

TUESDAY, JANUARY 03, 2023

**City of North Chicago
1850 Lewis Avenue, North Chicago, IL 60064**

Following City Council Meeting

FINANCE/AUDIT COMMITTEE MEETING

6:24 PM

Alderman Mayfield called the meeting to order

ROLL CALL:

Present: Jackson, Mayfield, Evans, Allen, Smith, Murphy (remote participation via Zoom), January

Absent: None

I. DISCUSSION TO PURCHASE A SERVER COMPUTER FROM CDW VERNON HILLS, FOR AN AMOUNT NOT TO EXCEED \$11,235

Chris Franco, I.T. Systems/Network Administrator asked to purchase a server computer from CDW Not to Exceed amount of **\$11,235**. The current backup server would be sent to the Water Plant (approx. 2 years old). There were 3 bids obtained and CDW was the lowest; Alderman Allen requested a copy of all the bids presented.

II. DISCUSSION OF 60-MONTH COPY LEASE AGREEMENT WITH KONICA MINOLTA BUSINESS SOLUTIONS, U.S.A, WAUKESHA, WI FOR AN AMOUNT NOT TO EXCEED \$2,225.38 PER MONTH

Mr. Franco explained the new lease cost less than the previous. The big printers (6 total) would be replaced with newer versions; reduced number of desktop printers (from 30 down to 17). The City owns the printer at the Water Plant; it would remain as needed with time and material basis. The volume of copies needed did not require a big printer and would change out at a later time. There were 3 other companies that bid on the lease and Konica was the least.

Alderman Smith questioned if anything in return for the old printers; Mr. Franco said there were not rebates. Mr. Franco stated (5) desktop printers were going to be replaced. He further noted that the new printers were basically an updated version of current printer.

Alderman Allen requested to check the Aldermanic Office printer for repair/replacement.

Alderman January suggested the savings be used to replace the aldermanic tablets/laptops. Alderman January there was a 5 year plan that included those replacements. Alderman Allen questioned the cost.

III. DISCUSSION/REVIEW OF DONATION BUDGET ALLOCATION:

Assistance Comptroller Tawanda Joyner mentioned an issue in the budget; nothing was allocated for donations and asked how to divide between the Aldermanic Department and Mayor. Ms. Joyner gave a brief explanation of current process.

Alderman Evans questioned if there was an alderman that did not agree with the donation. Mayor Rockingham explained that if it was majority vote it would come out of aldermanic and Mayor's budget. Alderman Evans suggested it only comes from those that agreed. Alderman Mayfield reiterated that it was a majority decision and it would be divided between Aldermen and Mayor's budget.

Alderman Allen clarified that certain donations that were known would be a line item in the budget. Attorney Silverman said there should be one line in the budget for all donations and not separate with aldermanic and Mayor. It would be distinguished in the future budget as one category to take care of all donations.

Alderman Murphy said that best workable solution was to have one line item in the full budget. There should be a process prior to presenting to Council to get logistics and prequalification. It was all taxpayer money.

Alderman Smith asked where funds for the already approved donations would be deducted from. Alderman Mayfield explained those would be from aldermanic and Mayor's budget; the process was in the working with the Chief of Staff. Alderman Smith stated that if an alderman had events planned there might not be room to take monies for donations. He agreed that Council agreed with the donation but not what budgets.

Mayor Rockingham explained that it was currently being taken from his budget and disrupting his budget plan.

Alderman January asked how much currently spent on donations; having a line item would help financial reconciliations. She asked the Mayor to clarify what he meant by majority Council. Mayor Rockingham explained that the number of voting Council members present. Attorney Silverman explained 4 votes was needed to pass anything. Alderman January thought supermajority was required for financial matters.

Alderman Mayfield questioned when a supermajority was required; Attorney Silverman explained state law almost never requires a supermajority vote on financial matters. There are some that require another type of vote; the City had been within the law.

Alderman January clarified the process; Chief of Staff David Kilbane said the process was under review and would reach out to aldermen to get input. Alderman Smith asked amount currently from aldermanic budget; Ms. Joyner said she would have to check but estimated \$3,000 (divided by 8). Ms. Joyner explained that the monthly report shows the amounts for aldermanic expenses.

Alderman Jackson suggested suspending further donation request until the following fiscal year; he agreed that there may be aldermen that may not agree with what was being approved. He noted that aldermen were told that aldermen could request from another alderman's budget and should have a right to decide how to use their budget.

Alderman Smith questioned sharing funds between aldermen; he was told that he could not when he attempted. Alderman Mayfield explained that it was contingent of what it was being used for; campaigning was not an option. Mayor Rockingham explained that as long as it was a political event there could not be a donation of City funds. Attorney Silverman explained that campaign events that enhance one person likeness, funding should come from and go to a campaign fund.

Alderman Jackson again asked how to pay for donations already approved. Attorney Silverman explained that there would be explanation of how much and vote how to divide the funds.

Alderman Jackson moved, seconded by Alderman Allen that Finance/Audit stand adjourned.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Smith, Murphy, January

Nays: None

Absent: None

The meeting adjourned at 7:19 p.m.

ECONOMIC DEVELOPMENT/PLANNING/ZONING COMMITTEE MEETING

TUESDAY, JANUARY 03, 2023

7:19 PM

Alderman Smith called the Economic Development/Planning/Zoning Committee Meeting to order.

ROLL CALL:

Present: Jackson, Mayfield, Evans, Allen, Smith, Murphy (remote participation via Zoom), January

Absent: None

I. DISCUSSION OF COMPREHENSIVE PLAN UPDATE – THE LAKOTA GROUP:

Victor Barrera, E&CD Director explained the Comprehensive Plan suggests update/review every 7 years; the last review was **2016**. There were 2 proposals submitted to assist with updating the Comprehensive Plan; there was a selection committee to select the firm to update the plan. On that selection committee was 2 aldermen; Alderman Smith, Alderman Jackson, 2 Planning & Zoning Commission Committee members Antonio Jackson, Paula Carballido; City Planner Nimrod Warda and himself. After deliberation the committee decided that the Lakota Group was the best choice.

Alderman Smith and Jackson left at 8:01 p.m.

Alderman Smith returned at 8:03 p.m. and Jackson returned at 8:04 p.m.

Alderman January questioned how it would be funded. Mr. Barrera said there was \$75,000 budgeted for this and would take approximately 18 months to complete. There was possibly TIF funds (Skokie Hwy Corridor) available also.

Kevin Clark Principal Partner of the Lakota Group introduced himself. The current plan needed to be more tailored to the needs of North Chicago and specificity. Siraj Asfahani said the plan would include branding and identity. Mr. Clark options of possibilities would be included in the plan; he elaborated on the ideas and possibilities.

Mr. Asfahani reviewed previous projects that the Lakota Group have completed. The City's input would be the drive of the Comprehensive Plan. He further discussed the approach of the project. Alderman Smith asked the timeframe; Mr. Clark 12-18 months, 4-5 months per phase.

Alderman January liked the proposal but concerned with the different costs; as example is there a cost for finding grants. Mr. Clark explained there was a breakdown presented in the proposal. Alderman January said the estimated cost of **\$158,640** to do the proposal, grant money was needed to pay for the plan. Mr. Asfahani clarified that the grant monies would be for projects not for their consulting cost.

Alderman Mayfield what the biggest advantage for choosing the Lakota Group and how it would benefit the City. Mr. Clark stated the program was very tailored and the interaction/communication with the public; they have many experts in various aspects of development. Mr. Asfahani elaborated that the current plan did not include details of a solution.

Alderman Evans questioned what they currently saw that could be changed. Mr. Clark gave the example of the lack of public notification and felt there was nowhere to get information of public events; the vision needs to be shared by everyone. Places for the community to come together needs to advertise. Alderman Evans asked thoughts on developing Sheridan Road and attracting the Navy/visitors; Mr. Clark said there were different options but the main response would be to know where people would visit. He said in order to draw in clientele of the Navy there needed communication with them to find out what they would like to have available.

Alderman Smith would like to see attractions for North Chicago's lakefront. Mr. Clark agreed.

II. DISCUSSION OF RICKY ROCKETS – RDA AMENDMENTS:

Mr. Barrera provided the Ricky Rockets RDA Amendments. There were milestones that have passed and the project was taking longer than anticipated. Expected groundbreaking was the second quarter of **2023**. The plan changed slightly; initially there was a gas station with carwash that is no longer. Instead of a gas station with carwash there will be a gas station and a drive-thru restaurant. The other change was the development group; the previous was BSTM Midwest LLC to BBB Skokie LLC. The same individuals as before with a different entity (same managing partners).

The next round of demolitions; 4 residential homes that was part of the redevelopment plan. There was additional grant money for the City to demolish more properties that needed to be used before March 2023. There was approximately \$150,000 remaining. Alderman Smith asked if there was any other possible properties and what the money could be used for. Mr. Barrera explained there weren't many other properties and if not used could develop a program for rehab but time was limited. There were IEDA funds also available.

Mr. Barrera asked the Council if agreed the City to provide funding for demolition and deduct that amount from the economic incentive. The development cost has risen approximately 30-40% since the presentation of the project. The developer would like to add the demolition and not included it in the incentive package; they feel that they have minimized cost thus far. Guessed the cost for demolition to be \$160,000. He asked for Council's opinion.

Alderman Smith asked his recommendation; Mr. Barrera suggested adding to the incentive because of the additional development cost to make sure the project moves forward. Alderman Evans questioned their finances and why the City needed to keep funding them. Mr. Barrera said that the City approached them with the offer of using the grant money. Alderman Evans asked Ricky Rockets was a sure development; Mr. Barrera said yes and they own the property. He noted that if the developer does not build there, there would no longer be a \$2.9 incentive. Alderman Allen noted a possible demolition on Jackson St.; Mr. Barrera said there was new ownership and expected rehab.

Alderman Mayfield clarified that the grant money proposed was needed to be used before March 2023; Mr. Barrera acknowledged that it was, if it is not used it would be lost. He was seeking direction of how to use the grant money on the Ricky Rockets development. Attorney Silverman said a consensus could be had. Mr. Barrera said an extension for utilizing the grant funds could be made but was not guaranteed. He would have the developer available at the next meeting.

Alderman Allen suggested adding the demolition to the incentive. Alderman Evans suggested using some grant funds for bridge on Sheridan Road; Mr. Barrera said the monies for IEDA had to be for residential purposes. Alderman Mayfield emphasized that the City did not want to lose the money.

Mr. Barrera gained consensus of the Council to add the demolition of 4 homes and deduct from the \$2.9 million incentive.

The Mayor announced that **\$4 million** was expended for Sheridan Crossing remediation from Congressman Brad Schneider; North Chicago received the largest amount of grant.

Alderman Smith moved, seconded by Alderman Murphy that Finance/Audit stand adjourned.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Smith, Murphy, January

Nays: None

Absent: None

The meeting adjourned at 8:57 p.m.