

**MINUTES
CITY OF DEKALB
COMMITTEE OF THE WHOLE MEETING
AUGUST 10, 2020**

The City Council of DeKalb, Illinois held a Committee of the Whole meeting on August 10, 2020, in the Yusunas Room of DeKalb Public Library, 309 Oak Street, DeKalb, Illinois.

A. CALL TO ORDER AND ROLL CALL

Mayor Smith called the meeting to order at 5:02 p.m.

Mayor Smith announced the city clerk was attending remotely.

City Clerk Lynn Fazekas called the roll, and the following members of the City Council were present: Alderman Carolyn Morris, Alderman Bill Finucane, Alderman Tracy Smith, Alderman Greg Perkins, Alderman Scott McAdams, Alderman Mike Verbic, Alderman Tony Faivre, and Mayor Jerry Smith.

Also present were: City Manager Bill Nicklas.

B. APPROVAL OF THE AGENDA

MOTION

Alderman Verbic moved to approve the agenda. Alderman Faivre seconded.

VOTE

Motion carried 8-0 on roll call vote. Aye: Morris, Finucane, Smith, Perkins, McAdams, Verbic, Faivre, Mayor Smith. Nay: none.

C. PUBLIC PARTICIPATION

Bessie Chronopoulos commented in person, saying the city hall should not have been moved without extensive public input first, and noting that other local government bodies could be accessing office and meeting space in the old building. Ms. Chronopoulos urged investigation into misspent tax increment financing (TIF) funds before approving additional TIF projects. She asked why there is a push for additional housing without discussing current housing stock but said Mr. Mason's proposal has merit.

D. CONSIDERATIONS

1. Consideration of Proposals to Redevelop the Former City Hall Property at 200 S. Fourth Street.

Representatives from Irving Construction, James C. Mason Development, and Pappas Development each presented their different proposals for the property. Council members then discussed the relative merits, including a proposal for preserving the old city hall building versus demolishing it; whether commercial space should be part of the development; desired level of density and type of housing appropriate to the area; and what kind of appearance would be most in keeping with the existing neighborhood and encourage neighborhood buy-in.

Mr. Irving was asked where his \$9,000 purchase offer came from. Mr. Irving responded that asbestos is an extensive issue in the building, and water and sewer infrastructure are substandard. He said this drives costs of remediation and demolition to a million dollars.

Alderman Smith said he is concerned about the lead levels in the basement gun range.

City Manager Nicklas was asked why the Pappas development proposal is recommended by City staff. The city manager responded that the expected return on investment is not something to take lightly, and the area is transitional and most transitional areas are multi-family. He said the luxury apartment concept has been proven marketable.

Aldermen McAdams and Faivre voiced a liking for the single-family concept and Alderman Finucane asserted a preference for it. Alderman McAdams noted the tax assessments on the Cornerstone apartments are not reaching what was projected.

Alderman Verbic observed the City has not updated its comprehensive plan for many years and Alderman Morris agreed on the need for an overall plan.

E. EXECUTIVE SESSION PURSUANT TO 5 ILCS (120/2)

No executive session was authorized during this meeting.

F. ADJOURNMENT

MOTION

Alderman Faivre moved to adjourn at 6:14 p.m. Alderman Perkins seconded.

VOTE

Motion carried 8-0 on roll call vote. Aye: Morris, Finucane, Smith, Perkins, McAdams, Verbic, Faivre, Mayor Smith. Nay: None. Mayor Smith declared adjournment at 6:14 p.m.

LYNN A. FAZEKAS, City Clerk

Approved by City Council on August 24, 2020.