

Winthrop Harbor Economic Development Commission
October 8th, 2008
Meeting Minutes

I. Call Meeting to Order.

Meeting called to order at 1802 by Jimmie Harris.

In Attendance:

Jimmie Harris (Chairman)

Julie Gonka (Vice-Chairperson)

Terry Isaacs (Secretary)

Pat DiPersio (Economic Development Director)

Members: Margo Nelson, Bob Long, Carl Simmons, Gary Powell, Cy Race, Shelley Walker and Buddy Hargett.

Not present: Harold Logaras (Member At Large), Kurt Melander, Ken Jones.

Guests present were Kimberly Braden and Scott Holverson.

II. Approval of Minutes of September 10th, 2008 meeting.

MOTION was made by Julie Gonka and seconded by Carl Simmons to approve the minutes. MOTION passed.

III. Chairman's Report:

- i.** Additional topic added: Pat indicated that negotiations with the contractor, while generally positive, appear to hinge on the desire of the village to bond the project. Pat discussed bond options, such as Revenue bonds and General Obligation bonds, and the pros and cons of each. The EDC will meet with the village board in a joint meeting on 14 October 2008 and 7:30 PM to discuss the financial arrangements, as NexGen analysis of the Pro Forma indicates at least three finance figures to work with. Bob also explained that the process can move quickly once the village is committed.
- ii.** WHYC Commodores Ball: Jimmie sent a thank-you letter, while Pat expressed satisfaction of the event. Jimmie indicated that it was a gorgeous black-tie affair, and that he looked forward to next year's event.
- iii.** Spring Bluff Forest Preserve: Pat explained that a letter was received that acknowledges drainage as an issue for the area, and that the LCFP does have a referendum on the ballot for November for additional funds, but that the SBFP was not included in any plans at this time. Pat feels that the LCFP has no interest in doing anything at this time.

IV. Committee Reports:

1. Marina Relations.

- i. **Lakefront Development** – Pat explained that the DNR Chief showed no interest in any development plans at this time. Perhaps upon the retirement of the old chief the replacement may show some interest. Jimmie suggested starting petitions or some type of political action to foster some type of interest. Discussion followed.

2. Infrastructure.

- i. **Landscape Ordinance.** Pat stated that is in a holding pattern, most likely until the need for such an ordinance is determined. It was also discussed as to which committee should actually be working on it, the PZB or Economic Development.
- ii. **Metra Parking Lot** – No real change in status. Pat stated that Metra riders have contacted him in regards to a number of complaints about the current parking.
- iii. **Public Transportation Survey** – Pat has reviewed the survey results and believes that we have received a large number of generally good responses.
- iv. **Green Bay Road Widening** – Pat has indicated that the engineering phase for the project is underway, as per the handout.

3. Marketing.

- i. **Transit Oriented Development** – Pat discussed this topic with regards to the concept of many people living close to train stations, and how development is tailored to the concept.
- ii. **ICSC Chicago Dealmaking** – Pat displayed a preliminary mock-up of the materials to be displayed at the conference. Previews were enthusiastically reviewed.
- iii. **2009 Visitors Guide** – Deb Kahana has provided Pat a template for gathering information on 2009 events for the village, which will hopefully be compiled into a visitor's guide.
- iv. **Lake Forest Oasis Kiosk Display** – Pat discussed the participation costs and requirements, with information provided.

4. Financial.

- i. Non-profit Development Corp.** – Buddy reviewed the NPD Corp. benefits and liabilities. He believes that the idea should at least be considered, as Lake County Partners is an example of an NPD Corp. Discussion followed.

V. Notices/Handouts:

Next EDC Meeting scheduled for 12 November 2008.

18 November 2008 – Aligning Community Goals with Real Estate Marketing Trends, presented by LCP at CLC, 7:30 – 11:00AM.

Illinois Youth Survey – Zion Benton results.

Green Bay Road Project handout.

VI. Adjournment.

MOTION made by Margo Nelson and seconded by Bob Long to adjourn.

MOTION passed. The meeting was adjourned at 1937.

Submitted by Terry Isaacs, Secretary, Economic Development Commission.