

Public participation is invited. When called upon, please approach the microphone and state your name. Kindly limit your remarks to three (3) minutes.

VILLAGE OF VILLA PARK
Village Hall, Committee of the Whole Room
20 S. Ardmore Avenue
Villa Park, IL 60181

Economic Development Commission

December 18, 2024

5:30 PM

Chairman: Tony Oddo

Commissioners: Ghada Abdelhafez-Fahmy, Larry Calvert, Patrice Gallagher, JP Hochbaum,
John Drogos and Ethan Tutor-Leon

- 1. Call to Order - Roll Call**
- 2. Approval of Minutes**
 - a. October 16, 2024 Minutes
- 3. Business**
 - a. Review of FY25 TIF and BDT Budgets
- 4. Public Comments**
- 5. Commissioner Comments**
- 6. Village Board Liaison Comments**
- 7. Staff Liaison Comments**
- 8. Adjournment**

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ECONOMIC DEVELOPMENT COMMISSION MINUTES

October 16, 2024

The meeting of the Economic Development Commission was called to order October 16, 2024, at 5:30 p.m.

PRESENT: Commissioners: Larry Calvert, Ethan Tudor-Leon, Patrice Gallagher and John Drogos..

OTHERS PRESENT: Director Marc McLaughlin and Deputy Director Michelle House. Trustee Deepa Kuma

PUBLIC INPUT ON AGENDA ITEMS:
None.

APPROVAL OF THE MINUTES:

Motion to accept the minutes made by Commissioner Tutor-Leon and seconded by Commissioner John Drogos, verbal rollcall and passed with all ayes. The minutes for the Economic Development Commission for September 18, 2024, were approved.

GENERAL DISCUSSION/BUSINESS:

Director McLaughlin opened the meeting with attendance and looking for a Motion to make Commission Calvert Chairman Pro Tem. Commissioner Tudor-Leon made the motion for Commissioner Larry Calvert to act as Chairman Pro Tem and seconded by John Drogos. Verbal roll call, motion passed.

Director McLaughlin advised on the recommendation of the commission the 3 new TIF Grants; Façade Improvement Program, Tenant Improvement Program and Site Improvement Program were taken before the Board of Trustees and passed. Any former TIF Grants have been closed. Applicants can apply for all 3 programs for a total of \$75,000.

Open discussion moved onto the areas that would benefit from this program to enhance the properties located within the various TIF Districts. Commissioners Tudor-Leon and Drogos would like to see a focus on signage. There are locations with either outdated or temporary signs which need updating, which would be a good use. A review of the TIF map indicates where the programs would be available. Some business owners are/have been making improvements on their own, which has improved the area. Clarification was given on the sign code as it could be somewhat tricky; non-conforming vs allowed. Murals on buildings can be difficult due to advertising (which is not allowed) to maintenance, paint does not last and could damage brick walls.

Deputy Director House gave an overview of the new TIF Grant Programs for Façade Improvement, Tenant Improvement and Site Improvement which are available to the businesses. A review of each program was discussed. Each program has certain criteria which will need to be met to be eligible for funds. These programs have a maximum limit, and the reimbursements are on a 50/50 basis up to the maximum allowed. Approval will be required prior to any improvements being implemented. All the Grant Programs are on a first come first serve basis. There has been a Façade Program, which is now null, and these 3 programs are available. Since funds are available in most TIF's now would be the time to get applications in for review. Property owner approval is required on all TIF Grants.

PUBLIC COMMENTS NON-AGENDA ITEMS:

None.

COMMISSIONER COMMENTS:

Commissioner Gallagher: Encouraged by this meeting, I have seen improvements over the last few years and it's just an exciting time.

Commissioner Tutor-Leon: Unfortunately, I have missed a few meetings due to my work schedule, but I am back now, and I agree it's an exciting time.

Commissioner Drogos: Excited to help out and find properties that may take advantage of the grants.

VILLAGE BOARD LIAISON COMMENTS:

Trustee Kumar is happy to see more items the commission can vote upon. Reach out to businesses to see if they can utilize these programs.

STAFF LIAISON COMMENTS:

Director McLaughlin informed the commission the office is currently working on Zoning Code updates and making it more user friendly, streamlining it. There are a few more that need to be looked at.

ADJOURNMENT:

Motion to adjourn the meeting was made by Commissioner Tudor-Leon and seconded by Commissioner Drogos. The motion passed with all ayes. The meeting was adjourned at 6:25 p.m.

Complete recorded minutes will be available on the Village Website.

Respectfully Submitted by,

Pat Boksha

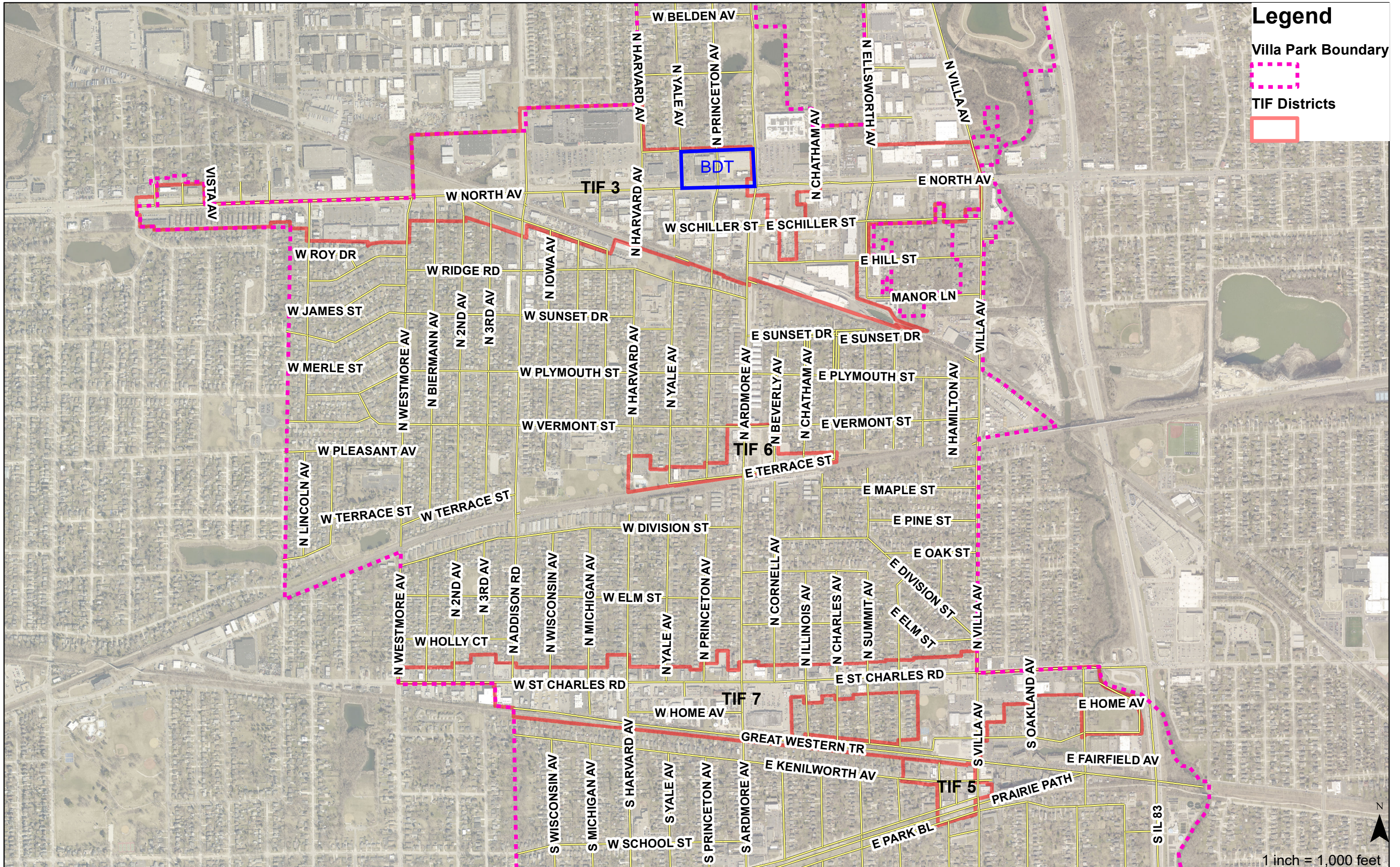
TIF 3		TIF 5		TIF 6		TIF 7		BDT	
REVENUE \$ 1,368,249		REVENUE \$ 447,837		REVENUE \$ 114,672		REVENUE \$ 100,000		REVENUE \$ 26,000	
EXPENDITURES		EXPENDITURES		EXPENDITURES		EXPENDITURES		EXPENDITURES	
ENGINEERING SERVICES		ENGINEERING SERVICES		ENGINEERING SERVICES		ENGINEERING SERVICES		ENGINEERING SERVICES	
Surveying	\$ 50,000	Connection from Park Blvd to PP	\$ 200,000		\$ -	Home Ave Parking	\$ 20,000		
OTHER CONTRACTUAL SERVICES		OTHER CONTRACTUAL SERVICES		OTHER CONTRACTUAL SERVICES		OTHER CONTRACTUAL SERVICES		OTHER CONTRACTUAL SERVICES	
Legal	\$ 20,000	Audit	\$ 1,500	Engineer W Terrace Alley	\$ 25,000	Façade Grant	\$ 25,000	Wildfire Agreement	\$ 10,000
North Ave Townhome Parking	\$ 100,000	Legal	\$ 20,000	Surveying	\$ 25,000	Tenant Grant	\$ 25,000	Polaris Agreement	\$ 25,000
Demolition	\$ 500,000	Façade Grant	\$ 25,000	Legal	\$ 25,000	Site Grant	\$ 25,000		
Remediation	\$ 375,000	Tenant Grant	\$ 25,000	EcoTerra Agreement	\$ 150,000	The Union Agreement	\$ 150,000		
Audit	\$ 1,500	Site Grant	\$ 25,000	Façade Grant	\$ 25,000				
Façade Grant	\$ 75,000	Kenilworth Townhomes	\$ 55,000	Tenant Grant	\$ 25,000				
Tenant Grant	\$ 75,000			Site Grant	\$ 25,000				
Site Grant	\$ 75,000								
TOTAL CONTRACTUAL SERVICES	\$ 1,271,500	TOTAL CONTRACTUAL SERVICES	\$ 351,500	TOTAL CONTRACTUAL SERVICES	\$ 300,000	TOTAL CONTRACTUAL SERVICES	\$ 245,000	TOTAL CONTRACTUAL SERVICES	\$ 35,000
CAPITAL OUTLAY		CAPITAL OUTLAY		CAPITAL OUTLAY		CAPITAL OUTLAY		CAPITAL OUTLAY	
Land Assembly	\$ 2,500,000	Marketing Signage Old Town	\$ 25,000	Marketing Signage Uptown	\$ 25,000	Land Acquisition	\$ 500,000		\$ -
N Harvard Property	\$ 450,000	Connection from Park Blvd to PP	\$ 100,000	W Terrace Alley	\$ 50,000	Home Ave Parking	\$ 50,000		\$ -
		Land Acquisition	\$ 150,000						
TOTAL CAPITAL	\$ 2,950,000	TOTAL CAPITAL	\$ 275,000	TOTAL CAPITAL	\$ 75,000	TOTAL CAPITAL	\$ 550,000	TOTAL CAPITAL	\$ -
TOTAL EXPENDITURES	\$ 4,221,500	TOTAL EXPENDITURES	\$ 626,500	TOTAL EXPENDITURES	\$ 375,000	TOTAL EXPENDITURES	\$ 795,000	TOTAL EXPENDITURES	\$ 35,000

Legend

Villa Park Boundary



TIF Districts



1 inch = 1,000 feet