



Minutes
Village of Glen Ellyn
Special Village Board Workshop
Monday, November 6, 2023
7:00 PM
Glen Ellyn Civic Center, Room 301

A. Call to Order – 7:00 P.M.

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Clerk Cosby, President Senak and Trustees Christiansen, Fasules, Kalinich, Gould, Simon, and Thompson answered “Present.”

Also in attendance: Village Manager Franz, Assistant Village Manager/Community Development Director Rodman, Public Works Director Buckley, Interim Finance Director Brankin, Economic Development Coordinator Hannah, Communications Coordinator Paplauskas, Village Engineer Daubert, and Fire Chief Clark.

D. Audience Participation

There was no off-agenda audience participation.

Students from Glenbard West attended the meeting as a requirement of their AP Government class. President Senak welcomed them to the meeting.

E. 2024 Budget Discussion

Village Manager Franz summarized items to complete for the evening.

Interim Finance Director Brankin reviewed the remaining agenda for Budget Approval.

1) CBD TIF

Interim Finance Director Brankin highlighted items in the budget.

Trustee Gould asked about some past details of the sale of the US Bank parcel. Interim Finance Director Brankin replied.

Trustee Simon asked how confident the Village staff feels about actually receiving money from APEX. Village Manager Franz replied. President Senak pointed out that they are behind on their tax payments. Discussion ensued.

Trustee Gould pointed out that the Board has not stated a philosophy on how to use TIF funds and wanted to know if anyone had thoughts on an approach. President Senak felt the funds should be used for development and maintaining the “brand” of the CBD.

Trustee Thompson added that the US Bank site's use as a park is also an appropriate use for TIF funds because it works toward the development of the CBD. Trustee Gould asked if there were data/financial projections to confirm this. Discussion around TIF and CBD development ensued. It was agreed that data around the possible beneficial relationship between the US Bank project and the CBD should be presented, and that the discussion should continue at another meeting.

2) Roosevelt Road TIF

Interim Finance Director Brankin presented the highlights of the budget. For the benefit of the attending AP Government students, Village Manager Franz explained what the TIF is, and its benefit.

Trustee Simon asked why professional services was so high. Village Manager Franz replied.

Norris Eber, Village resident, encouraged the Village to add a line item in the TIF for the hotel site so that it does not become a forgotten item. Interim Finance Director Brankin replied. President Senak asked a follow-up question concerning the revenue from the property. Discussion continued this point.

3) Economic Development

Interim Finance Director Brankin presented the highlights of the budget, including the marketing items.

Trustee Kalinich was concerned about the Carnival/Taste not being located in the downtown area and that the support of this event is based on its support of the CBD. She wondered if it was being staged just because it has always been, and perhaps it should take a year off and be reimaged when the new space is available in the downtown area.

Trustee Simon stated that as a south-sider, it was nice to have the Carnival/Taste and the Parade on the South side, even if it did not benefit the CBD.

The Executive Director of the Alliance of Downtown Glen Ellyn, Rob Dybcio, gave his thoughts on the Carnival/Taste as said that not only was the event for the businesses, but also for the public, schools, and not-for-profits. Trustee Kalinich asked a follow-up question about the Village donation. Discussion continued about the event and where the funding should come from and how it is used.

Trustee Gould suggested that perhaps the Carnival/Taste should take a year off until it can come back to the CBD to perform its original purpose of helping businesses. Trustee Simon spoke up about the importance of the south side being included. Trustee Fasules took offense of dividing the Village into south-north. Trustee Simon replied. Trustee Fasules gave his thoughts and stated that what's best for the Village should be considered over the "south-north" issue.

Trustee Thompson talked of the events the Chamber puts on that do not create revenue.

JP LaCour, President of the Chamber of Commerce, talked about its mission, which includes the welfare of the Village. He spoke about the success and momentum of the Carnival/Taste event. He reiterated that the relocation much increased the cost to the event. He added that it is the Chamber's primary fundraiser of the year.

Trustee Kalinich recalled that there was a reference to the lack of sponsorships. President LaCour replied.

Trustee Simon asked what a deal-breaker for the Chamber would be to not put on the Carnival/Taste next year. President LaCour replied that it would be funding.

Trustee Christiansen pointed out that the \$20,000 should only be for actual costs associated with the relocation of the Carnival/Taste.

Upon encouragement from President Senak, the Glenbard West AP Government students gave their opinions on the location and staging of the Carnival/Taste.

Trustee Gould complimented the Park District's unified approach of connecting the Village.

President Senak took a straw poll on thoughts regarding inclusion of \$20,000 for the Carnival/Taste in the budget. Discussion on the future of the event will continue at another meeting.

President Senak asked about business award allocations. Village Manager Franz and Assistant Village Manager/Community Development Director Rodman replied.

Trustee Fasules asked about the cost of the marketing consultant for the downtown. Interim Finance Director Brankin replied.

4) Capital Projects Fund

Interim Finance Director Brankin presented highlights, with Village Engineer Daubert giving a follow-up presentation on capital improvement projects, and additions/changes made since its last review.

Trustee Kalinich wanted clarification on the ADA transition plan. Village Engineer Daubert replied. Discussion ensued. Trustee Simon wanted to know where the pressure to have a plan comes from. Village Engineer Daubert replied that it comes from CMAP, adding that the Village wants to stay ahead of the issue. Trustee Gould asked if it would address the Village code. Village Engineer Daubert said it was more for infrastructure.

Village Engineer Daubert pointed out that the general obligation bond issuance had

been moved to 2026. President Senak asked a follow-up question about the Metra train station being part of this. Village Engineer Daubert replied. Discussion ensued. President Senak pursued the issue further, stating that the entire Metra Project had not been approved and funded, to which the Board agreed.

Village Engineer Daubert spoke about the Metra Station project further. Capital Improvements Commission Chairperson Szymanski gave an update on the Capital Improvements Commission's work on the Metra Station project.

Trustee Fasules asked about the surplus that was moved from the Capital Fund, and if it could be moved into a different fund. Village Manager Franz replied, supplemented by Interim Finance Director Brankin.

Trustee Christiansen suggested a .25 cent motor fuel tax to generate more revenue. Discussion ensued. President Senak asked what the cost would be for the staff to implement it. Village Manager Franz said the staff would look into it.

5) Capital Improvement Projects

Village Engineer Daubert reviewed the Metra Station and Multimodal Access Improvement project costs. He then presented scenarios for the stages of the project. Discussion ensued.

Trustee Gould asked if Village Engineer Daubert could give a "worst case" scenario so that a range of possible costs could be considered. Trustee Thompson gave his thoughts on the Food and Beverage tax projections. There was more discussion about conservative scenarios.

Trustee Gould asked if "now" the time was that this was being decided that the entire Metra Station project was approved, as opposed to approving it in stages to get more funding. She added that she feels misled on the approval process. Trustee Thompson replied, commenting on the milestones that have been agreed upon and what is agreed to at each stage of the approval process.

President Senak asked what amount of money needs to be spent to figure out if the Village is going to get the projected grant money. Village Engineer Daubert replied, clarifying the numbers. President Senak wanted to be sure that it's funded by the Food and Beverage tax. It seemed that there was consensus that Phase II was worth the investment in order to pursue the grant money.

6) Open Issues

Trustee Fasules voiced his concerns on funding all projects on the table, feeling that the Fire Station is as, or more, important to fund than the Metra Station because more residents use Fire Services than Metra. Village Manager Franz replied.

Trustee Simon felt that due diligence needs to be done on the Fire Station project, and that other alternatives need to be looked at before moving forward.

Trustee Gould wanted to know why the Fire Stations are not funded through the General Fund. Village Manager Franz replied. Discussion continued.

Trustee Thompson voiced his appreciation for the Fire Department's plan but felt

that it needs to be vetted in a workshop to figure out what should be built and where. There was agreement on this approach.

Chief Clark said that there has been minimal work done on the two Fire Station projects. President Senak asked if the Fire Department would add to the General Fund. Chief Clark replied.

The question came up if the fire services increase should be delayed, which resulted in the Board being polled, each giving their thoughts on a delay.

Village Manager Franz brought up the tax levy and asked for direction on it. It was felt that the proposed amount should be lowered. Discussion ensued on how to do this. It was proposed that an abatement could be the solution.

Trustee Fasules challenged staff to come up with \$100,000 in cuts in each general and capital fund budget as well. After some deliberation, the consensus was that the proposed changes to the budget was acceptable.

Trustee Gould wanted the staff to look at lowering personnel headcount increases.

Norris Eber, Village resident, added his thoughts on increasing the tax levy.

F. Reminders

- 1) Village Board Meeting Monday, November 13, 2023 at 7 pm
- 2) Village of Glen Ellyn/Park District Joint Meeting November 15, 2023 at 7 pm
- 3) Village Board Meeting Monday, November 20, 2023 at 7 pm
- 4) Village Board Meeting Monday, November 27, 2023 at 7 pm

G. Adjourn – 10:25P.M.

Mover: Trustee Thompson; Second: Trustee Kalinich. Unanimous vote to adjourn.