

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, OCTOBER 16, 2017.

1. CALL TO ORDER:

Mayor Chris Koos called the regular meeting of the Normal Town Council to order at 7:31 p.m., Monday, October 16, 2017.

2. ROLL CALL:

The Clerk called the roll with the following persons physically

PRESENT: Mayor Chris Koos and Councilmembers Jeff Fritzen, Chamberly Cummings, Kathleen Lorenz, Scott Preston, R.C. McBride, and Kevin McCarthy. Also present were City Manager Mark Peterson, Deputy City Manager Pamela Reece, 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.

4. PUBLIC COMMENT:

Mr. Ron Ulmer, 1114 N. Linden Street, Normal, Illinois, addressed the Council with concerns on the proposed Sales Tax Sharing Agreement.

Mr. Marc Tiritilli, 1212 Timber Ridge Court, Normal, Illinois, addressed the Council with concerns on the proposed Sales Tax Sharing Agreement. Mr. Tiritilli also commented on his support and like for the pedestrian crossing signs recently placed at trail crossings.

Councilmember Chamberly Cummings recognized area high school students who have been participating in the local chapter of the NAACP Civics & Citizenship program. Mrs. Cummings stated this program is focused on familiarizing students with the fundamentals of civics and citizenship. Each of the participating students received a certificate of participation in the program.

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 REGULAR MEETING OF OCTOBER 16, 2017:

B. APPROVAL OF TOWN OF NORMAL EXPENDITURES FOR PAYMENT AS OF OCTOBER 11, 2017:

- C. RESOLUTION TO WAIVE THE FORMAL BID PROCESS AND AWARD A CONTRACT TO GAMETIME C/O CUNNINGHAM ASSOCIATES, INC. FOR THE PURCHASE OF MODULAR PLAYGROUNDS UNDER THE U.S. COMMUNITIES PURCHASING PROGRAM FOR FELL PARK AND UNDERWOOD PARK IN THE AMOUNT OF \$112,500.74: Resolution No. 5499:
- D. RESOLUTION APPROVING THE EXECUTIVE SESSION MEETING MINUTES FROM JULY 17, 2017, AUGUST 11, 2017, AUGUST 21, 2017, SEPTEMBER 18, 2017, AND OCTOBER 2, 2017: Resolution No. 5500:
- E. RESOLUTION CONDITIONALLY APPROVING A FINAL PLAT FOR THE J&M PLANNED UNIT DEVELOPMENT – PHASE I (COTTAGE AVENUE AND VILLAGE COURT): Resolution No. 5501:
- F. RESOLUTION CONDITIONALLY APPROVING THE FINAL PLAT OF THE RESUBDIVISION OF ONE NORMAL PLAZA PLANNED UNIT DEVELOPMENT BY EXPEDITED PROCESS (FORMER ISSCS ADMINISTRATION BUILDING PROPERTY): Resolution No. 5502:

Mayor Koos excused himself from voting on any expenses he may have incurred while performing his Mayoral duties.

Councilmember Chamberly Cummings excused herself from voting on any expenses she may have incurred while performing her duties as Councilmember.

Councilmember Kevin McCarthy excused himself from voting on any expenses he may have incurred while performing his duties as Councilmember.

MOTION:

Councilmember McBride moved, seconded by Councilmember Lorenz the Council Approve the Omnibus Vote Agenda.

AYES: Fritzen, McBride, Cummings, Lorenz, Preston, McCarthy, Koos.

NAYS: None.

Motion declared carried.

Items A, B, C, D, E, and F were approved by the Omnibus Vote.

6. ITEMS REMOVED FROM THE OMNIBUS VOTE AGENDA:

There were no items removed from the Omnibus Vote Agenda.

GENERAL ORDERS:

7. RESOLUTION AUTHORIZING APPROVAL OF SALES TAX SHARING AGREEMENTS WITH PHILLIPS EDISON & COMPANY FOR GREENBRIAR AND COLLEGE PLAZA RETAIL SHOPPING CENTERS LOCATED ON VETERANS PARKWAY: Resolution No. 5503:

MOTION:

Councilmember McCarthy moved, seconded by Councilmember Lorenz, the Council Adopt a Resolution Authorizing Approval of Sales Tax Sharing Agreements with Phillips Edison & Company for Greenbriar and College Plaza Retail Shopping Centers located on Veterans Parkway.

AYES: McBride, Cummings, McCarthy, Fritzen, Koos.

NAYS: Lorenz, Preston.

Motion declared carried.

Mr. Scott Adair from Phillips Edison and Company and Town of Normal Economic Development Director, Sally Heffernan, gave a brief overview of the proposed agreement, including potential infrastructure upgrades, future tenant space, and the use of incentive dollars.

Mrs. Heffernan explained that Phillips Edison would be investing 4.1 million dollars into the shopping centers with 3.5 million dollars being spent in the first 1 to 2 years. Mrs. Heffernan further stated the tax sharing agreement would be for one-half of a percent of the one percent Sales Tax we receive from the State. Mrs. Heffernan also explained that based on estimates by Phillips Edison, that incentive amount is believed to be approximately \$800,000 over a ten-year period. Mrs. Heffernan then stated the estimated sales tax generated by both shopping centers to be 5.6 million dollars over the life of the agreement.

Councilmember Kathleen Lorenz questioned whether new tenants could be secured without public participation.

Mr. Adair responded that no deal has been finalized yet. Mr. Adair further stated that should the Council vote no on the agreement, Phillips Edison would continue to pursue a deal without incentives, it would just limit the amount of resources they have to offer in a very competitive market.

Councilmember Kevin McCarthy asked for clarification on where incentive dollars would be spent.

Mr. Adair responded that it is common to give money directly to a retailer, or to use the money to offset construction or lease costs of the retailer.

Councilmember R.C. McBride questioned whether or not the local workforce would be used for this project.

Mr. Adair indicated the Project Management would be handled internally by Phillips Edison but local contractors would be hired for general contracting and trade work.

Corporation Counsel Brian Day clarified the agreement is structured so that only new retailers will benefit from the incentives. No incentives will be given to the existing tenants in the centers.

Councilmember Chamberly Cummings questioned which retailer revenue would be figured into the goal of 5.6 million in sales tax revenue. Mrs. Cummings also asked if this type of tax sharing agreement is common within the industry.

Mrs. Heffernan responded that only new retailer sales tax revenue would be figured into the goal of 5.6 million. Mr. Adair responded that public/private partnerships such as this tax sharing agreement have become a common practice.

Councilmember Jeff Fritzen asked where the \$800,000 figured derived from.

Mr. Adair responded the industry standard is a 20% contribution. The developer will invest 80% and the offset is 20%. City Manager Mark Peterson indicated this is true, adding that retailers demand competitive lease rates.

Councilmember Scott Preston questioned how staff would verify participation of the developer of a deal such as this without public assistance.

City Manager Mark Peterson stated a lack of public assistance will make retail recruitment more difficult, indicating incentives will increase the likelihood of success with this particular deal. Mr. Peterson also stated not participating could jeopardize 4.8 million dollars of potential new revenue.

There were additional comments of support and concern made by Councilmembers and staff.

NEW BUSINESS:

8. MOTION TO RECEIVE THE 20-YEAR MATERIALS RECOVERY AND RESOURCE (SOLID WASTE) MANAGEMENT PLAN FOR MCLEAN COUNTY, BLOOMINGTON AND NORMAL, ILLINOIS:

Mr. Michael Brown, Executive Director of the Ecology Action Center gave a brief presentation on Waste Management in a Post-Landfill Community. The presentation highlighted the history of waste management over the years, reviewed solid waste services available, and proposed a new waste plan, identifying 6 key priorities.

CONCERNS:

Councilmember Jeff Fritzen commented on the installation of new pedestrian crossing signs at select trail crossings. Mr. Fritzen reminded citizens these are not stop signs, but warning signs for both pedestrian and motor vehicle traffic.

City Manager Mark Peterson stated that confusion was expected and the crossings will be monitored as people get used to the new signs. Mr. Peterson went on to say he believes the signs will create a safer environment in the long run.

Mayor Koos and Councilmember Kevin McCarthy added that education and enforcement will be key to the success of these crossing signs.

Mr. Peterson announced that Shelleigh Burlingmair, Executive Director of Cultural Arts, will be leaving her position to seek another employment opportunity. Mr. Peterson wished her well and thanked her for her service.

ADJOURNMENT:

9. MOTION TO ADJOURN:

There being no further business to come before the Council, Mayor Koos called for a Motion to Adjourn.

MOTION:

Councilmember McCarthy moved, seconded by Councilmember Preston, the Council accept a Motion to Adjourn.

AYES: Lorenz, Preston, McCarthy, Fritzen, McBride, Cummings, Koos.

NAYS: None.

Motion declared carried.

Mayor Chris Koos adjourned the regular meeting of the Normal Town Council at 9:30 p.m., Monday, October 16, 2017.