

MINUTES OF THE SPECIAL MEETING OF THE MAYOR AND BOARD OF TRUSTEES COMMITTEE OF THE WHOLE OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON MONDAY, MAY 23, 2022, AT 5:30 P.M. AT THE WILLOWBROOK POLICE DEPARTMENT TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

DUE TO THE COVID 19 PANDEMIC, THE VILLAGE WILL BE UTILIZING A ZOOM CONFERENCE CALL FOR THIS MEETING.

1. CALL TO ORDER

The meeting was called to order at 5:30 p.m. by Mayor Frank Trilla.

2. ROLL CALL

Those physically present at roll call were Mayor Frank A. Trilla, Village Clerk Deborah Hahn, Village Trustees Sue Berglund, Umberto Davi, Michael Mistele, Gayle Neal, and Greg Ruffolo, Village Administrator Brian Pabst, Assistant Village Administrator Sean Halloran, Assistant to the Village Administrator Alex Arteaga, Director of Parks and Recreation Dustin Kleefisch, Chief Robert Schaller, Deputy Clerk Christine Mardegan, Municipal Services Foreman AJ Passero and Chief Financial Officer Michael Rock.

Present via conference call, was Director of Community Development Michael Krol

Absent: Village Trustee Mark Astrella, Deputy Chief Lauren Kaspar, Village Attorney Thomas Bastian

A QUORUM WAS DECLARED

3. PLEDGE OF ALLEGIANCE

Mayor Trilla asked Willowbrook Police Officer Piotr Opacian to lead everyone in saying the pledge of allegiance.

4. VISITOR'S BUSINESS

None presented and no written comments were received.

5. DISCUSSION - DISCUSS CREATION OF WILLOWBROOK ECONOMIC DEVELOPMENT PARTNERSHIP (WEDP)

Administrator Pabst indicated that the topic has been brought before the Board in the past and is being brought up again now that the TIF has been instituted and the bond issuance is moving forward. As an update, he indicated that the Village was able to secure a true interest rate for a \$9 million tax-exempt series of bonds at 3.6% and, for the taxable \$1 million bond issuance, at 2.69%, saving the Village \$384,000, by going to the private market instead of the public market.

In this atmosphere, we have an opportunity to move forward with the economic office development, like many other local communities.

An Economic Development Partnership (EDP) is an independent, not-for-profit business development and marketing organization that will undertake initiatives to pursue quality economic development in the Village.

The purpose of an EDP is to:

- Provide stronger & more strategic emphasis on economic development.
- Facilitate interaction between staff and our business community.
- Enhance relationships and communication with the business community.
- Have a broader representation from Willowbrook organizations and businesses.

We already have had discussions on upcoming, new economic development. Administrator Pabst indicated that he had brought the Mayor in on most of the initiatives. Some of them are exciting opportunities for the TIF district. Word has gotten out and the Village has been approached as to what we can and will do with the district. No specific information has been provided.

Downers Grove and Westmont are able to maintain a level without announcing prematurely to the market who or what is coming and thereby drive up real estate prices. As a separate entity, the EDP can:

- Provide stronger & more strategic emphasis on economic development.
- Facilitate interaction between staff and the business community.
- Maintain high visibility and alignment with the business community and economic growth.
- Serve as the "salesperson of the Village", offering networking potential.
- Establish a direction and stability for the business community that allows the Village to be proactive and long-term focused.
- Allow the Village to be proactive, long-term focused and build retention and attraction programs.
- Offer a more confidential setting for sensitive business conversations.
- Provide the Board with a broader representation from the business community.

The structure is what we mentioned earlier although it can be modified. It will be a private 501(c)(6) (*A 501(c)(6) organization is a tax designation for a business association such as a chamber of commerce*) once the articles of incorporation are filed with the State and approved which can take some time. The design and structure closely matches what other local communities have done.

The structure of the proposed WEDP (*Willowbrook Economic Development Partnership*) would consist of seven voting members on its Board of Directors. This Board would eventually select an Executive Director to manage the day-to-day operations of the WEDP. The Board of Directors would be made up of the following seven members:

- Three Governmental Directors consisting of:
 - The Mayor of Willowbrook.
 - One Trustee of the Village Board of Willowbrook appointed by the Mayor.
 - The Village Administrator of Willowbrook.
- Four At-Large Directors consisting of the following members:
 - Initially, the Village Board will appoint the At-Large Directors. Subsequently, the At-Large Directors will be elected by the EDP Board.
 - At-Large Directors may serve up to three consecutive terms.
 - Each term is two years.
 - The qualifications for an At-Large Director shall be an individual who either resides or works in Willowbrook or is employed by a person, entity, or organization that maintains a business in Willowbrook.

The board would consist of a chairman, vice-chairman, treasurer, and secretary of the board, all selected by the board. The EDP board would also select an Executive Director who would report directly to the EDP board and would be responsible for the day-to-day management of the EDP.

The proposed WEDP structure would include the Board of Directors meeting as deemed necessary and with an agenda set by the board

The responsibilities of the EDP Board will include:

- Review, evaluate and recommend incentive requests.
- Evaluate the financial/economic performance of the Village.
- Review forecasted long-term plans and economic trends.

- Suggest tools and policies that would foster long-term economic health of the Village.
- Work with the Planning Commission and Village staff to craft the economic development future of the Village.
- Assimilate business and economic information.

There is a great deal to be done to set this up, including setting benchmarks and strategies.

Administrator Pabst indicated he had been involved on the private side as a 501(c)(6) and on the public side as well. Private side offers a better environment for attracting people. The responsibility of the board will be to evaluate and recommend incentive requests. Monies are not simply given to whomever asks for TIF. The EDP board would review and forward incentive requests to the Village Board of Trustees based on an analysis of the total request, specifically for its economic benefit to the Village.

We're ready to move on to our next steps.

- Meet with legal counsel May 2022
- Present concept to stakeholder groups
 - Village Board November 8, 2021/May 23, 2022
 - Chamber of Commerce June 2022
- Identify prospective Board members Summer 2022
- Create WEDP structure (BoT approval) Summer 2022
- Hire WEDP CEO Summer/Fall 2022

Administrator Pabst concluded his presentation and asked for questions.

Trustee Mistele asked if there is any compensation for being on this board. The Administrator replied no, all voluntary, other than the paid Executive Director position, similar to a Chamber of Commerce board.

Trustee Mistele reiterated some of the major objectives previously identified, e.g., drainage along Executive Drive and under I55, and wanted to ensure that these items were identified in the outline. Administrator Pabst clarified that the EDP is more about attracting and retaining business in the Village of Willowbrook rather than specific projects. The EDP would work with the Village, particularly with the Community Development office, in order to achieve the best results.

Administrator Pabst reiterated that the EDP would have no authority to spend the Village's money. Any desired spending would require the approval

of the Village Board of Trustees. Every TIF application must be approved, by law, by the Village Board of Trustees. No other entity can authorize spending of TIF funds other than the Village Board.

Trustee Davi asked how many prior TIFs had been created in the Village and how many WEDPs? Administrator Pabst indicated that only one TIF had been created in the past, for the Willowbrook Town Center location and that there had never been an EDP created. Trustee Davi asked what the advantage was to create it at this time.

Mayor Trilla replied that one major advantage of creating an independent entity for economic development, is that it allows investors to present their plans for development privately as opposed to publicly as when presented to the Village Board. Any information presented to the Board is subject to (the) FOIA (*Freedom of Information Act*) and thereby becomes part of the public record. For business owners and developers, this would allow competitors and others to be made aware of their plans.

Administrator Pabst added that another advantage is that it offers a dedicated group focusing on economic development, rather than piecemeal handling as at present, with no dedicated staff or resources. Again, implementing an EDP is strictly up to the board.

Trustee Davi asked the Mayor if there was a plan to have a discussion in Executive Session. The Mayor indicated there wasn't, but it could be done, and Trustee Davi felt that the discussion should continue in an executive session. Since the Village has never done something like this, it should progress slowly.

Trustee Mistele provided a historical perspective on the TIF created 30 years ago from the area between the old bowling alley (Plainfield Road) to Portillo's (Route 83). The Village took a low-key approach, waiting for properties to become available, dealing with approximately 12 different landowners to pull all the property together before the Village was able to get it developed. Willowbrook has done it before; the goal being to create an economic engine, i.e., sales taxes, to support the village and eliminate property taxes. So far, this goal has been met. This particular approach is a different animal. The Village keeps an open mind and listens to different ideas on the types of business being developed and the uses for individual buildings. This TIF opens the door to a lot more of that.

Trustee Davi asked if Trustee Mistele was comfortable with the information and whether he felt the need to discuss this in executive session, to create this entity that's never been done before? Trustee Mistele indicated that the only need he sees for an executive session would be for personnel issues, for hiring a director.

Village Administrator Pabst indicated that the management of an EDP can be done either in-house or contracted out. Downers Grove is one community that has done it both ways and has now returned to an out of-house / private 501c6 program. Trustee Davi wanted to know if there are other local communities with an EDP. Administrator Pabst identified Westmont as another village with an EDP.

Administrator Pabst advised that the TIF gives you unique opportunities to create incentives for the business owners and to attract strong, new businesses. Whether the Village wants to create an EDP in-house or contracted, he would strongly recommend having someone dedicated to the management of the TIF district.

Trustee Davi stated the positions are all voluntary, save one, the director. Trustee Berglund asked what the salary would be? Administrator Pabst indicated in the proposed model it would be a part time job with \$90,000 budgeted, and a part-time secretary. Other towns have full time staff, but the idea for Willowbrook would be to start slowly. He again reiterated that this is only a proposal for the Board to consider.

Village Administrator Pabst continued that his strong recommendation is to hire someone to manage the TIF, through the EDP, and it can make the difference in millions of dollars. He fields calls from various managers and mayors who get themselves in trouble regarding the management of their TIF districts, thinking it will run on its own, ending up in trouble, whether by losing out on opportunities or failing to file state mandated paperwork.

Trustee Mistele wanted to ensure that the Village can proceed with our projects, such as the drainage issue. Mayor Trilla confirmed that yes, that project is 50%-60% of the bond just issued, for infrastructure, and has nothing to do with the EDP.

Trustee Neal remarked that at previous meetings covering the EDP, the comment had been made, "That's what I like about this", indicating that

none of the business of the EDP was "FOIA-able" (*subject to the Freedom of Information Act*).

She indicated she had received three calls about that comment wondering if the Village was "trying to pull a fast one" by making the comment that what was liked was that nothing was "FOIA-able". Trustee Neal stated that government should be transparent on a local level, especially with what we're dealing with right now. She believes that when phrases like that are used, we need to be very aware of what that sound like to others. A phrase like this can make members of the public very nervous.

Both Mayor Trilla and Administrator Pabst noted that with high stakes business deals, the business owners appreciated being able to deal with a non-government entity to ensure confidentiality and privacy. Mayor Trilla agreed that his own phrasing could be better and that he would take Trustee Neal's comments under advisement.

Trustee Mistele noted that before any decisions, whether for spending or a contract negotiated by the EDP, would eventually come before the Village Board for approval and would then, at that time, become part of the public record.

6. PRESENTATION - POLICE PRESENTATION - TAC UNIT ACTIVITY

Chief Schaller began his presentation indicating that, as the Board is aware, the police department began a TAC Unit. Two of the officers are with us tonight, Officer Matthew Vanderjack and Officer Piotr Opacian.

I want to provide you with a six-month overview of the unit's activity since they've been enforcing and hotel interdictions within the business district and our hotels.

Chief Schaller referred to the data in the tables below:

ENFORCEMENTS							
	November	December	January	February	March	April	May
Felony Arrests	1	1			1	1	
Misdemeanor Arrests	3	16		2	1	4	1
Warrant Arrests Transport	1	3		1			
Warrant Arrests No Transport					2	2	
Village Ord. Tickets							3

	November	December	January	February	March	April	May
Citations	15	28		6	10	14	
Written Warnings	14	17		5	7	11	5
Parking Tickets		4					

PROACTIVE / PREVENTION							
	November	December	January	February	March	April	May
Suspended Persons/Vehicles	4	5		2	9	1	1
Traffic Complaint Area							
Crime Located Before Reported		2					
Bike Patrol							
Hotel Interdiction	6	12		2	14	1	1
Investigative Assistance	4	11		2	3	1	

Since the inception of this unit there have been 4 felony arrests, 27 misdemeanor arrests, 59 written warnings. Written warnings are issued as a result of traffic stops, stopping vehicles and being aggressive in searching the vehicles for drugs and guns. In this time period, two guns were recovered in traffic stops.

Thirty-six hotel interdictions occurred in this time period. These officers spent a vast amount of time in the hotels. During this time, five vehicles fled the officers. Although the police department does not pursue these vehicles, it is important to note that there is crime in these hotels, and this unit is attacking it head on.

The officers work non-stop. Working in conjunction with investigations, they are currently involved in 21 ongoing investigations, in addition to their activity on the street.

During this time period, 22 drivers with suspended licenses were arrested, which is heavy traffic enforcement. In the Chief's experience, traffic enforcement always leads to arrests.

Trustee Mistele offered his thanks for the officers' and department's efforts.

Chief Schaller added that these officers not only work in Willowbrook but with other tactical officers throughout the western suburbs to network

and share information, ultimately helping the Village of Willowbrook and our enforcement. What has been discovered is, that no matter where you are in the state, hotels breed crime.

A Trustee asked for more information on the "no pursuit" policy. Chief Schaller clarified that the police can't pursue for forceable felonies. The officers are trained, that even with a forceable felony, before you can pursue, other factors must be taken into consideration: rush hour or heavy traffic conditions, the possibility of causing an accident, injuring anyone, etc. Any of these factors may determine the pursuit is not worth the risk.

Although it is difficult for the officers to "throttle back" and not pursue, with constant training and supervisors who are attuned to what's going on, pursuit can be limited. What helps is the ability to network with other forces to provide information on fleeing suspects, as well as the implementation of additional license plate readers.

Trustee Berglund asked if the crime levels had gone up because of this. Chief Schaller said, no, crime is being found and attacked before crimes being committed.

Trustee Davi asked if the Chief was pleased with the performance of the unit. The Chief agreed wholeheartedly; that he was extremely pleased.

Chief Schaller also provided an update on the officer currently assigned to the DEA (*Drug Enforcement Agency*). Since Officer Joaquin Silva was assigned to the DEA in March (2022), his group has recovered 13 kilos of cocaine, 1 kilo of heroin, and seized over \$256,000. As Officer Silva gains experience, these numbers will most like go up.

Trustee Neal asked about the incident where an AR pistol was seized. Chief Schaller deferred to Office Opacian for details.

Officer Opacian described the traffic stop of a Taurus on Route 83 after observing the vehicle driving erratically. After asking if there were illegal drugs or guns in the car with a negative response, and observing cannabis in the driver's lap, the driver and his 15-year-old son were taken out of the vehicle and the officers searched the vehicle. The gun was found where the son had been sitting in the front seat. The driver is a convicted felon and was charged with aggravated unlawful use of weapons.

Officer Vanderjack added that this person has also previously made threats against a Willowbrook resident to shoot him. He is a person with a tendency toward violent crimes along with previous gun charges.

The Mayor and Trustees thanked and congratulated the officers.

7. ADJOURNMENT

MOTION: Made by Trustee Mistele and seconded by Trustee Davi to adjourn the Regular Meeting at the hour of 6:03 p.m.

ROLL CALL VOTE: AYES: Trustees Berglund, Davi, Mistele, Neal and Ruffolo.
NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

PRESENTED, READ, and APPROVED.

_____, 2022.

Frank A. Trilla, Mayor

Minutes transcribed by Deputy Clerk Christine Mardegan.