I. Call to Order
A quorum being present, Chair Wynne called the meeting to order at 7:40 p.m.

Chair Wynne introduced Steve Griffin, the new Director of the Community & Economic Development Department.

II. Consideration of Meeting Minutes of October 27, 2010
Ald. Burrus moved approval of the October 22, 2010 minutes, seconded by Mr. Creamer.

The minutes were approved unanimously, 7-0.

III. Consideration of Financial Assistance for Façade Improvement Projects:
Ms. Nyden explained that many applications for the old façade program had been on hold until the new façade program application was ready for implementation, including the one for Oceanique at 505 Main Street.

505 Main Street, Oceanique Restaurant:
Ms. Renee Andre, representing Oceanique for her husband, the chef, who was working, distributed photos of the proposed storefront and explained that they plan to use the funds to replace the tile below the storefront windows and to replace the awning and the plaque sign.

The Committee agreed that this project will be a great asset to the community.

Ald. Rainey moved to approve the financial assistance, seconded by Ald. Burrus.

The Committee voted unanimously 7-0 to allocate $10,000 of financial assistance on a 50/50 cost-sharing basis for the façade improvements at 505 Main Street.

918 Chicago Avenue, Few Spirits Micro-distillery:
Mr. Paul Hletko, owner of the micro-distillery to open at 918 Chicago Ave., explained that he will need to do exterior renovations to convert his store from the
former drive-in auto repair shop. He proposes to remove the brick currently blocking the existing door frame, replace windows and paint the new door. He plans to have the renovations complete and his store open by the end of January.

In response to an inquiry by the Committee, Mr. Hletko explained that the spirits he proposes to produce are of a high quality.

Mr. Hletko confirmed with the Committee that he would be eligible to apply for further assistance in the future.

**Ald. Rainey moved to approve the financial assistance, seconded by Ald. Burrus.**

The Committee voted unanimously 7-0 to allocate $6,400 of financial assistance (half of estimated cost of improvements) for the façade improvements at 918 Chicago Avenue.

600 Main Street, Piccolo Theater
This application review was postponed.

### IV. Consideration of Proposed 2011 Economic Development Committee Meeting Dates

**Ald. Jean Baptiste moved to approve the meeting dates, seconded by Ald. Burrus.**

The Committee voted unanimously 7-0 to approve the 2011 meeting dates.

### V. Staff Update on the Business Advisory Center

Ms. Nyden explained that she has taken over the project. She had a meeting with representatives of all the City’s departments that are involved in new business development including the Water, Fire and Health Departments. She said all of the departments are submitting information and forms to her and as a first step, she is compiling the information into a more efficient application process for prospective businesses.

Mr. Griffin added that this is an excellent opportunity for an early assistance operation where a pre-submission meeting would occur with representatives of the appropriate departments once or twice a week with applicants, their architects and appropriate representatives.

### VI. Communications


   Ald. Rainey mentioned that there is some big income expected in the 2010: the transfer taxes brought in when the remaining ¾ of the units that had not been sold at the Winthrop Club are purchased by the bank.

   Mr. Lyons said we would have $2 million in transfer tax income for the year without it, $400,000 over the estimate.
2. Staff Status Reports

The Committee had read the staff status reports that were distributed in the packet.

Citizen Comment:
Mr. Michael Vasilko of 2728 Reese Ave., Evanston, asked for the status of the Varsity Theater. The Committee did not have a status report to present to Mr. Vasilko. Mr. Lyons said because it is a very important project, a status report would not be given without it being on the agenda, with concrete details provided. Ms. Dellutri said she has hired Kennedy Smith, a principal of the consulting group Community Land Use and Economics Group, who is currently in the first phase, conducting interviews and that she will report back to her with their resource team in January.

Mr. Vasilko referred to $700,000 in TIF funds that was awarded to Ward Manufacturing, and asked, since Evanston's property taxes were just increased, how this money would be repaid to the City from this business owner. Mr. Mennemeyer informed Mr. Vasilko that Ward will be bringing Morton Grove employees to Evanston in addition to hiring new employees. The funding is for the purpose of rehabilitating their existing Evanston facility and expanding their warehouse space so they can accommodate their new updated equipment and keep their business in Evanston, closing the Morton Grove facility. The Wards could have moved elsewhere for a lesser cost but they are very proud to be in Evanston and wanted to remain in Evanston. Mr. Mennemeyer had toured the plant and commented that it is very impressive.

Mr. Lyons added that $5 million is Ward's investment, so the $700,000 for the extraordinary costs of making the facility habitable and removing graffiti, all TIF-eligible uses for the money, plus saving and creating jobs, made it an eligible expense. He explained further that Ward Manufacturing is in one of the three TIF districts that will expire over the next 8 years. When they expire, the taxes will return to the non-TIF level and the City will recoup revenue from the increased value of this property, which had been vacant and blighted for 2 years. Chair Wynne and Mr. Lyons explained that the increase in property value as a result of money invested in the TIF areas is in the range of $2 million to $150 million, a 7,000% increase. Mr. Mennemeyer referred Mr. Vasilko to the State’s website regarding TIFs, saying it is a helpful resource for understanding how TIFs work.

Mr. Vasilko asked Ald. Burrus when the subcommittee for the convention center would begin its work, to which Ald. Burrus replied that she did not head up that subcommittee. Mr. Lyons recollected that the level of staff support is being determined and re-evaluated. This will be discussed further after Ms. Nancy Radzevich, the new Economic Development Manager starts on December 8th.

VII. Adjournment

The meeting was adjourned at 8:12 p.m.

The next meeting will be held on January 26th.

Respectfully submitted,

Bobbie Newman