

**VILLAGE OF RIVER FOREST
ECONOMIC DEVELOPMENT COMMISSION MEETING MINUTES
September 11, 2020**

A meeting of the Village of River Forest Economic Development Commission was held on Friday, September 11, 2020, at 7:30 a.m. in the 1st Floor Community Room of Village Hall, 400 Park Avenue, River Forest, Illinois.

1. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:31 a.m. Upon roll call, the following persons were:

Present: Lee Neubecker, Timothy Brangle, Donna Slepicka, Robert Graham, Nena Maas, Carr Preston, Cuyler Brown

Absent: None

Also Present: Village Administrator Eric Palm, and Liz Holt OPRF Chamber of Commerce Executive Director

MOTION made by Mr. Graham to allow participation by electronic means. Seconded by Mr. Preston. Motion passes by unanimous vote. All members participated electronically.

2. PUBLIC COMMENTS – None

3. APPROVAL OF MEETING MINUTES - MOTION made by Mr. Preston to approve the meeting minutes from July 10, 2020. Seconded by Ms. Slepicka. Motion passes by unanimous vote.

4. UPDATE OF ONGOING ECONOMIC DEVELOPMENT PROJECTS

Mr. Palm introduced Mark McKinney and Greg Bednarz from Sedgwick development who gave a status on the Lake and Lathrop project. They are working through the remediation process. There is one area of the property that needs additional treatment after the initial round of treatment. The utility work is ongoing working with ComEd on service switchover, also working with AT&T and Comcast.

There was a further discussion about the additional remediation work that will be handled for additional treatment.

Mr. Graham asked about the cost structure and if the cost of the remediation has been within the current budget. It has been within the initial budget; however, Mr. Palm stated that the Village is not paying for any additional costs.

There are 22 units in the building and 9 to 10 pre-sales contracts are needed in order to proceed to construction. Old Second Bank is the lender for the immediate loan and the main construction lender is in process.

There was discussion on the permit process is ongoing with additional discussion on getting MWRD approval which could take 3-4 months.

At Chicago and Harlem, they continue to move expeditiously and are looking at a tentative open in Spring 2021. Liz Holt indicated they have already joined the Chamber and have been very welcoming.

The Madison Street demolition funding from the State of Illinois has not been received.

There was a question about the Sears project of which there are no updates to provide. At Bonnie Brae and Thomas, there was a recommendation for a townhome project from the DRB which will be going to the Village Board on Monday night.

- 5. EXECUTIVE SESSION** – MOTION made by Ms. Maas to enter into Executive Session for purposes of Acquisition of Real Property and Sale/Lease of Real Property. Seconded by Mr. Brangle.

Motion approved unanimously on roll call vote. The EDC went into Executive Session at 7:53 AM

The EDC reconvened in regular session at 8:16 AM.

The meeting was called to order at 8:16 a.m. Upon roll call, the following persons were:

Present: Lee Neubecker, Timothy Brangle, Donna Slepicka, Robert Graham, Nena Maas, Cuyler Brown

Absent: Carr Preston

Also Present: Village Administrator Eric Palm

- 6. ADJOURNMENT**

Mr. Graham made a MOTION to adjourn the Economic Development Commission meeting at 8:17 a.m. Seconded by Ms. Slepicka.

MOTION PASSED by voice vote. The meeting adjourned at 8:18 a.m.