

**Winthrop Harbor Economic Development Commission**  
**February 13, 2008**  
**Meeting Minutes**

**I. Call Meeting to Order.**

Meeting called to order 7:00 P.M.

In Attendance: Jimmie Harris (Chairman), Pat DiPersio (Economic Development Director), Julie Gonka (Vice-Chairman), Cy Race (Secretary), Members: Terry Issacs, Ken Jones, Bob Long, Gary Powell, Carl Simmons.

Not present: Harold Logaras (Member At Large), Kurt Melander, Margo Nelson.

Guests: Terry Race.

**II. Approval of Minutes of January 9, 2008 meeting.**

Motion was made and seconded to approve the minutes. Passed.

**III. Chairman's Report:**

Jimmie reported that a memo has been sent to the Village Board (VB) outlining the EDC's goals for 2008, as well as recommendations for action. See Attachment A. There has been no response as yet. We will try to get this on the VB agenda for the first March meeting.

**IV. Committee Reports:**

**1. Marina Relations:**

**i. DNR Land Development Update. See Attachment B.** Pat presented drawings re the development of a lodge and villas, trails, commercial amenities, a nature center and theater/music venue on the DNR property south of the marina. Correspondence has been sent to Rep. Osmond and Sen. Bond. Pat and Jimmie met with Sen. Bond last week; he will arrange a meeting with the Governor's Office to present this idea. Pat will work on planning estimates in preparation for this meeting.

**ii. Business Directory for 2008 Boater Packets. See Attachment C.** The directory was passed out to all members, which will be placed in 1500 boater packets in the spring. There was discussion re the cost of developing the packet, which could range from \$3,000 to \$3,500 depending on the printing style; the Chamber should share some of the cost; use tourist fund money for this; go with just a flyer in the packet, have books available in the marina office.

**2. Infrastructure.**

**i. Streetscape Update, light fixtures.** Samples of two proposed light fixtures were examined and demonstrated. After discussion, a motion was made and seconded to go with the Cyclone fixture. Passed.

**ii. Metra Expansion. See Attachment D.** Pat received a memo from Metra stating that the parking lot and shelter project will be rebid shortly, and bids will be due by the end of February. They are hopeful that construction can begin in late spring or summer 2008.

**3. Marketing.**

**i. TIF – Proposal Received/To Be Evaluated.** A proposal has been received from one developer. It was suggested that a joint committee of EDC, the VB and mayor, and the PZB, evaluate the proposal and prepare questions.

**ii. Conference – Midwest IDEX Feb. 21/22 Chicago. See Attachment E.** Pat presented the agenda for the Idea Exchange meeting. Motion made and seconded to send him to the conference.

**4. Financial.**

**i. Capital Improvement Plan.** Jimmie explained that perhaps the village needs a long-range Capital Improvement Plan that will pass from regime to regime. The Plan will cover major capital expenses over the next 10 to 20 year period, and plan how they will be funded. Discussion: what are “capital” items? What are sources of funds? Should this be a function of the VB? No conclusions were reached.

**ii. ComEd 2008 Transformation Grant Program. See Attachment F.** ComEd’s program “plans to provide assistance to communities and development organizations in northern Illinois that are engaged in actively conducting comprehensive planning, feasibility and TIF studies concerning future development work.” Discussion followed. A motion was made to apply for a grant to install a stoplight at Sheridan and Russell Roads. Passed.

**5. Legal.**

**i. Change to B3 Zoning Merchandise Display Standards.** This matter was tabled by the PZB. The developer of Harbor Plaza promised to police his shopping center.

**6. Political Liaison**

**i. February 8, 2008 Senator Bond Meeting** As mentioned above, Jimmie and Pat spent an hour with Sen. Bond re the DNR land project. Sen. Bond wants to present the plan to the Governor’s Office.

**V. Adjournment.** Motion made and seconded to adjourn. Passed. The meeting was adjourned at 8:23 PM.

**VI. Notices/Handouts:**

- 1.** December 28, 2007 Business Journal Article: Reviving Main Street. See Attachment G.
- 2.** January 11, 2008 Journal Sentinel Online Article: Racine Lakefront Project Canceled. See Attachment H.

3. January 20, 2008 Chicago Tribune Article: 10 Years after (Zion) Plant Closes.  
See Attachment I.

Next EDC Meeting March 12, 2008.

Submitted by Cy Race, Secretary, Economic Development Commission