief Will Dowding, Supt. Terry Kestel, Asst. Director of Development Services Zach Brown, and Administrative Assistant Theresa Cork. Others in attendance included Elaine Lhotka, Katie Schubert, Dennis Haake, April Jackson, Mark Adams, Kirk Nissen, Marcia Steward, Pam Griffin, Deborah Hardwick, Dawn Shields, Paul DiCosola, Cindy Heath, Bert Behnke, Jim McFarland, Mary Wright, Danette Muscarella, Andy Goodwin. Members Anitra Alexander and Taeya Spencer were absent.

APPROVAL OF MINUTES (December 11, 2019)

Trustee Farina made a motion (#1), seconded by Trustee Borrelli, to approve the Economic Development Committee minutes of December 11, 2019, as presented. The motion was unanimously approved.

Member Stokes arrived at 7:21 PM, following approval of the minutes.

CONSIDERATION OF PURCHASE AND SALE AGREEMENT: ROW HOUSE, LTD - 2 SMITH STREET

Asst. Administrator Cook reported following the Village Board's approval of a resolution authorizing the sale of surplus public real estate at 2 Smith Street, staff began working with the potential developer, Row House Ltd. to draft a purchase and sale agreement. During this time, the Village made available to the public documents concerning the proposed sale and development and opened a public comment period, which concluded on January 31, 2020. He then presented the draft purchase and sale agreement between the Village of Frankfort and Row House, Ltd., for 2 Smith Street for committee consideration and review. Mr. Cook noted if the agreement is executed by the Village Board and Row House Ltd., the project would then proceed to formal review by the Plan Commission and Historic Preservation Commission.

Committee members discussed the terms of the draft purchase and sale agreement and expressed concern with some language removed in Section 11 related to post closing items, valuation of the permit fee waiver, and desired to clarify the ingress/egress easement as non-exclusive. Members requested staff obtain a new finance letter to ensure Row House, Ltd. is referenced to the development project.

Discussion ensued regarding the use of the remaining property to the west of the site proposed for purchase. Mr. Cook noted the agreement does not commit the Village to any decisions regarding its use. He noted the Village could choose to leave the property unchanged, sell it to develop additional residential units, construction of a public parking area, or any other viable alternative that may be identified. Members noted the Illinois capital bill allocates \$200,000 to the Village for downtown parking, although no timeline for its availability or distribution is identified at this time. Committee members acknowledged the agreement does not require the Village to make parking lot improvements.

Discussion ensued among committee and audience members relating to the proposed development. Some of the items discussed included: appraisal and valuation of the property, permitted uses of the proposed mixed-use development, plans for the balance of the property being retained by the Village, proximity of the proposed development to homeowners and the Kaffel Condominium community, and the cash-in-lieu of parking provision. Concerns were shared relating to storm water run-off near Elwood, Bowen, Smith, and Carpenter Streets. Staff was asked to take a comprehensive look at infrastructure in the vicinity.

Following discussion, Mayor Holland made a motion (#2), seconded by Trustee Borrelli, to forward a recommendation to the Village Board finding the proposal by Row House Ltd to be in the best interests of the Village and enter into a Purchase and Sale Agreement with Row House Ltd., for the sale of surplus public real estate at 2 Smith Street, subject to final performance dates, legal description, legal review, identification of the estimated fee waiver value in Section 7.2.1, clarification of the ingress/egress easement as non-exclusive, inclusion of deleted sections 11.1 (d), 11.2 and 11.4, addressing survival of Section 11 in its entirety, and provision of a revised pre-approval letter from CNB Bank & Trust identifying Row House, Ltd. rather than Richard Wright. The motion was passed by a majority vote with a dissenting vote by Trustee Clavio, citing preference for the final version prior to voting in favor.

OTHER BUSINESS

○ *Broadband Expansion Funding*

Trustee Farina commented on a state matching grant program aimed at increasing broadband internet access in rural areas across Illinois.

○ *South Suburban Airport*

Mayor Holland informed members he received a request from U.S. Representative Robin Kelly asking area leaders to sign a letter endorsing the South Suburban Airport project. He advised

members the Village has formally supported the project in the past and he solicited their input. Trustee Ogle voiced his opposition to endorsing the development of a south suburban airport. Mayor Holland asked the Trustees to forward any additional comments to him.

PUBLIC COMMENTS

No public comments from the public.

ADJOURNMENT

Hearing no further discussion, Trustee Clavio made a motion (#3), seconded by Trustee Farina, to adjourn the Economic Development Committee meeting of February 12, 2020, at 9:04 P.M. The motion was unanimously approved.