

**MINUTES
CITY OF ST. CHARLES
GOVERNMENT OPERATIONS COMMITTEE
MONDAY, FEBRUARY 5, 2018**

1. Opening of Meeting

The meeting was convened by Chairman Bancroft at

2. Roll Call

Members Present: Chairman Bancroft, Ald. Stellato, Silkaitis, Payleitner, Lemke, Turner, Gaugel, Vitek, Bessner, Lewis (via phone)

Absent: None

3. Omnibus Vote

- a. Budget Revisions – January, 2018

Motion by Ald. Turner, second by Stellato to approve the omnibus items as presented.

Voice Vote: Ayes: Unanimous; Nays: None. Chairman Bancroft did not vote as Chairman.

Motion Carried.

4. Finance Department

- a. Seeking a Recommendation regarding the Funding Request from the Downtown St. Charles Partnership for FY 2018-2019 in the Amount of 100% of the Special Service Area 1B Proceeds.

Chris Minick: Each year we allocate a portion of the proceeds from Special Service Area (SSA) 1B to The Downtown St. Charles Partnership to fund their activities. SSA 1B was established for the purpose of the economic revitalization of the downtown. The activities of the Downtown Partnership falls within the boundaries of the ordinance that authorizes the SSA. The City Council has directed that for FY 17/18 90% of the proceeds of SSA 1B be allocated to the Downtown Partnership to fund their activities, approximately \$216,400. The City Council also directed that an additional \$18,000 of funding be allocated to the Downtown Partnership to for phase 2 of the branding initiative undertaken by the Downtown Partnership. The total funding allocation from SSA 1B to the Downtown Partnership is \$234,400.

Enclosed in your packet is a request for FY 18/19 from the Downtown St. Charles Partnership requesting 100% of the SSA 1B proceeds. We are estimating those proceeds to be approximately \$244,000 - \$245,000. We have to estimate the amount of the property tax levy; we won't know the final amount until early April, 2018. Included in the funding request (\$245,000) is the branding initiative. The Downtown Partnership is not seeking a separate reimbursement for the branding initiative, but it has been rolled into the budget and funding request for FY 18/19. In addition to the amounts mentioned; the City has traditionally funded approximately \$7,000 of reimbursement for a holiday advertising campaign undertaken by the Downtown Partnership annually. What we are seeking feedback on from the Committee this evening are two things:

1. The concept of funding the Downtown Partnership at the level of 90% of the SSA 1b proceeds as has been the practice the past few fiscal years, or allocate 100% of the funding from the SSA 1B proceeds as requested by the Downtown Partnership.
2. We would like to get your feedback as to if you would like to continue the \$7,000 of advertising reimbursement that we have given to the Downtown Partnership.

The partnership will be making a presentation on how they will use the proceeds for the upcoming fiscal year and update the Committee on the activities they have undertaken for the 17/18 funding year and what the results have been to date.

Jenna Sawicki: The Downtown St. Charles Partnership has had another productive year. Thank you for the opportunity to highlight our accomplishments. We continue to use branding for all of our programming and events throughout the year. Our community's collective investment on branding has helped us and the business community achieve greater success.

Jenna presented on behalf of the Downtown St. Charles Partnership.

Ald. Turner: Thank you. I'm very impressed with the increase in volunteer/donor dollars. Can you specify any reason why it jumped so much last year?

Jenna Sawicki: All of our events are volunteer driven. We have committees driven by volunteers. Because of that we've been able to put on successful events, and our sponsorship dollars have gone up which has helped.

Ald. Turner: I'm willing to look at 100% this year.

Ald. Payleitner: I agree. You've done a fine job and I would like to see it at 100% as well.

Ald. Lemke: I'd like to add that they are putting their faith in the SSA and not asking separate for the market amount.

Ald. Turner: That's correct.

Ald. Bancroft: I assume we want a motion?

Chris Minick: If you will recall we do have a service agreement that we enter into each year that specifies the funding and terms for the Downtown Partnership. If we can just get some feedback on the concept of 90% vs. 100% we will bring back that service agreement for formal adoption by the Council at a later date.

Ald. Bancroft: The feedback I saw was everyone nodding in agreement for 100% funding.

Chris Minick: We will do that, and on the question of the \$7,000 reimbursement on the advertising; would we like to continue that tradition?

Council indicated that they were in agreement regarding the \$7,000 reimbursement.

5. Community Development

- a. Recommendation to approve an Intergovernmental Agreement pertaining to Anthony Place (Prairie Centre senior affordable units).

Rita Tungare: This item is a recommendation to approve an intergovernmental agreement pertaining to Anthony Place, the senior affordable housing component of the housing center project. In March, 2017 the City Council approved the PUD Ordinance for the Prairie Centre project, which clearly stipulated that the developer is obligated to provide 10% of the housing units as senior affordable housing. There was also a housing agreement that was entered between the developer and the City stipulating the same. The agreement further stated that the developer is to seek tax credits through the Illinois Housing Development Authority in order to construct the senior affordable units.

Shodeen has a contract with GC Housing Development, LLC who has developed similar affordable housing projects in Glendale Heights and Yorkville. They applied for tax credits in 2017 and did not advance past the first round of review with IHDA, due to a competing project that is already under construction in Batavia. They have applied for the current 2018 process for the tax credits and have cleared the first round. They are in process of applying for the second round and based on the scoring system for the tax credits it would work in their favor and allow them to be more successful if the City entered into this agreement with Housing Authority of Elgin.

Ald. Payleitner: I want to congratulate the team on moving to phase 2. Anthony Place will be a wonderful addition St. Charles.

Bill Turner: Now that Campana is no longer on the board, does this enhance the chances of this going through?

Rita Tungare: I'll defer to the applicant from GC Housing Development.

Virginia Pace: President of Lightengale Group, Chicago. The status of Campana should have no effect on this development.

Motion by Ald. Stellato, second by Payleitner to recommend an Intergovernmental Agreement pertaining to Anthony Place (Prairie Centre senior affordable units).

Voice Vote: Ayes: Unanimous; Nays: None. Chrmn. Bancroft did not vote as Chairman.

Motion Carried

6. Executive Session

- Personnel – 5 ILCS 120/2(c)(1)
- Pending Litigation – 5 ILCS 120/2(c)(11)
- 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)

7. Additional Items from Mayor, Council, Staff, or Citizens.

8. Adjournment

Motion by Ald. Lemke, second by Silkaitis to adjourn the meeting at 7:31 p.m.

Voice Vote: Ayes: Unanimous; Nays: None. Chrmn. Bancroft did not vote as Chairman.

Motion Carried