

MINUTES OF A SPECIAL MEETING OF THE ZION CITY COUNCIL HELD ON MONDAY, AUGUST 31, 2009, AT 2:00 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, ZION, ILLINOIS

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Mayor Harrison called the meeting to order.

On call of the roll the following answered present: Commissioners Shantal Taylor, Jim Taylor, DeTienne and Mayor Harrison. Commissioner Flammini was absent.

PUBLIC HEARING/CRANE MEADOWS PROPOSED TIF DISTRICT

Mayor Harrison opened the Public Hearing at 2:00 P.M. for the proposed Crane Meadows TIF District.

Director of Economic Development Delaine Rogers stated there is a proposed redevelopment plan designated as the Crane Meadows TIF Redevelopment Project. Crane Meadows currently has 288 units. The proposed redevelopment will have 264 units. The rehabilitation plan calls for reducing the density by converting 48 of the 192 one-bedroom units into two and three bedroom apartments. This \$25 million project is partly being funded through Illinois Department of Housing Administration with the developer investing \$12.5 million. Approximately 35% of the units are currently vacant, so work would initially start on the vacant apartments. There will be numerous improvements and new amenities, however rental amounts would not increase. The closing on this property is scheduled in October.

Mayor Harrison asked if there were any public comments and/or questions.

A tenant asked about relocation for her sister and her, and whether or not they could get apartments near each other. Mayor Harrison stated the developer should be able to accommodate such a request.

This tenant also asked if the developers would help her with the actual moving of her furniture and personal effects. Ms. Rogers stated she would ask the developer of this possibility.

A tenant stated she would need a unit with a patio, since she is disabled and needs firm access to her apartment. Mayor Harrison stated all units are required to be 100% ADA compliant.

A tenant asked if automatic sensors would be placed on doors for handicapped accessibility. Mayor Harrison stated there would be all new doors and windows, and would have someone check into the ADA requirements.

A tenant asked if she had to wait until her lease had expired before moving into an improved apartment. Mayor Harrison stated the renovations would not interrupt tenants' leases.

A tenant inquired into police protection, noting safety concerns. Mayor Harrison stated he has already talked to the developer, who plans to install cameras, screen new tenants, as well as having proper security.

A tenant asked if there would be dog areas. Mayor Harrison stated staff would have to check with the developer on this issue.

Attorney Paul Keller stated the city is required to send notices to residents, as well as publish a newspaper notice. Both of these requirements have been accomplished, and the proof of mailings and the certificate of publication have been received. The Joint Review Board met on July 29, 2009 and voted unanimously to recommend that the City Council approve the Crane Meadows TIF District with conditions as reported. The next step in the procedure is for first readings of three ordinances. A memorandum of understanding between the City and DKI, Inc. will then be presented regarding terms and agreements.

Commissioner Shantal Taylor offered her assistance as Commissioner of Building to help in any way possible, suggesting that community forums be held with DKI.

Mayor Harrison stated DKI, Inc. is a reputable company, known for turning dilapidated conditions into livable and viable developments.

Mayor Harrison declared the Public Hearing closed at 2:28 P.M.

CRANE MEADOWS TAX INCREMENT REDEVELOPMENT PLAN & PROJECT

It was moved by Commissioner Jim Taylor, seconded by Commissioner DeTienne to approve the first reading of the ordinance of the City of Zion, Lake County, Illinois, approving a Tax Increment Redevelopment Plan and Redevelopment Project for the Crane Meadows TIF Redevelopment Project Area, with the second reading to be placed on the September 15 City Council meeting for final approval. The vote on roll call was: Commissioners Shantal Taylor, aye; Jim Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Shantal Taylor, seconded by Commissioner Jim Taylor to approve the first reading of the ordinance of the City of Zion, Lake County, Illinois, designating the Crane Meadows TIF Redevelopment Project Area of said City a Redevelopment Project Area pursuant to the Tax Increment Allocation Redevelopment Act, with the second reading to be placed on the September 15 City Council meeting for final approval. The vote on roll call was: Commissioners Shantal Taylor, aye; Jim Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner DeTienne, seconded by Commissioner Shantal Taylor to approve the first reading of the ordinance of the City of Zion, Lake County, Illinois, adopting Tax Increment Allocation Financing for the Crane Meadows TIF Redevelopment Project Area, with the second reading to be placed on the September 15 City Council meeting for final approval. The vote on roll call was: Commissioners Shantal Taylor, aye; Jim Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

MEMORANDUM OF UNDERSTANDING/CRANE MEADOWS APARTMENT PROJECT

Delaine Rogers stated the Memorandum of Understanding is the development agreement with DKI, Inc. with all terms and length of the TIF District for the Crane Meadows Apartment Project.

Attorney Keller stated when the project is completed; there will be 264 affordable, renovated units with numerous improvements and new amenities. The developer's investment is \$12.5 million. Per the development agreement, the City would pay DKI \$1.375 million out of the TIF proceeds.

The proposed Memorandum of Understanding with DKI, Inc. for the Crane Meadows Apartment Project was presented, and will be placed on the September 15 City Council meeting for approval.

CLOSED SESSION

It was moved by Commissioner Shantal Taylor, seconded by Commissioner Jim Taylor that the Council recess to Closed Session at 2:36 p.m. to discuss personnel. The vote on roll call was: Commissioners Shantal Taylor, aye; Jim Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Shantal Taylor, seconded by Commissioner Jim Taylor to reconvene the Special Council meeting at 3:29 p.m. with same members present. The vote on roll call was: Commissioners Shantal Taylor, aye; Jim Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner DeTienne, seconded by Commissioner Jim Taylor and unanimously approved the meeting be adjourned at 3:29 p.m. Motion carried.

City Clerk