



1.11.19 BBAD MEETING NOTES

BBAD Present

Jim Lederer, Bluegrass
Steve Ross, Bulldog Security
Dan Buss, D & R Auto
Tommy Vena, Vena Landscaping
Rick Shoemaker, Rick's Auto Body Repair
Leslie Berish, Sovereign Brands

City Staff Present

Rob Sabo, Assistant City Manager
Drew Awsumb, Deputy Director Community Development
Ramesh Kanapareddy, Director Public Works
Carolyn Hersch, Business Development Manager
Sean Curran, Police Sergeant

Also Present

Alyssa Knobel, City Council

Traffic Management Old Skokie Rd.

Police Sergeant Curran discussed the City's efforts to manage traffic conditions along Old Skokie Road. He reported that Police Officers were deployed to the area and several tickets were issued. They also contacted Tesla and its delivery contractors to have them deliver vehicles off-site and drive them to their facility on Old Skokie Rd.

Business Development Manager Hersch reported that the City is also working with the property owner to identify more onsite parking.

Briergate Tax Increment Financing District (TIF) Update:

Assistant City Manager Sabo discussed a development proposal for the former Solo Cup property. He reported that the Plan & Design Commission conducted a pre-application review and provided feedback regarding site layout, design, the tree buffer and density and bulk. The applicant held a public meeting at the Police station to informally present the project to neighborhood residents. Based on the feedback received, particularly about the impact of the residential development and the traffic management around the site, the developer needs to revise his plans and hold another meeting with the neighbors for additional feedback.

The City met with the developer's TIF consultant and are currently working through the details of any possible TIF assistance for public improvements related to the redevelopment in accordance with our Intergovernmental Agreement (IGA) with our government partners. Those conversations are ongoing.

As far as the public process, should the developer move forward with the project, a public hearing date will likely be in late February or March. No firm date has been agreed upon at this point as we haven't received revised plans, and we must review them and provide feedback to the developer before scheduling the meeting.

Briergate Special Service Area 18 (SSA 18) Update:

Business Development Manager Hersch reported that the SSA just finished their 5th year.

The SSA was established January 1, 2014 for a 10-year term. The annual levy is \$40,000, totaling \$400,000 over the life of the SSA. This amount is divided and levied among all property owners within the SSA. \$10,000 is available annually for discretionary expenses such as marketing and maintenance. \$30,000 is set aside annually for infrastructure improvement sat the end of the 10 years.

During the ten-year SSA period, the City will plan improvements equaling approximately \$3.2 million for pavement, storm sewer, water main and sidewalk within the District. Each year, the City reviews its budget expenses, revenues, and proposed capital improvement projects. Projects are advanced if funding allows and depending on the priority of each project.

Hersch noted that City is in the process of closing out the year therefore the current balance is not available. Hersch provided an estimate based on \$40,000 annual revenue over a 5 year-period. She estimated that the City received approximately \$200,000 in revenue to date. \$150,000 would be allotted to the streetscape improvements and \$50,000 toward marketing. To date, the SSA has expended \$20,450.on signage, development of a district map and a solicitor to call business owners to ascertain their interest in advertising in the map. The map project has been discontinued. At year-end 2018 there was approximately \$29,000 available for SSA marketing.

Signs

At the last BBAD meeting it was agreed that the Briergate wayfinding signs are too dark and not visible. There is not enough contrast to be able to read them. Hersch reported that since the sign manufacturer Signs Now, is no longer in operation, the City is seeking another vendor and investigating the cost to change the panels to improve visibility and readability.

Rick Shoemaker recommended that the City contact Peter Sherman for a quote to update the signs.

Councilman Knobel suggested that they use the City's vibrant branding colors to update the signage.

BBAD agreed that their 1st priority is to clean-up the non-essential vegetation along Old Skokie, followed by updating the existing wayfinding signs.

Clean Up Old Skokie Rd

Hersch reported that at the last meeting it was agreed that the City should advance the Old Skokie Rd maintenance project. Public Works is in the process of working with IDOT to do at least 1 additional clearing and will work with the City's existing contractors to perform the Old Skokie Rd. work. They are doing a scope of work and priority plan. Those areas that will have the most impact will be done first. Other contractors will be engaged for tree removal and the ramps.

Briergate Clean Up and Maintenance Plan 2019

1. Removal of invasive woody vegetation to open site lines from N and S bound views
2. Clean up dead trees along Old Skokie
3. Remove buckthorn and trim vegetation along Old Skokie and ramps
4. Remove dead trees from islands
5. Mow grass 1 additional time per year
6. Maintenance

Currently IDOT mows 1x per year

City contractors currently pick up trash and prune vegetation

The City's other contractors will do the trees and large scale mowing

Prior to implementing the clean up the City will send notification to businesses and area residents of the removal of invasive species and planting of native grass to improve visibility on the ramps and road to promote public safety.

Officer Nominations / Volunteers

Hersch reviewed the officer positions and responsibilities, and named the current officers.

President – Communications, schedule and preside over meetings

Treasurer – Custodian of funds

Secretary – Take and distribute minutes; maintain BBAD contact info

Jim Lederer – President (Bluegrass)

Dan Buss – Treasurer (D & R Autoworks)

Steve Ross – Secretary (Bulldog Security)

There were no new officer nominations or volunteers.

BBAD re-elected the current officers by unanimous vote for 2019.

Other Business

Communication – A discussion was had about improving BBAD's communication. The City and BBAD officers agreed that the BBAD Facebook page will be utilized to communicate matters pertaining to the Briergate District. Attendees were encouraged to like the page.

It was noted that the City's email address list should be updated. Councilman Knobel suggested that the Business and Economic Development Advisory Group assist BBAD to obtain updated emails.

Railroad Crossing – BBAD asked if there are any plans to repair the railroad crossing on Old Deerfield Rd. and what it would take to get the job done. Public Works Director Ramesh Kanapareddy reported that the City has contacted UOP several times to get the crossing repaired. Residents and business owners have contacted UOP to complain about the condition of the crossing. UOP responded that they checked the crossing and it did not meet their criteria for repair. Their after Mayor Rotering sent a letter to Congressman Schneider and Senator Morrison seeking their assistance to get the crossing repaired.

Next Meeting Date – BBAD agree they should meet again when there is an update on the former Solo Cup property.