

**Elmhurst Economic Development Commission
Meeting Minutes of May 27, 2011
City Hall, Conference Room 2**

Present: Kurt Warnke, Mark Sabatino, Bill Huber, Nicola Lostumbo, Bill Shanklin, Dan Leahy, Steve Moskal

Absent: Betsy Hanisch, Rich Reichert, Don Meyers, Maryann Gorski, Diane McGinnis

Also Present: Steve Morley, Kevin York, Dannee Polomsky, Tom Borchert, Mike Kopp, Tom Paravola, Ken Bartels

The EDC was called to order by Kurt Warnke, Chair, at 7:30 a.m.

The EDC Minutes of April 22, 2011 were approved as submitted.

Kurt noted that this EDC meeting will be the last for Tom Borchert as City Manager. Tom is retiring from the City after 40 years on June 10th. The EDC wished Tom all the best and provided a small token of thanks.

Kurt noted that we are seeking an EDC appointee for Betsy Hanisch's position. Any possible names can be shared with him, Mark Sabatino or Ken Bartels. We should move on this to respect Betsy's desire to leave the EDC. Commissioner business cards were also distributed to those in attendance.

There was no formal City Update, instead the EDC moved into discussion on the TIF Report from Kane McKenna.

The EDC was provided the preliminary recommendations pages from the full report as a handout. These pages note that of the five studied areas for possible new TIFs three were recommended for further study at this time: North York Street, York and Vallette area, Riverside Drive area. Two were targeted for future revisiting at a later time: York and Butterfield area and Lake Street.

There was discussion regarding the status of the York and Butterfield area. As noted, the area includes some parcels that are unincorporated at this time. It would be better for a TIF to have all of the specific area within the City's boundaries. Therefore, consideration of that would need to happen first to change the recommendation. That discussion would need to take place at the City Council level as they might determine going into the future. The area likely needs some time to settle down as the new hospital opens in June.

The Riverside Drive area was also noted to be somewhat dependent on the status of the pending DuPage County flood plain mapping. It is not known when that mapping will be finalized and shared with the public and the City.

The Northwest corner of North Avenue and Route 83 was also mentioned as suitable for TIF review. It is hoped that the new flood mapping may remove that area from the flood plain and that private developers may then have increased interest in the parcels there.

The full Kane McKenna Report will be provided to the City Council for information purposes and be referred to the Development, Planning and Zoning Committee, chaired by Alderman Morley. The EDC and the DPZ Committee will be in concurrent review of the report.

Kurt asked the EDC to review the handout pages provided and to share any comments or questions with Ken Bartels by June 10 via email (kbartels@communityelmhurst.com). These will be shared with City staff and with Kane McKenna. Kane McKenna will then be asked to attend the EDC's June 24 meeting for further discussion and review. The EDC may send its comments to the DPZ Committee subsequent to its June meeting dependent on the discussions outcome. A public and institutional education effort on new TIFs will likely be needed and be valuable going forward as recommendations on any new TIFs emerge.

7 retention visits were reported upon at the meeting. A visit potentials list was shared for use by Commissioners.

Kurt mentioned that the Broker Forum of April 28 was well-attended and well done. The Shop/Buy program coordinated by the Elmhurst Chamber is moving forward into the creative design stage.

The next meeting of the EDC will be on June 24, 2011 at City Hall.

The EDC was adjourned at 9:05 a.m.

Submitted as a DRAFT by Ken Bartels and shared with the full EDC for informational purposes only at this time. The noted handout will be shared with all absent Commissioners in a timely fashion.