



## **Economic Development Commission**

**Wednesday, February 24, 2021  
Held in Village Council Chambers &  
Via “GoToMeeting”**

**Commissioners Present:** Chairman James Kucienski, Vice Chairman James Berger, Myles Berman, Maureen Ehrenberg, Tim Garcia, Jennifer Spino, Rivak Albazi, and Leonard Weiss

**Commissioners Absent:** Joe Spagnoli

**Staff Present:** Community Development Director Scott Mangum, Management Analyst Jake Litz, Village Manager Anne Marie Gaura, Public Works Director Nadim Badran, and Assistant Village Manager Charles Meyer

**Village Board Liaison:** Trustee Atour Sargon

### **1. Call to Order/ Quorum Declaration**

Noting a quorum of six members present electronically, the meeting was called to order by Chairman Kucienski at 8:00 a.m.

### **2. Roll Call**

The following EDC members were present: Chairman Kucienski, Vice Chairman Berger, and Commissioners Berman, Ehrenberg, Garcia, Spino, Albazi, and Weiss.

### **3. Minutes Approval**

Chairman Kucienski asked the Commission if any edits were to be made to the January 27, 2021 meeting minutes. Hearing no corrections, Chairman Kucienski called for a motion to approve the minutes. Commissioner Berman moved and Commissioner Ehrenberg seconded the motion. There was a consensus to approve the minutes.

**Aye:** Kucienski, Berger, Berman, Ehrenberg, Garcia, Spino, Albazi and Weiss

**Nay:** None

**Motion Approved:** 8-0

#### **4. Local Development Incentives Guide Presentation from the Chicago Metropolitan Agency for Planning (CMAP)—Matt Stern**

Community Development Director Scott Mangum introduced Matt Stern, Policy Analyst from CMAP. Mr. Stern provided a brief overview of CMAP and gave a detailed presentation on local development incentives. His presentation analyzed and assessed the local and academic perspectives of the implementation of tax incentives. Additionally, he addressed the role tax incentives play in racial and economic equity. Mr. Stern stated that CMAP's recommendation for local governments is to implement an incentive policy that sets the terms for the incentive policy they offer as well as the types of projects local governments hope to bring to the community. He then overviewed some of the desired goals and strategies of effective incentive policies.

Chairman Kucienski thanked Mr. Stern for the presentation and opened the floor to the EDC Commissioners. Commissioner Ehrenberg asked about best practices of other communities. Mr. Stern stated that examples of best practices can be found in multiple communities in the CMAP region but they vary based on a community's needs. Commissioner Berman asked a variety of questions regarding funding of economic incentives, land use, the role of the County, and statistics on incentives. A discussion on these items occurred. The indirect costs of incentives was discussed. Commissioner Berman overviewed a recent history of the Village of Lincolnwood's tax incentives. Mr. Stern provided feedback regarding several of the topics discussed throughout the question portion of the item.

Trustee Jesal Patel, who was present virtually, thanked Mr. Stern for his presentation as well as the EDC for their discussion regarding this topic. He stated which tax incentives have been used in Lincolnwood and for what purpose.

#### **5. Proposed FY 2022 TIF Budgets**

Community Development Director Scott Mangum provided a presentation on the Proposed FY 2022 TIF Budgets. He overviewed each TIF district, and its budget, located in the Village. He overviewed the upcoming projects associated with the FY 2022 TIF Budgets. Commissioner Berman made a motion to recommend approval of the FY 2022 TIF Budgets. That motion was seconded by Commissioner Spino.

**Aye:** Kucienski, Berger, Berman, Ehrenberg, Garcia, Spino, Albazi and Weiss

**Nay:** None

**Motion Approved:** 8-0

#### **6. Economic Development Commission Biennial Report**

Management Analyst Jake Litz presented the updated EDC Biennial Report. He overviewed a summary of the EDC's significant activities from the previous two years.

Mr. Litz stated the updates of the report since the last EDC meeting and overviewed the proposed goals and activities of the Commission for the next two years.

Chairman Ehrenberg stated that after today's discussion, the EDC should look at a framework for goal setting. She suggested that this item be added to the Commission's anticipated activities and goals for the next two years.

Commissioner Ehrenberg made a motion to recommend approval of the Economic Development Commission Biennial Report as amended. That motion was seconded by Commissioner Spino.

**Aye:** Kucienski, Berger, Berman, Ehrenberg, Garcia, Spino, Albazi and Weiss

**Nay:** None

**Motion Approved:** 8-0

#### **7. Other Business**

Commissioner Berman asked what the Village was doing to vaccinate the public from COVID-19. Assistant Village Manager Charles Meyer stated that the Village is using all recourses to communicate with residents. He overviewed several of the sources residents can receive a COVID-19 vaccine. Mr. Meyer stated that the Village was attempting to establish a local vaccination site.

#### **8. Public Forum**

No members of the public were present.

#### **9. Adjournment**

Commissioner Berman moved for adjournment and was seconded by Commissioner Ehrenberg. By consensus, the meeting was adjourned at 9:23 a.m.

**Aye:** Kucienski, Berger, Berman, Ehrenberg, Garcia, Spino, Albazi and Weiss

**Nay:** None

**Motion Approved:** 8-0

Respectfully submitted:

Jake Litz  
Management Analyst  
Fire Department/Community Development