

Winthrop Harbor Economic Development Commission
April 9, 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, Kurt Melander, Margo Nelson, Gary Powell, Carl Simmons. Not present: Harold Logaras (Member At Large).

Guests: Two residents.

II. Approval of Minutes of March 12, 2008 meeting.

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

III. Chairman's Report: Village Board Accepted 2008 EDC Goals.

- i. The EDC 2008 Goals were on the agenda at the last Village Board Meeting, and, after discussion, the VB accepted them.

IV. Committee Reports:

1. Marina Relations:

i. Newsletter Article. The idea was presented to include an article in the WH Newsletter each issue about what is happening at the marina. The purpose is to inform WH residents of events they may be interested in, and to encourage attendance. A calendar of events would be a good approach. Using the Sheridan Road footbridge to display banners was also discussed as a good way to communicate future events.

ii. DNR Land Development March 14/08 Meeting Recap. (Attachment A). Pat described the meeting with the Governor's Chief of Staff, also attended by Mayor Leech, and State Senator Michael Bond, where a plan to continue the development of the marina area as originally designed was presented. The original master plan included a hotel, restaurant, and shops. Pat's comment on the meeting was: "they didn't say no". He commented also that the idea was mentioned to Congresswoman Melissa Bean at a later meeting.

2. Infrastructure.

i. Metra Expansion – New Bids Due April 1/08. (Attachment B). The METRA representative mentioned that they had a pre-bid meeting, and 4 to 5 contractors attended.

ii. Spring Flower Pots. Kurt is working on them, will be planting in May.

iii. Streetscape – ITEP 2008 Grants Announced. (Attachment C). An unexpected May 5 deadline caused some quick action on the part of Pat and

Jimmy. They met with consultants Baxter Woodman to get an understanding of the new requirements, which includes 3 village funding options. Some funding has been eliminated, and other funding reduced. After discussion, a motion was made and seconded to recommend Option B to the Village Board.

3. Marketing.

i. TIF – Board Agrees to Negotiate with LM Development Partners. Pat provided status on the TIF Triangle project. The VB has agreed to move to the next step in the process, which involves negotiating with the developer re financing of the project. There is some thought the WH should get a professional or consultant to help with the negotiations, which could be funded by the developer or out of TIF funds. There is a meeting of the TIF board on April 11 to discuss a 3rd party consultant.

ii. Shovel Ready Sites Needed in Lake County i.e. Harris Property. (Attachment D). Pat received correspondence from Lake County Partners saying that they have a developer looking for “shovel ready” land to develop a small industrial park. Pat responded describing the land at 9th and Lewis, and Chairman Harris contacted the owner of that land. Discussion, some EDC members did not think an industrial park was best use of that land, others thought that it would create jobs which would create “daytime shoppers” to help local businesses.

iii. Tourism Fund Proposed– 2008 Budget. (Attachment E). Pat presented a Budget for the Tourism Fund projects in 2008, which will be discussed at village budget meetings.

4. Financial.

i. EDC Proposed – 2008 Budget. (Attachment F). Budget meetings are now going on in the village, and Pat presented his EDC budget for 2008 to the Commission.

ii. Illinois Linked Deposit Program. (Attachment G). State Treasure Alexi Giannoulis sent correspondence stating that a number of improvements have been made that will streamline procedures and make it easier for Illinoisans to benefit from the programs. He comments: “we have tailored a new linked deposit program to small businesses so that they can grow and thrive in our state”.

iii. Business District – Optional Sales Tax Increase. (Attachment H.) Pat had correspondence that he shared which describes WH’s Sales Tax Revenue, which is now at 7.25%, and that the law allows an additional 1% available to the village. After discussion, it was agreed to recommend to not make any changes.

iv. ComEd Grant – Traffic Light @ Sheridan & Russell Rd. A traffic light would be eligible for funding under the ComED grant. A motion was made,

seconded, and approved to go ahead with the application for a grant for this purpose.

5. Legal.

i. Triangle Redevelopment Agreement Process. This was covered in 3i above.

6. Political Liaison

i. Recap March 19/08 meetings – Congresswoman Melissa Bean’s Leadership Conference and Lake County Strategic Plan Forum. Jimmie commented that Melissa Bean and Senator Michael Bond are “good people”. He also stated that Pat attended the LC Strategic Plan Forum.

7. Other Business

i. Harbor Shuttle (Attachment I). Two liquor licensees in the village have expressed concern over the practice of bringing riders to businesses in Pleasant Prairie, that they feel there will be a distinct competitive disadvantage because of the new Illinois no-smoking law. They both indicated they would not renew their ads on the shuttle if we continue to service Pleasant Prairie. Much discussion followed; there are good arguments pro and con on this issue. Pat will try to come up with a solution.

ii. School District Redistribution. Lake County voted to approve the redistribution. The decision is favorable to Beach Park, and unfavorable to Winthrop Harbor, in the opinion of some EDC members, because school taxes from commercial development at 9th and Lewis would go to Beach Park, even though students from homes to be built in the area will be attending District 1 schools. It was also stated that there was poor representation at the hearings from Winthrop Harbor residents.

iii. Chamber of Commerce. It was mentioned that the CC will be renting what was the Country Store, near 8th and Sheridan, as an Information Center for residents and tourists, and will have coverage and phone number information available.

V. Notices/Handouts:

Governor’s Press Release – Illinois Economic Stimulus Package
Incentives Webcast slides
2008 Harbor Shuttle Schedule flyer
May/June Village Newsletter Article
Next EDC Meeting May 14, 2008

VI. Adjournment . Motion made and seconded to adjourn. Passed. The meeting was adjourned at 8:35 PM.