

MINUTES OF THE REGULAR MEETING OF THE NORMAL TOWN COUNCIL HELD IN THE COUNCIL CHAMBERS, NORMAL CITY HALL, FOURTH FLOOR UPTOWN STATION, 11 UPTOWN CIRCLE, NORMAL, MCLEAN COUNTY, ILLINOIS – MONDAY, JUNE 1, 2020.

1. CALL TO ORDER:

Mayor Koos called the Regular Meeting of the Normal Town Council to order at 7:01 p.m., Monday, June 1, 2020.

2. ROLL CALL:

The Clerk called the roll with the following persons

PRESENT: The Meeting was conducted virtually. There were no persons physically present in Council Chambers.

REMOTE: Mayor Chris Koos and Councilmembers Kevin McCarthy, Chemberly Cummings, Stan Nord, Karyn Smith, Kathleen Lorenz, and Scott Preston, also present were City Manager Pamela Reece, Assistant City Manager Eric Hanson, Corporation Counsel Brian Day, and Town Clerk Angie Huonker.

ABSENT: None.

3. PLEDGE OF ALLEGIANCE:

Mayor Koos led the Pledge of Allegiance to the Flag.

Prior to Public Comment Janessa Williams, Human Relations Commission Chairperson spoke about recent actions and activities in the community surrounding the looting and damage to area businesses as a result of the murder of George Floyd in Minnesota.

Ms. Williams stated that during these trying and emotional times we cannot become numb to the killing of black people in America. Ms. Williams discussed the importance of peaceful assembly and the need to stand together in solidarity. Ms. Williams then spoke about the need for actionable, transparent plans with measurable outcomes to address and defeat racism in our community.

4. PUBLIC COMMENT:

Given the circumstances necessitated by the COVID-19 crisis, and in accordance with a mandate of social distancing, public comment was made available virtually through the use of Zoom Meeting.

Doug Fansler, Normal Resident, spoke about concerns of the sale of property on Ft. Jesse Road.

5. OMNIBUS VOTE AGENDA:

Mayor Koos read aloud the items to be considered by the Omnibus Vote Agenda.

A. APPROVAL OF THE MINUTES OF THE PUBLIC HEARING OF MAY 18, 2020-CDBG CITIZEN PARTICIPATION PLAN; APPROVAL OF THE MINUTES OF THE PUBLIC HEARING OF MAY 18, 2020-CONSOLIDATED

PLAN AND ACTION PLAN; APPROVAL OF THE MINUTES OF THE
REGULAR COUNCIL MEETING OF MAY 18, 2020:

- B. REPORT TO RECEIVE AND FILE TOWN OF NORMAL EXPENDITURES
FOR PAYMENT AS OF MAY 27, 2020:

MOTION:

Councilmember Cummings moved, seconded by Councilmember McCarthy, the Council Approval of the Omnibus Vote Agenda.

AYES: McCarthy, Cummings, Nord, Smith, Lorenz, Preston, Koos.

NAYS: None.

Motion declared carried.

Items A and B were approved by the Omnibus Vote.

6. ITEMS REMOVED FROM OMNIBUS VOTE AGENDA:

There were no items removed from the Omnibus Vote Agenda.

GENERAL ORDERS:

7. RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-
GOVERNMENTAL AGREEMENT WITH THE HUDSON FIRE PROTECTION
DISTRICT: Resolution No. 5776:

MOTION:

Councilmember Smith moved, seconded by Councilmember McCarthy, the Council Approve a Resolution Authorizing the Execution of an Intergovernmental Agreement With the Hudson Fire Protection District.

AYES: Cummings, Nord, Smith, Lorenz, Preston, McCarthy, Koos.

NAYS: None.

Motion declared carried.

Councilmember Kevin McCarthy indicated his comfort with the assessment done by Normal Fire Department on this proposal.

Councilmember Karyn Smith asked for clarification on whether the agreement will cover only EMS services and not Fire. Fire Chief, Mick Humer responded.

Councilmember Stan Nord indicated his concerns over the impact to resources the agreement may have. Fire Chief, Mick Humer responded.

8. ORDINANCE AMENDING THE EMERGENCY DECLARATION ORDINANCE NO.
5824 REGARDING LICENSED OR PERMITTED ACTIVITIES AND TEMPORARY
OUTDOOR BUSINESS OPERATIONS: Ordinance No. 5830:

MOTION:

Councilmember McCarthy moved, seconded by Councilmember Preston, the Council Adopt an Ordinance Amending the Emergency Declaration Ordinance No. 5824 regarding Licensed or Permitted Activities and Temporary Outdoor Business Operations.

AYES: Nord, Smith, Lorenz, Preston, McCarthy, Cummings, Koos.

NAYS: None.

Motion declared carried.

Mayor Koos stated the proposed item is to address rules for outdoor seating under the Restore Illinois, Phase 3 reopening.

Councilmember Karyn Smith asked for clarification on the use of Town-owned picnic tables in the Uptown area. City Manager, Pamela Reece responded, reviewing guidelines for both Uptown businesses and those businesses located outside of the Uptown area.

Councilmember Stan Nord asked for clarification on the use of parklets, indicating his preference to provide the use of tables by use of a rental program. City Manager, Pamela Reece responded.

Councilmember Kevin McCarthy noted the use of parklets is not an option under CDC guidelines. Mr. McCarthy also stated the logistics of renting tables would be a nightmare for such a short period of time.

Councilmember Kathleen Lorenz noted the use of Town picnic tables in Uptown is about making accommodations to those businesses without the use of a private parking lot, indicating a rental fee seems anti-small business.

Councilmember Karyn Smith asked for clarification on the approval process and whether there are specific details or specifications required. City Manager, Pamela Reece responded.

Councilmember Scott Preston stated that he recently spoke with a number of businesses in Uptown, reminding him of the diversity in the types of businesses located there. Mr. Preston indicated how this has all come together has been a positive, simple path forward.

Councilmember Chemberly Cummings indicated the Town is doing their best to ensure business can continue, adding her hope it will be a positive, temporary solution.

9. RESOLUTION APPROVING ENGAGEMENT WITH TURING STRATEGIES LLC:
Resolution No. 5777:

MOTION:

Councilmember McCarthy moved, seconded by Councilmember Cummings, the Council Approve a Resolution Approving Engagement with Turing Strategies LLC.

AYES: Smith, Lorenz, Preston, McCarthy, Cummings, Nord, Koos.

NAYS: None.

Motion declared carried.

Mayor Koos introduced the proposed item by reviewing the Town's prior relationship with John Kamis of Turing Strategies, LLC, indicating the agreement will keep the Town aware of issues and opportunities at the State level.

Councilmember Scott Preston asked whether there is a list of direct outcomes and benefits the Town has seen from previous work. Mayor Koos noted that it is very difficult to show that the efforts of Mr. Kamis are the sole determinant of a project.

Mr. Preston then asked what the achievables Mr. Kamis and his firm may have had a role in. City Manager, Pamela Reece responded, indicating assistance with Capital Bill requirements, Illinois Department of Transportation and Illinois Commerce Commission communications, and funding opportunities through grant programs are examples of his firm's work.

Councilmember Karyn Smith asked for clarification on any conflicts of interest that may exist. Mr. John Kamis responded that the Town of Normal is currently the only municipality they represent.

Councilmember Stan Nord asked for clarification on what specific projects may be targeted. Mr. Nord also noted he would expect our legislators to assist with our needs. City Manager, Pamela Reece responded that some upcoming projects could include West College Avenue, Kerrick Road, watermain replacements, and the underpass. Ms. Reece also noted there are a variety of State legislative issues they could assist with as well.

Councilmember Scott Preston asked what other industries Mr. Kamis represents. Mr. Kamis responded that they represent a broad range of industries including technology and start-up companies, economic development agencies, and education.

Councilmember Kathleen Lorenz stated the issue is spending. Mrs. Lorenz indicated the issue is whether there is value in spending money for the service in order to have a legitimate chance of finding funding. Mrs. Lorenz noted that she would like to receive updates from Administration to ensure value and progress is being made.

Councilmember Chamberly Cummings noted there will be more Federal dollars coming down to the State level with no direction on how that money should be spent. Ms. Cummings stated that Mr. Kamis's services would be valuable in assisting the Town with obtaining some of those dollars.

NEW BUSINESS:

10. AN ORDINANCE TO SELL REAL PROPERTY AT 1404 FT. JESSE ROAD:
Ordinance No. 5831:

MOTION:

Councilmember Lorenz moved, seconded by Councilmember McCarthy, the Council Adopt an Ordinance to Sell Real Property at 1404 Ft. Jesse Road.

AYES: Lorenz, Preston, McCarthy, Cummings, Smith, Koos.
NAYS: Nord.
Motion declared carried.

Councilmember Lorenz noted there have been challenges in getting the property sold. Mrs. Lorenz asked what the Council's main objective was, to get rid of the property or to make money. Mrs. Lorenz then noted the assessed value is more than the market value.

Councilmember McCarthy stated that selling the property has been discussed. Mr. McCarthy noted the property should either be sold, or it should be left alone until the market value returns.

Councilmember Karyn Smith clarified the process of selling the property, noting the procedure followed by the Town to dispose of the property was appropriately followed.

Councilmember Chamberly Cummings stated that if Council is not going to seriously consider the offer to purchase the property then it should be decided to quit using staff time on the efforts to sell. Ms. Cummings noted that use of staff time is an expense as well.

Councilmember Stan Nord indicated he spoke with the previous landowner, who stated Town restrictions were the reasoning behind the property being returned to the Town. Mr. Nord then questioned the process of how the Town sells property, discussed adjoining property assessment, and questioned State Statute on the sale of Town-owned property.

Corporation Counsel, Brian Day responded by stating the State Statute Councilmember Nord referenced is not the right Statute. Mr. Day then reviewed the options on selling Town owned property. Mr. Day also reminded Council the property had previously been listed with a realtor for two years with little interest.

City Manager, Pamela Reece clarified the prior property owner did not return the property for the reasons mentioned by Councilmember Nord, but rather because the business did not expand and build as originally intended. Ms. Reece also noted the purchase price of the property at that time was \$30,000.00.

11. RESOLUTION AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT FOR THE NORTH NORMAL WAREHOUSE DEVELOPMENT AREA WITH PHOENIX INVESTORS, LLC: Resolution No. 5778:

MOTION:

Councilmember Preston moved, seconded by Councilmember McCarthy, the Council Approve a Resolution Authorizing Execution of a Development Agreement for the North Normal Warehouse Development Area with Phoenix Investors, LLC.

AYES: Preston, McCarthy, Cummings, Nord, Smith, Lorenz, Koos.
NAYS: None.
Motion declared carried.

Councilmember Karyn Smith asked for clarification on the out of pocket expense for the Town and the eligibility of reimbursement to the Town. City Manager, Pamela Reece responded.

Assistant City Manager, Eric Hanson provided a summary of the proposed agreement. Mr. Hanson noted there are no up-front costs related to the project and infrastructure reimbursements are allowed under the terms of the agreement. Mr. Hanson also reviewed information regarding TIF procedures under the proposed agreement.

Corporation Counsel, Brian Day stated that if there is a property transfer to a different party after the completion of the project, TIF benefits would remain with the current developer unless specifically reassigned.

Councilmember Scott Preston stated that he was glad to see activity on the property, noting the logistics provide a strategic advantage. Mr. Preston asked for clarification on potential lease of the property and what would happen if no lease is executed. Assistant City Manager, Eric Hanson responded.

Mr. Frank Crivello of Phoenix Investors, LLC stated they have businesses in 22 states and own 30 million square feet of space. Mr. Crivello indicated that with or without a tenant the project will be completed and noted they are confident they will accomplish the mission as there is a demand for warehouse/manufacturing space.

Councilmember Kevin McCarthy stated that he is thrilled to see something positive happening on this property. Mr. McCarthy asked for clarification on TIF eligible expenses that can be recouped. Assistant City Manager, Eric Hanson responded.

Councilmember Stan Nord referenced the potential tax sale of this property in the upcoming months indicating the developer has the potential to purchase the property for less than they are paying now. Mr. Nord indicated that if the developer were willing to wait and purchase the property at the tax sale, he feels the school district would benefit. Mr. Nord then asked whether the purchase of the property would go through if there were no incentives. Mr. Nord went on to say that he would like to see the incentives tied to the creation of jobs and not the hope of jobs being created.

Mr. Frank Crivello of Phoenix Investors, LLC responded to Mr. Nord by stating they would not purchase the property without incentives because the TIF is essential to market the property to high quality tenants. Mr. Crivello stated his company plans to make a significant investment of millions of dollars into the community, but until the tenant is determined they cannot commit to what the number of jobs will be.

City Manager, Pamela Reece stated Council should not lose site of the current condition of the property, indicating it is absolutely a blighted property that needs investment. Ms. Reece noted this is a one property TIF and the developer's incentive is only as good as their investment.

Corporation Counsel Brian Day stated that under the standard TIF contract prevailing wage is not required in a TIF district, rather the developer is required to follow the law as to whether prevailing wage is required.

Councilmember Kathleen Lorenz asked Council to look at what this project represents; jobs, investment of \$16 million into the community, and redevelopment of blighted property into something productive.

Mayor Koos noted this investment would be a significant boost to property taxes for the schools.

12. CONCERNS:

Councilmember Chemberly Cummings read a statement regarding the recent civil unrest in the community and the effects of racism.

Councilmember Karyn Smith noted that she was sorry to have been a witness to such trauma.

13. ADJOURNMENT:

There being no further business to come before the Council, Mayor Koos called for a Motion to Adjourn the Regular Meeting of the Normal Town Council.

MOTION:

Councilmember Lorenz moved, seconded by Councilmember McCarthy, the Council Accept a Motion to Adjourn the Regular Meeting of the Normal Town Council.

AYES: McCarthy, Cummings, Nord, Smith, Lorenz, Preston, Koos.

NAYS: None.

Motion declared carried.

Mayor Koos adjourned the Regular Meeting of the Normal Town Council at 8:56 p.m., Monday, June 1, 2020.