

Finance Committee

April 15, 2024

6:00pm - City Hall Council Chambers

Chairman Ptak called the Meeting to order at 6:00 pm

ROLL CALL

Present: Chairman Ptak, Thompson, Reynolds, Lavieri, Jeppson, Herndon, Crane

Excused Absence: Alderman Bacidore

Others Present: Deputy Clerk Brent Bader, Finance Director John Duncan, Economic Development Director Curt Bedei, Director of Public Works Kevin Fay, City Building Inspector Andy Bacidore, City Attorney James McPhedran (arrived at 6:04pm), City Treasurer Virginia Kochanowski

A quorum was present.

Moved by Alderman Thompson and seconded by Alderman Reynolds to approve the minutes from April 1, 2024.

Voice vote, all ayes. Motion carried.

Gina Czubachowski, Executive Director of the Economic Development Corporation of North Central Illinois, presented information on the organization's history and initiatives. She mentioned that the city did recently receive two site visits in the last two years, but there is nothing that the city of La Salle did wrong. She said that the NCIEDC does continue to see original developments and activity.

Curt Bedei mentioned that Gina has been a great asset to his position but also to the city to be able to market a lot of the city's properties.

Moved by Alderman Lavieri and seconded by Alderman Jeppson to approve the recommendation to renew the membership in North Central Illinois Economic Development Corporation (NCIEDC) for \$12,492.00.

ROLL CALL

AYES: Chairman Ptak, Aldermen Thompson, Reynolds, Lavieri, Jeppson, Herndon, Crane

NAYS: NONE **Absent:** Alderman Bacidore **Abstain:** NONE

MOTION CARRIED: 7-0

Alderman Lavieri noted many areas were not included in the development plan, he disclosed he's 25% owner of Vermilionvue and it was not included. He also noted

Country Aire, Pohar's Subdivision along 2959th Road was not in there. Alderman Thompson said he was on a conference call with staff. He said neither party was aware certain portions on the east were considered in the City limits. Thompson said he's "hard pressed" to vote for either as he has many questions yet. Chairman Ptak introduced Jennifer Alvarez of Surf Internet who was in attendance. She said they are willing to negotiate with the City on the borders. She said there are three areas they are looking at and they can't guarantee all at the start but can look at others in the future. Alderman Thompson reiterated that the portions discussed are in the City limits. Alderman Thompson also asked what percentage the City would receive and that remains "negotiable" without a clear amount. Chairman Ptak asked why it couldn't have been more clearly defined by tonight's meeting. Ms. Alvarez said it requires an investment from their engineering team which is difficult to do without a firm partnership with the community, with regard to portions that would be included in the area.

The aldermen expressed it was difficult to approve an agreement when there is not a firm range of what would and wouldn't be able to receive fiber. Alderman Crane said he understands that Surf is proposing to start north of 11th street and Geneseo is proposing to start on the east end, Crane thinks the east end should be prioritized as attractive to developers. Alvarez said they can consider that and work with the City in construction. Chairman Ptak asked Attorney McPhedran that this is not an exclusive agreement. He confirmed and said while not exclusive it will be difficult if one were to come in and make the investment and then the other to do the same thing. McPhedran noted that Ms. Alvarez was shaking her head in agreement. She stated typically a desired market doesn't have a provider in it. She said it wouldn't necessarily stop Surf Internet, but it may take time to revisit the town because someone else has already started.

Moved by Alderman Thompson and seconded by Alderman Herndon to table the recommendation regarding the Economic Development Committee's recommendation on selecting a fiber service provider for two more weeks until the next finance committee meeting.

ROLL CALL

AYES: Chairman Ptak, Aldermen Thompson, Reynolds, Lavieri, Jeppson, Herndon, Crane

NAYS: None

Absent: Alderman Bacidore

Abstain: NONE

MOTION CARRIED: 7-0

Alderman Crane had a few more questions in concern to the fiber service. Crane was unfamiliar on how gigs work and who would need 2G over 10G. Surf was able to provide to 2G to residents while Geneseo can provide up to 10G. Curt Bedei mentioned that most industrial manufacturers and businesses that carry a lot of data would be in the category for 10Gs. A typical residential home does not need that many. Hospitals and any businesses needing to upload and transfer large files would need the 10Gs.

Surf Representative said that they can offer 10gs but are not launching that plan at this time.

Christie Pasieka, President of Starved Rock Rentals, also area resident spoke in regard to the premises located at 552 1st St. She mentioned that they had received three different bids, dealing with the water coming in through the blocks in the walls. She said that she had received bids from the cost of \$28,000-\$16,000. She was taking the lower bid and hoping that work would take care of the issue without having to put more money into it. The estimate is to redo the windows in hopes that this would solve the leakage issue. She is looking to just maintain the building.

Curt Bedei mentioned that there was a big cost difference in bid prices because of a potentially larger project. Pasieka is focusing just on the windows currently.

Alderman Crane mentioned that he thought that the council needed to have more than one bid for grant requests. Pasieka said that she had provided more just with different approaches to the project. Thompson said that it was tabled on 5/23. Pasieka did say that she cannot seem to get an estimate that is the same. Every contractor that has looked at the project has told her something different.

Bedei mentioned that she had one bid from CMS that was the original bid, but it was tabled or thrown out awhile back. This current bid is from Soloman that Pasieka is looking to use. He stated that Pasieka did technically have another bid to compare to with this current one.

Moved by Alderman Jeppson and seconded by Alderman Thompson to approve the recommendation regarding a request from Christie Pasieka of Starved Rock Rentals for a Redevelopment Incentive Program Grant totaling \$2,668 for premises located at 552 1st Street.

ROLL CALL

AYES: Chairman Ptak, Aldermen Thompson, Reynolds, Laveri, Jeppson, Herndon, Crane

NAYS: None **Absent:** Alderman Bacidore **Abstain:** NONE

MOTION CARRIED: 7-0

Alderman Laveri asked about the bill for \$49,611.80 and if this pertained to the Rotary Park resurfacing and if this company was the one that left the damage at the park. There were pictures shared last meeting that he was referring to. The damage was already there prior to the resurfacing.

Moved by Alderman Reynolds and seconded by Alderman Thompson to adjourn the meeting.

Voice vote, all ayes. Motion carried.

Chairman Ptak adjourned the meeting at 6:22pm

A handwritten signature in black ink that reads "Amy Quinn". The signature is written in a cursive, flowing style.

Amy Quinn, City Clerk