

January 3, 2023

The regular meeting of the Board of Trustees of the Village of Deerfield was called to order on January 3, 2023, at 7:30 p.m. at Deerfield Village Hall. The clerk called the roll and announced that the following were

Present: Dan Shapiro, Mayor
Larry Berg
Elaine Jacoby
Rebekah Metts-Childers
Mary Oppenheim
William Seiden

Absent: Robert Benton

and that a quorum was present and in attendance. Also present were Village Manager Kent Street and Ben Schuster, Village Attorney.

PLEDGE OF ALLEGIANCE

Mayor Shapiro led those in attendance in reciting the Pledge of Allegiance.

ADMINISTRATIVE DEPARTMENT
REPORT

Assistant to the Village Manager Justin Keenan presented highlights from the Administration Department report for the Village Manager's Office and IT Division.

Mr. Keenan reported that in addition to supporting the Mayor, Village Board, Village Attorney, Boards and Commissions and Departments, the Village Manager's Office undertook a number of significant projects over the past year including: COVID-19 operational impacts, Village communications and government operations. Mr. Keenan noted some of the accomplishments included completing union negotiations with the police union and public works, serving as the primary liaison to the Greenhouse Gas Reduction Ad Hoc Working Group and preparing a multi-year plan outlining actions to reduce the Village's carbon footprint by 45% by 2030 and carbon neutral by 2050, forming a TIF district, creating the first ever Food Truck Thursday summer series, and coordinating with the DBR Chamber of Commerce on economic development initiatives. Mr. Keenan stated the Village Manager's office responded to 72 FOIA requests, processed 46 Ordinances and 87 Resolutions.

Mr. Keenan reported the IT Division hired a new Systems Technician, conducted 12 cybersecurity awareness training campaigns, initiated the rollout of new squad laptops, deployed new smartphones to squad cars and more. Mayor Shapiro thanked staff for all their great work.

Communications Coordinator David Fitzgerald-Sullivan highlighted some of the communication statistics. Mr. Fitzgerald-Sullivan reported E-blast subscriptions increased by 26 percent, Facebook followers have increased by 31 percent, Twitter followers have increased by 48

percent and Twitter user impressions increased by 44 percent since 2020. Mr. Fitzgerald-Sullivan played a video presentation highlighting some of the 2022 activities and celebrations throughout the Village.

DOCUMENT APPROVAL

Trustee Oppenheim moved to approve the minutes from the December 19, 2022, Board of Trustees meeting. Trustee Metts-Childers seconded the motion. The motion passed by following vote:

Trustee Oppenheim moved to approve the minutes from the December 19, 2022, Board of Trustees

AYES: Berg, Jacoby, Metts-Childers, Oppenheim, Seiden (5)
NAYS: None (0)

TREASURER'S REPORT

Finance Director Eric Burk presented highlights from the November 2022 Treasurer's Report representing 92% of the year. Mr. Burk noted gross sales tax shows a significant increase due to economic incentive activity, which also resulted in a large expenditure in the Finance Department. Mr. Burk reported net sales tax continues to increase from the prior two years. He noted water and sewer billings decreased from the prior month as expected. Mr. Burk stated hotel tax reflects payments from 4 hotels. Mr. Burk reported notable expenditures in November include engineering and construction costs, the budgeted transfer to the refuse fund, debt service payments and the purchase of two electric cars. Mr. Burk noted large expenditures to come include the Village's contribution to the Police Pension Fund and an allocation of personnel costs to the refuse fund for leaf collection.

Finance Director Eric Burk presented highlights from the November 2022 Treasurer's Report

BILLS AND PAYROLL

Trustee Oppenheim moved to approve the bills and payroll dated January 3, 2023. Trustee Jacoby seconded the motion. The motion passed by the following vote:

Trustee Oppenheim moved to approve the bills and payroll dated January 3, 2023. Trustee Jacoby

AYES: Berg, Jacoby, Metts-Childers, Oppenheim, Seiden (5)
NAYS: None (0)

PUBLIC COMMENT

There was no Public Comment on non-agenda items.

REPORTS

There were no reports.

CONSENT AGENDA

There were no items on the Consent Agenda.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

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| RESOLUTION R-23-01 WAIVING BIDDING AND APPROVING A CONTRACT WITH HEZCORP CONSTRUCTION SERVICES, INC. FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE REMODEL OF THE POLICE STATION <u>COMMUNICATIONS CENTER</u> | A Resolution approving a contract with Hezcorp Construction Services, Inc., for construction management services for the remodel of the Police Station Communications Center. Deputy Chief Fry reported the current communications center was last remodeled more than 20 years ago to provide space for two communities. Mr. Fry reported there are now four agencies being served by the space. Mr. Fry noted the construction estimate is more than 10 months old, and will likely increase. Mr. Fry reported the total cost will be reimbursed to the Village. |
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Trustee Oppenheim moved to waive the competitive bidding and adopt a Resolution approving a contract with Hezcorp Construction Services, Inc., for construction management services for the remodel of the Police Station Communications Center. Trustee Jacoby seconded the motion. The motion passed by the following vote:

AYES: Berg, Jacoby, Metts-Childers, Oppenheim, Seiden (5)
NAYS: None (0)

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| ORDINANCE O-23-01 APPROVING A TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT FOR THE DOWNTOWN/VILLAGE CENTER <u>REDEVELOPMENT AREA</u> | Mayor Shapiro stated the Ordinance will incentivize developers to make improvements to the downtown. Assistant Village Manager Andrew Lichterman reported there are three Ordinances required to effectuate the TIF. |
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The first Ordinance approves the downtown redevelopment area, the second Ordinance designates the downtown redevelopment project area pursuant to TIF, and the third Ordinance adopts the TIF financing for the downtown redevelopment area. Mr. Lichterman reported that collectively, these Ordinances create the TIF.

Chris Goodsnyder reviewed the project report and suggested the Board add a preference for retail uses that generate sales tax for the Village to the goals and objectives section.

Arnold Footle wanted to ensure the TIF notifications were distributed appropriately. Mayor Shapiro reported the Village sent out all of the required notices and did not receive any complaints.

Joy Fiorini thanked Mayor Shapiro and the Board. She inquired about the Lindemann parking lot being changed from retail to public land in the future land use map. Mr. Lichterman noted the area will not be redeveloped and should stay public land for the benefit of the adjacent retailers. Mr. Lichterman reported that showing the parking lot as public land is consistent with the existing use and Comprehensive Plan. Mr. Street added this will keep the property's current use as public parking. Mayor Shapiro stated there was no intention in the report to make retail less of a priority.

Trustee Metts-Childers moved to approve an Ordinance adopting a Tax Increment Redevelopment Plan and Project for the Downtown/Village Center Redevelopment Area. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Berg, Jacoby, Metts-Childers, Oppenheim, Seiden (5)

NAYS: None (0)

ORDINANCE O-23-02 DESIGNATING THE DOWNTOWN/VILLAGE CENTER REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT An Ordinance designating the Downtown/Village Center redevelopment project area pursuant to the Tax Increment Allocation Redevelopment Act.

Trustee Seiden moved to adopt an Ordinance designating the Downtown/Village Center redevelopment project area pursuant to the Tax Increment Allocation Redevelopment Act. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Berg, Jacoby, Metts-Childers, Oppenheim, Seiden (5)

NAYS: None (0)

ORDINANCE O-23-03 ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE DOWNTOWN/VILLAGE CENTER REDEVELOPMENT AREA An Ordinance adopting Tax Increment Allocation Financing for the Downtown/Village Center redevelopment area.

Trustee Oppenheim moved to adopt an Ordinance adopting Tax Increment Allocation Financing for the Downtown/Village Center redevelopment area. Trustee Jacoby seconded the motion. The motion passed by the following vote:

AYES: Berg, Jacoby, Metts-Childers, Oppenheim, Seiden (5)

NAYS: None (0)

ORDINANCE O-23-04 INCREASING
THE NUMBER OF CLASS E LIQUOR
LICENSES BY ONE FOR BRUNCH
CAFÉ

Mr. Fitzgerald-Sullivan reported this would allow a full-service license for Brunch Café. Mr. Fitzgerald-Sullivan noted they passed all their background checks.

Trustee Metts-Childers moved to adopt the Ordinance increasing the number of Class E liquor licenses by one for Brunch Café. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Berg, Jacoby, Metts-Childers, Oppenheim, Seiden (5)

NAYS: None (0)

DISCUSSION

ADJOURNMENT

There being no further business or discussion, Trustee Oppenheim moved adjourn the meeting.

Trustee Metts-Childers seconded the motion. The motion passed unanimously on a voice vote.

The meeting was adjourned at 8:09 pm.

The next regular Board of Trustees meeting is scheduled to take place on Tuesday, January 17, 2023, at 7:30 p.m.

APPROVED:

Mayor

ATTEST:

Village Clerk