

COUNCIL PRESIDENT-JENNIFER WASILK
COUNCIL AT LARGE-DAVID JANIK
COUNCIL AT LARGE-MARTIN HEBERLIN
COUNCIL AT LARGE- PHIL VAN TREUREN

COUNCIL WARD ONE-BRIAN DEMBINSKI
COUNCIL WARD TWO-ED COWGER
COUNCIL WARD THREE-JAKE WACHHOLZ
COUNCIL WARD FOUR-MATT NAHORN

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THIS MEETING WAS HELD HYBRID FORM: Council Members and guests in chambers and others via ZOOM.

Minutes of the Community Development Committee Meeting held July 5, 2021 at 7:00 P.M. Present were Chairman Janik, Mr. Dembinski, Mr. Cowger, Mr. Van Treuren, Mr. Wachholz, Mr. Nahorn, Mr. Heberling. Also present via Zoom were Assistant Law Director Ward, Auditor Pittak, Law Director Pecora, Treasurer Ramsey, Safety/Service Director Jeffreys. Mayor Costilow was present in Council Chambers. Council President Wasilk was absent and had a letter on file. Mr. Dembinski motioned to excuse Mrs. Wasilk as she has a letter on file. Seconded by Mr. Cowger. Voice vote 7-0 to excuse.

A-21-26 Authorization to create a tax increment financing incentive district

Mayor Costilow provided a background explanation of the ordinance that Council previously adopted, with a map of the district, the letter from Bramhall Engineering. There had been a public hearing where all the property owners were advised of via certified letters. He spoke to the following items:

Information that was provided was the defined district.

April 16, 2020 certified letters were sent out regarding the public hearing on May 20

He would like to have another public hearing - he will check with the Law Director on this - just in case there have been any properties that have switched hands

The Faith Baptist Church has requested to be exempted - he will advise Council about this at the next meeting

The City had to notify three different entities by first class mail but we did it via certified Mail: Board of Education, County Commissioners, and Joint Vocation School. They have all received them.

We have worked very closely with the schools and they will be held close to harmless. The School Board did pass that at their last meeting. No response is needed from the County Commissioners unless they oppose this. Only notification is needed to the Joint Vocational School.

There is one more step that is needed, the Ordinance needs an exhibit as to what improvements will be made.

If this passes, it entails the Oak Point Road and Cooper Foster Park Road and State Route 2 interchange is what will be improved. Other areas can also be improved by separate ordinances; more traffic studies will need to be done.

He asked for any input that Council may provide. He does not want suspension of rules, but this needs to be passed by year end. We can pick up any values if this is adopted by year end.

Mr. Dembinski thanked Mayor Costilow for answering his questions earlier today and this evening. He would like a minor amendment to Section 8 that the status report also goes to Council.

Mr. Janik noted that a resident had come to the hearing and he was concerned about the of the off ramps heading 90 west, due to the close proximity of his business there and if those will be widened; have there been any determinations made about this? Mayor Costilow said the plans are very conceptual at this point. We will rely on traffic studies to determine that.

The general public hearing was discussed and possibly be set for July 26, 2021 when this is on second reading.

Mr. Dembinski motioned to send this to the floor or Council. Seconded by Mr. Wachholz. Roll call vote 7-0 to send to the floor of Council.

Mr. Dembinski motioned to adjourn. Second by Mr. Cowger. Roll call vote 7-0 to adjourn. The meeting adjourned at 7:15 P.M.

David Janik, Chairman
Community Development Committee