



## Meeting Minutes

Village of Downers Grove - Council Meeting

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**Council Chambers**

**June 20, 2023**

**07:00 PM**

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### 1. Call to Order

Mayor Barnett called to order the Village Council meeting at 7:05 p.m. and let those in the room in the Pledge of Allegiance to the Flag. He explained the protocol for the meeting and the guidelines to submit public comment.

### 2. Roll Call

**Council Attendance (Present):** Mayor Barnett, Commissioner Hosé, Commissioner Sadowski-Fugitt, Commissioner Gilmartin, Commissioner Glover, Commissioner Tully, Commissioner Davenport

**Council Attendance (Not Present):** None

**Non-Voting:** Village Manager Dave Fieldman, Village Attorney Enza Petrarca, and Village Clerk Rosa Berardi

### 3. Minutes of Council Meetings

**MIN 2023-9902** - A. Minutes: Village Council Meeting Minutes - June 13, 2023

**MOTION:** To adopt the meeting minutes of the June 13, 2023, Village Council Meeting, as presented.

**RESULT:** Motion carried unanimously by voice vote.

**MOTIONED TO APPROVE:** Commissioner Hosé

**SECONDED BY:** Commissioner Sadowski-Fugitt

**AYES:** Commissioners Hosé, Sadowski-Fugitt, Davenport, Tully, Glover, Gilmartin, Mayor Barnett

**NAYES:** None

### 4. Public Comment

There was no Public Comment.

### 5. Consent Agenda

**BIL 2022-9786** — A. Bills Payable: No. 6738 - June 20, 2023

**COR 2022-9787** — B. Claims Ordinance: No. 6509, Payroll - June 2, 2023

**MOT 2023-9975** — C. Motion: Award a Contract to Engineering Enterprises, Inc. (EEI) for Consulting

***MOTION:** To adopt the consent agenda, as presented.*

***RESULT:** Motion carried unanimously by voice vote.*

***MOTIONED TO APPROVE:** Commissioner José*

***SECONDED BY:** Commissioner Sadowski-Fugitt*

***AYES:** Commissioners José, Sadowski-Fugitt, Davenport, Tully, Glover, Gilmartin, Mayor Barnett*

***NAYES:** None*

## 6. Active Agenda

**RES 2023-9962** — A. Resolution: Accept the Annual Comprehensive Financial Report of the Village of Downers Grove for the Fiscal Year January 1, 2022 through December 31, 2022 **RES 2023-44**

**Summary:** This resolution accepts the audit of the Village's financial records for Year ending December 31, 2022, also known as the Annual Report dated December 31, 2022.

### **RESOLUTION 2023-44**

**A RESOLUTION TO ACCEPT THE ANNUAL COMPREHENSIVE FINANCIAL REPORT OF THE VILLAGE OF DOWNERS GROVE FOR THE FISCAL YEAR JANUARY 1, 2022 THROUGH DECEMBER 31, 2022**

#### **Village Council Comments/Questions**

Mayor Barnett credited the work of the Village Finance Department, currently led by Robin Lahey and previously led by Judy Buttny. He explained that the Village has been awarded the Government Finance Officers Association Certificate of Achievement and Excellence in financial reporting for 30 plus years and the Distinguished Budget Presentation Award every year since 2013. He expressed his appreciation for the staff team doing an outstanding job with reporting, transparency, and accuracy.

Scott Termine, Managing Director of the audit engagement for 2022, summarized the results of the audit. He issued four main deliverables of the audit: Annual Comprehensive Financial Report, The Ogden TIF Report, Single Audit Report and a required communication to Council that summarizes the audit results. He stated that each of the reports includes what is referred to as a clean, unmodified opinion – the best form of opinion that can be received. He said that there was a narrative review on page 2-4 of the report (included with the agenda materials). Mr. Termine spoke of a new standard from the Governmental Accounting Standards Board called the New Lease Accounting Standard that went into effect over the past year and indicated the Village has new receivables on the books from cell tower leases. Mr. Termine also indicated the General Fund balance shows an unassigned amount of \$23.3 million, which is about 40% of the actual expenses for the 2022 calendar year. He noted this fund amount is well within the suggested parameters. Mr. Termine added that due to the Village's continued ongoing federal grant spending, a single audit was required and a clean opinion was issued on the grant programs. He stated there will be another new standard in effect for 2023 that is going to apply to leases to subscription-based information technology arrangements.

The Mayor said the report is worth reading and available on the Village website with the meeting materials.

Village Manager Dave Feldman noted that according to best practices, the Village will be moving on to new auditors next year and thanked Mr. Termine and his team for their services.

The Mayor said he appreciates the relationship developed between the Village and the audit team. He also thanked the audit team for the work that was put into the audits, but reiterated that it is not good practice to have the same people doing the audits year after year.

***MOTION:** To adopt A RESOLUTION TO ACCEPT THE ANNUAL COMPREHENSIVE FINANCIAL REPORT OF THE VILLAGE OF DOWNERS GROVE FOR THE FISCAL YEAR JANUARY 1, 2022 THROUGH DECEMBER 31, 2022, as presented*

***RESULT:** Motion carried unanimously by voice vote.*

**MOTIONED TO APPROVE:** Commissioner José

**SECONDED BY:** Commissioner Sadowski-Fugitt

**AYES:** Commissioners José, Sadowski-Fugitt, Davenport, Tully, Glover, Gilmartin, Mayor Barnett

**NAYES:** None

**MOT 2023-9974** — B. Motion: Direct Staff to Publish a Request for Proposals for the Redevelopment of Lot 2 of the Civic Center Project

**Summary:** This motion directs staff to publish a Request for Proposals (RFP) for the Redevelopment of Lot 2 of the Civic Center Project.

### **Public Comment**

An unnamed resident asked for the definition of Lot 2.

The Mayor said it is the lot that the current Village Hall was sitting on and the parking lot, all the way down to the maintenance area.

Linda Elsik, 828 Clyde, expressed her interest in making Downers Grove a leader in affordable housing and asked that the Council incorporate 8-10 units of affordable housing in the redevelopment of the Lot 2 property. She spoke of her past hardships and would like consideration for all the families and senior citizens currently having the same issues that cannot afford to live in Downers Grove.

Laura Temple, 1115 Prairie Ave, expressed her interest in incorporating affordable housing as part of the redevelopment of Lot #2, further stating that it would bring diversity to the Village. She expressed disappointment that recently completed developments in the Village did not include affordable housing.

Sandy Mueller, 1060 68<sup>th</sup> Street, expressed interest her interest in incorporating affordable housing as part of the redevelopment of Lot #2 and her hope that the Village would lead the way with affordable housing. She spoke of her experience being born to a low-income family that received outside help to make ends meet and that she wants the Village to provide some assistance to families that need it.

Anne Wick, 1534 Grant Street, expressed interest in incorporating affordable housing as part of the redevelopment of Lot #2 and spoke of people she knew that could benefit from it. She thanked the Council for their efforts in the stewardship of tax dollars but felt the need for affordable housing in Downers Grove was evident.

Allison Heverin, 1702 Chicago Ave, requested that a provision for affordable housing be included in the upcoming RFP and further stated that it was the Council's duty to make Downers Grove accessible to all people. She said she knew a few units would not make a difference now, but it would be a start.

Robin Tryloff, 1225 Parkway Drive, said she wanted 10% of the redevelopment of Lot 2 to include affordable housing. She further stated that affordable housing would allow families to spend more dollars locally, ensuring working families could continue to live and spend in Downers Grove.

Janet Whittingham stated she did not want affordable housing units to be included in the RFP, further stating that taxes had already risen over the past few years due to school referendums. She feared if taxes continued to rise it would make it unaffordable for current residents to continue to live in the Village. She said she was disappointed by a statement made by a speaker at the last Village Council meeting; stating that it would be okay if the Village did not obtain maximum value for Lot 2 – she felt that was a cavalier attitude, especially against existing senior residents on fixed incomes. Ms. Whittingham said though she doesn't agree with affordable housing on this project, she wants the Council to find a way to attack affordable housing in the community and is willing to participate in the process.

Claude Nesbit, a resident, expressed interest in affordable housing being incorporated into the redevelopment of Lot 2 but requested that the developer hired has experience with it. He spoke of being a product of affordable housing and that he was able to make his way to Illinois and Downers Grove; he further stated it would be for the social well-being of the people and that affordability does not mean the lowest of income.

Julie Brethauer, 4909 Montgomery, echoed her fellow residents that requested Council include affordable housing in the RFP.

### **Village Council Comments/Questions**

Commissioner Tully said he appreciates the emails and comments on this topic. He explained there have been ad hoc committees on this topic that completed research on it in the past. Commissioner Tully noted that though it is heartfelt to hear the comments made by the residents and their desire for diversity in the housing stock, it was anecdotal. He said it is important to have statistics regarding the housing stock in Downers Grove; he further stated that there had been a broad community conversation in the past and there was not an issue as defined – that came as a surprise to many people. He said he is not as concerned about affordability, as he is about availability. He said he believes having all the data is very important and he agrees with data-driven decisions. Commissioner Tully outlined these reasons for not being in favor of including affordable housing in the redevelopment of Lot 2:

- He advocated for the new Village Hall and Police Department, through numerous iterations, while communicating to the community that the value received from the parcel would be maximized with the least amount of tax dollars used as possible. He stated that he feels it is not right for the Council to change its course midstream.
- He did not agree with getting less than the maximum value for Lot 2. Additionally, the Commissioner said he does not agree with reducing the number of contractors that may bid on the project (due to the affordable housing component). He cited that he believed that the loss of revenue on the lot, over the next 8-10 years, could be more than of \$2 million; he further noted, in the name of affordable housing, things would be made affordable for some people while adding additional tax burden on all the residents to make up for the loss.
- He stated this needed to be a community conversation similar to that of the ad hoc committee started in 2007; it should be a conversation that includes broad community input, data, and participants from builders, to realtors, to residents that have lived in Downers Grove their entire lives.

Commissioner Tully said he does not support adding affordable housing to Lot 2 and does not believe there is data to support it. He also stated that things have changed in the Village; one of those changes is there are now more senior living opportunities than in the past. The Commissioner concluded by stating if the Council supports affordable housing, he believes there should be a conversation involving the community (not a handful of people) and should include specific data.

Commissioner Sadowski-Fugiit stated that the Village's portion of tax bills is only 10%. She said the affordability metrics used were about five years old and that metrics for 2023 would be coming out soon. The Commission further stated there were discussions, but it was never a given that Lot 2 had to sell for top dollar. She noted that she has been asking that affordable housing be a part of this since 2019 - the meeting minutes from August 16, 2022, included a record of her stating the importance of it. She said the Council had been discussing affordable housing for a year; there could have been more substantive conversations, but this is the current situation. She spoke of the research she did on this, which included speaking with people that are familiar with the issues, such as the DuPage County Board members (Liz Chaplin), nonprofit organizations that have been working on this issue for decades, other Council members in communities nearby also working on similar projects, real estate agents, and mortgage companies; no one she spoke with recommended against moving forward with at least exploring the issue – which is what seeking out the RFP would do. The Commissioner also stated that she mines some State and Federal websites (IDA, IHDA, HUD). She said it is important to consider the following as the discussion continues:

- Current rent data
- Statistics from the pre-COVID era should not be used (due to historic rates of inflation since 2021)
- College debt from anyone younger than Gen X
- Housing costs that have risen

- College costs that have risen
- Wage increases have been minimal
- High cost of childcare

Commissioner Sadowski-Fugitt said that even though there may be a few apartments in Downers Grove at affordable costs, there is still a need for more. She spoke of a chart (from 2021) showing that people under 24 and adults over 65 are the highest proportions paying more than 30% of their *gross* income for housing. She noted the suggestion that the cost of a condo in the Village could be \$150,000 – \$200,000, but that does not account for the down payment, closing costs, HOA dues, and the highest interest seen in well over a decade. Commissioner Sadowski-Fugitt said people are renting until they can afford to buy, and the median salary cannot be used for new families since they are usually at the bottom of the salary scale. She stated that the gross income for house-buying power is inaccurate because of the many other expenses families have, such as utilities, insurance, childcare, etc. To give perspective, she explained she bought her home ten years ago for \$255,000, with a combined income (with her husband) of \$135,000. She noted that she has an advanced degree and has student loans and car payments; her mortgage broker said she was income-rich but cash poor. Commissioner Sadowski-Fugitt stated that in 2023, \$135,000 does not get a family far in Downers Grove. She spoke of some recent City of Naperville reports and discussed them with a couple of their Council members. She said they stated nothing was a huge surprise, as there were no new insights or innovations from the current data they already had. She also mentioned that it would be convenient for low-income workers to use the readily available public transportation in the Village. Commissioner Sadowski-Fugitt said if the Council does not support affordable housing for Lot 2, she wants to have these discussions about other areas in Downers Grove (i.e. the Fairview area sub-corridor) and discuss other priority action items to come up with some solutions to both availability and affordability for all to live in the Village

Commissioner Gilmartin suggested including a request for pricing the project with and without affordable housing. He said he thinks many developers are interested in the project and does not think asking this of developers is objectionable. He stated that since revenue is a concern as to what was “sold” to the public about the project, this would get data that could be discussed (as mentioned by Commissioners Tully and Sadowski-Fugitt). Commissioner Gilmartin said he received information from staff about what the impact of affordable housing could be in terms of revenue on the property, and those figures amounted to \$30,000 a year for the consideration of 20 units and \$15,000 a year if considering 10 units – which could be more manageable. He said this does not calculate to millions of dollars lost. Commissioner Gilmartin expressed he is a strong proponent of having an affordable housing piece to this RFP, but he agrees with looking at this from both sides. He said the Council could have a more substantive debate when the proposals are returned.

***Commissioner Gilmartin made a motion to amend the motion to add provisions that require both a proposal with an affordable housing component and a proposal without the affordable housing component. Commissioner Sadowski-Fugitt seconded. No vote was taken.***

Commissioner Sadowski-Fugitt stated this could be a compromise and there would be a better picture of the amount of revenue involved and who it might affect. She said she thinks it is a great idea to get the numbers and data to follow through.

Commissioner Tully said he appreciates the creative approach. He said when he spoke earlier, he was referencing \$2.5 million from the sale of the property, potentially limiting bidders and what they would be willing to offer on the land. He noted he is reluctant to support this motion because if it is a requirement that all bidders submit both, he thinks it could impact the pool of responses and ultimately impact the finances involved in the payment of the project. Commissioner Tully said he would support this amendment if there is a modification to ask the bidders to provide this detail but not make it mandatory

Commissioner Davenport asked how many units would be included in this amendment.

Mayor Barnett said that the number of units was not stated.

Commissioner Gilmartin said it could be 10%, likely around 17 units at 20%.

Commissioner José said he is interested in what Commissioner Tully said and would like a voluntary inclusion regarding the affordable housing piece, as he shares the same concerns that the number of respondents could be limited, if it is not voluntary.

The Mayor explained the original proposal did not preclude a bidder from including affordable housing. He also reminded all that this is a TIF situation, so time is of the essence, as TIF proposals work best for all of the public when they start immediately. The Mayor said there is a discussion about the sale of Lot 2, even though it is a long way ahead, because the developer needs to start work as soon as they are able to. That said, the Mayor stated that anything that would add time to the process of the developer starting work (a study or any complexity) is something he would adamantly oppose. He concluded by stating that the TIF would work best if it is rolling on day one, so he does not support the amendment.

***Commissioner Gilmartin made a motion further amending the original motion to include an amendment to the RFP to include an optional request for proposal on affordable housing at both 10% and 20% of the unit count; Commissioner Sadowski-Fugitt seconded the motion.***

The Village Council discussed the amendment.

The Mayor recapped the most recent amendment – the proposal released to the public would state the Village is offering this parcel for development and welcomes an affordable housing component at 10% or 20% of the unit count, but that the affordable housing component is not required. He asked Commissioner Gilmartin to confirm.

Commissioner Gilmartin said that was correct.

Commissioner Tully said he wants to be sure staff is clear on the RFP and that the affordable housing component is only optional. He also said he wants to be sure it does not slow down the issuance of the RFP.

Commissioner José asked what definition of “affordable” will be used – where would it be fixed at in terms of income levels?

Commissioner Gilmartin said that the 2007 ad hoc committee’s definition of affordable housing (that Commissioner Sadowski-Fugitt mentioned) was a metric based on 60% of median and took 30% of that. He said the report looked at middle income and not low income, further stating the metric was a little different but worth exploring. He stated that he assumed developers would have a handle on what affordability meant and asked staff their opinion.

Manager Fieldman said that from a staff perspective, since this is a request for proposal, he believes the development community would understand if the Village said they would welcome optional submittals that included affordable housing at 10 to 20% of the total unit count. He said all the proposals would come back to the Council for consideration and the Council would have a better handle on how the development community responded to the RFP.

Commissioner Sadowski-Fugitt said Illinois typically refers to 60% of median income, with 30% of that toward total housing costs, including rent and utilities.

Commissioner José said he thinks this should be a longer term conversation and they should take into consideration whether or not to consider definition of affordable to be something different, further stating there could be other factors that play into whether or not a different number should be used.

***Roll Call on the amendment:******AYES: Commissioners Gilmartin, Sadowski-Fugitt, Davenport, Tully, Glover, José******NAYES: Mayor Barnett******RESULT: Motion passes 5-1 by roll call.***

Commissioner Davenport said he thinks this topic is worthy and in need of much more discussion, including LRP discussions. He stated he believes that word “affordable” needs to be defined and there needs to be a determination on if and how much help should be provided. The Commissioner stated there is not a true vision of addressing the need for affordable housing, further stating how affordability relates to a diverse community of people at different income levels and could assist those at income levels that have a greater need. He also stated that he knows there are a number of ways the Village can take the lead on affordable housing but questions if Lot 2 is the right place to start. He spoke of the Village’s \$30k yearly donation to DuPage County’s Meals on Wheels program and stated that there are a number of ways the Village can help to make Downers Grove a more welcoming community. He spoke of how this speaks to him because of the hardships his family endured in rural MI when he was a child. The Commissioner said he is committed to continuing this conversation and further mentioned the possibility of discussing this for the Fairview setting. Commissioner Davenport said he hoped this will set the stage for other things that are done in town. He concluded by stating that he does not want people thinking the development on Lot 2 is the Village’s only chance of incorporating affordable housing into the Village

Commissioner José said he appreciated the comments about the potential Fairview Avenue redevelopment opportunity, as he is a resident of that area. He shared in the thought of additional opportunities for affordable housing coming down the road. The Commissioner stated that he also shared in some of the reservations that had been expressed, particularly in maximizing the value of Lot 2 in order to minimize the impact to the Village residents/taxpayers. He also spoke about ways that the Council had increased the total cost of the project when there was value to be gained, i.e. the environmental changes made that have a greater societal value than just the dollars that were spent on them. Commissioner José said he did not think decisions could be made yet, as there was no recent local data. He spoke of tax bills, and how even though the Village’s portion was small, he wanted to be sure the Council was very careful about how this could impact tax bills for taxpayers. He said he believed there needed to be a much larger conversation with the community about affordable housing including:

- The definition and meaning of affordable housing
- The current housing stock
- The current rental opportunities

Commissioner José said as the owner of a smaller home, he knows that there are smaller, more affordable homes in Downers Grove but he is unsure how often they are on the market. He said he believes there is a need to investigate further to get hard data before he is ready to move forward on the issue – even if that means setting up another committee. He said though he will appreciate the data that is received from the RFP, he believes this is something that needs to be dug into further as a community and a Council before really determining the right way forward. Commissioner José said he believes a regional approach to this was the right way to go. He concluded by stating that he appreciated the amendment.

Commissioner Gilmartin said he appreciated Commissioner José mentioning the environmental sustainability elements that were added to the project over the past year – they had nothing to do with maximizing the value of the property but did have to do with long term sustainability. He said those additions demonstrated the Village’s values pertaining to environmental sustainability and he supported it on both fronts. He said there were discussions about those elements and there was a fairly quick consensus. He also spoke about the Council’s yearly approval of the Village’s \$30k donation to Meals on Wheels and said the calculations on the cost of the affordable housing units were the same amount. He said he thinks there are ways that the Village could maximize the revenues on the property to make it worth more. The Commissioner said whatever happens, he is encouraged to hear the desire for a broader discussion about the topic and the possibility of incorporating it into the Fairview area. He expressed his excitement in seeing the RFP responses from developers. He concluded by stating that he appreciates the need for data and believes it can be available to the Village quickly by contacting a realtor or mortgage banker, further stating that he

believes the data needed could be provided in a timely manner in order for the Council to make decisions. He said he looks forward to a broader discussion.

The Mayor said the discussion is about 8 units out of about 20,000 residential units in Downers Grove and reiterated what Commissions Davenport and Sadowski-Fugitt said about no current data being available; all that is available is anecdotal evidence. He said the Village is not in the business of housing and is not in the business of maximizing revenue – the Village is not a business. He continued by stating that the Village is supposed to use revenue to provide donations to Meals on Wheels and expressed his desire to continue to be the fifth lowest taxing body in DuPage County; it makes Downers Grove more affordable for seniors to stay in town and for young adults to move to the Village because there are 32 communities that have higher taxes than Downers Grove. He explained that every decision that is made to expand the scope of what the Village does comes with the risk of running those that already live in the Village out, and discouraging those that may consider moving back from doing so. The Mayor explained that eight units will get filled and there will instantly be an affordable housing problem. He said he worries that it is a mission creep kind of thing. He said he thinks this is really a Township or County issue and that Downers Grove is already built out and this is just one parcel that is not going to have a meaningful impact on this element. He noted that if the Village had to make the decision not to take the highest number for the property in exchange for 8-10 affordable housing units, the risk to increase the cost of delivering service to everyone in the Village may go up. The Mayor said he all for a longer range conversation, but still does not think this is about providing housing, but rather about other things such as zoning, fees, and density. He spoke about a conversation at a District 2 meeting he attended that included a dialogue about using metrics at the County level for income and housing stock – not just that of Downers Grove. Mayor Barnett said it is not as simple as eight units, it more than that. He thanked Commissioner Gilmartin for his compromise and thanked everyone else for their input. He said he hopes the conversations down the road are not so much about Downers Grove getting into the business of providing subsidized housing, but rather for making an environment where housing is accessible and affordable to build.

***Roll call on the amended motion:***

***MOTIONED TO APPROVE: Commissioner José***

***SECONDED BY: Commissioner Glover***

***AYES: Commissioners José, Glover, Davenport, Tully, Gilmartin, Sadowski-Fugitt, and Mayor Barnett***

***NAYES: None***

***RESULT: Motion passes unanimously by roll call.***

**MOT 2023-9973** — C. Motion: Authorize Staff to: 1) Take Steps to Create a Tax Increment Financing District for the Meadowbrook Shopping Center; and 2) Negotiate a Redevelopment Agreement in Accordance with the Key Terms Listed in the Staff Report

**Summary:** Approval to direct staff to take steps to create a Tax Increment Financing District for the Meadowbrook Shopping Center located at the southwest corner of 63rd and Woodward (2001 63rd Street, 2003-2053 (odd) 63rd Street and 6310-6400 (even) Woodward Avenue) and Negotiate a Redevelopment Agreement in Accordance with the Key Terms Listed in the Staff Report.

**Village Council Comments/Question**

Commissioner José stated he did not attend the Village Council meeting on June 13, 2023, and was unable to comment then. He stated that he is excited to see this move forward, as the Village has been working on the redevelopment of this property for many years. Commissioner José thanked the EDC and Village staff for all their efforts on this item.

Commissioner Davenport thanked the EDC and staff as well. He said the shopping center is on the edge of the south side of town and it will give people a great first impression when driving into town on the south side.

**MOTION:** To adopt a motion to: 1) Take Steps to Create a Tax Increment Financing District for the Meadowbrook Shopping Center Located at the Southwest Corner of 63<sup>rd</sup> & Woodward (2001 63<sup>rd</sup> Street, 2003-2153 (odd) 63<sup>rd</sup> Street and 6310-6400 (even) Woodward Avenue); and 2) To Negotiate a Redevelopment Agreement in Accordance with the Key Terms in this Staff Report, as presented.

**RESULT:** Motion carried unanimously by voice vote.

**MOTIONED TO APPROVE:** Commissioner Hosé

**SECONDED BY:** Commissioner Sadowski-Fugitt

**AYES:** Commissioners Hosé, Sadowski-Fugitt, Davenport, Tully, Glover, Gilmartin, Mayor Barnett

**NAYES:** None

**RES 2023-9971** — D. Resolution: Village of Downers Grove, Illinois Inducement Resolution Relating to the Possible Adoption of Tax Increment Financing for the 2023 Meadowbrook TIF District. **RESOLUTION 2023-45**

**Summary:** This inducement resolution is relating to the possible adoption of tax increment financing for the 2023 Meadowbrook Shopping Center TIF District.

### **RESOLUTION 2023-45**

#### **VILLAGE OF DOWNERS GROVE, ILLINOIS INDUCEMENT RESOLUTION RELATING TO THE POSSIBLE ADOPTION OF TAX INCREMENT FINANCING FOR THE 2023 MEADOWBROOK TIF DISTRICT**

**MOTION:** To adopt *THE VILLAGE OF DOWNERS GROVE, ILLINOIS INDUCEMENT RESOLUTION RELATING TO THE POSSIBLE ADOPTION OF TAX INCREMENT FINANCING FOR THE 2023 MEADOWBROOK TIF DISTRICT*, as presented.

**RESULT:** Motion carried unanimously by voice vote.

**MOTIONED TO APPROVE:** Commissioner Hosé

**SECONDED BY:** Commissioner Sadowski-Fugitt

**AYES:** Commissioners Hosé, Sadowski-Fugitt, Davenport, Tully, Glover, Gilmartin, Mayor Barnett

**NAYES:** None

### **7. First Reading**

There were no First Reading items.

### **8. Mayor's Report**

There was no Mayor's Report.

### **9. Council Member Reports**

Commissioner Tully announced there were two days until Rotary Grove Fest, the best and largest block party, and he hoped to see everyone there.

Commissioner Sadowski-Fugitt reminded everyone that the Legacy Wall at the Library would be there through the end of the month and encouraged all to visit.

### **10. Manager's Report**

Mike Baker, Deputy Village Manager, gave an update on the Civic Center Project. He said the steel structure portion of the construction is complete along with the roof decking, allowing the mechanical work to begin. He said that overall the project remains on schedule and under budget. Mr. Baker showed a video of the current work completed.

**Mayor Barnett called for a short recess at 8:28 p.m., stating that the Village Council Meeting would reconvene in the Committee Room to continue discussions on the Village's Long Range Plan for 2023-2025. He welcomed the audience to join the meeting in the Committee Room.**

**REP 2023-9976 — A. Report: Long Range Planning: Key Trends and Issues**

Mayor Barnett explained the Long Range Planning process and how the outcome of the process is the Council's work plan for the next 2 ½ years. This is the second meeting to discuss trends and issues

Village Manager Fieldman reminded everyone that the LRP is a combination of financial and strategic planning, a format that has worked for the Village over the last ten years. He explained that a series of meetings would take place over the summer, and this is the second discussion regarding trends and issues. He said he suspects affordable housing to be introduced during the July 18<sup>th</sup> meeting. Manager Fieldman outlined the five items that were included in the report (included with the agenda materials online).

**1. Key Trend: Commuter Parking System and Parking Fund Sustainability**

Manager Fieldman said the Village owns and operates 10 surface parking lots that serve three train stations and also a structured parking deck in the downtown. He stated that since COVID, revenue collected from the use of the parking lots is down. He noted that even with the decrease in revenues, the parking deck and parking lots must be maintained. Manager Fieldman presented data from the Main Street, Belmont and Fairview train stations (included in the report). He stated that the Main Street parking lot is at 50% average use and both the Belmont and Fairview parking lot averages are significantly lower. Manager Fieldman stated that staff is suggesting the following for inclusion in the LRP plan:

- Consider eliminating the Quarterly Permit model at Belmont and Fairview and go to “pay for the day” to collect fees. He said other communities have gone to this.
- Further monitoring of Main Street.
- Consider converting the Fairview parking lot into other land uses.

Manager Fieldman said if daily fee parking is implemented at both Belmont and Fairview, staff believes the revenues at both parking lots will drop, but so will the expenses related to operating the quarterly permit system; thus putting revenues and expenses at equilibrium. He also stated that this could free up resources that are spent on managing the parking system to be used in other areas.

**Village Council Comments/Questions**

The Mayor explained that many Village operations are self-funding, i.e., stormwater. He commented that parking lots have been maintained and improved largely through funds from the people that park in them, but that does not seem sustainable any longer. The Mayor said he believes the next steps as described by Manager Fieldman seem logical and reasonable.

Commissioner Tully asked what Naperville's experience has been since the daily fee has been implemented.

Manager Fieldman said nothing has been reported because he believes it is not effective until January 2024. He stated Lombard made the switch, and he hasn't heard anything negative.

Commissioner Tully said that converting the Fairview parking lot is an intriguing option to him and asked if there are any issues with Burlington Northern and any commitments the Village has with them.

Manager Fieldman said yes there is a current arrangement between the Village and Burlington Northern that is within a two-year window of a discussion regarding commuter parking.

Commissioner Gilmartin asked what the quarterly permit cost is at the different train stations.

Commissioner Sadowski-Fugitt said she thinks they are \$93 a quarter for all three parking lots and the difference is that Main Street is only for Village residents and non-residents can use Belmont and Fairview. She said she wants to make sure that if parking stays at Fairview, it is not affected by stormwater.

Manager Fieldman stated that staff does not see a scenario where all parking at Fairview would be eliminated, as that would pose challenges to the train station. He noted that he suspects that over the next couple of months Council may instruct staff to pursue some planning efforts in the Fairview area and detail level questions will be included then.

Commissioner Sadowski-Fugitt asked if there was a waiting period for quarterly permits at Fairview or Belmont.

Manager Fieldman said Fairview has no waiting list and Belmont ranges from no waiting list to a small list.

Commissioner José asked if there is any information regarding ridership out of Fairview, and if not, could he get it. He said that due to Metra's dramatic schedule changes over the last few years, he has been forced to use the Main Street stop instead of the Fairview stop that he lives much closer to. Commissioner José said he is concerned about property value impacts and business attraction to that area.

Manager Fieldman said he can get that data to the Commissioner and reiterated that the schedule is a major component of the viability of the Fairview Station.

Commissioner Davenport said he thinks this would revitalize the train station and he believes that action needs to be taken before it's too late. He asked what the financial impact would be if going to all daily fee parking.

Manager Fieldman stated that staff thinks it would lower revenues and expenses and put the Village at about equilibrium in that funding. He also said he thinks it frees up resources that are now spent administering the permit program and other enforcement.

Deputy Village Manager Mike Baker stated that parking fees are \$143 for non-residents at Belmont and Fairview and \$93 for residents of Downers Grove at all three stations.

Commissioner Gilmartin commented that there are 40% permit users and 100% permit keepers.

Manager Fieldman said that Metra has been asking to shift away from quarterly permits to daily permits for years.

Commissioner Tully discussed the lingering impacts of the pandemic on ridership. He said the Village needs to take into account the way that people commute has changed, i.e., ride shares, changes to how people get to the train station, alternative transportation, and that fewer cars are out. Commissioner Tully said more municipalities are converting traditional parking into other uses because of this.

The Mayor asked if any of the Council members have issues with going down this road. He explained that historically there were not enough spots with long waiting lists, but it is a different world now and the current funding model will not continue to work.

Commissioner Gilmartin said he thinks there may need to be a bigger discussion around what the impact may or may not be.

### **Public Comment**

A resident asked what other uses Council has in mind for the Fairview parking lot.

The Mayor stated that would be a discussion held in the future.

A resident asked how daily fees would be collected.

Manager Fieldman said fees would be collected via Pay by Phone or Pay at the Station, which are already in place.

## **2. Key Trend: Fairview Area Plan Implementation**

Manager Fieldman explained that the streets and street lights in the Fairview area are in need of repair or replacement and have been for many years. He said the Community Investment Plan includes a project set to start this year with plans for those construction improvements. He noted that posed an issue because the Village's Comprehensive Plan identifies the Fairview area as a special focus area and has a series of recommendations to revitalize and change that area. Manager Fieldman said he believes that prior to investing in permanent design improvements on the streets and with the streetlights, any consideration of the recommendations in the Comprehensive Plan needed to be discussed. He stated that staff recommends preparing the implementation of the recommendations. He said based on his individual conversations with the Council members and the conversations happening at the meeting, he believed this will be discussed at the July 18<sup>th</sup> meeting. He stated a lot of work needs to be done on this plan and the issues that need to be addressed include:

- Amendments to the Zoning Ordinance and Zoning Map.
- Financial policies and incentives to facilitate the redevelopment of private properties.
- Financial policies and mechanisms to pay for public improvements.
- Business attraction and retention efforts.
- Streetscape and landscape improvements.
- Redevelopment of commuter parking lots.

Manager Fieldman said this is a multi-year planning and implementation effort. He compared this plan to the one undertaken for the Downtown Area in the 1990's and went through 2021, which included about 25 years of work.

### **Village Council Comments/Questions**

The Mayor said a decision would need to be made about whether or not the conversation would be about pursuing the planned investments or if a broader discussion about the Fairview area should take place, putting off the planned investments. He said he believed those conversation would happen during the July and/or August meetings, providing more details.

Commissioner Gilmartin said regardless of the direction given, he assumes that repairs on the road, including potholes, etc. would be maintained.

Manager Fieldman said there will be a commitment to keeping the area safe and the roads maintained as much as possible, without doing the rebuild.

### **Public Comment**

A member of Greener Grove asked if there would be consideration to include shielded lighting that is down-facing. She asked that solar power be considered in the renovations.

The Mayor asked her to stay with the process, it was too early for that recommendation.

## **3. Key Trend: Stormwater Fund Sustainability**

Manager Fieldman explained that this goal is to manage stormwater. He gave the history on the Village's work to

increase its effectiveness dating back to 2008; details that outline the locations of the 90 significant capital projects, that cost over \$50 million in investments, are in the report linked to the agenda materials. Manager Fieldman noted that there could always be a storm that exceeds the system's capacity. He outlined the following as the trends and issues of the stormwater plans:

- Projects identified in the 2022-2024 Stormwater Capital Plan will be completed on-schedule by 2024.
- Upon completion of the projects, there will be 5 years remaining in the stormwater utility plan (2013-2029).
- Future stormwater capital projects to be constructed in 2025 and beyond will be identified beginning in 2024.
- One 5-year stormwater capital project plan is necessary to close out the original stormwater utility planning period (2013-2029).
- The number and cost of capital projects to be constructed is planned to decrease in future years, while the number and cost of maintenance activities will increase.
- Preparing special stormwater capital plans in addition to preparing the Community Investment Plan (CIP) may no longer be necessary. Stormwater projects would instead be included in traditional CIP plans.

Manager Fieldman said the report (referenced earlier) includes a graph that shows the current year expenses and revenues, with expenses exceeding revenues. He said the Village is spending down bond proceeds with revenue sitting at about \$6.2 million. He noted that by 2029 there will be a balanced situation of just over \$10.2 million in both expenses and revenues, with a majority of expenses involving the maintenance of the expansive systems. Manager Fieldman said the Village is in a position to use the standard approach to infrastructure planning, the five-year community investment plan; staff believes as the last iteration of the stormwater plan, it is a good way to continue to carry out and implement an increase in the maintenance activities as called for in the multi-year plan. He also included that the financial side of the plan also needs to be implanted, which calls for 8.7% annual increases in the stormwater fee.

#### **Village Council Comments/Questions**

Commissioner Sadowski-Fugitt said she is thrilled with the progress of the 15-year plan. She stated she thinks the Village has done an excellent job with the capital projects, and it really shows when there are heavy rains. Commissioner Sadowski-Fugitt noted she is in favor of all of this.

Commissioner Davenport commented about making sure the maintenance number does not become higher than it needs to be. He spoke about ways to reduce long-term maintenance costs and advocated for taking a deeper dive into the projects to reduce future maintenance costs.

Manager Fieldman noted that Commissioner Davenport and staff are aligned with how to approach this. He said staff will dive into the details.

The Mayor thanked past Councils from the early 2000s for the work that has been done to help solve stormwater problems. He pointed out that evidence shows that since 2013 a lot of the work has been effective in minimizing the risk of flooding.

#### **4. Key Trend: Financial Assistance for Not-For-Profits**

- The Village has been providing annual financial assistance to the DuPage Senior Citizens Council (DSCC) for the Meals on Wheels program in the amount of \$30,000 since 2016.
- In 2023, the DSCC requested funding in the amount of \$69,275 to cover the cost of providing the service to Downers Grove residents.
- The Village Council is interested in considering additional funding to the DSCC in 2023 and beyond.
- Other Not-For-Profit Agencies provide services to Downers Grove residents and would also benefit from Village financial assistance.
- The consideration of additional funding for the DSCC should be considered in the context of a plan or policy for providing financial assistance to Not-For-Profit agencies.

Manager Fieldman spoke of staff's suggestion to explore a plan to reinstate a new form of what was the Village's community grants program (operated prior to 2010) and prepare any future budgets accordingly.

### **Village Council Comments/Questions**

The Mayor said there are more opportunities to help other programs in town and wants to explore them. He explained there is a funding source and there are people who are not recipients that think they should be, so the system should be transparent and available. The Mayor noted he thinks it is worth pursuing and it is important to have an organized Community Grants Program.

Commissioner Tully stated he served as chair of the Community Grants Program many years ago and it was effective, but during the recession in 2008, there was no longer a means to support the program. He said a lot of not-for-profits benefitted from it. He explained there was an annual budget amount set aside for grants and a group of appointed volunteers in the community would vet proposals from organizations in town; and a decision would be made on the amount the organizations would receive in terms of grants. He noted that the grants kept some of the organizations going and it was rough when it went away. Commissioner Tully said he would support a Community Grants Program and creating a budgeted item. He detailed that it would need criteria in place, including a Grants Commission (comprised of residents), to make recommendations to the Council for final approval. Commissioner Tully said he does not think too much time and effort would be needed to put it back into place.

Commissioner José said it predates his time on Council, but it would be a good topic for conversation. He said he is concerned about this becoming "mission creep". He spoke of the Meals on Wheels Program being a public/private partnership that is different than a typical not-for-profit. He said he is interested in what the eligibility criteria would look like and would like future conversations about possible modifications.

Commissioner Sadowski-Fugitt stated she is interested in exploring this plan but has some of the same concerns as Commissioner José. She said she is interested in looking at the budget and the eligibility criteria, as those are going to be the deciding factors for her. She said she believes it is a balance and that by providing the residents with the resources they need, including affordable housing, it could prevent them from needing assistance from non-for-profits. Commissioner Sadowski-Fugitt concluded by stating that she is interested in learning more, further stating that she wants to make living in Downers Grove affordable, while taking care of not-for-profit organizations.

Commissioner Davenport said he remembers when community grants were around, further stating that it was not ended because it was not needed, it was due to a lack of funding. He expressed excitement for the return of the program. The Commissioner stated that having had a great model as precedence should help with reinstating the program.

The Mayor noted he remembers when the Human Services Ad Hoc Committee did research on this, further stating that there are hundreds of organizations that provide valuable services. He concluded by stating that it may be a challenge to figure out what the structure will look like, even with a model in the past, it will be difficult to pick which organizations to contribute to.

Commissioner Tully commented that there was a broad range of not-for-profits the previous program encompassed that included a lot of benefits to the community and beyond, bringing them a sense of pride and belonging.

Commissioner Gilmartin stated while he is in support of this, he wants to be sure that the model is updated; he expressed his concern that the program was funded with hotel tax revenue in the past, just as the EDC was before the Village funded it directly. The Commissioner stated he wants to have discussions regarding funding sources and would like a commitment to make this a line item rather than a variable. He concluded by expressing his belief that having some diversity in the organizations selected is important.

The Mayor said that the funding model for the EDC changed because of the environment but also because the Council felt it was important enough. He said if the Council thinks the same thing for this, they should do the same thing.

**Public Comment**

A resident stated she is comfortable going with a variety of organizations but wants dollars earmarked for food and shelter first.

Commissioner Gilmartin said that the Village's full-time social worker can tap into what the needs are within the community.

The Mayor stated that he believed all of the Council members think this is worth digging into (Council members voiced agreement). Mayor Barnett said they will discuss those details once the topic is discussed further.

A resident asked that aside from the \$30k the Village donates to Meals on Wheels (also stating that does not cover how many meals they provide in dollars), does the Council have an idea of the other not-for-profit services they would consider donating to.

The Mayor listed names of other organizations, such as Family Shelter Services, Sharing Connections, etc., and said approximately 400 different entities have been provided money in the past. He added that not all of the entities are based out of Downers Grove, but provide services of some kind within the Village.

Manager Fieldman spoke of a good database called CRIS that is located on the DuPage County website. It is a listing of not-for-profits providing service in the area.

**5. Key Trend: Environmental Sustainability Plan**

- The Village adopted the Greenest Region Compact (GRC) Resolution on 3-21-2023.
- The Village takes many actions in support of the Strategic Goal *Steward of Environmental Sustainability*.
- The Village does not have a formal sustainability plan or reporting process. Sustainability efforts are carried out on an informal basis in support of the strategic goal as the Village Council provides policy direction and the staff undertakes daily operations.
- The Village Council would like to discuss the options for participating in the GRC.

Manager Fieldman spoke of the alignment between the Village and the GRC framework:

- 94% of GRC Goals (46 of 49 Goals Supported)
- 57% of GRC Objectives (180 of 315 Objectives Supported)
- 51% of GRC Strategies (53 of 104 Strategies Supported)

Manager Fieldman said that staff needs Village Council direction on how to handle environmental sustainability actions and policies moving forward. He listed four options:

- Option 1: No changes to current operations/policies
- Option 2: Enhanced reporting
- Option 3A: Sustainability plan with small scope
- Option 3B: Sustainability plan with large scope

Manager Fieldman explained that depending on Council direction, the options outlined could include interactions between staff and Council; the possible reinstatement of a board/commission or creating a new one altogether; the help of an outside consultant; or even hiring a full-time staff member with expertise in environmental policy, environmental sciences, environmental planning, or the similar. He said that costs had been reported out and there have been financial benefits over the years, but none of it has been quantified yet because staff does not have

Council direction on the plan. Manager Fieldman stated that he is looking into how to proceed and is looking to each Council member to indicate the option they choose.

### **Village Council Comments/Questions**

Mayor Barnett stated he would like to move forward with Option 2. He said there needs to be conversation on what this should look like with an effort on prioritization. He stated that the Village cannot fix what is not measured; adding that there was not much reporting in prior years on what the Village was doing and whether or not it was effective. The Mayor noted that since recently reporting the Village work the Village has done, there have been many compliments.

Commissioner Glover stated he would also like to move forward with Option 2. He also said given the fact that the Village already aligns with GRC Goals and Strategies, and is already doing much of what is already in the report, he thinks enhanced reporting can showcase this to the public.

Commissioner Sadowski-Fugitt stated that at a minimum, she wants to move forward with Option 3A or 3B; further stating that she wants to reinstate the Environmental Concerns Commission and possibly even hire staff that specializes in this area. She would like to see a report put together, similar to the Gap Analysis Report that the Human Service Commission issued. She said she thinks the Village currently does business while keeping sustainability in mind, but thinks extra assistance is needed to identify the areas where the Village might be lacking. The Commissioner spoke of plans that neighboring communities, Naperville, Wheaton, and Elmhurst have in place. She also stated that she believes enhanced reporting is necessary.

The Mayor said that he concurs with Commissioner Sadowski-Fugitt regarding the enhanced reporting. He would like to see it completed on a yearly basis.

Commissioner Sadowski-Fugitt said she envisioned the same thing; further stating it would be similar to the Comprehensive Plan, providing a vision for what the Council would like the community to look like. She said she thinks a small scale sustainability plan would help to always keep goals and objectives in mind with the Council re-evaluating the process every 3-5 years or so.

Commissioner José stated his thoughts echoed some of what Commissioner Sadowski-Fugitt said. He stated he is more on the Option 3A side to the Option 3B side and would like to see a smaller plan. He said he would like the ECC be reinstated to prioritize the pieces of the GRC Report for optimization. Having been a former member of the ECC, Commissioner José noted that he wants to use the ECC in ways they have not been used for in years, as the Commission provides a lot of value.

Manager Fieldman expressed his concern that it will be a challenge to find the right staff member to be a liaison to the ECC without an environmental plan or policy. He said as the Council speaks more of the ECC, he thinks the Village will need a staff member with expertise for it to be more effective.

Commissioner Gilmartin agreed that this is a sticking point for Option 3A. He referenced how good things have been since hiring a specialized traffic/streets staff member that has been looking at what can be improved. He noted that it takes somebody with experience to make a difference and spoke of the positive impact of having a traffic specialist on staff. Commissioner Gilmartin said having a staff member with the knowledge is necessary. He said he would like the ECC back – with a more positive name and a committed staff member. Ultimately, Commissioner Gilmartin said he wants Option 3A and possibly 3B, further stating that he appreciates the enhanced reporting piece too because it drives where the scope should at said times.

Commissioner Davenport said he is supportive of Option 3B and thinks this is something the Village should be leaders on because there is a cost to not being proactive. He expressed that there are areas the Village can improve upon and his belief is that this could result in saving the Village a considerable amount of money.

Commissioner Tully said he would like to move forward with Option 2 for an experimental period. He explained that he was in the audience when the motion was passed to join the GRC. He said he was impressed with what the Village had already been doing for many years and where they stand among the surrounding communities. He noted that the Director of Environmental Initiatives for the Mayor's Caucus (the agency that operates the GRC) was impressed with how the GRC goals and the Downers Grove strategic goals aligned at this time. He compared it to a human working out at home and getting fit instead of working out at an outside gym. The Commissioner said he remembers when the ECC was vibrant and robust and he thinks it should be reinstated (possibly a name change) independent of the GRC membership. Commissioner Tully said he would like to start with the enhanced reporting first, as he has talked with many people who are not aware of all the environmentally sustainable things that the Village already does.

Commissioner Gilmartin asked Commissioner Tully if there was any staff expertise when he referred to the ECC being vibrant.

Village Attorney Enza Petrarca said there was not a professional environmentalist on staff.

The Mayor said the Environmental Concerns Commission's lack of vibrancy is a function of past Councils. He stated that Village Councils have made their own choices over the past few years (giving examples of the garbage contract and the Civic Center Project) without including them.

Commissioner Tully noted that most Village boards/commissions have some residents with backgrounds that can provide free expertise. He said in the past discussions would start at the ECC level (on things like recycling contracts, rain barrel sales, etc.) and then were brought to the Council for final decisions.

Commissioner Davenport asked the Council to confirm that Option 2 is where the Village is at right now, since enhanced reporting was provided earlier in the year.

Council members replied yes.

Commissioner Davenport said that since the Village already has experience with enhanced reporting, he would like to set a loftier goal moving forward.

The Mayor said that one challenge with any policy question is the weaving of it into all policy and budget processes. He said he would support looking for a specific staff specialist on this and that measuring where the Village is at regularly with a professional staff member would take the Village further.

Manager Fieldman noted that from a staff perspective, they wanted to see an open dialogue. He said staff will take what was heard from the Council, individually and as a group, and include that information in an updated draft of the LRP that will be given to the Council for review and approval at the August 15<sup>th</sup> meeting or possibly into September (after the priority action discussions happen). Manager Fieldman also commented that there will probably be further discussions about this during the July 18<sup>th</sup> and August 1<sup>st</sup> meetings.

The Mayor explained the current process again to the audience and reviewed the process of the priority action item meetings - where the Council decides what they consider to be priority action items as a group. He added that additional meetings could be added if needed.

### **Public Comments**

Steve Ruffalo, a resident, expressed his excitement of the discussion and that he is supportive of Option 3B (and the addition of an expert staff member). He stated that though the Village has been following GRC framework, the Greener Grove Organization would like to see more structure and a sustainability plan that reaches 2060 and beyond.

Becca Snoffer, a junior at Downers Grove South that is interning at Greener Grove, spoke of emailing Commissioner Tully many years ago about removing plastic straws from restaurants and how he responded with resources for her. She stated that she reviewed the GRC Report and believes it should be more detailed, with a large scope, to show where the Village will be in 50 years.

Ken Lerner, a resident, spoke about the GRC report and the things that the Village has been doing well, but stated that there are many things the Village can do to save money in the long run. He believed there needs to be a systematic plan in place, does not oppose an expert staff member, but also believes the Village should take advantage of the members of the community that could serve in advisory roles on the ECC.

Lisa, a resident, physician and Chief Officer at Argonne Laboratories, said she believes there are many solutions to issues that are already available that have not been tapped into (she has contacts that can be useful). She also believes the Village needs a staff member with expertise and that the Council holds a lot of power, further stating what is decided has a huge impact on the community.

Kevin Lessee, a resident, expressed his belief in the importance of hiring an expert that can help with the ECC and that can communicate best with the Council members.

Julie Ruffalo, a resident, expressed the importance of hiring a staff member with expertise and gave examples of ways to make the Village more environmentally sustainable, further stating that the Village has come a long way. She said that many things are already in place and just need some minor tweaking.

Bob Johnson, a resident, spoke of the stormwater plan put into place by the Village and the difference it has made over the years. He said he believes the Village needs someone to guide the Village in making good decisions.

Bob Johnson (son of above Bob Johnson) said he agrees with his dad and that he is also worried about air pollution. He asked the Village to make a sustainability plan now and noted that he has an education in sustainability and has learned that planning is the foundation and base to build off of.

Ben Ruffalo, a teacher, compared a sustainability plan to him creating a curriculum for his students.

Mayor Barnett asked Village Manager Fieldman if he received good information from the Council. Manager Fieldman responded that he received the direction needed.

Commissioner Gilmartin thanked the audience that attended the meeting and encouraged them to attend future meetings.

Steve Ruffalo asked about the structure of the next couple of meetings.

The Mayor said there is no agenda for those meetings per se, however, the meetings will be open-ended and will be like what was seen at this meeting, i.e., a variety of opinions on a variety of subjects from friends, residents and Council members. He welcomed the residents to continue to participate in future meetings. The Mayor said that in the end the Council will come up with something that includes direction to continue to improve the Village.

## 12. Adjournment

Mayor Barnett asked for a motion to adjourn the meeting.

**MOTION:** To adjourn the June 20, 2023 Village Council Meeting.

**RESULT:** Motion carried unanimously by voice vote.

**MOTIONED TO APPROVE:** Commissioner José

**SECONDED BY:** Commissioner Sadowski-Fugitt

Council Minutes

Village of Downers Grove

June 20, 2023

***AYES:** Commissioners José, Sadowski-Fugitt, Davenport, Tully, Glover, Gilmartin, Mayor Barnett*

***NAYES:** None*

Mayor Barnett declared the motion carried by voice vote and the meeting adjourned at 10:18 pm.

Respectfully Submitted,

Rosa Berardi  
Village Clerk