

**Village of La Grange Park  
Commercial Revitalization Committee - Minutes  
November 4, 2015  
6:00 p.m.**

A meeting of the Commercial Revitalization Committee was scheduled to be held at 6:00 p.m. on Wednesday, November 4, 2015, in the La Grange Park Municipal Building.

**1. Convene Meeting**

Chairman Kucera called the meeting of the La Grange Park Commercial Revitalization Committee to order at 6:01 p.m. on Wednesday, November 4, 2015, in the Board Room of the Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois.

Members in attendance were:

Committee Members: Trustee James Kucera, Chairman  
Trustee Patricia Rocco  
Trustee Jamie Zaura

Others in Attendance: Julia Cedillo, Village Manager  
Emily Rodman, Assistant Village Manager  
Jim Discipio, Village President  
Robert Lautner, Trustee  
Larry Noller, Finance Director  
Amanda Seidel, Village Clerk

**2. Public Comment**

There was no public in attendance.

**3. Approval of the Minutes – August 5, 2015**

*Trustee Rocco moved to approve the minutes of the August 5, 2015 CRC. Trustee Zaura seconded the motion. The motion passed unanimously on a voice vote*

**4. Approval of the Minutes – October 22, 2015**

*Trustee Zaura moved to approve the minutes of the October 22, 2015 CRC. Trustee Rocco seconded the motion. The motion passed unanimously on a voice vote*

**5. Interviews;**

The Committee asked 9 similar questions to each of the three firms. The questions included; what areas would you recommend, billing, significant challenges, why your firm is the best fit for the Village of LaGrange Park, timeline, scope of services, strengths and weaknesses, goals, and communication with clients. Each of the three firms had a Presentation prepared and discussed their Request for Proposal for Tax Increment Financing Consultant Services.

**Kane McKenna(6pm)**

Robert Rychlicki and Mary Thompson introduced themselves from Kane, McKenna & Associates, Inc. They proceeded with a presentation discussing; history, track record, tif, implementation, tif funding, general assumptions, absorption, property tax assumptions, financial analysis, policy considerations, and how Kane McKenna can help in the future. After the presentation they answered questions for the Committee. They discussed how they would focus on 31<sup>st</sup> Street due to its potential and visibility. They discussed how they work with staff assistance and only bill what they are working on and mentioned their efficiency. They discussed staying within budget, staying on focus and translating as a challenge in completing this feasibility. They discussed their track record, volume, being a financial & market analyst, ability to distinguish on a fixed budget, familiarity with the area as distinguishing qualities of their firm. They discussed their minimal start up time and value added and why their timeline is shorter than other firms. They discussed how LaGrange

Park has more area, multiple areas and the differences from feasibility studies they have completed in the past. They discussed the sniff test approach based on general market and their experience to communicate with businesses as well as redevelopment vs new development. They discussed timing differentials, market driven delay, good diagnostic skills, extending terms, and thinking outside the box as how they would prevent a TIF district from never being redeveloped.

### SB Friedman (7pm)

Fran Lefor Rood and Lance Dohrn introduced themselves from S.B. Friedman. They proceeded with a presentation including; about SB Friedman, special district expertise, project understanding, proposed services, history with Plainfield Morton Grove and other communities. At the end of the presentation they answered questions for the Committee. They discussed how they would remove 31<sup>st</sup> & Maple from the study and focus on areas that would have more of an impact and discussed how they could sale back deliverables. They discussed their experience with St. Charles and how they went from industrial to residential. They discussed challenges of boundries, eligibility and goals of village as well as how smaller TIF districts can be challenging with revenue generating. They discussed range of services, pride, due diligence, fact checking, details, and full suite of planning reviewing dynamics as to why they are the best fit for the Village. They discussed eligibility and experience in Cook County and explained streamlined process and staff in regards to a timeline. They discussed a lot of components, designation of TIF, thorough and more comprehensive and TIF vs business districts as how this proposal is different than others. They discussed their strengths in conducting financial analysis in detail in their PowerPoint presentation. They discussed the City of Chicago and all the undeveloped TIF districts.

### Camiros (8pm)

William James introduced himself from Camiros. He proceeded with a presentation including: background, qualifications, project experience, mission, and their work with the LaGrange Park Zoning Ordinance and their understanding of the Village. After the presentation Mr. James answered questions of the Committee. He discussed where in the Village the most improvement can be made being Village Market and discussed the constraints of 31<sup>st</sup> Street. He discussed the Peoria TIF of mixed use of residential and industrial. He discussed redevelopment and reasons for lack of development as challenges. He discussed Camiros's strengths as a Planning Firm and how they include the community, familiarity, quality, and their experience working on the LaGrange Park Zoning ordinance. He discussed the reasons for a longer timeline and discussed the 9 steps including staff and public meetings. He discussed content of community, market difference, and uniqueness as to why LaGrange Park is different from other communities.

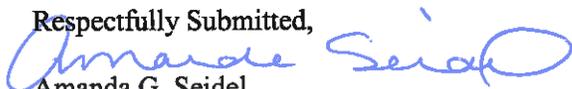
### Discussion

Discussion began over the three firms. It was discussed how Kane, McKenna, & Associates was not a planning firm and that was a concern. It was discussed to look at the community for what they want. Experience and management of the project was also some concerns in regards to Kane McKenna. Finance Director Noller discussed his reason for his top two choices of Friedman vs. Camiros. Urban Planning and Financial focuses were discussed. Commercial versus Industrial were discussed. The pros and cons of the presentations for SB Friedman and Camiros were discussed in length. The need for vision and options was discussed. Assistant Village Manager Rodman discussed needing a firm with TIF experience and looking at a more comprehensive view as well as resources the firm has to offer. SB Friedman's experience, staff and approach were discussed as a good fit for LaGrange Park. At the end of discussion there was consensus to recommend SB Friedman. Discussion ended with Assistant Village Manager Rodman discussing next steps of refining the scope of services and having a contract for the November Village Board Meeting.

### 6. Adjournment

With no further business to come before the CRC, Chairman Kucera called for a motion to adjourn the meeting. *Trustee Zaura motioned to adjourn the meeting. Trustee Rocco seconded the motion. The motion passed unanimously on a voice vote and the meeting was adjourned at 10:00pm.*

Respectfully Submitted,

  
Amanda G. Seidel  
Village Clerk