

AGENDA
FALL RETREAT
SPECIAL MEETING OF THE CITY COUNCIL
MONDAY, SEPTEMBER 23, 2024 – 5:00 P.M.
CITY COUNCIL CHAMBERS
2 E. MAIN STREET

1. Call to Order
2. Roll Call
3. Strategic Plan Update
4. Economic Development Update
5. Finance Update
6. Council Initiatives
7. Public Comment
8. Additional Items from the Mayor, Council or Staff
9. Executive Session (5 ILCS 120/2 (c)(4))
 - Personnel – 5 ILCS 120/2(c)(1)
 - Pending, Probable or Imminent Litigation – 5 ILCS 120/2(c)(11)
 - Property Acquisition – 5 ILCS 120/2(c)(5)
 - Collective Bargaining – 5 ILCS 120/2(c)(2)
 - Review of Executive Session Minutes – 5 ILCS 120/2(c)(21)

ADA Compliance

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TDD), or via e-mail at jmcMahon@stcharlesil.gov. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).



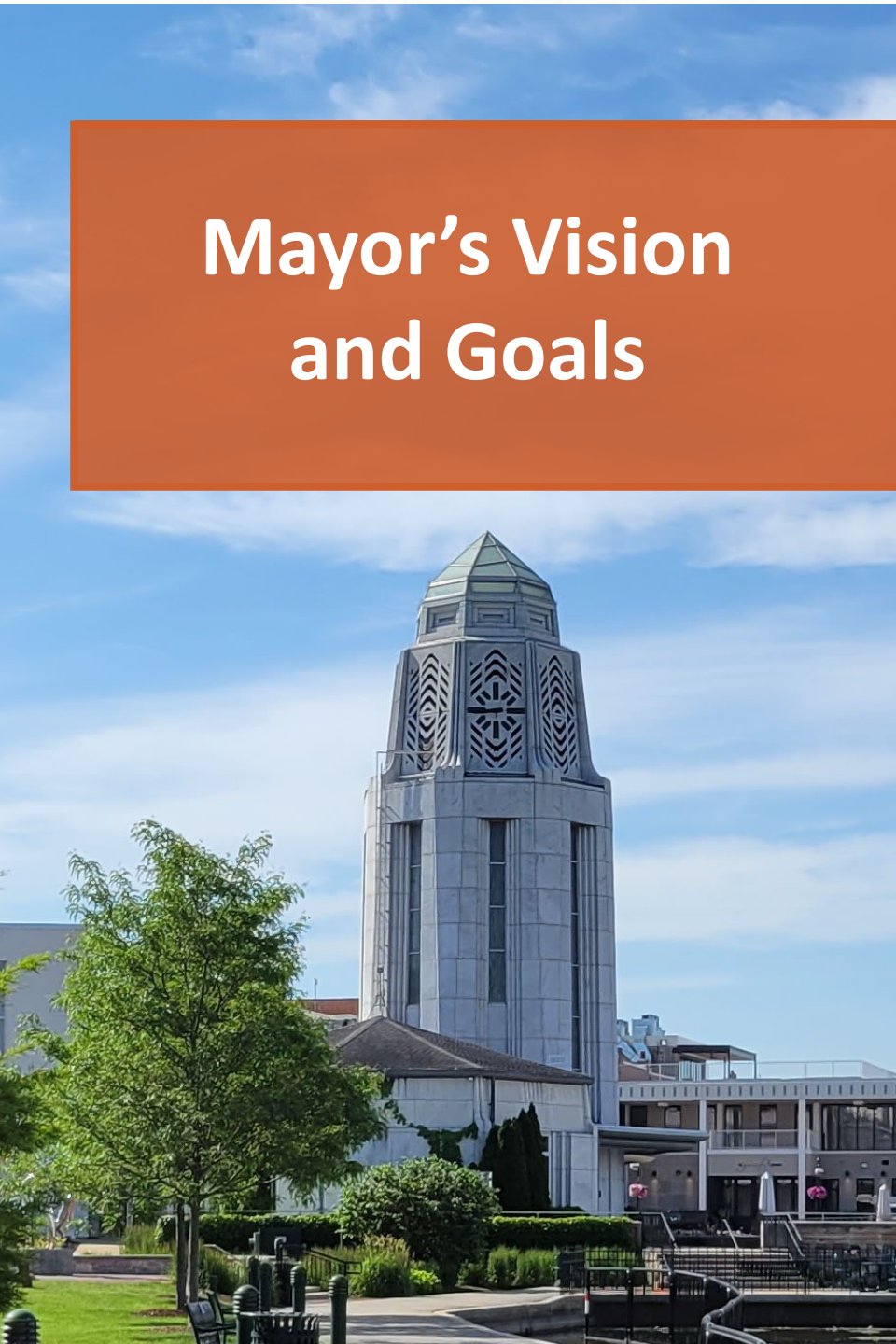
City of St. Charles
City Council Fall Retreat
September 23, 2024 - 5:00pm

Strategic Plan Update

Mayor's Vision and Goals

City of St. Charles Strategic Plan

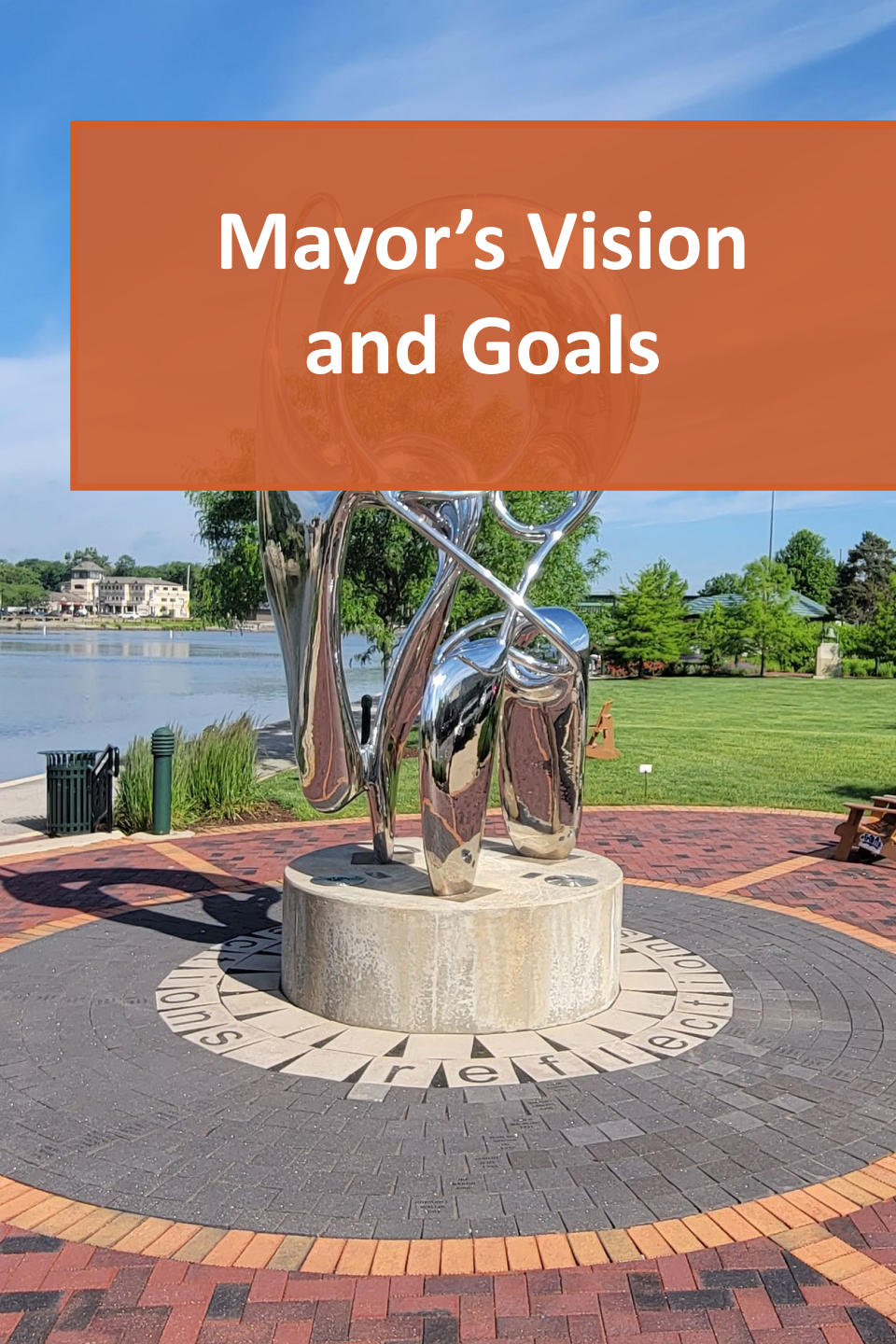
- **Continue to encourage balanced and sustainable development for the City**
 - ✓ Industrial, Commercial, and Residential
 - ✓ Focus on major development sites while continuing to infill new or existing vacancies
 - ✓ Maintaining and creating public space alongside development
 - First Street Plaza



Mayor's Vision and Goals

City of St. Charles Strategic Plan

- **Engage with the Community**
 - ✓ Respond to community input and needs
 - ✓ Continue to work with and support community partners (Park District, Library, D303, other taxing bodies)
 - ✓ Equity and Inclusion Commission – ensuring all residents are represented
- **Resource Management**
 - ✓ Ensure the City has the proper resources to complete major projects but also sustain day-to-day operations
 - ✓ Safeguard the City's assets to manage revenue and long-term debt



Largest Projects Since Strategic Plan Adoption

Major Strategic Projects

- IMEA Contract
- Dam Task Force
- New Website
- TIF Extension
- E & I Commission
- Lead Pipe Replacement Program
- Ped Bike Plan
- Parking Study
- Online Utility Billing Software
- Walnut Closure

Major Development Projects

- First Street Plaza
- Whole Foods
- PD Feasibility Study
- Pheasant Run
- TIF/Demolition/Industrial
- Charlestowne Mall
- Fox Haven Square
- The Springs
- Charlestowne Lakes
- Smithfield Plant Improvements



What is a Strategic Plan?

The Strategic Plan is a living document that guides the City of St. Charles in its decision-making. The Strategic Plan defines WHAT the City wants to become and its vision for the future. It also defines what the City will prioritize and focus on to achieve its vision, the specific actions that will be taken, and how progress will be measured. The City of St. Charles has identified four Strategic Priorities. Each Strategic Priority has a goal statement, strategic goals, and outcome objectives.



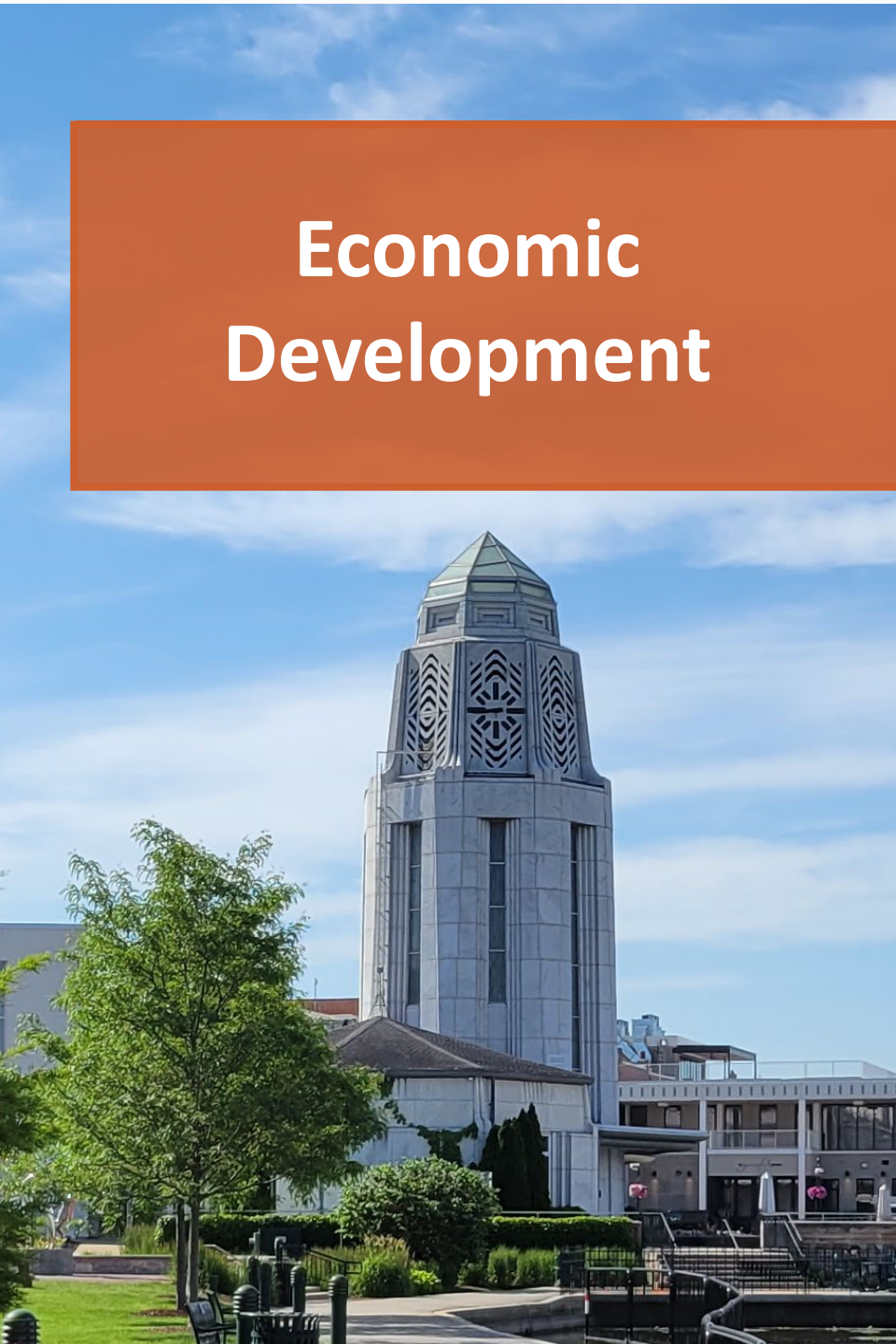


Economic Development

Strategic Priority 1 Balanced and Thoughtful Development

Identify Top Ten Priority Development Sites

- Former Blue Goose
 - Former Coca-Cola Property
 - 7 Acres Vacant by Eastside Jewel
 - Former Chili's
 - Indiana Place
 - Pheasant Run
 - Prairie Center
 - Charlestowne Mall
 - Woodward Drive
 - Lot 4 Building 8
 - Downtown Riverfront Property
 - On the Border
 - Bricher Commons (Behind Meijer)
 - Lexington Property
- Complete
 - Partial Complete
 - Undeveloped





Economic Development

Strategic Priority 1 Balanced and Thoughtful Development

Conduct 24 Business Visits

- FC Lighting
- Clarke Mosquito
- Warwick Publishing
- United Laboratories
- ICT Power USA
- Advance Lifts, Inc.
- Compact Industries
- Label & Specialty Products
- HFI
- Smithfield Foods
- Bison Gear And Engineering Corp.
- Tiger Drylac USA, Inc.
- Elite Extrusion Technology
- Coding Solutions, Inc.
- SAI Advanced Power Solutions
- ALE Solutions
- Extract Juicery
- The Bike Rack
- Dear Donuts
- Orangetheory
- House of Charlemagne
- The Hive
- Classic Cinemas
- Award Concepts, Inc.



Economic Development

Strategic Priority 1 Balanced and Thoughtful Development

Real Estate & Broker Engagement

- Broker Mixer – May 9, 2024
- Broker Coffee Meetup – November 15, 2023
- Broker Update – May 4, 2023
- Upcoming Event - September 25, 2024

New Economic Development Website

- Available Property Search
- Data Center
- New Development or Business Inquiry
- Development News Articles



Economic Development

Strategic Priority 1 Balanced and Thoughtful Development

Business Improvement Grants

2023

- Andy's Custard
- Brown Butter
- Dimple's Donuts
- Dear Donuts
- Veterans Center
- 228 W. Main St.

2024

- Johnson's Core Fitness
- Maple Leaf Roasters
- Alter Brewing
- Dance Lab
- La Mesa
- The Office

Update Policies

- Outdoor Dining Fees
- First Street Program Policy
- Building Improvement Grant

Economic Development

Strategic Priority 1 Balanced and Thoughtful Development

Complete a Comprehensive Downtown Parking Plan

- Identifies projects that improve downtown parking experience: shared parking agreement – updated signage – parking deck counter
- Provides City Council parking data for future developments

Other Objectives to be Addressed

- Create developer satisfaction survey – coming soon
- Review Economic Development incentive policy



Community Development

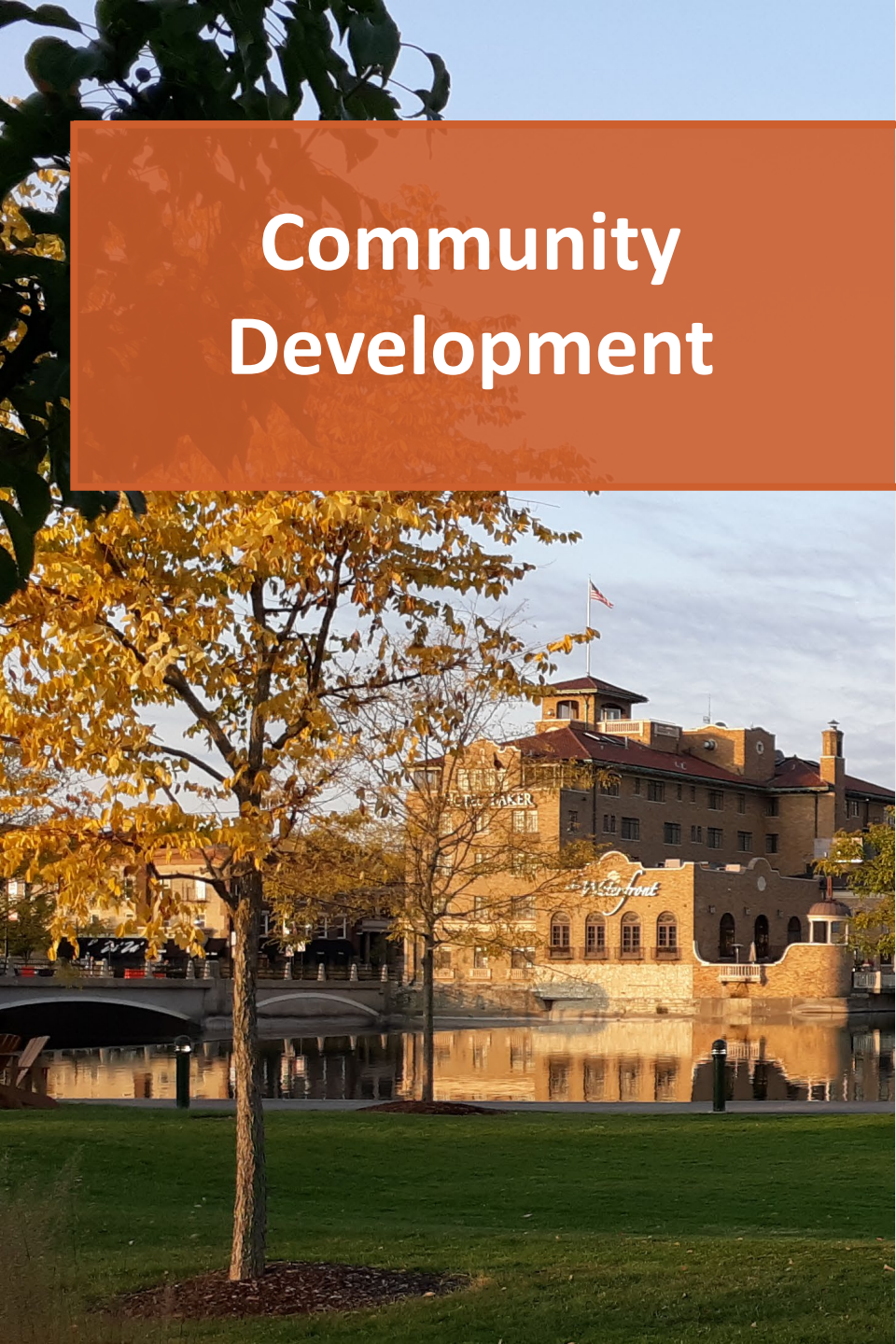
Strategic Priority 1 Balanced and Thoughtful Development

Promote and Encourage Development of Diverse and Quality Housing

- The Springs - multi-family (rental)
- Charlestowne Lakes – townhomes (owner-occupied)
- Munhall Glen (single family)
- Prairie Center (affordable senior living and multi-family)
- Indiana Place (multi-family)
- Brooke Toria (single family)

Opportunities

- Downtown infill
- Senior projects
- Affordable projects (non-senior)



The background of the slide features a photograph of a town street. In the foreground, there is a concrete flower box filled with vibrant red and yellow flowers. Behind the flower box, a black metal railing runs along the edge of what appears to be a sidewalk or a small bridge. In the background, a brick building with a gabled roof is visible, surrounded by lush green trees. The overall scene is bright and sunny, suggesting a pleasant day in a well-maintained community.

Community Development

Strategic Priority 1 Balanced and Thoughtful Development

Evaluating Policies & Codes to Improve Efficiency and Impacts on Community Stakeholders

- Simplify systems for development fees
- Expand temporary occupancy process
- Zoning code updates to respond to community & business concerns
- Forthcoming update to Subdivision code and Property Maintenance codes

Code Enforcement Update

- Expansion and planned enhancements for proactive program
- Forthcoming code updates to improve effectiveness
- Laying groundwork for new initiatives and programs for consideration



Community Development

Strategic Priority 1 Balanced and Thoughtful Development

Development Review Process Study in 2023

- Goal to enhance the process, and improve internal/external customer experience
- Adjustments to leadership, procedures, coordination, communication

Other Objectives to be Addressed

- Developer Procedure and Process Playbook
- Downtown Overlay District update (zoning)
- Comprehensive Plan update (future - 2027)

Review and Update Affordable Housing Requirements and Programs

- Reconfirmed Council support for affordable housing policy in 2024
- Endorsement of more on-site units
- Focus on promoting use of Trust Funds for an east side project



Human Resources

Strategic Priority 1 Balanced and Thoughtful Development

Support Economic Growth That Respects Our Unique Character

- Initiated and implemented a Community Development staffing and engineering study providing additional staff expertise



Human Resources

Strategic Priority 2 Community Engagement

Employ Digital Tools for Residents and Community

- HR staff member is providing input and insight on current licensing process and challenges and assisting with the system upgrade that will greatly benefit business owners.



Human Resources

Strategic Priority 2 Community Engagement

Enhance Community Platforms

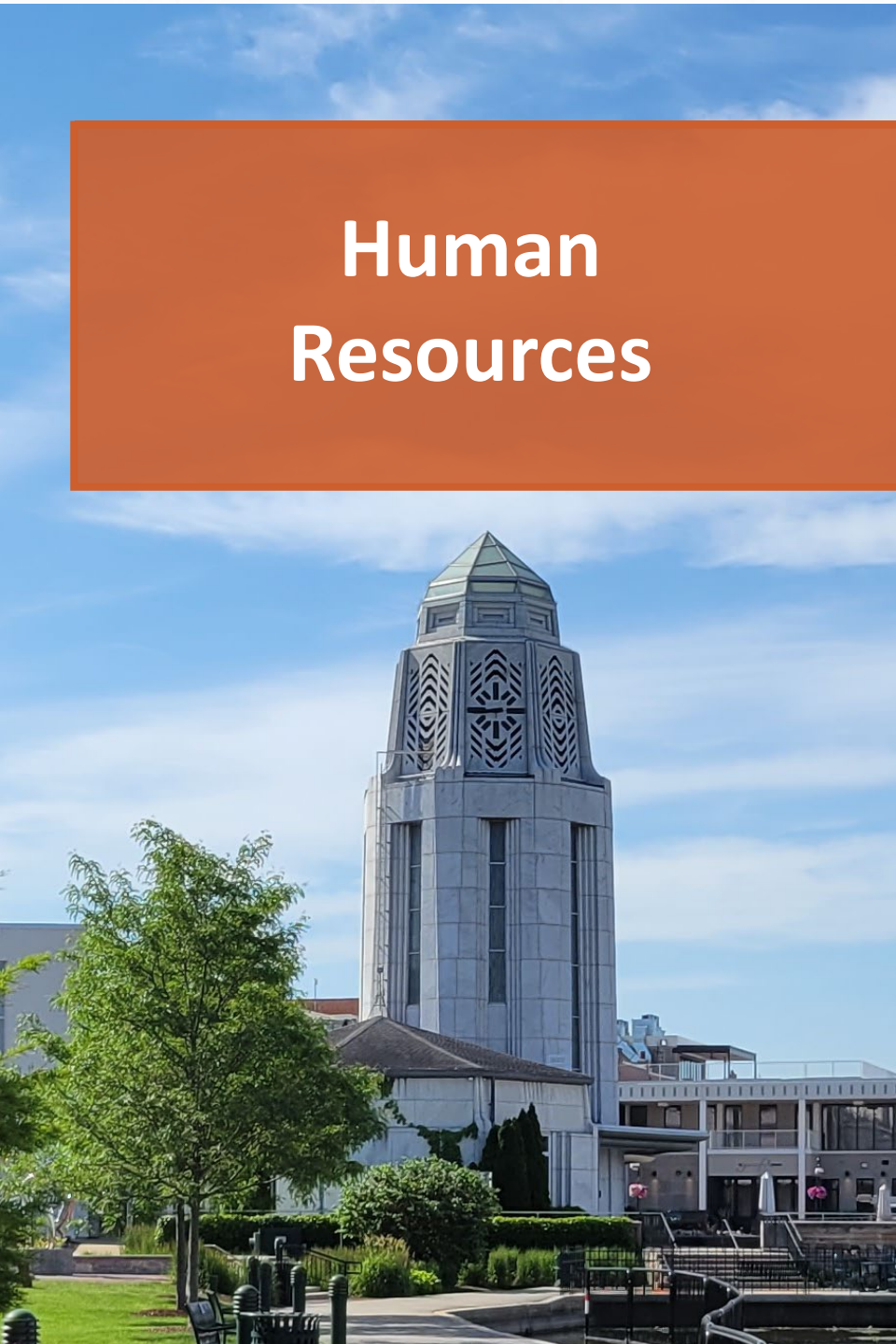
- Produced a series of 5 recruitment videos showcasing current employee testimonials to attract top talent.
- Worked with the IS Department to update the jobs page on the City website so job openings are featured more prominently, and applicants can easily apply.

Human Resources

Strategic Priority 2 Community Engagement

Provide Interpersonal Training Opportunities for City Employees

- Hosted C3 De-escalation® training, a 3-hour interactive seminar that instructed frontline City employees on ways to gain control of a situation effectively and calmly, with no one getting hurt.
- HR director attained Mental Health First Aid (MHFA) certification and developed an in-house MHFA training for employees.
- Conducted leadership and team building learning for the department director and assistant/deputy director team. The 2024 leadership program will be expanded to include all non-union managers and supervisors.
- Provided Service Essentials Customer Engagement training for all new City employees.





Human Resources

Strategic Priority 2 Community Engagement

Explore Strategies and Initiatives for Public Accessibility

- Conducted an ADA walk-through to identify public areas of City facilities that could be improved for those with disabilities.



Human Resources

Strategic Priority 3 Organizational Resiliency

Develop a Workforce Strategy that Focuses on Retention, Recruitment, and Staff Development

- Developed a recruitment strategy, identifying the City's values proposition and leverages, competitive compensation and benefits, social media and online portals, career events and job fairs, targeted outreach, branding, employee development, position descriptions and job postings, diverse and inclusive candidate pools, educational institutions, and superior onboarding.

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Human Resources

Strategic Priority 3 Organizational Resiliency



- Enhanced onboarding program by relaunching the mentor program, offering curated onboarding welcome gifts that promote St. Charles, revamping the new employee welcome lunch, and implementing an online onboarding program that streamlines a new employee's experience while maintaining accurate records.
- Continued partnership with School District 303, Compass Academy, and Fox Valley Career Center highlighting local government careers to students via a job shadow program, a water/wastewater preparatory class, job fair, and campus presentations.



Human Resources

Strategic Priority 3 Organizational Resiliency

Ensure that programs, policies, and procedures are accessible, inclusive, and represent and respond to the needs of the community.

- The Teamsters and IAFF collective bargaining agreement language was updated to be more inclusive. Various policy updates were also made with this goal in mind.
- Worked with a consultant to execute an Equity and Inclusion (E&I) study and implemented its recommendations of training for all non-union supervisors and a review of internal City policies and forms.

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Human Resources

Strategic Priority 3 Organizational Resiliency



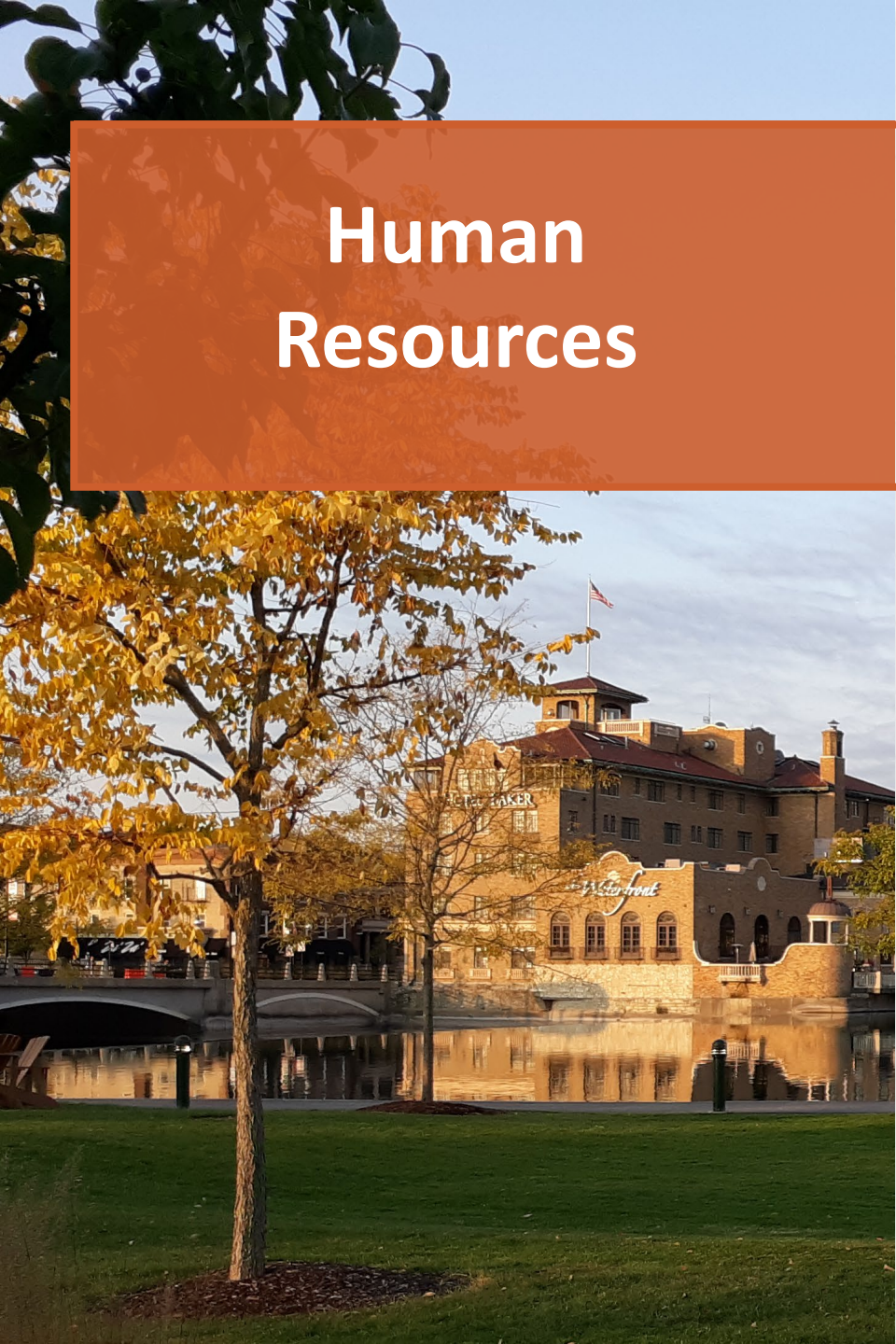
- For the sixth year in a row, secured the U.S. Department of Labor's HIRE Vets Gold Medallion Award, which recognizes employment of military veterans as part of the Honoring Investments in Recruiting and Employing American Military Veterans Act of 2017. Further, hosted the first veterans' appreciation lunch for all active and retired military employees with the goal of establishing a veterans employee resource group (ERG).

Human Resources

Strategic Priority 3 Organizational Resiliency

Identify and Prepare for High Risk and Low Frequency Disaster Preparedness Events

- In partnership with the Police Department, HR executed active shooter training for all employees.
- Initiated a workgroup to develop a workplace violence preparation and response plan.





Human Resources

Strategic Priority 4 Financial Wellness

Implement Policies, Practices, and Procedures that Manage Long-Term Liabilities

- Relunched the employee Wellness Team to enhance employee wellness, increase employee engagement and collaboration, and secure more wellness incentive dollars from the City's insurance cooperative, the Illinois Personnel Benefits Cooperative (IPBC).
- Secured the Illinois Public Risk Fund (IPRF) safety grant for the fourth consecutive year, amounting to \$18,174.
- Implemented policies and procedures to help actively manage public safety duty disability claims to ensure proper outcomes for these costly matters.

Public Works

Strategic Priority 3 Organizational Resiliency

Bicycle & Pedestrian Plan Completed & Started Implementation

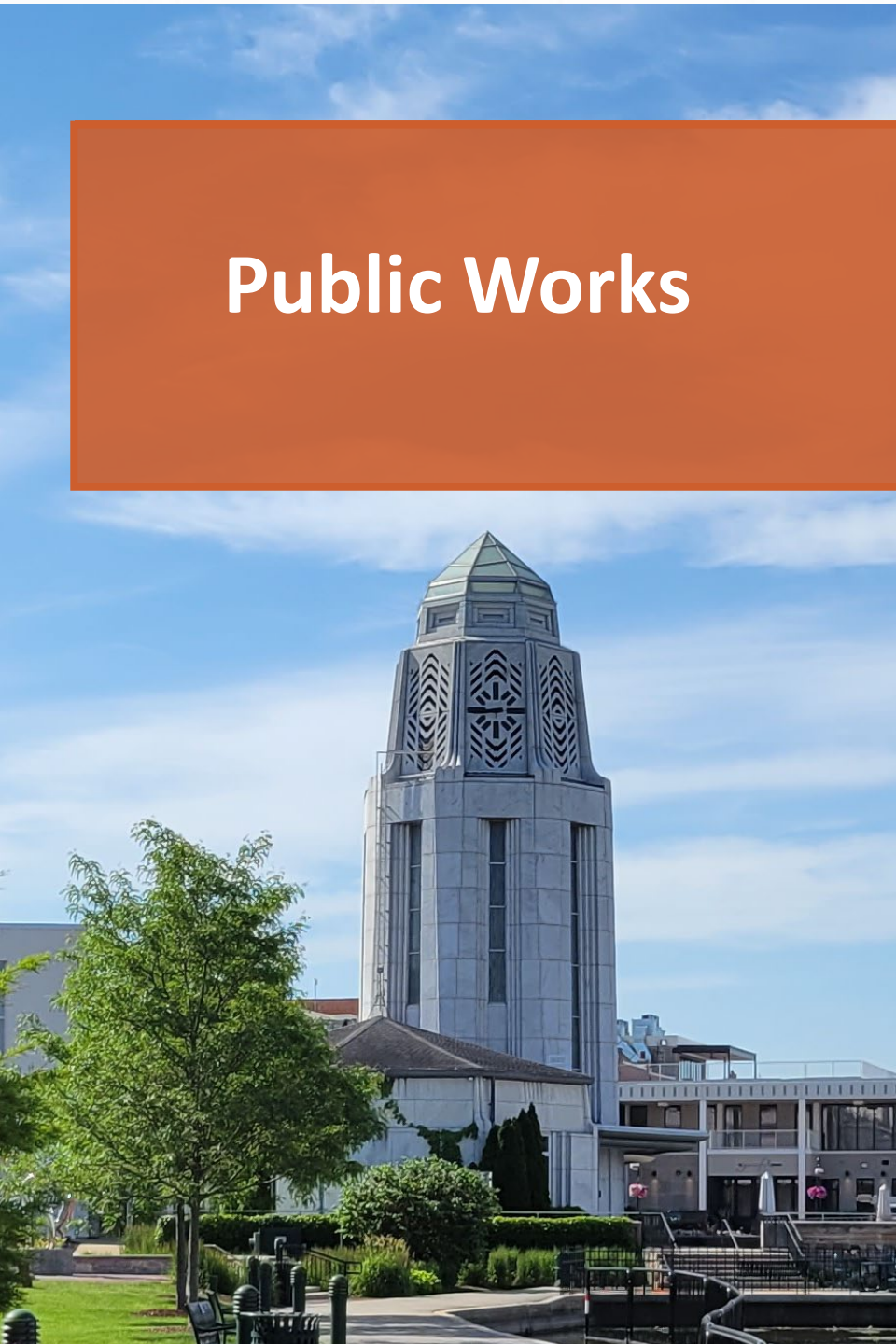
- Improves biking, walkability & safety
- Includes wayfinding
- Connectivity to nearby communities & regional bike paths
- Illinois Ave. Pedestrian Crossing at Bob Leonard Walk

First Street Plaza Completed

- Public-private partnership
- \$1.5M of \$6.4M project cost raised through donations & grants

2024 Street Program

- \$7.5M program is one of the largest ever in a single year
- Nearly 13 miles of roadway will be resurfaced



A background image showing a park scene with concrete flower boxes filled with red and yellow plants in the foreground. In the background, there are green trees, a brick building, and a black lamppost.

Public Works

Strategic Priority 3 Organizational Resiliency

Riverside Lift Station Completed

- \$14.8M project replaces an aging facility
- New facility will pump 35M gallons of wastewater per day
- Included improved public area near Jones Law Office

Electric Substation Completed

- \$1.2M replacement of 1983 equipment has improved
- electric reliability

Fox River Dam Joint Task Force

- Conduct consultant study



Public Works

Strategic Priorities 3 Organizational Resiliency

Council Chambers Renovations

- New audio/visual systems in Council Chambers and meeting rooms for better in-person and online participation
- Improved ADA accessibility
- Project construction start – January 2025

Update to Capital Plans, Programs & Policies

- Adopted Road Maintenance Plan
- Completed Streets Policy
- Completed Street Rating Evaluation
- Completed Water Utility Master Plan
- Completed Sewer Utility Master Plan
- Completed Electric Utility Master Plan

Public Works

Strategic Priorities 3 Organizational Resiliency

Miscellaneous Public Works Projects

- Lead service line replacement
- Fire Stations 2 & 3 roof replacements
- Sidewalk gap program
- Indiana pedestrian bridge replacement study
- Red Gate Bridge railing study/replacement
- Kautz Road reconstruction
- Eastern drainage trunk main replacement
- Wastewater Treatment primary clarifier repairs
- Work order/asset management software
- ITEP Grant – Dunham Road traffic/bike & pedestrian improvements



Police Department

Strategic Priorities 2 Community Engagement

Explore Strategies and Initiatives for Diverse Community

- Police Department met with organizers of World Relief to gain a better understanding of refugee placement within our community and received training from the organization for the entire staff.
- Regular meetings have been instituted with the Lazarus House, and AID's Community Outreach Program has been utilized to better serve our unsheltered population.
- NARCAN program, sharps collection, and SCPD CARES Programs have been initiated and expanded to better serve our most vulnerable residents.





Police Department

Strategic Priorities 2 Community Engagement

Provide Interpersonal Training Opportunities for City Employees

- The Police Department continues to be a leader in training sworn staff in de-escalation techniques and is working towards a goal of getting our entire sworn staff certified as Crisis Intervention Team (CIT) members.



Police Department

Strategic Priorities 2 Community Engagement

Strengthen Relationships with Community Partners and Neighborhoods

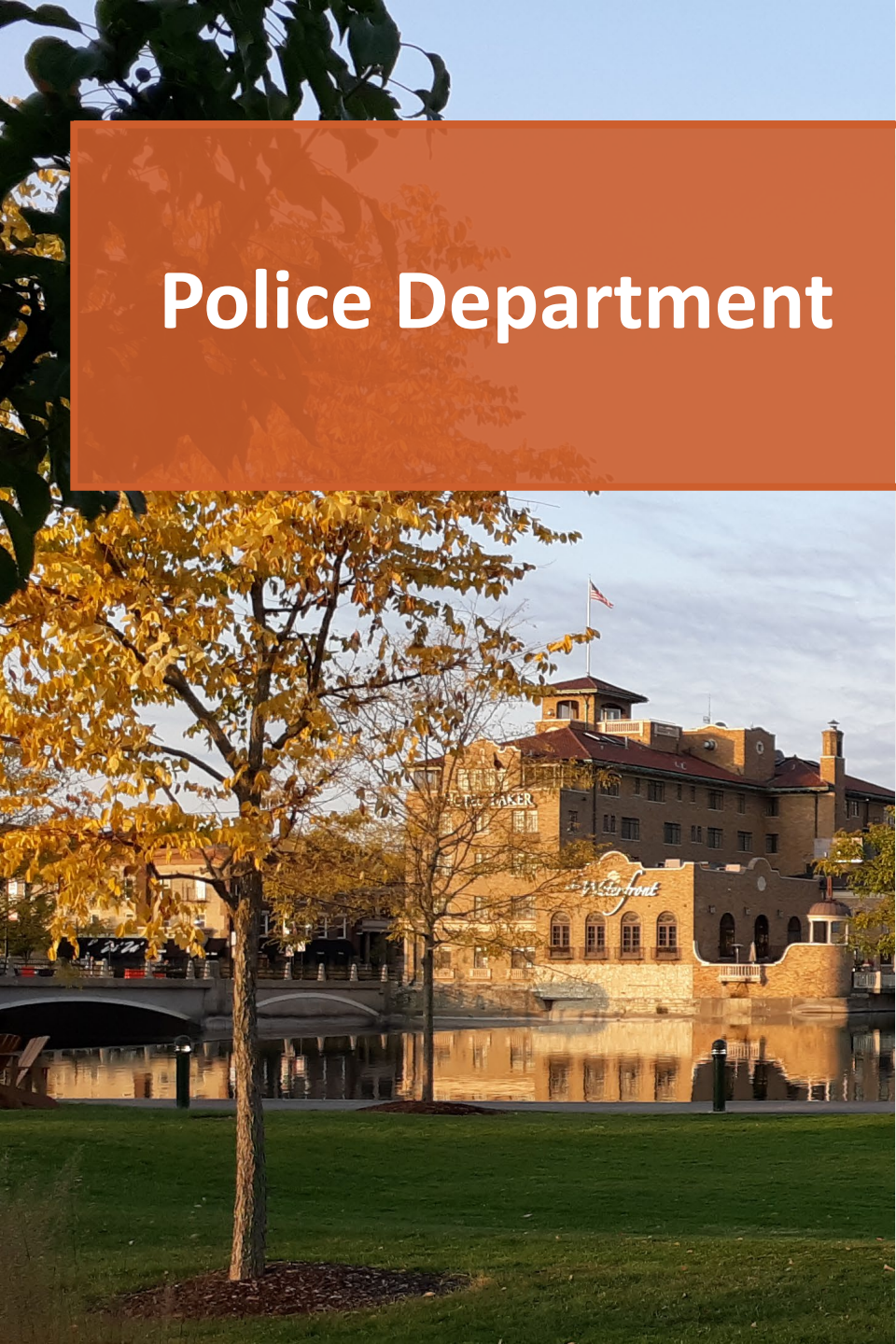
- The Police Department continues outreach efforts to include Cop on Top, Shop with a Cop, Coffee with a Cop, Battle of the Badges Softball Tournament, and programs like Too Good For Drugs, Citizen Police Academies, Apartment Complex Manager Meetings.
- Five police officers (almost 10% of our force) are assigned to each of our secondary schools, and the outreach programming is administered within our grammar schools.

Police Department

Strategic Priorities 3 Organizational Resiliency

Ensure Accessibility of Programs, Policies and Procedures

- The Police Department has successfully completed two recent CALEA assessments in our ongoing efforts to maintain transparency and national police accreditation.



Police Department

Strategic Priorities 3 Organizational Resiliency

Evaluate Risks to the Organization

- The Police Department evaluated and upgraded numerous policies and equipment to institute best practices regarding high liability/low frequency events such as vehicle pursuits (purchased Stop Sticks and trained our entire staff in their use) and helped eliminate officers' exposure to Fentanyl and needles by the purchase of a hands-free narcotic testing machine, as well as the public collection of both sharps and dangerous narcotics.





Police Department

Strategic Priorities 3 Organizational Resiliency

Implementing Technology

- The Police Department has installed and gone live with both body-worn cameras and in-car cameras. These initiatives included upgrading all mobile data computers, installation of in-car citation module and software system, instituting in-car accident reporting, and the purchase of a digital narcotics testing machine.



Police Department

Strategic Priorities 4 Financial Wellness

Grants & Donations

- The Police Department acquired grants for both body-worn and in-car cameras; Tasers; as well as a sharps collection and Narcan program.
- New public safety training center was funded entirely with grants and donations.
- Funding continues for body armor, traffic safety, and new officer training with grant money.



Information Systems

Strategic Priority 2 Community Engagement

Modernize the City's Digital Presence

- Implemented a new utility billing system with a new online portal for residents to view and pay utility bills.
- Implemented a new online municipal code platform to make it easier to search and access City ordinances.
- Implemented a new City website that will go live by the end of the month.



Information Systems

Strategic Priority 2 Community Engagement

Modernize the City's Digital Presence -continued

- Released an enhanced GIS application, called My Property Info, that provides comprehensive information on all land parcels in the City.
- Implemented a cloud-based version of the City's document management system.
- Implemented an Open Data Portal to allow the release of data (both GIS maps and data in tables) in easy-to-use formats for the public's use.



Information Systems

Strategic Priority 2 Community Engagement

Enhance Communication Platforms

- New website includes a platform for subscribing to City News and press release subscriptions, as well updates on procurements and job updates.

Employ Digital Tools for Residents and Community Partners

- Implemented the Granicus EngagementHQ platform that provides residents and other stakeholders the ability to voice public input on proposed projects and other issues that impact the community.



Information Systems

Strategic Priorities 3 Organizational Resilience

Implement Technology to Improve Internal and External Processes

- Implemented a new utility billing system.
- Currently implementing Microsoft Office 365.
 - ✓ Enables real-time collaboration using SharePoint, OneDrive and Microsoft Teams.
 - ✓ New City staff intranet (iNet) built on SharePoint.

Evaluate Risks to the Organization

- Contracted with a Managed Security Services Provider.
 - ✓ Services provided enable a nearly continuous identification and evaluation of technology-related security risks.



Fire Department

Strategic Priority 2 Community Engagement

Strengthen Relationships with Community Partners and Neighborhoods

- Open House
- School safety programs
- Blood pressure checks/CPR classes
- Reverse Trick-or-Treat
- Fire extinguisher training
- Parade participation
- Smoke detector program
- Fire Safety House

Fire Department

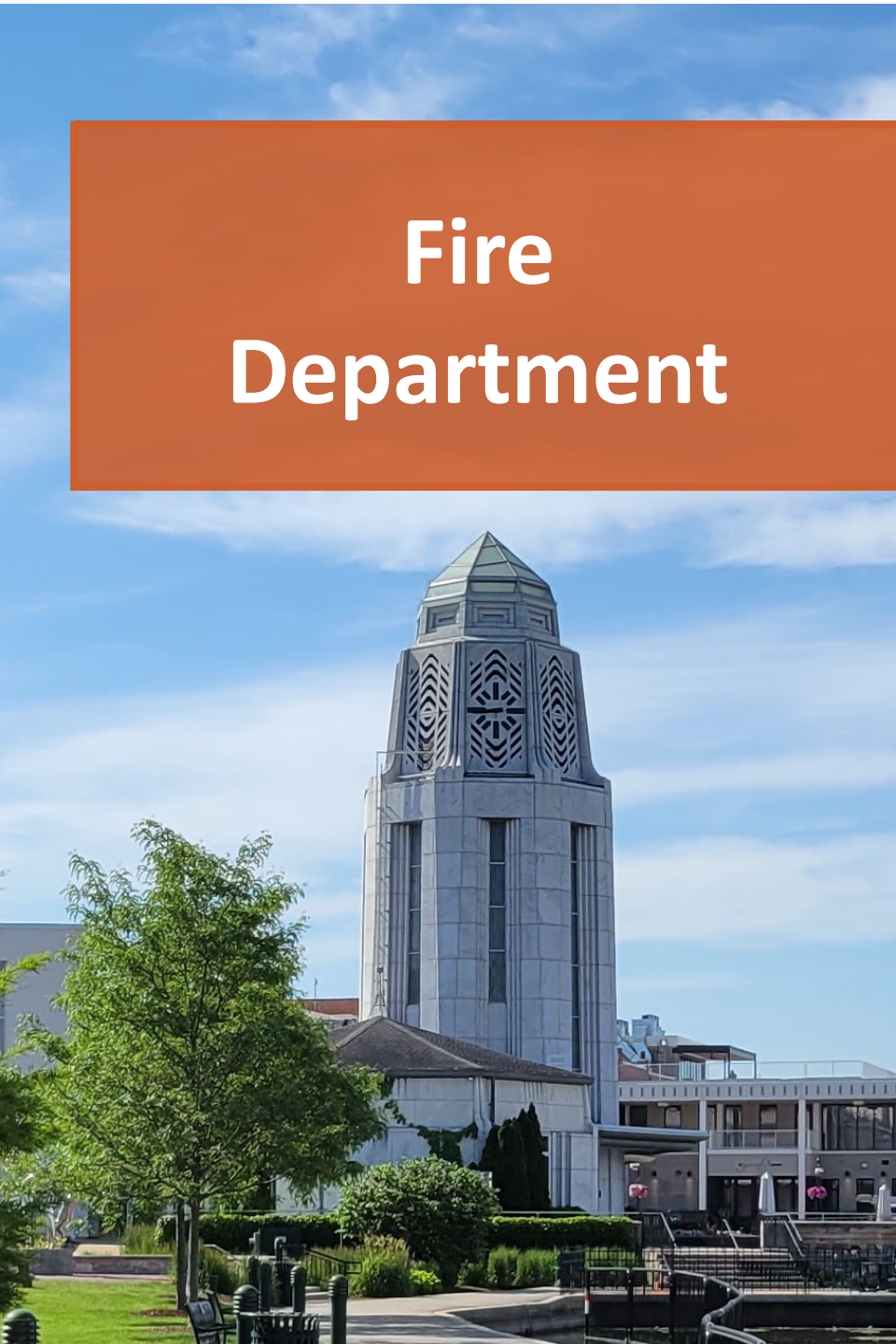
Strategic Priority 3 Organization Resilience

Complete an Emergency Preparedness and Continuity of Operations Plan

- Updated Emergency Operations Plan – EOP
- Updating Continuity of Operations Plan
- Updated MABAS Mutual Aid Agreement
- Updated IEMA Mutual Aid Agreement

Develop Infrastructure Plan

- Modernized Fire Station Alerting
- Updated Fire Station #2 & #3 Interiors
- Modernized Apparatus Exhaust Systems
- Replacing Roofs on Fire Station #2 & #3

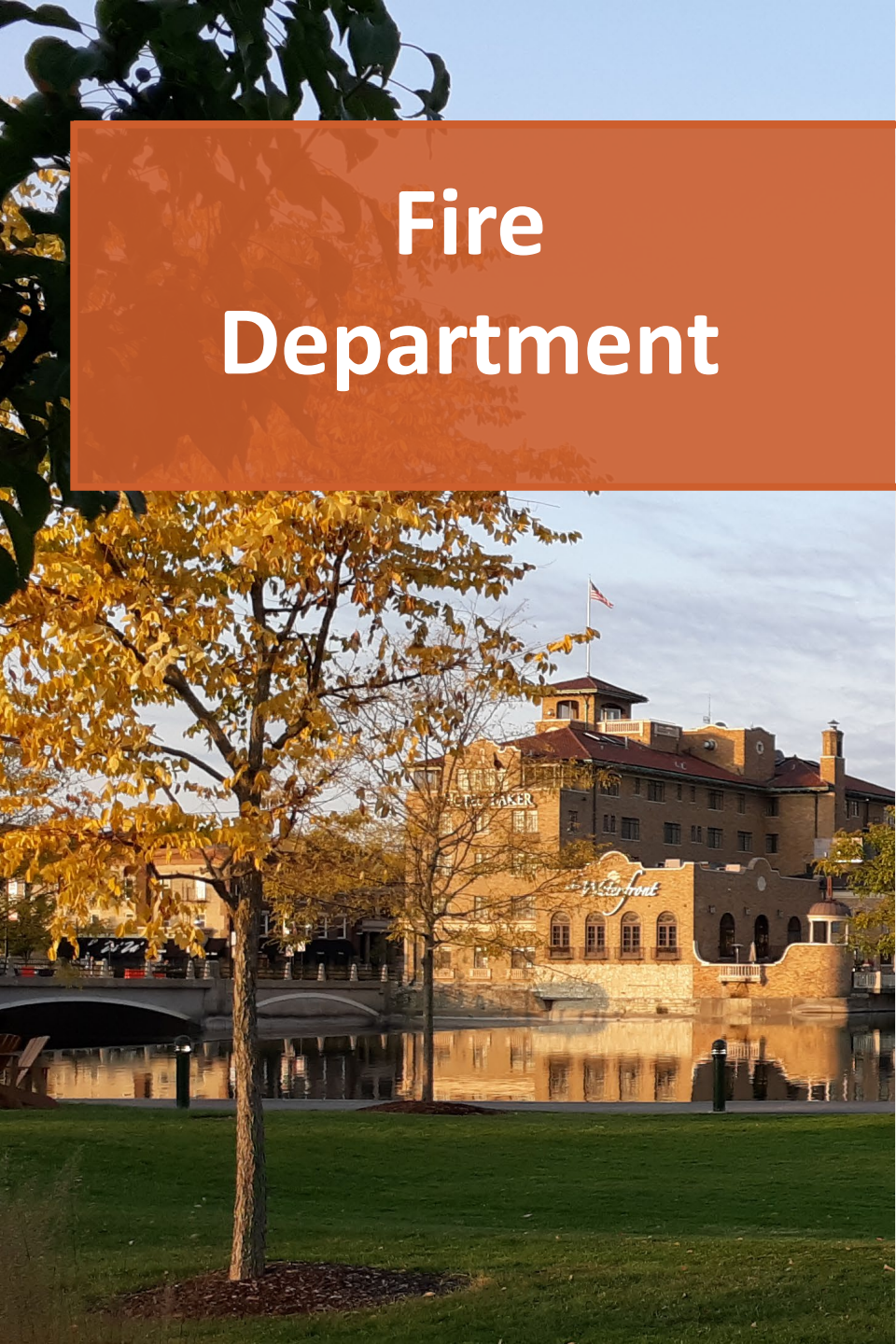


Fire Department

Strategic Priority 3 Organization Resilience

Develop Workforce Strategy Focused on Retention, Recruitment and Staff Development

- Fire recruitment team
- Job shadowing
- Job fairs, visits and participation
 - ✓ East & North High Schools
 - ✓ Fox Valley Career Center
 - ✓ Community Colleges – ECC - COD
- Departmental training program
- Outside training, education, & certification
- Leading Area Mutual Aid Training Program



Finance

Strategic Priority 4 Financial Wellness

Ascertain appropriate level of annual revenues needed to fund the City's core capital project programs with ongoing revenue sources.

- On February 21, 2023, the City Council approved an increase in the City's home rule sales tax of 0.5%, increasing it from 1.0% to 1.5%.
- This increase generated approximately \$4,500,000 annually.
- Revenues generated were formally committed for improvements to the City's "road and pedestrian network system, including but not limited to right-of-way improvements and related infrastructure."
- Core funding for most non-utility capital projects has been created, reducing the need for the City to annually bond for non-utility-related capital projects, and incur excessive amounts of outstanding debt and annual debt service requirements.





Finance

Strategic Priority 4 Financial Wellness

Evaluate and implement utility rates that provide the resources necessary to fund improvements to the City's water, sewer, and electric utility systems.

- An increase of 6% was applied to the water and sewer rates on 5-1-2023; 0% change in electric rates (unchanged since 2019).
- After a presentation in January of 2024 regarding significant increases in water and sewer operating and capital costs and necessary projects, the City Council approved a series of 5% increases in water and sewer rates every year for the next four years effective May 1 of 2024, 2025, 2026 and 2027.
- As part of this implementation, Finance will seek to identify other General funds, if possible, to subsidize the water and sewer funds on a short-term basis until further water and sewer funding discussions can be held.



Finance

Strategic Priority 4 Financial Wellness

Identify ways to expand fiscal and budget transparency for the community to increase understanding of the City's finances.

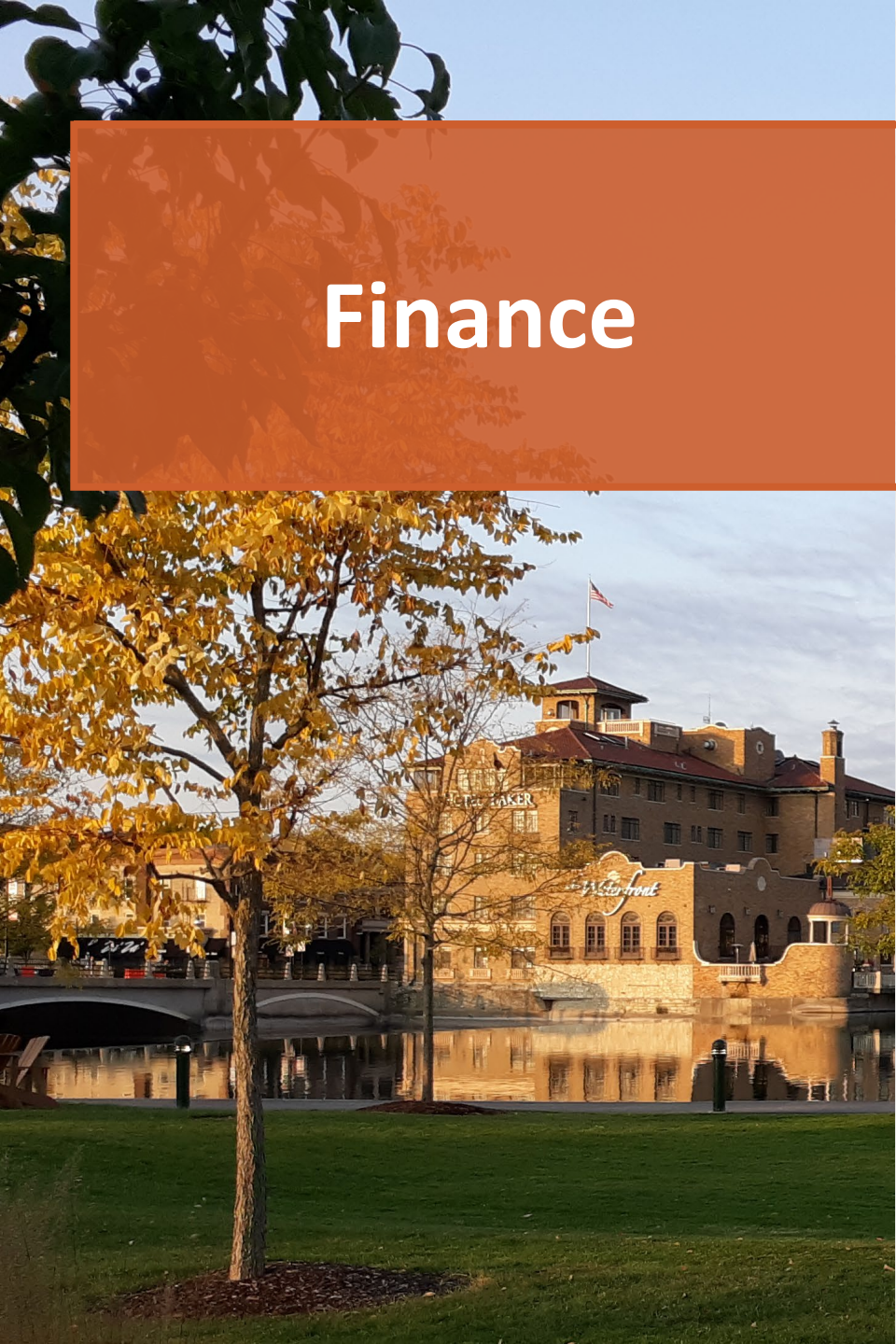
- Over the last two years, significant improvements have been made to the City's annual budget document in order to provide more useful information and transparency.
- The City's monthly Treasurer's and Finance Report has been revamped to provide more information and graphs on key fiscal trends and monthly information on the City's finances.
- Additional steps are being taken to continue to improve the City's budget document in order to meet the requirements of the GFOA Distinguished Budget Presentation Award program. The last time a City budget was created to meet this award criteria was approximately for the fiscal year beginning May 1, 2005.

Finance

Strategic Priority 4 Financial Wellness

Maintain an appropriate general fund reserve balance in relation to the City's overall financial position to provide financial stability.

- The City used a small amount of reserves during FY 23-24 to advance-fund police and fire pension liabilities and assist with funding water and sewer capital projects.
- The City's minimum 25% fund balance for the General Fund still represents an appropriate metric. Additional discussion on having other thresholds will be discussed in the future.





Finance

Strategic Priority 4 Financial Wellness

Develop a Debt Issuance and Management Policy that will manage current outstanding debt and provide guidance for the evaluation process of issuing of new debt.

- The City adopted a Debt Issuance and Management Policy on October 17, 2022.
- Staff may consider some minor revisions to this policy over the next year.



Communications

Strategic Priority 2 Community Engagement

Increase the number of followers and engagement on social media platforms

- **+3164 followers**, for a total of 33,640 followers on all our socials: Facebook, Instagram, X, LinkedIn & YouTube.
- Just as important as the number of followers is how engaged those followers are with our content and messaging. Engagement figures (likes, views, clicks, comments, shares) so far for 2024:
 - Facebook: 32,000
 - Instagram: 15,400
 - LinkedIn: 19,351
 - YouTube: 22,600
 - X: (We don't have access to these figures anymore)



Communications

Strategic Priority 2 Community Engagement

Increase the number of City residents enrolled to receive monthly newsletter

- **+568* subscriptions** in 2024, for a total of 2901. Total subscriptions represent approximately 22% of total 13,000 households in St. Charles.
- Engagement is well above the industry standard for municipal newsletter with 3,179 total opens. That shows many who open it, go back for more information.

*Some of these may be reinstated subscribers who were scrubbed from previous distribution platform



Communications

Strategic Priority 2 Community Engagement

Increase transparency of City operations to expand community understanding

Post alerts for important discussions planned at upcoming public meetings and share meeting recordings on YouTube. Examples:

- IMEA contract discussions
- Fox River Dam Task Force meetings
- Charles Farm Plan Commission meeting

Explain and share important information:

- Budget for the new fiscal year; utility and refuse rates
- Property tax payment reminder/financial reports available
- Promote ways to attend a meeting/share monthly meeting calendar
- Parking study Open Houses
- Input sought for new website
- Illustrate daily operations



Communications

Strategic Priority 2 Community Engagement

Reaching Across Demographic Segments

Social Media

- Reaches all segments, but the largest segment of followers are between the ages of 35-54

City newsletter

- 55% of subscribers are 65+

Local and regional news outlets:

- Press Releases: 35 press releases sent so far. This results in a steady stream of articles in the local press and Chicago media.
- Broadcast Coverage:
 - ✓ Fox 32 focus on outdoor dining
 - ✓ ABC 7 coverage of the Fire Department's 9/11 ceremony



City of St. Charles
City Council Workshop
September 23, 2024 - 5:00pm

Economic Development
Update

Economic Development Topics

- **Downtown Occupancy Report Overview**
- **Economic Development Project Updates**



Downtown Occupancy Report Overview

Goal

- To provide City Council and City staff with data to assist in making informed policy decisions and managing city operations. Example Policies: Downtown Overlay District, Grant programs

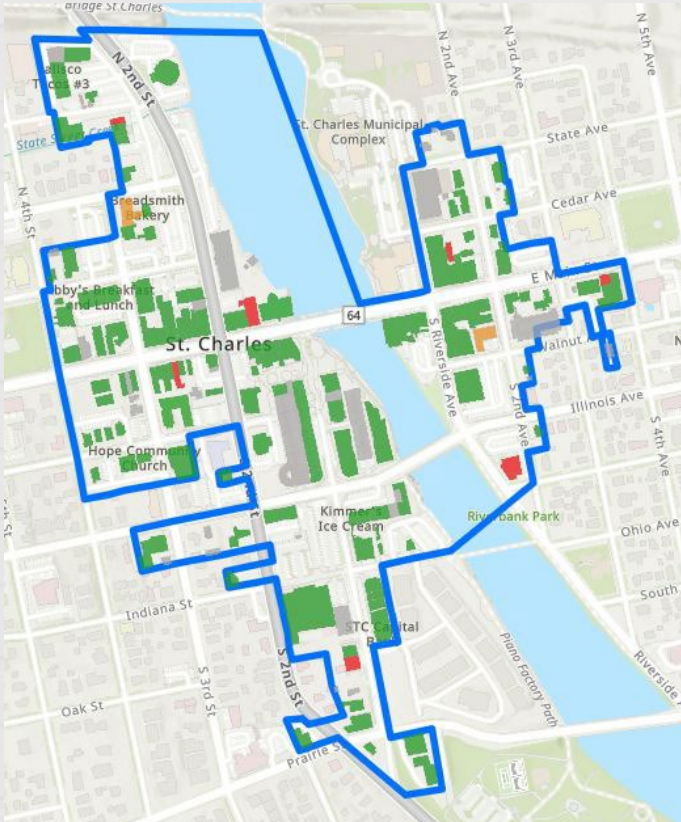
Key Objectives

- Assessing the Downtown Storefront Occupancy Rate
- Identifying Vacant Properties
- Tracking Business Diversity



Downtown Occupancy Report Overview

Report Area, Scope, Data Collection



- **Area is the Downtown SSAs but expanded**
- **Limited to First Floor Storefronts**
- **Excludes residential, governmental offices, parking structures, outdoor dining space**



Downtown Occupancy Report Overview

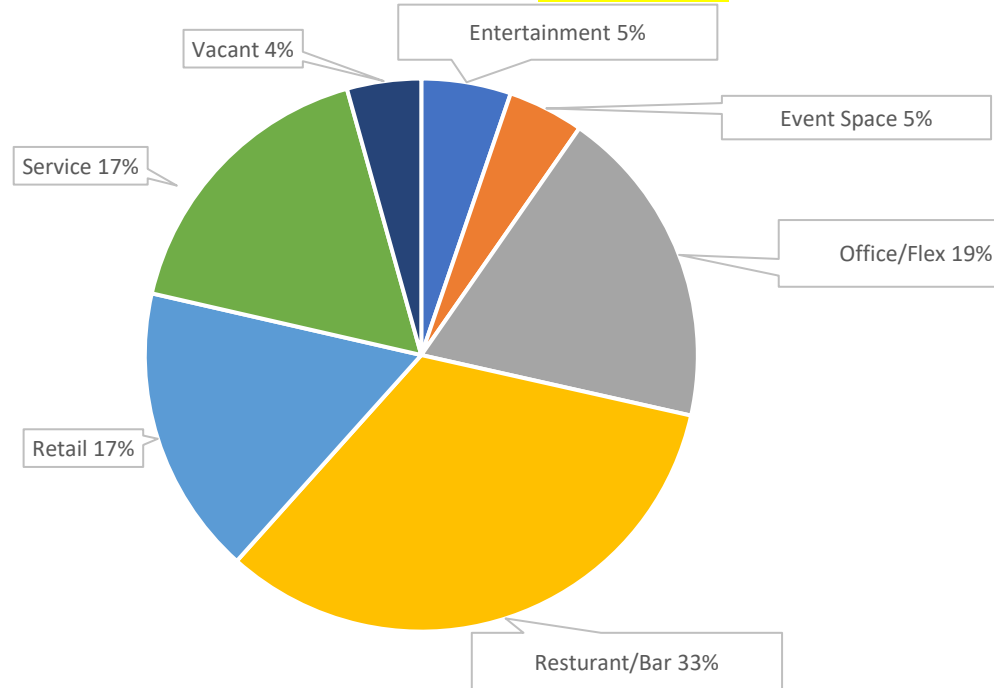
Key Findings

- **541,555 square feet of storefront commercial space**
- **165 Businesses with Storefronts**
- **95.7% occupied (by square footage)**
 - Healthy occupancy rate is 85%-95%
- **9 vacant storefronts totaling 23,486 square feet**
 - Former Mixology
 - Former Chamber Building
 - Former BMO Harris (on First Street)

Downtown Occupancy Report Overview

Industry Breakdown

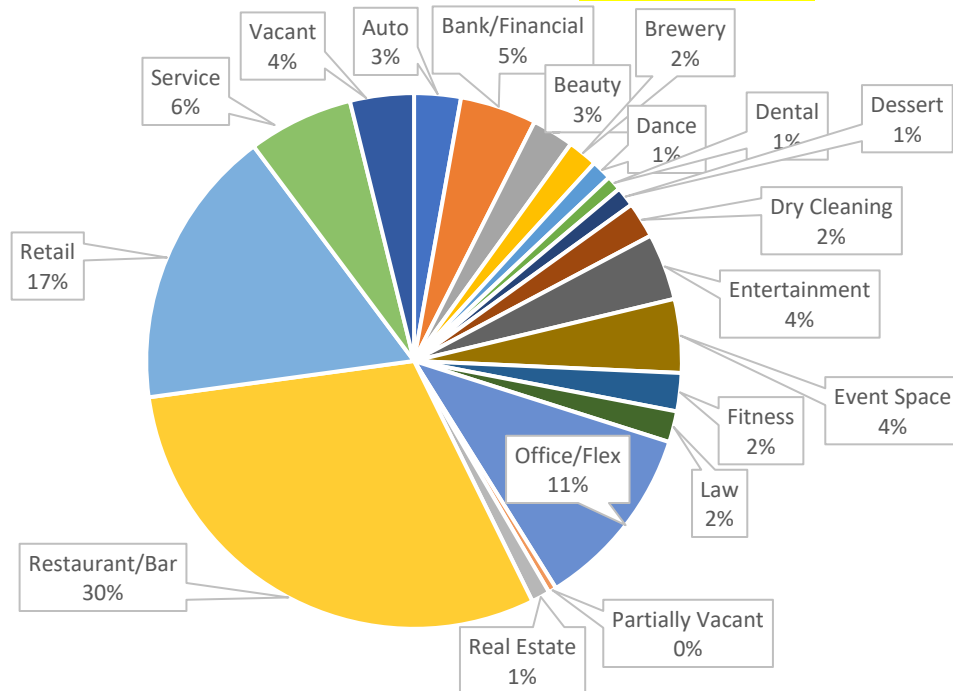
Chart 1: Breakdown of Industry by Square Footage



Downtown Occupancy Report Overview

Business Type Breakdown

Chart 3: Breakdown of Business Type by Square Footage



Business Type	Square Footage	% of Total Square Footage	Total # of Businesses
Auto	15,249	3%	4
Bank/Financial	25,004	5%	7
Beauty	13,668	3%	12
Brewery	9,778	2%	2
Dance	6,595	1%	3
Dental	4,924	1%	2
Dessert	6,463	1%	4
Dry Cleaning	11,737	2%	2
Entertainment	21,787	4%	4
Event Space	24,070	4%	5
Fitness	12,488	2%	5
Law	10,158	2%	4
Office/Flex	60,722	11%	20
Partially Vacant	2,612	0%	2
Real Estate	6,080	1%	2
Restaurant/Bar	163,087	30%	50
Retail	91,822	17%	30
Service	34,438	6%	9
Vacant	20,874	4%	7
Total	541,555	100%	174

Downtown Occupancy Report Overview

Restaurant/Bar Breakdown

Type	Square Footage	% of Total Square Footage	Total Number
Bars (exclusively)	20,374	11.4%	9
Restaurant	158,954	88.6%	47
Total	179,328		56

Chart 5 : Restaurant and Bar Breakdown by Square Footage

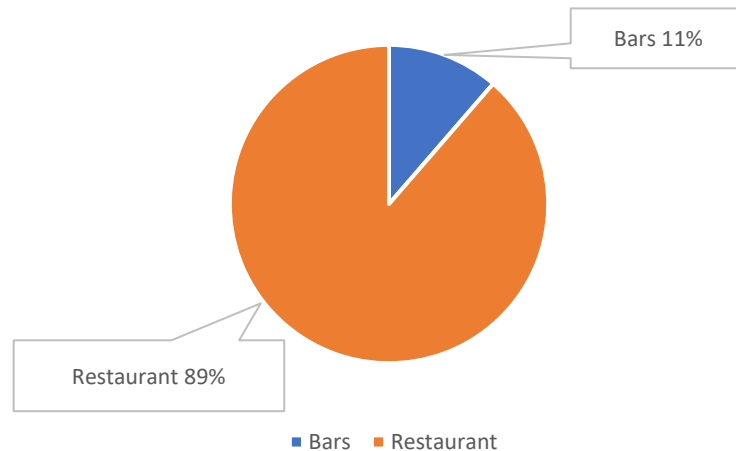
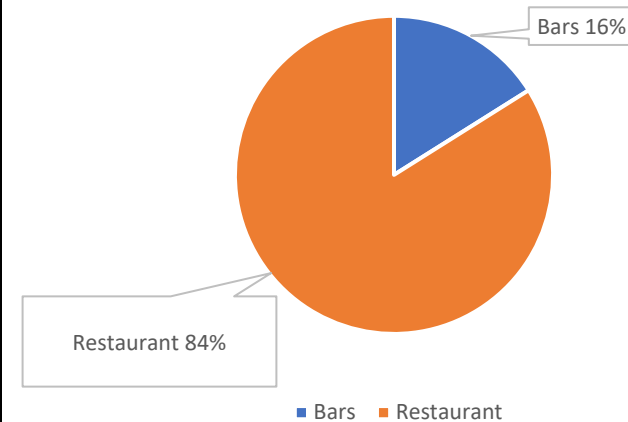


Chart 6: Restaurant and Bar Breakdown by # of Businesses





Economic Development Project Update

Projects

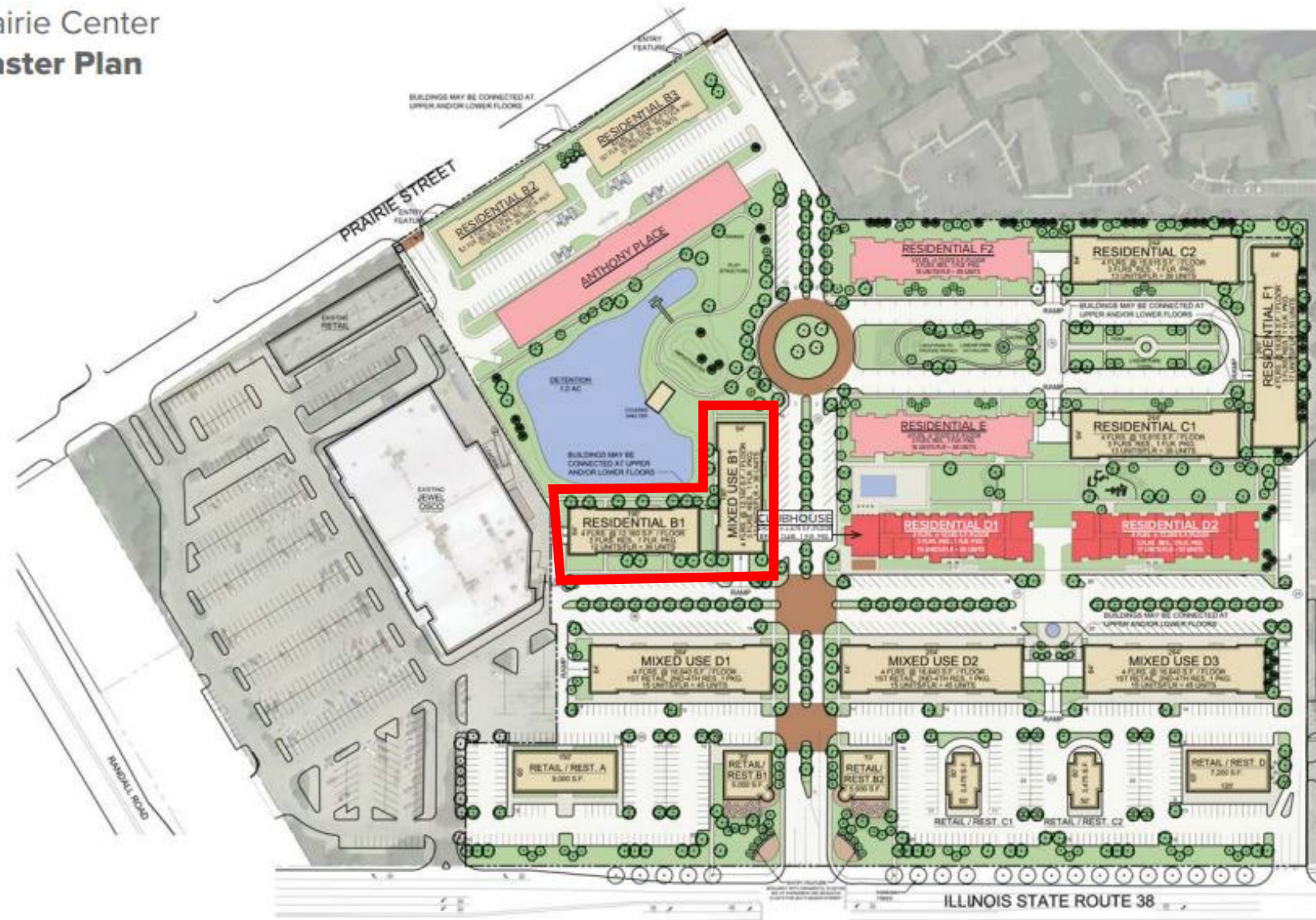
- **Presenting to D303 and offering to present other taxing bodies**
- **Residential Project**
 - The Springs, Charlestowne Lakes, Munhall Glen, Prairie Center, Indiana Place, Brooketoria, Bircher Commons, River 504
- **Redevelopment Projects**
 - Pheasant Run
 - Charlestowne Mall
 - Lexington Property
 - Former Movie Theatre (Foxgate Dr.)
 - Woodward Dr.
 - Former PD Site
 - Fox Haven Square
 - Other Projects

Economic Development Project Update

Residential Project

- The Springs - multi-family (rental) – 240 /320units have T.O.C
- Charlestowne Lakes – townhomes (owner-occupied) – 70/167 units have T.O.C
- Munhall Glen (single family) – 30/50 units constructed
- Indiana Place (multi-family) – Under Construction
- Brooketoria (single family) – 12/16 units built
- Prairie Center (affordable senior living/multi-family)

Prairie Center Master Plan



- 350/550 completed and occupied

Economic Development Project Update

River 504 / Bricher Commons



River 504



Bricher Commons

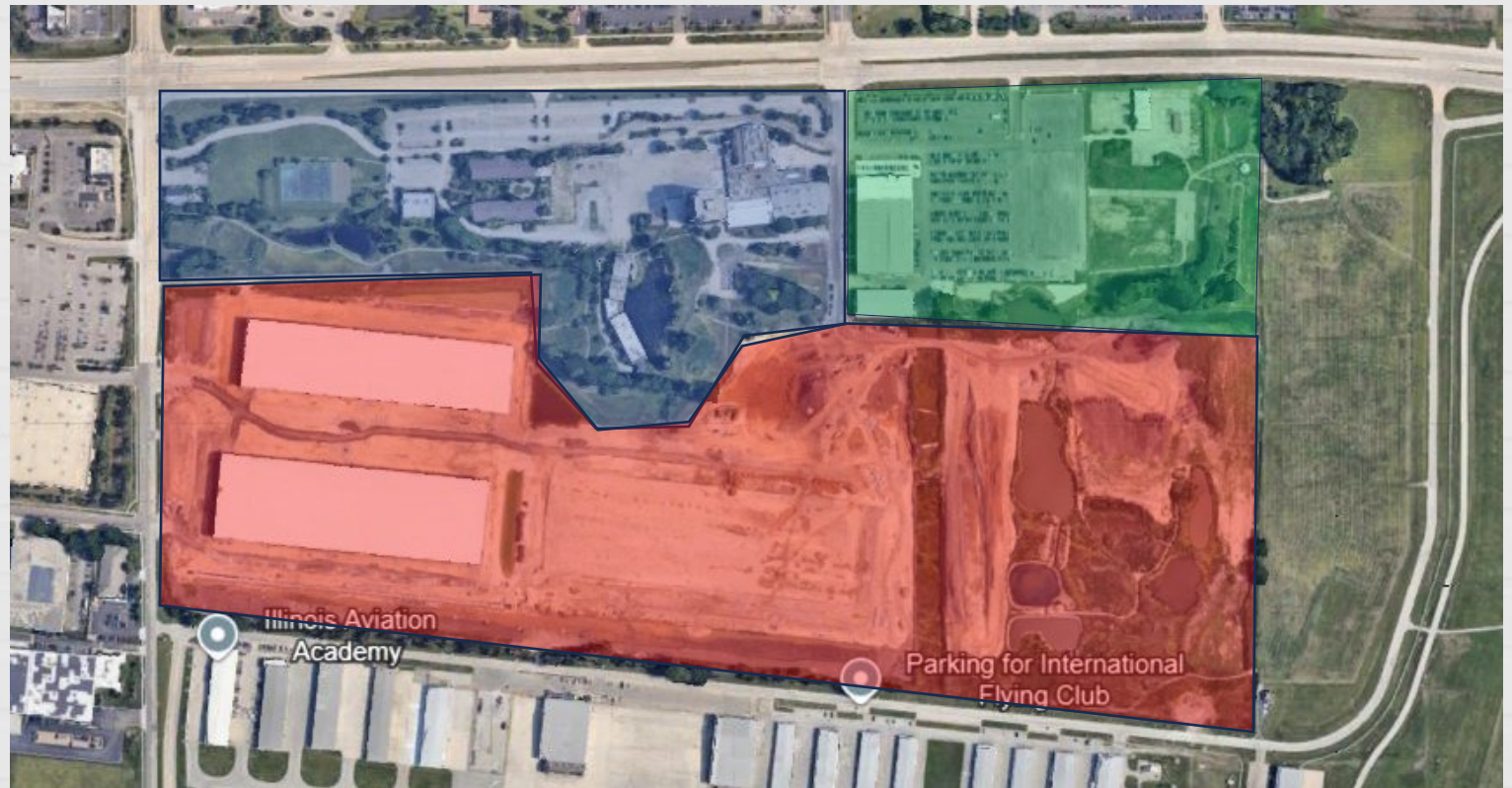
Prairie Center Master Plan



Economic Development Project Update

Pheasant Run

1. Car Dealership
2. Industrial
3. Resort Property



Economic Development Project Update

Charlestowne Mall



Economic Development Project Update

Lexington Property

For Sale - 24.78 Acres Available
Possible Data Center Site

333 North 6th Street
St. Charles, IL 60174



Site

Anne Dempsey
Executive Vice President
+1 847 989 8359
anne.dempsey@colliers.com

Kate Dempsey
Associate
+1 847 989 4404
kate.dempsey@colliers.com



Property Specs

Address	333 North 6 th Street, St. Charles, IL 60174	
County	Kane	
Acres	24.78	
Zoning	PUD 90	
TIF	Located in new TIF District	
Taxes (2023)	\$50,381.14	
Sale Price	Subject to Offer	
APN	09-28-400-002	09-28-478-011
	09-28-452-003	09-28-477-003
	09-28-476-019	09-28-477-008
	09-28-477-014	09-27-303-001
Highlights	<ul style="list-style-type: none">• Potential Data Center Site• Low Kane County Taxes• Close Proximity to River Front & Retail• 40-minute drive to O'Hare International Airport• 1-hour drive to Downtown Chicago	

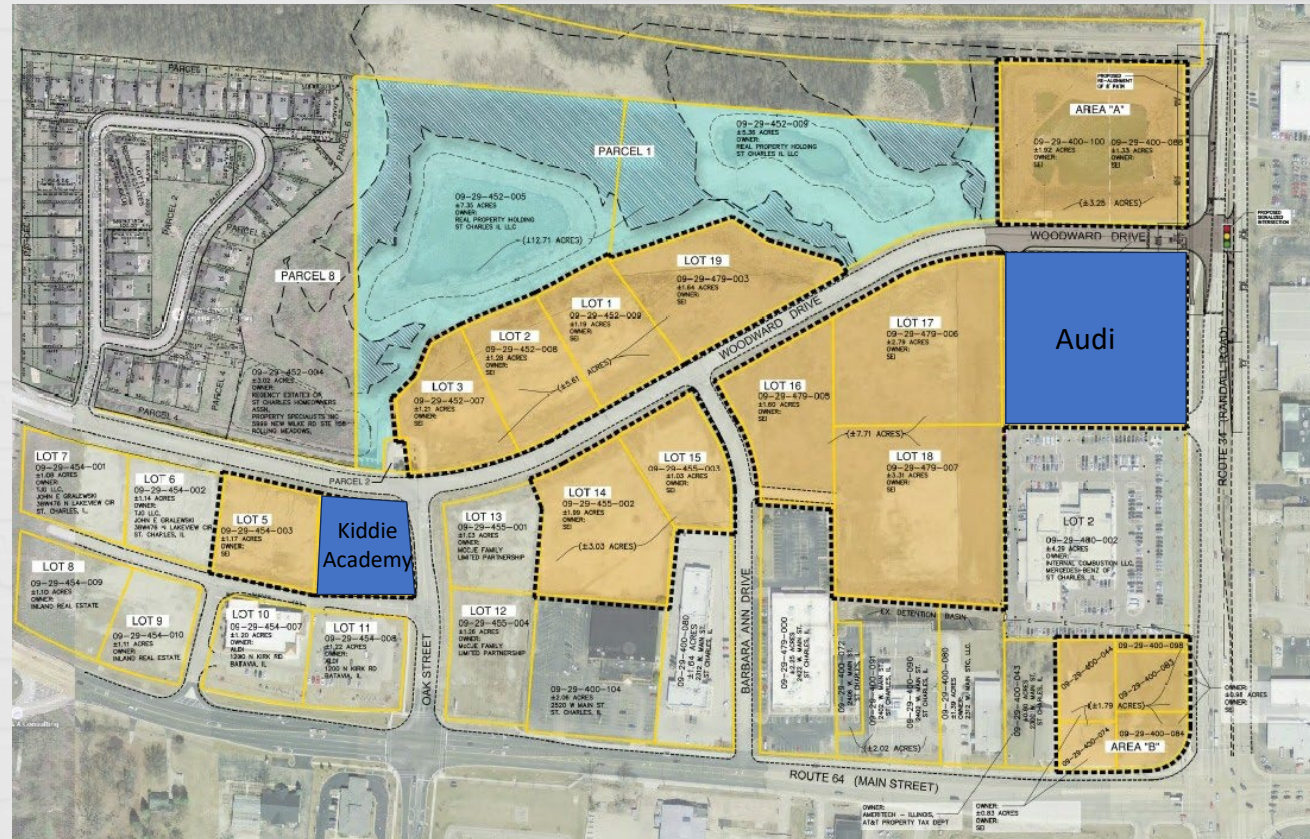


Economic Development Project Update

Former Movie Theatre (Foxgate Dr.)



Woodward Drive



Economic Development Project Update

Former PD Site

- Onsite Inspection - Completed
- Phase 1 Environmental Site Assessment - Completed
- Topographical Survey – Completed
- Traffic Study – Counts Completed
- Geotechnical Analysis – Soil Boring are scheduled
- Floodplain Mitigation Analysis - Ongoing
- Utility Analysis - Ongoing
- Demolition Costs - Ongoing
- Parking Analysis - Ongoing



Economic Development Project Update

Fox Haven Square



Economic Development Project Update

Other Projects

- Lot 4 Building 8
- Whole Foods
- Chick-fil-a



City of St Charles

Financial Update



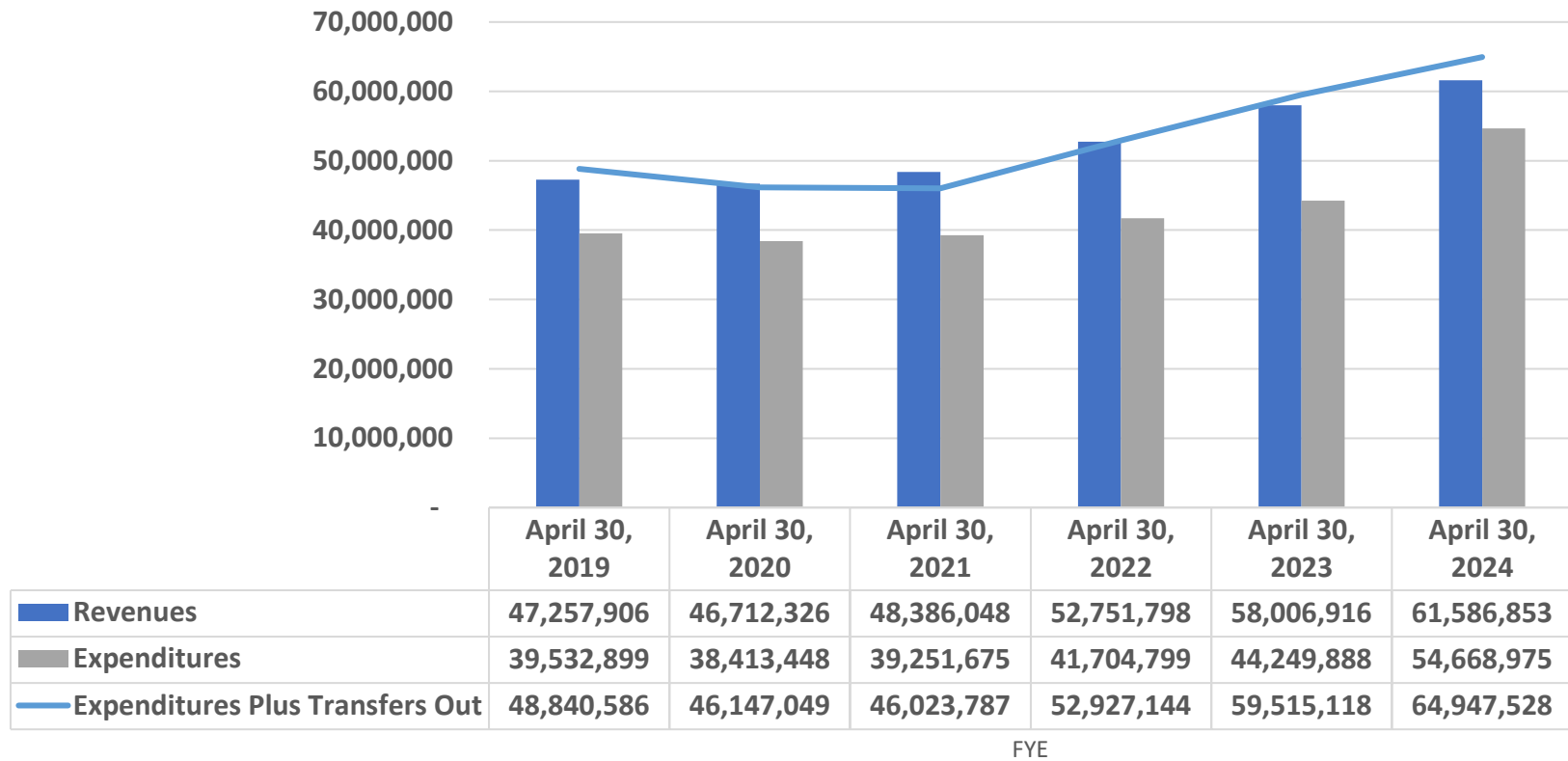
CITY OF
ST. CHARLES
ILLINOIS ♦ 1834

Highlights of April 30, 2024 (ACFR)

General Fund Statement

Revenues	61,586,853
Expenditures	54,668,975
Rev Over Exp	6,917,878
Other Sources	2,394,543
Transfers Out	(10,278,553)
Net Change	(966,132)

General Fund

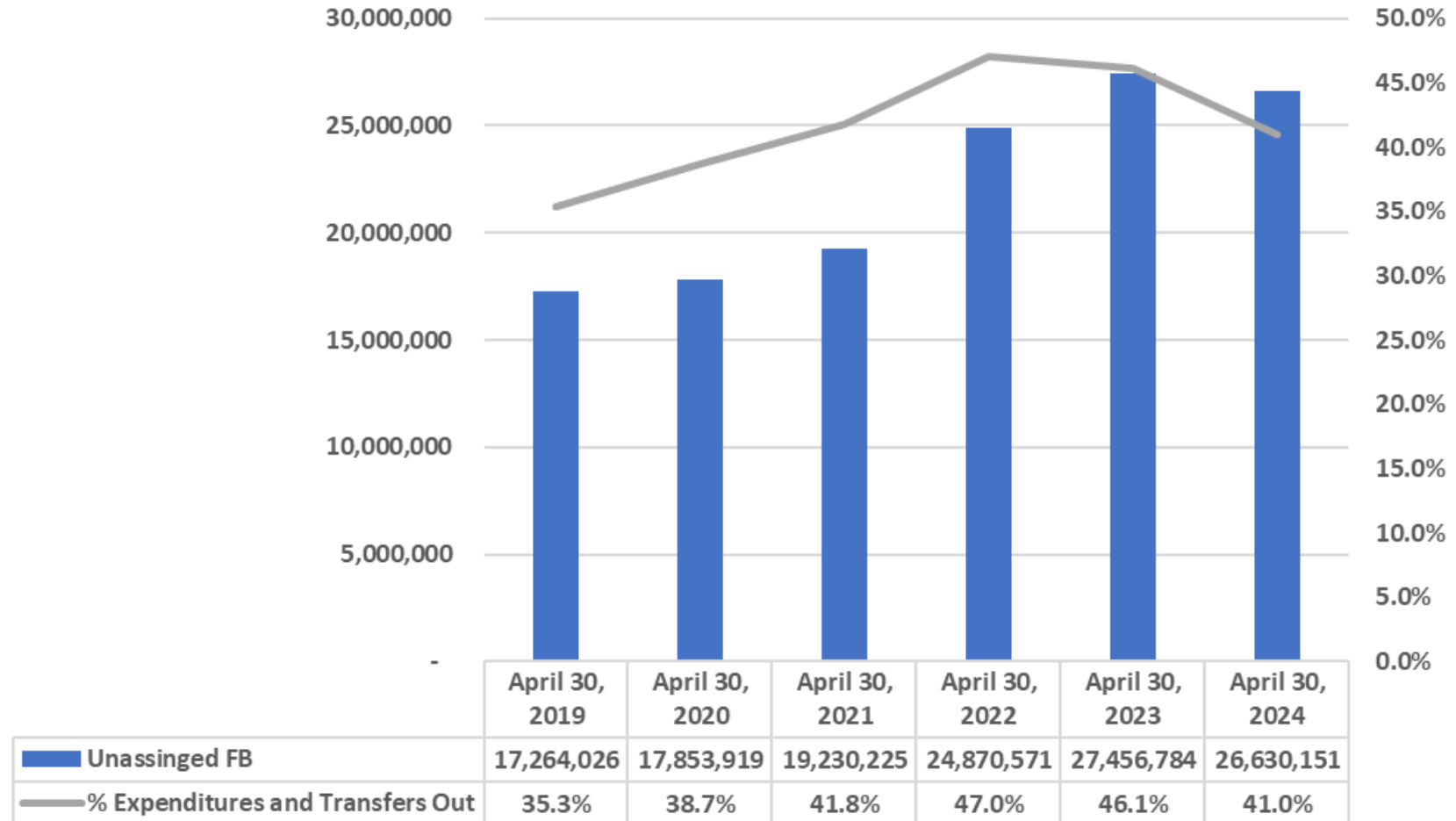


Highlights of April 30, 2024 (ACFR)

Notes

- Strategic use of reserves for water and sewer capital projects/subsidy, along with additional pension contribution
- Year-end slightly better than projected at Draft Budget

General Fund Unassigned Fund Balance

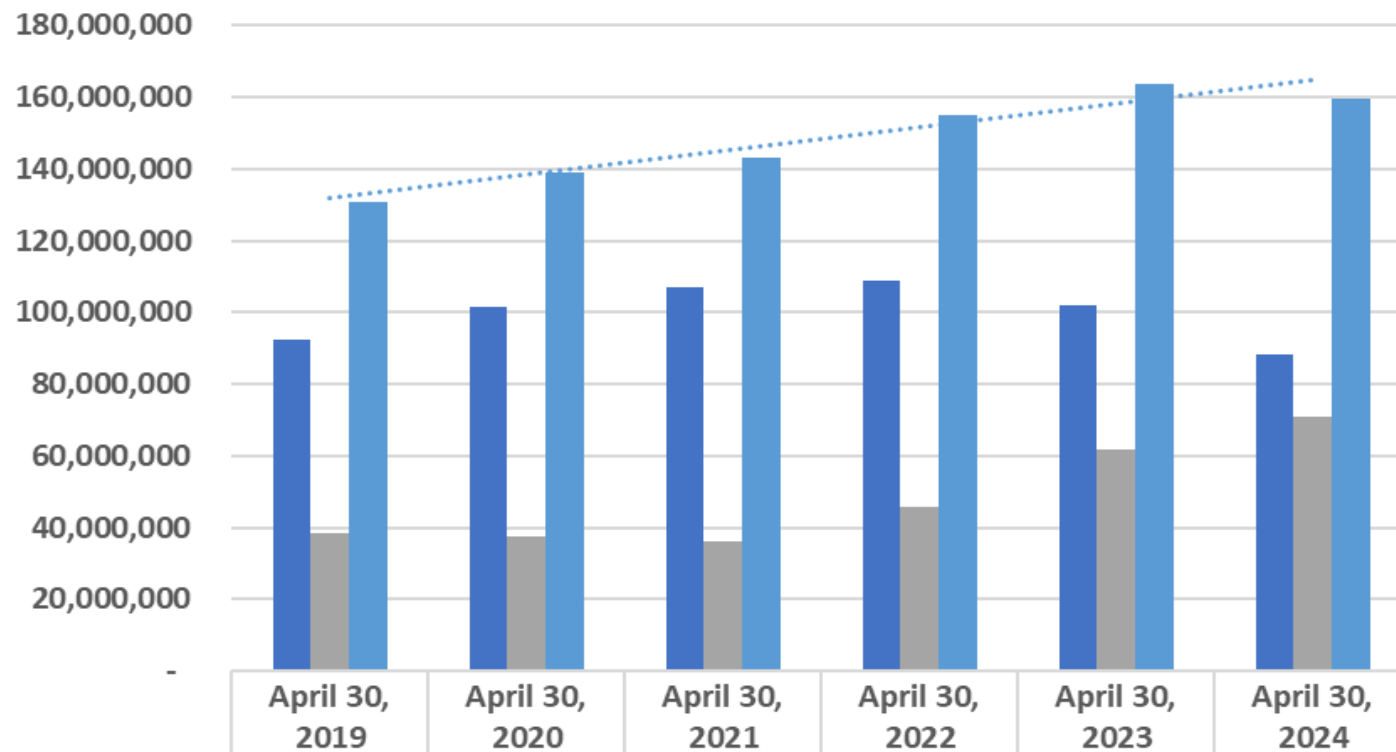


Highlights of April 30, 2024 (ACFR)

Notes

- 2nd consecutive year of a decline in outstanding general obligation debt
- IEPA funded loan projects on-going, more issuances than retirement at current level
- Overall decline in total for the year

General Obligation Debt and IEPA Loans Outstanding



■ Outstanding G.O. Debt	92,225,000	101,630,000	106,995,000	108,920,000	101,885,000	88,465,000
■ Outstanding I.E.P.A. Loans	38,583,382	37,317,307	36,071,761	45,962,656	61,685,910	71,004,684
■ TOTAL	130,808,382	138,947,307	143,066,761	154,882,656	163,570,910	159,469,684

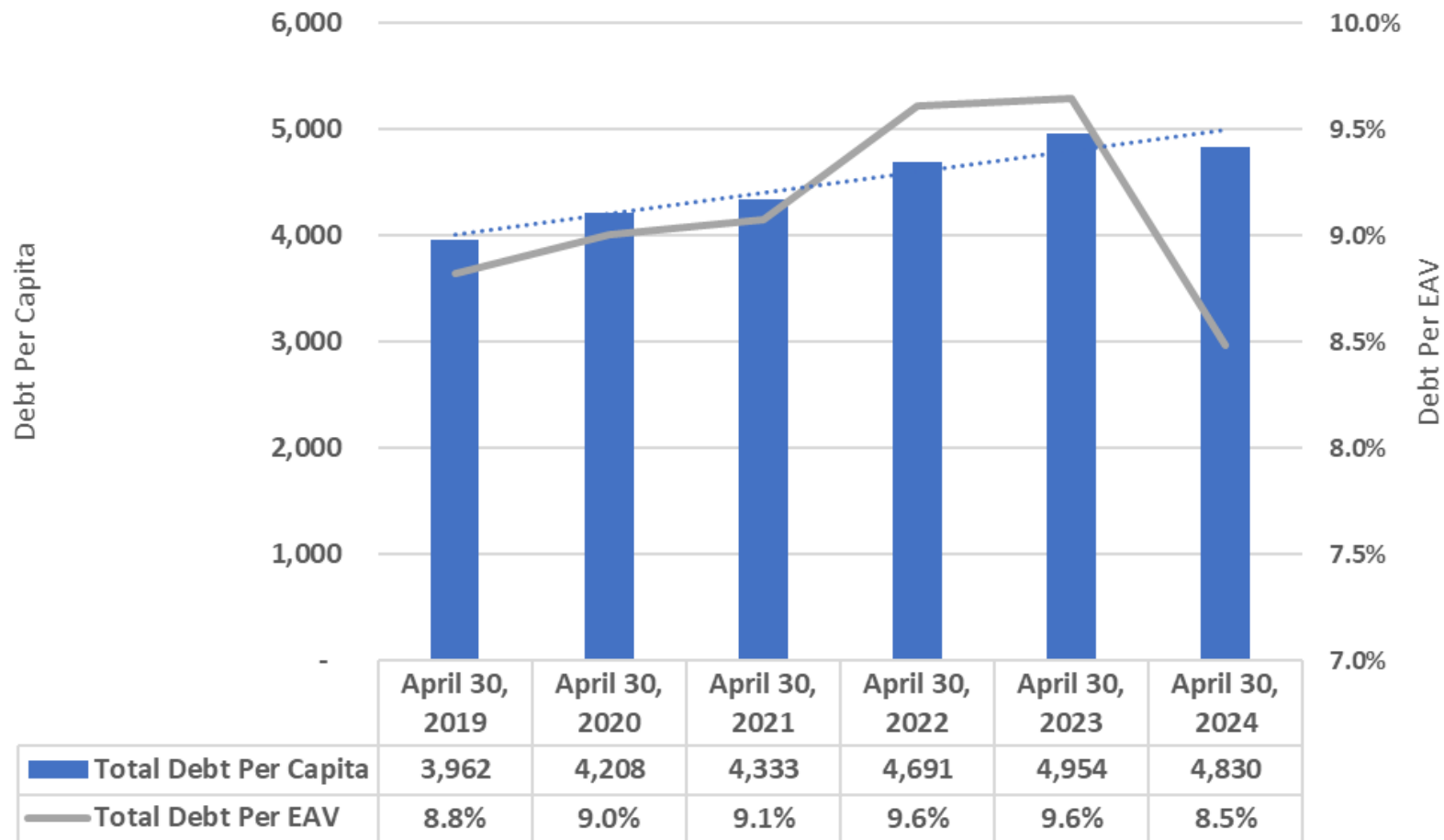


Highlights of April 30, 2024 (ACFR)

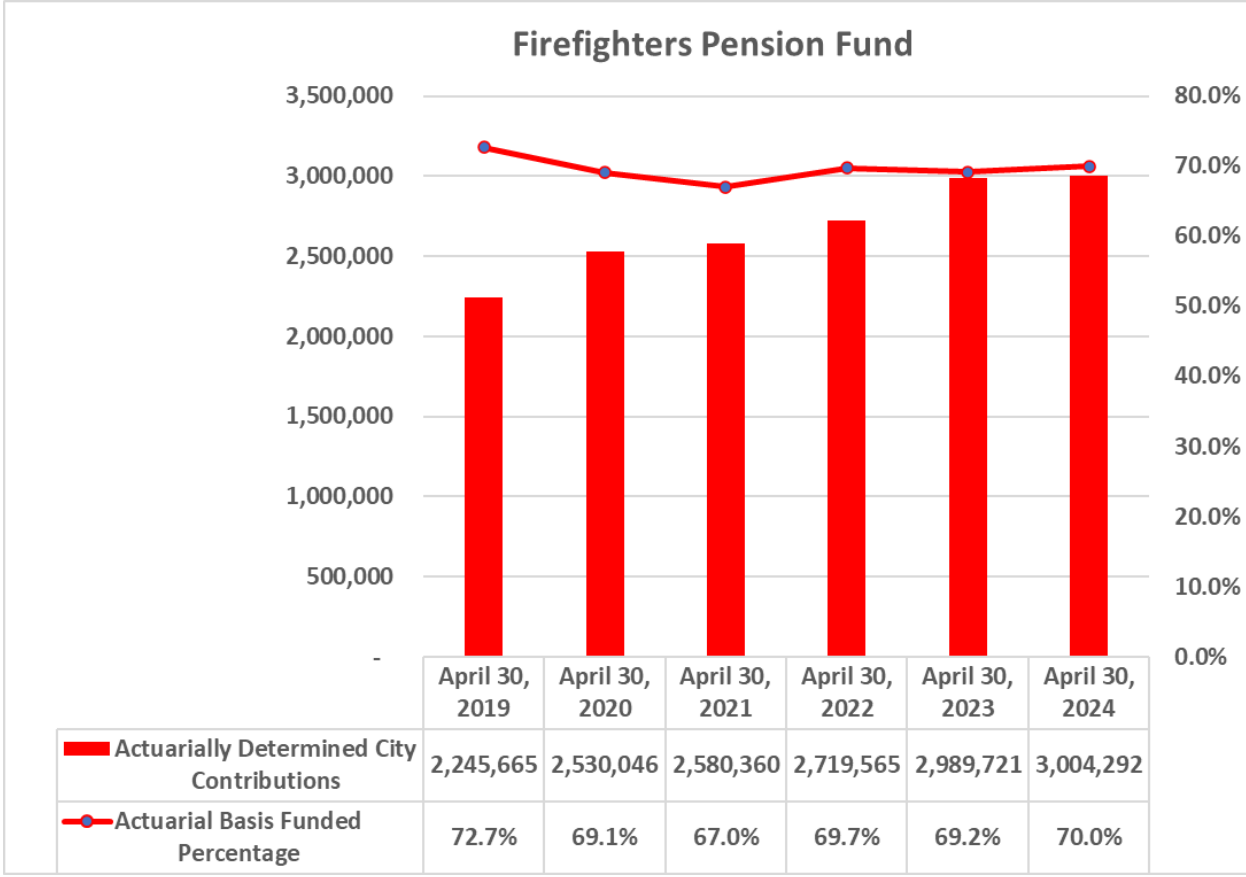
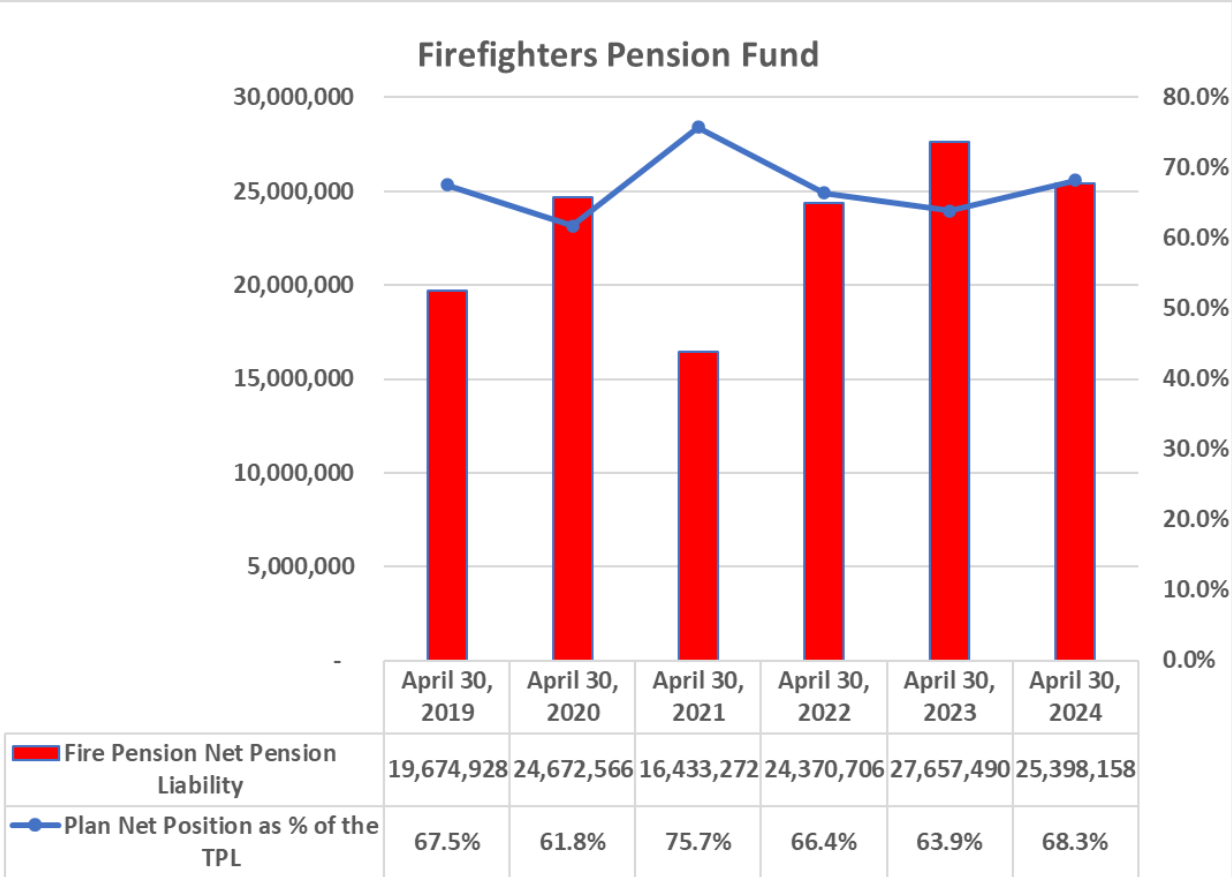
Notes

- Total debt per capita levels relatively stable
- Total debt per EAV declining

General Obligation Debt and IEPA Loans Outstanding



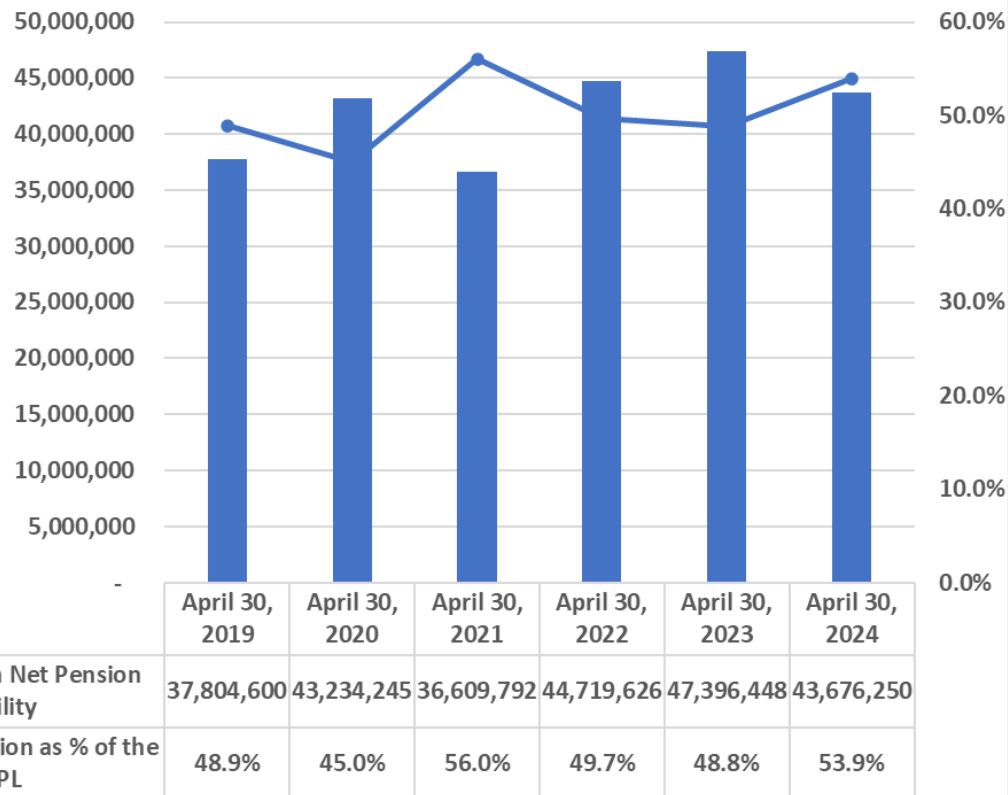
Highlights of April 30, 2024 (ACFR)



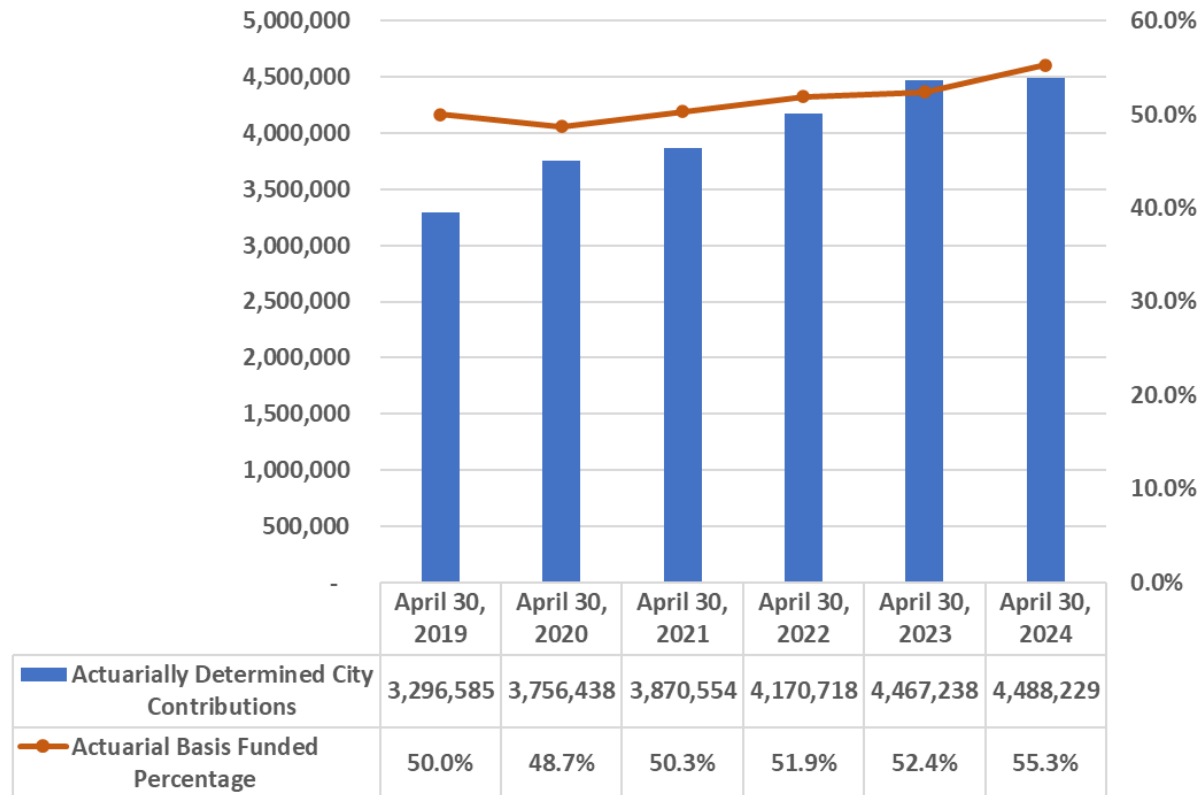
- Market value return on investments of 11.8%
- Additional City contribution of \$472,000 or 2% of the UAL

Highlights of April 30, 2024 (ACFR)

Police Pension Fund



Police Pension Fund



- Market value return on investments of 9.8%
- Additional City contribution of \$883,000 or 2% of the UAL



Highlights of April 30, 2024 (ACFR)



Other Year-End Notes

- Strategic Capital Project Fund reserve increased from \$9.3 to \$12.6 million (HR sales tax 10 months) partially funding large capital program this year. Original projection in budget was a reserve of \$13.1 million funding a \$17.3 million capital program in that fund.
- Beginning of declining interest rates this month, \$4,620,821 in investment income for year ending 4/30/24. Up from \$264,000 3 years ago.



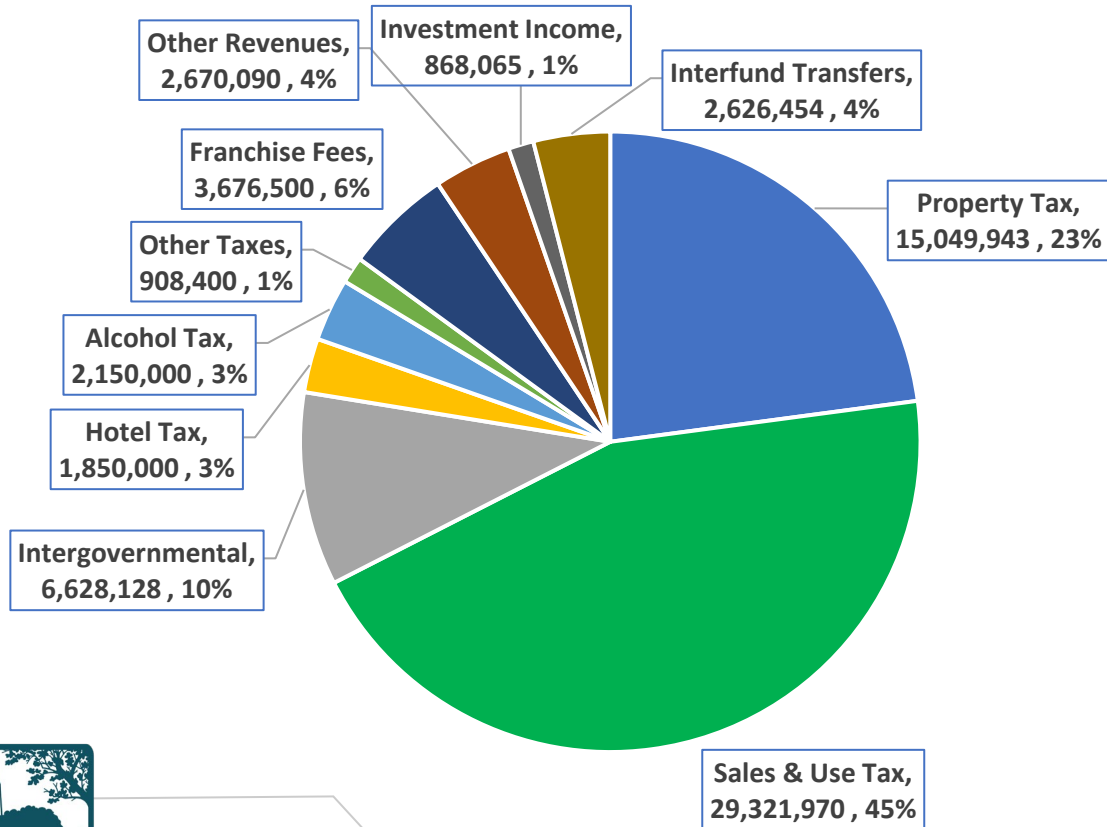
City of St Charles

Highlights and Trends

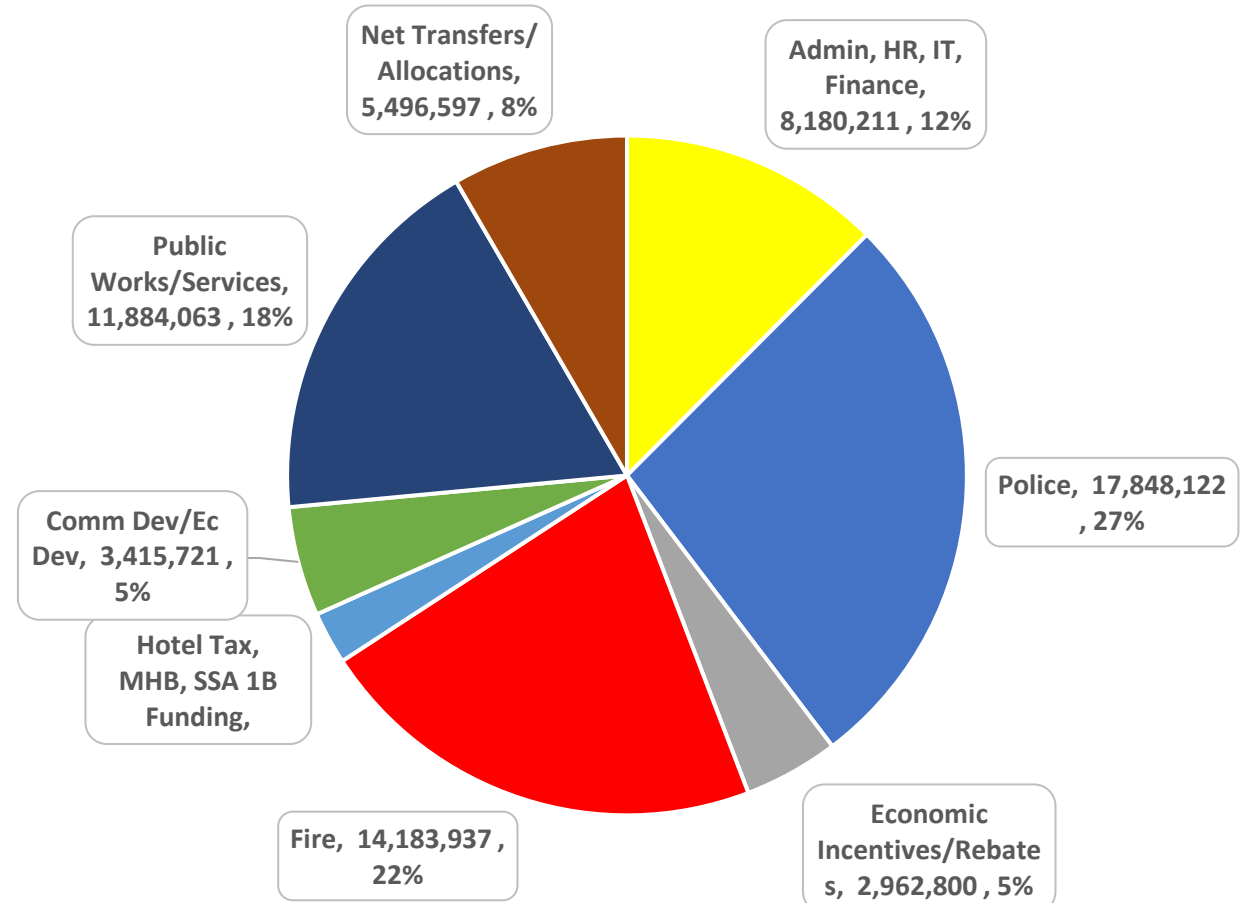


FY 2024-25 Original General Fund Budget

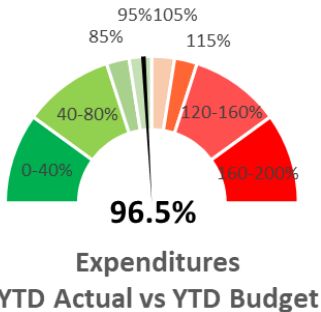
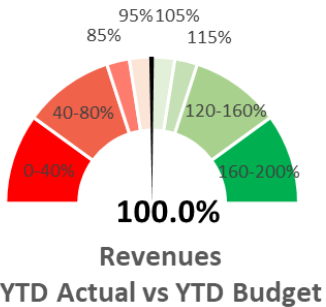
FY 24-25 General Fund Revenues
\$65,749,550



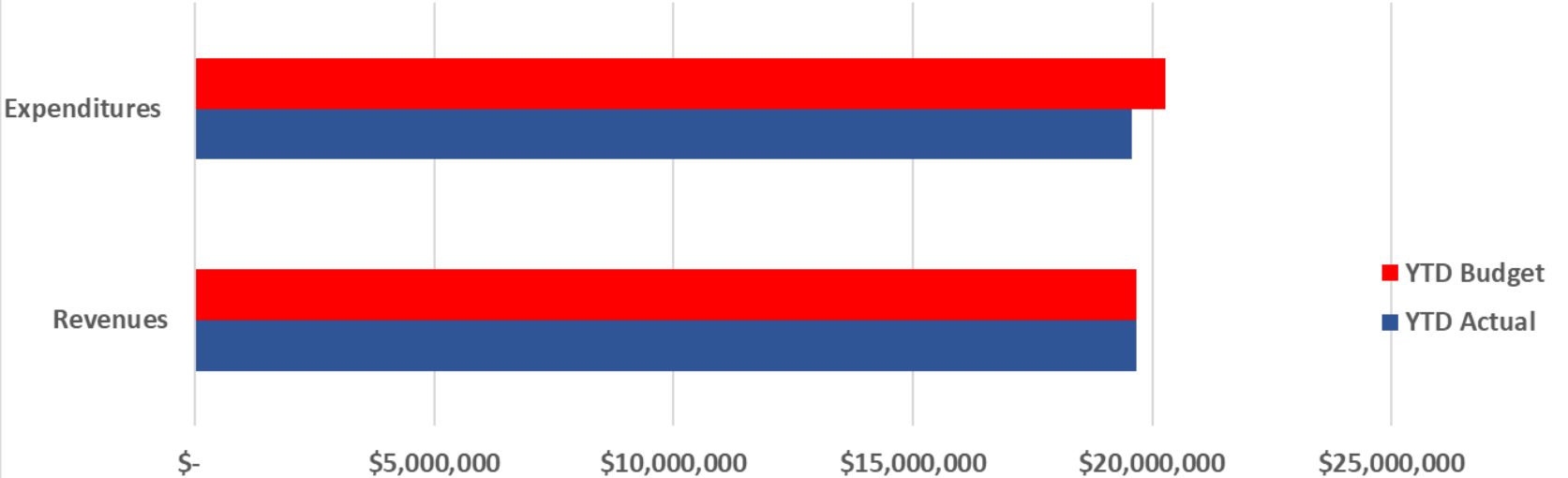
FY 24-25 General Fund Expenditures
\$65,609,551



FY 2024-25 Update and Trends



General Fund Year-to-Date Budget and Actual

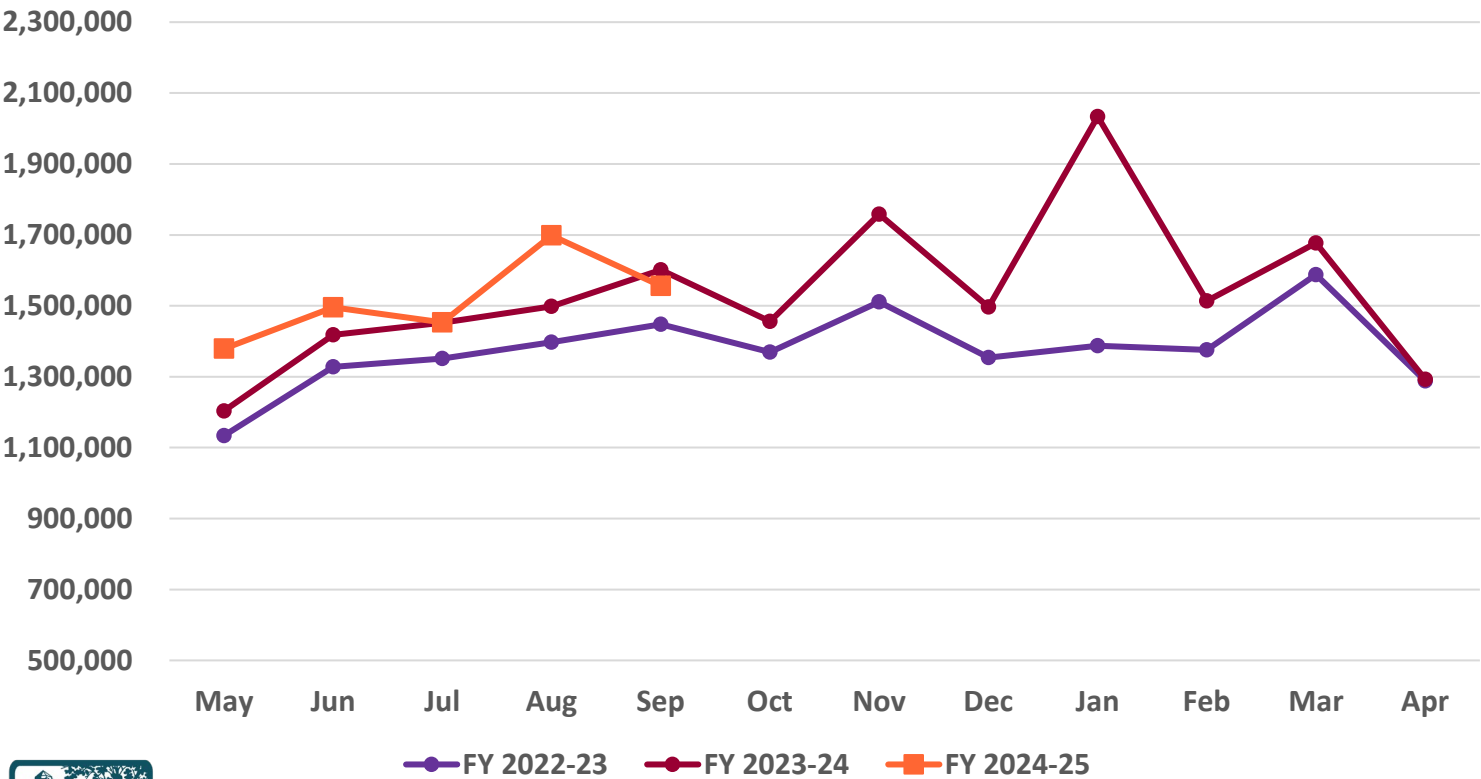


	Revenues	Expenditures
■ YTD Budget	\$19,683,302	\$20,276,341
■ YTD Actual	\$19,683,453	\$19,573,933



FY 2024-25 Update and Trends

General Fund Municipal Sales Tax Receipts
1% Municipal and 3% Cannabis Combined

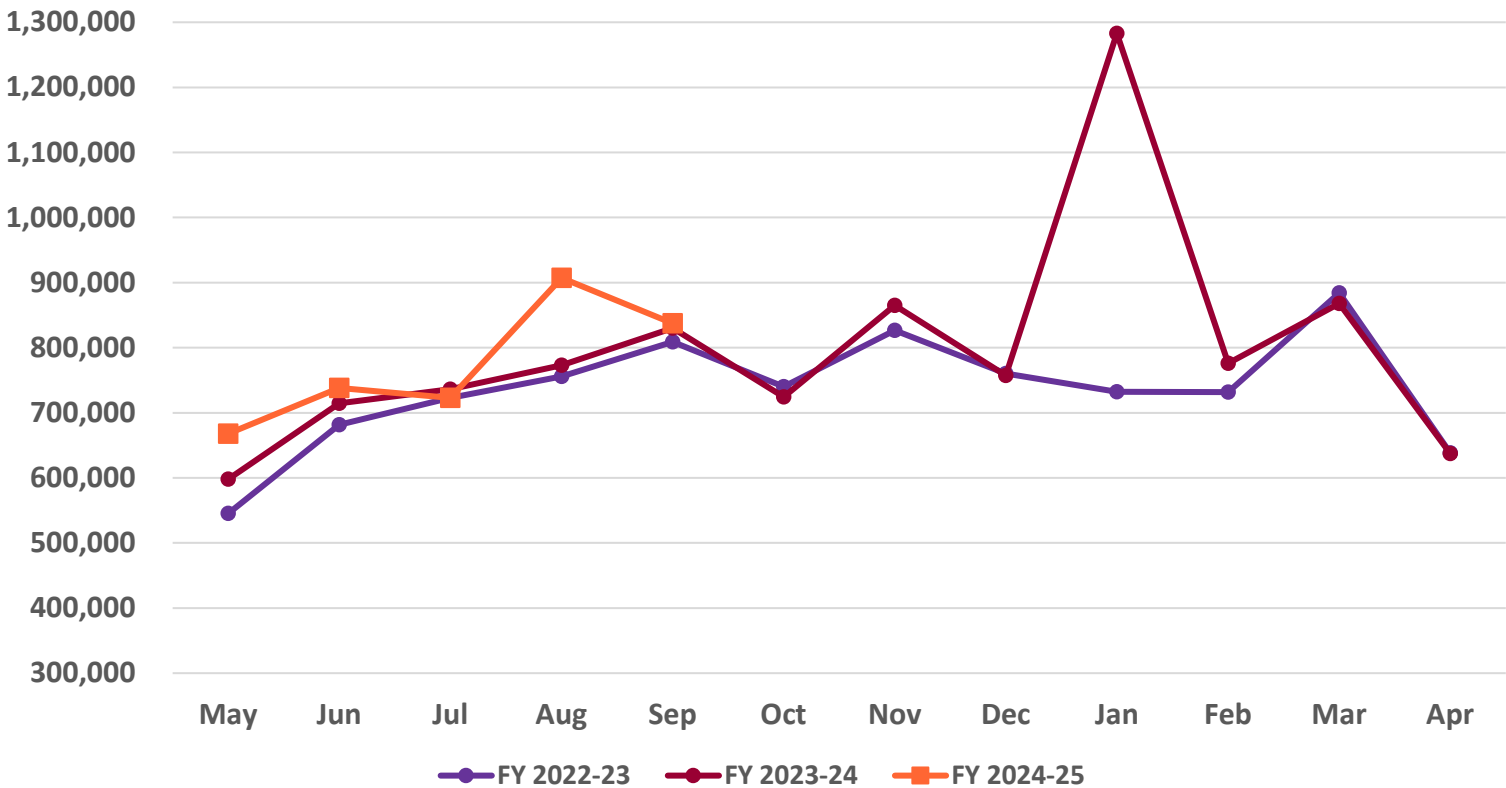


	Actual	Percent
<u>Month</u>	<u>FY 2024-25</u>	<u>Change</u>
February	1,379,042	14.6%
March	1,495,403	5.4%
April	1,452,892	0.1%
May	1,698,358	13.4%
June	1,555,728	-2.9%

- Sales taxes overall up 5.8%

FY 2024-25 Update and Trends

General Fund Home Rule Sales Tax Receipts Base 1%

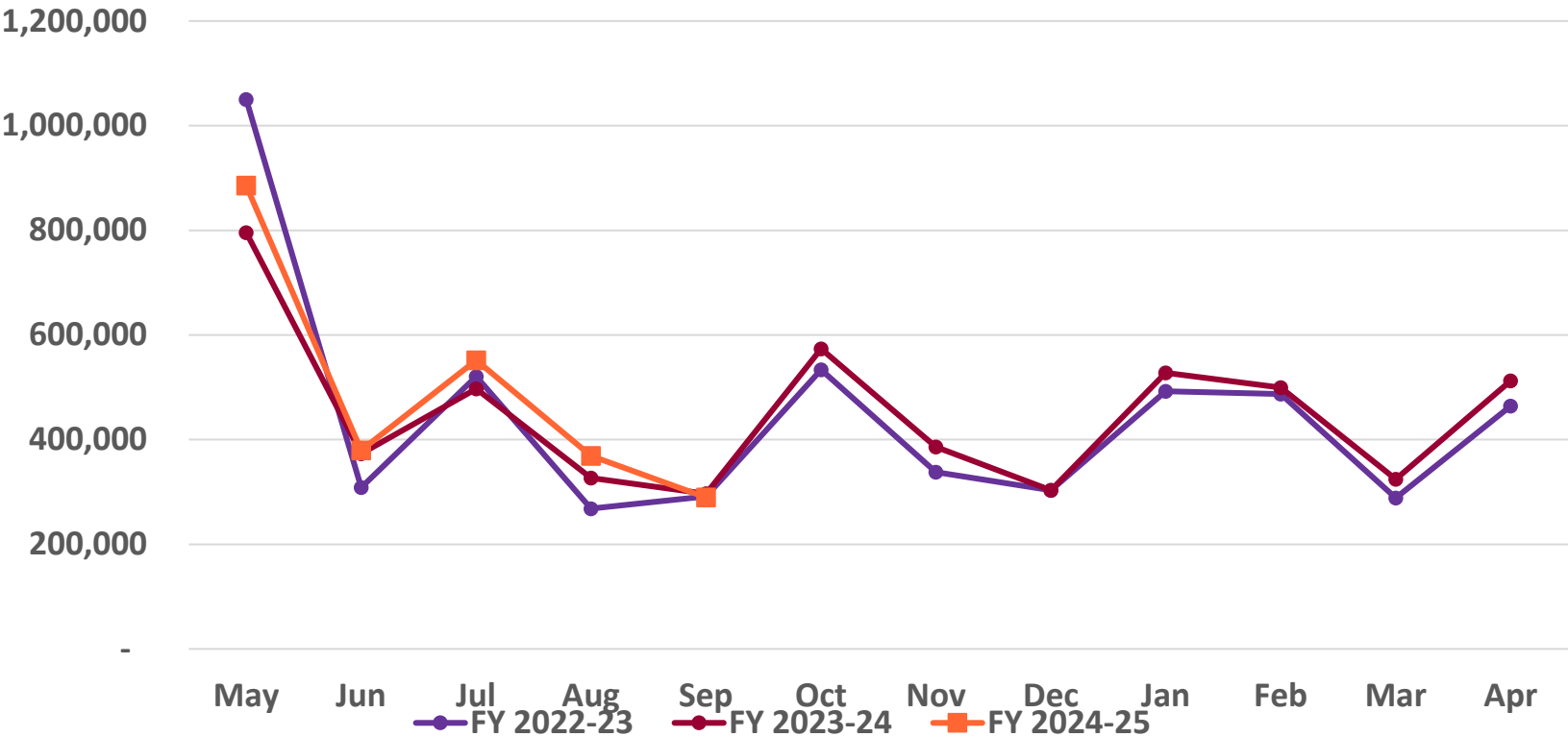


	Actual	Percent
Month	FY 2024-25	Change
February	667,945	11.7%
March	738,350	3.3%
April	722,868	-1.8%
May	907,196	17.4%
June	837,638	0.9%

- Sales taxes overall up 6.1%

FY 2024-25 Update and Trends

Income Tax Receipts

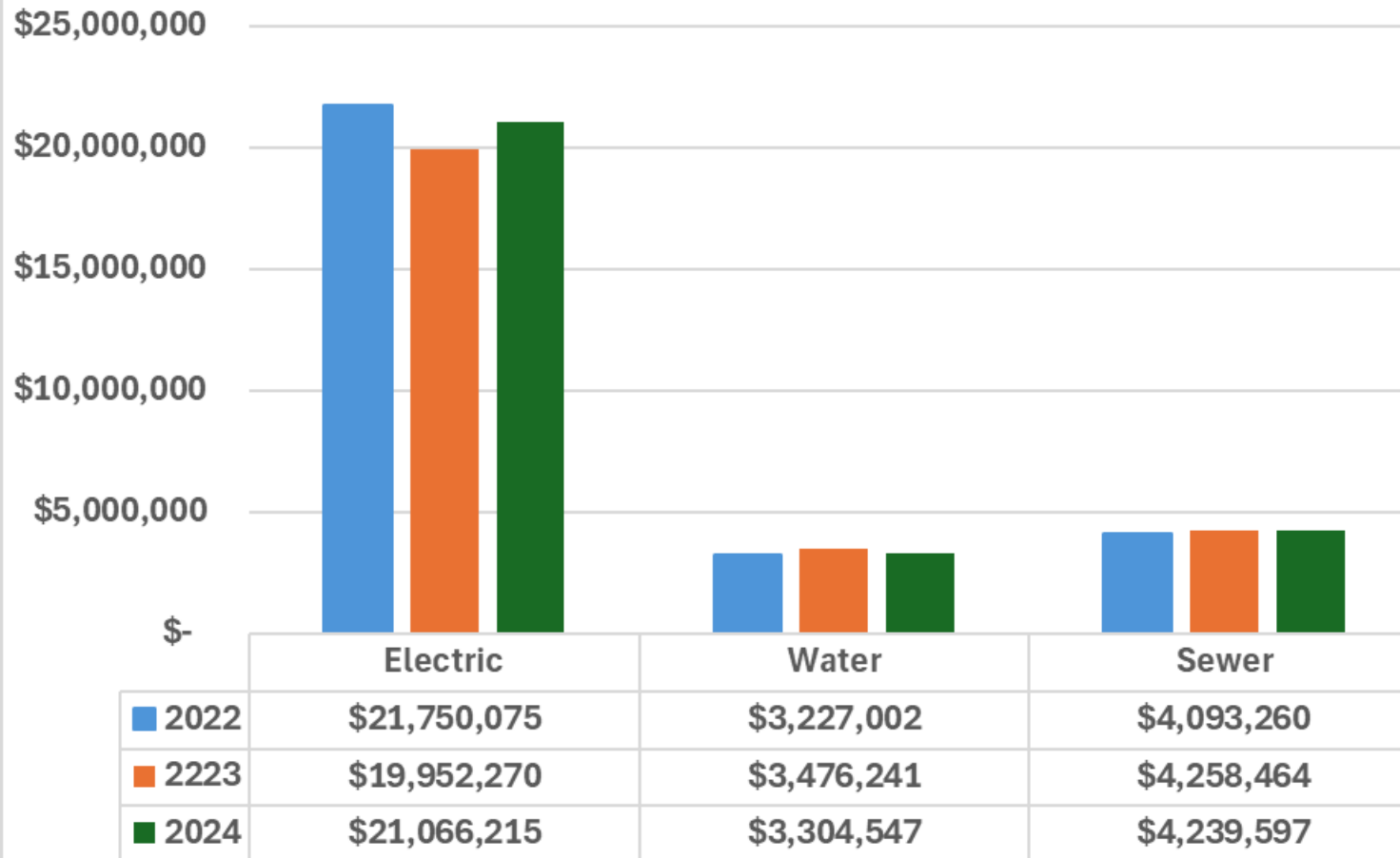


	Actual	Percent
Monthly	FY 2024-25	Change
May	885,285	11.2%
June	379,419	1.7%
July	551,979	11.0%
August	368,809	12.9%
September	289,533	-2.4%

- Growth in CIT and IIT
- IML estimates 3% economic growth

FY 2024-25 Update and Trends

Utility User Charges
May Through August (4 Months)



Four Month Period Change Over Last Year:

- Electric 5.6% Increase
- Water -4.9% Decrease
- Sewer: -0.4% Decrease
- Weather variability, change in use patterns, conservation largest factors in terms variability in user charges
- Billed Usage From April to July



Questions and Discussion



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