

Winthrop Harbor Economic Development Commission
May 9, 2007
Meeting Minutes

I. Call Meeting to Order.

Meeting called to order 7:00 P.M.

In Attendance: Jimmie Harris (Chairman), Julie Gonka (Vice-Chairman), Cy Race (Secretary), Pat DiPersio (Economic Development Director), Members: Ken Jones, Bob Long, Gary Powell, Kurt Melander, Margo Nelson.

Not present: Harold Logaras (Member At Large), Carl Simmons.

Guests: Terry Race, North Park Homeowners.

II. Approval of Minutes of April 11, 2007 meeting.

Motion made and seconded. Approved unanimously.

III. Chairman's Report:

1. General Comments.

i. Bob Long stated that the 9th and Lewis project is in dispute regarding a sewer line, that the contractor is probably trying to get out of the contract; real estate taxes are up because the property has lost its agriculture exemption.

ii. Kurt reported that the flower pots are ready for planting, which will be done by the Girl Scouts this month.

IV. Committee Reports:

1. Marina Relations:

i. **Update HB32.** Pat sent a letter to State Senator Terry Link re resolutions passed by Winthrop Harbor and Zion to support passage of the bill. (Attachment B). Cy reported that the bill is currently in the Senate for a 3rd reading. The Senate will probably amend the bill allowing the fund to remain an "unrestricted" fund.

2. Infrastructure.

i. **RT 41 signs.** Pat received a letter from Ill. Dept. of Transportation (Attachment C), stating that they will proceed with fabrication of signs on northbound and southbound Rt. 41 directing motorist to Winthrop Harbor and the North Point Marina, and will coordinate installation with Lake County.

ii. **Way finding signs.** Public Works will install 5 signs, coordinating with Lake County.

iii. **Bridge Signage.** Pat presented artwork for a Welcome sign to be displayed on the cross bridge. The EDC approved the artwork. Motion was made, seconded, and passed to request approval from the Board to pay the \$2,012 cost of the signs from the motel tax/tourism fund. The Chamber of Commerce will look into painting the bridge; there are some liability and traffic control issues.

iv. Repairs to I-94/Russell Road. Harold Lagarus made a request to the state to repair potholes at this interchange.

v. ITEP – Grants. StreetScape grant application will not be available until July/07 at the earliest. There will be a coordination meeting with consultant Baxter Woodman on May 22. The next step will be an Engineering study. Margo mentioned Community Development Block grants as a way of funding.

vii. METRA Station Expansion. Pat showed plans for developing the warming center and parking lot changes. Bids will be solicited, and opened in June. METRA is OK with the design, as is the village Building Inspector. Not sure when construction will start, it's up to METRA.

3. Marketing.

i. Triangle T.I.F. Update. Pat reported that the “Interested Parties Registry” was approved at the last Village Board meeting. Notices will be sent to all property owners affected by the TIF project, as well as published in the newspaper and posted at Village Hall.

ii. Triangle: Engineering Report. The Redevelopment Plan has been completed by Baxter Woodman Engineers; the Plan deals primarily with Wetlands, Storm water Management, Water and Sewer, Parking, Buildings and Facilities, and Open Space/Common Area, and recommends improvements needed; costs of improvements estimated at \$351,000; Pat mentioned that cost estimates are important for TIF planning. There was discussion re the adequacy of the improvements.

iii. Triangle: 631 Sheridan Road – Disposal Plan. The Village Board passed a resolution (Attachment D) authorizing demolition of the house if no buyer can be located. Gary said he may have someone interested. The mayor is allowing 30 days to find a buyer. Habitat for Humanity inspected the house to see if they could use anything before demolition. Community Services cleaned up the property, removing debris and weeds.

iv. Chamber of Commerce: Activity Update. Gary reported on the New Officers Installation Banquet, that there were 80 attendees. Those that attended said it was a very nice affair. Gary also reported on a recent meeting, saying there was good attendance, and that the COC has a new energy. Jimmie stated that the COC should get involved with bridge signs, flowers, etc. Gary said funds must be found for these projects, a budget is being developed.

v. Joint Marketing – Summer Spaces. Pat presented wording for the brochure that he and Zion worked out (Attachment E). The mayor has approved funding for the ad.

vi. Business Property Improvement Program (BPIP). An application has been received from the State Farm Insurance Property. (Attachments F).

4. Financial

i. 2007 Budget. The EDC 2007 Budget has been approved. (Attachment G).

ii. Development of Financing Plan for Streetscape. Jimmie said that the Chamber of Commerce should get behind the Streetscape project, that there should be a meeting to get them educated on the project. Pat: the 2001 estimate was \$7.4 million, financed with grants with 20% village matching funds. Pat said we really need help from the COC to find the money for this project.

5. Legal

i. Central Business District Zoning. The PZB has not passed the new zoning; Consensus is to wait to see what a developer needs and then structure the zoning. Discussion followed. It was suggested to invite the PZB chairman and members to an EDC meeting to discuss the whole issue and try to reach some agreement.

ii. Sign Ordinance. PZB has passed this ordinance, but the Board tabled the issue wanting input from local business owners. This input was obtained and we are waiting for the Board to make a final decision on the matter. Kurt asked that lighting and landscaping be considered and/or added to the Sign Ordinance, as they are just as important as signs. Pat mentioned that the Streetscape plan should include signage, lighting, and landscaping.

iii. Trash Enclosure Ordinance. Bob Long reported that he wrote the ordinance; it has not been approved yet. Discussion followed.

V. Adjournment

Motion made and seconded to adjourn. Passed. The meeting was adjourned at 8:47 P. M.

Submitted by Cy Race, Secretary, Economic Development Commission