

APPROVED MINUTES

**VILLAGE OF ANTIOCH
BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE
Municipal Building: 874 Main Street, Antioch, IL
July 24, 2019**

I. CALL TO ORDER

Mayor Hanson called the July 24, 2019 Committee of the Whole meeting of the Board of Trustees to order at 7:04 pm in the Municipal Building: 874 Main Street, Antioch, IL.

II. PLEDGE OF ALLEGIANCE

The Mayor and Board of Trustees led the Pledge of Allegiance.

III. ROLL CALL

Roll call indicated the following Trustees were present: Macek, Yost, Dominiak, Poulos and Johnson. Also present were Mayor Hanson, Attorney Long, Administrator Keim and Clerk Romine. Absent: Trustee Pierce.

IV. ABSENT TRUSTEES WISHING TO ATTEND REMOTELY

There were no absent trustees wishing to attend remotely.

V. Approval of the June 26, 2019 Committee of the Whole Meeting Minutes as presented

Trustee Macek moved, seconded by Trustee Johnson, to approve the June 26, 2019 Committee of the Whole Meeting minutes as presented.

Upon roll call, the vote was:

YES: 5: Macek, Yost, Dominiak, Poulos and Johnson.

NO: 0.

ABSENT: 1: Pierce.

THE MOTION CARRIED.

VI. REGULAR BUSINESS

1. Antioch's Business Incentive Grant Program (BIG) – Administrator Keim discussed the program, and meeting held by the economic development task force. This is an expanded program to reach out beyond the downtown business area. The program creates a business incentive grant which is eligible to any commercial property, including service-based business, industrial, retail, and offered to any location within the village. The proposed budgeted amount is \$150,000, but the task force suggested increasing the amount to \$160,000 in order to make the number divisible by \$20,000 if each grant were worth that amount. The program could be used for facades, signs, and possibly interior remodels if the board chooses. Staff has prepared broad guidelines that also provide criteria for awarding the grant, and proposed that the grants are matching and require board approval. The existing façade program is geared more towards historic restoration in the downtown, and the proposed program would be in addition to that program and offer a broader opportunity for business owners. Mayor Hanson asked how it would be determined which grant the applicant could receive. Administrator Keim advised that staff would steer the applicant toward the appropriate grant if they were in the downtown looking for a façade grant. Administrator Keim asked the board if they would like to allow an applicant to apply for an interior grant the year following their receipt of a façade grant, which the board replied would be up to them and determined on a case-by-case basis. Trustee Macek asked that the program not be discriminatory, to which Trustee Dominiak replied that the subject was brought up by the task force to include all businesses included service-based business which were not originally included in the program. Those present discussed the maximum and minimum grant allowances, code compliance, and risk of liquidation for interior improvements. Trustee Yost said he struggles with the interior incentives in the

APPROVED MINUTES

program. Attorney Long suggested an amortization schedule to ensure the applicant would stay in business. He also added that there is adequate discretion reserved for the board to consider each applicant separately. Trustee Johnson suggested changing the interior program to 75/25 instead of 50/50. Those present then discussed prevailing wage requirements, and the value of the 75/25 grant in that instance. Since there is currently funding in place for this program, it could begin immediately. Trustee Poulos suggested that one of the programs provides for improvements to the rear of the buildings on Main street. This item will be placed on the next village board agenda for consideration.

2. Recent Bond Rating – Administrator Keim discussed the most recent bond rating. He said median home incomes and values are given great consideration as well as pension funding when determining a bond rating. The recent bond refunding will net approximately \$124,000 in savings. Administrator Keim invited trustees to reach out to him or Director McCarthy with any questions they may have.

VII. OTHER BUSINESS

Administrator Keim discussed a recent meeting with School Board District #34 (D34) regarding the Route 83 TIF, where they asked for certain concessions after expressing concern over the TIF. Village of Antioch staff and elected officials followed proper processes, and there were no objections from D34 at the time of the hearings which they attended. D34 mentioned districts in other communities which were provided concessions, however, staff looked into both, and the TIF in the communities mentioned included residential property. Those present discussed setting a precedent, other taxing bodies, creating expectations, and agreed not to entertain their request for concessions.

VIII. EXECUTIVE SESSION – Personnel and Pending Litigation, Lease of Village Property, Collective Bargaining – property - Trustee Dominiak moved, seconded by Trustee Poulos, for the Mayor and Board of Trustees to go into executive session at 7:54 p.m. to discuss personnel.

Upon roll call, the vote was:

YES: 5: Macek, Yost, Dominiak, Poulos and Johnson.

NO: 0.

ABSENT: 1: Pierce.

THE MOTION CARRIED.

Trustee Dominiak moved, seconded by Trustee Yost for the Mayor and Board of Trustees to return from executive session to the open meeting at 8:19 pm with **no action taken**. Upon roll call, the vote was:

YES: 5: Macek, Yost, Dominiak, Poulos and Johnson.

NO: 0.

ABSENT: 1: Pierce.

THE MOTION CARRIED.

IX. ADJOURNMENT

There being no further discussion, the Village Board of Trustees Committee of the Whole meeting adjourned at 8:20 pm.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk