



## **CITY COUNCIL REGULAR MEETING**

**CITY OF EVANSTON, ILLINOIS  
LORRAINE H. MORTON CIVIC CENTER  
JAMES C. LYTTLE COUNCIL CHAMBERS  
Monday, February 19, 2018  
7:00 PM**

### **ORDER OF BUSINESS**

**(I)** Roll Call – Begin with Alderman Rue Simmons

**(II)** Mayor Public Announcements

**(III)** City Manager Public Announcements

**(IV)** Communications: City Clerk

**(V)** Public Comment

Members of the public are welcome to speak at City Council meetings. As part of the Council agenda, a period for public comments shall be offered at the commencement of each regular Council meeting. Public comments will be noted in the City Council Minutes and become part of the official record. Those wishing to speak should sign their name and the agenda item or non-agenda topic to be addressed on a designated participation sheet. If there are five or fewer speakers, fifteen minutes shall be provided for Public Comment. If there are more than five speakers, a period of forty-five minutes shall be provided for all comment, and no individual shall speak longer than three minutes. The Mayor will allocate time among the speakers to ensure that Public Comment does not exceed forty-five minutes. The business of the City Council shall commence forty-five minutes after the beginning of Public Comment. Aldermen do not respond during Public Comment. Public Comment is intended to foster dialogue in a respectful and civil manner. Public comments are requested to be made with these guidelines in mind.

**(VI) Special Orders of Business****SPECIAL ORDERS OF BUSINESS****(SP1) Main Library Renovation Update**

Staff will present City Council with an update on the Main Library Renovation.

**For Action****(SP2) Robert Crown Community Center Project Update**

Staff recommends City Council review the funding options presented and provide direction on next steps for the Robert Crown Community Center project.

**For Discussion****APPOINTMENTS****(APP1) For Re-Appointment:**

Environment Board  
Utilities Commission

Linda Young  
Mark White

**For Action****(VII) Call of the Wards**

(Aldermen shall be called upon by the Mayor to announce or provide information about any Ward or City matter which an Alderman desires to bring before the Council.) {Council Rule 2.1(10)}

**(VIII) Executive Session****(IX) Adjournment****MEETINGS SCHEDULED THROUGH FEBRUARY 2018**

## Upcoming Aldermanic Committee Meetings

2/20/2018	7:00 PM	Housing & Community Development Act Committee
2/21/2018	6:30 PM	M/W/EBE Committee
2/26/2018	6:00 PM	Administration & Public Works, Planning & Development, City Council
2/28/2018	7:00 PM	Economic Development Committee
2/28/2018	7:00 PM	Housing & Homelessness Commission

Information is available about Evanston City Council meetings at: [www.cityofevanston.org/citycouncil](http://www.cityofevanston.org/citycouncil). Questions can be directed to the City Manager's Office at 847-866-2936. The City is committed to ensuring accessibility for all citizens. If an accommodation is needed to participate in this meeting, please contact the City Manager's Office 48 hours in advance so that arrangements can be made for the accommodation if possible.



## Memorandum

**To:** Honorable Mayor and Members of the City Council

**From:** Karen Danczak Lyons, Library Director

**Subject:** Main Library Renovation Update

**Date:** February 15, 2018

Recommended Action:

Staff will present City Council with an update on the Main Library Renovation.



## Memorandum

To: Honorable Mayor and Members of the City Council

From: Erika Storlie, Assistant City Manager  
Kate Lewis-Lakin, Senior Management Analyst

Subject: Robert Crown Center Project Update

Date: February 16, 2018

### Recommended action:

Staff recommends City Council review the funding options presented and provide direction on next steps for the Robert Crown Community Center project.

### Summary:

The Robert Crown Community Center project has progressed significantly over the last few months. The next major action to be taken on the project is the approval of a construction manager, scheduled for Council action on February 26. In advance of this step, staff has further developed the project funding plan, which will be presented to City Council on February 19.

### Fundraising

As of February 16, 2018, Friends of the Robert Crown Center (FRCC) has raised a total of \$11.1 million in pledges towards a new Crown Community Center. A majority of these gifts are 5-7 year pledge agreements, payable through 2023. FRCC has received \$2.4 million in donations and pledge payments to date.

### Project Costs

The current estimated project cost is \$48.5 million dollars. This includes \$1.4 million already spent in 2016 and 2017 for fundraising and architectural/engineering services. The bulk of these costs will be incurred during 2018 and 2019 during the construction of the building, with sports fields and other site work to be completed by through 2020.

This cost has increased from staff's last presentation to Council of \$40-46 million on September 25, 2017. The new estimate is based on final design documents that have been completed by the architects and on estimates received through the construction

manager RFP process. Additionally, subsoil problems were discovered on the site, increasing the cost of necessary infrastructure work.

### Project Funding

In order to complete the project at this new level and have the necessary amount of cash flow to fund the project during construction, staff has reexamined the structure and timing of bonds to be issued for the project. The proposed financing mechanism is having the City and Library issue bonds over two years - \$23.75 million in 2018 and \$12.25 million in 2019. The 2018 issue will be on a 25-year repayment schedule. The 2019 issue will be a short-term bond, for which the City will pay interest-only for the first 5 years. The City will continue to receive money from FRCC through 2023 as donations and pledge payments are redeemed and can be put towards paying off the principal of this debt, and any remaining debt will be converted to longer-term bonds.

### Impact of Funding Plan

Using this bond structure, the project will be able to carry a cash balance through construction, managing the risk of cost overruns. The structure of the short-term notes issued in 2019 allows for pledges to mature and protects the City's ability to fund the project in the case that not all pledges are received as expected.

The proposed funding structure creates a one-time increase of \$1.5 million to the Debt Service levy. If approved, this will be seen on the 2018 property tax bill, payable in 2019. Adding in expected increases to other portions of the City's levy, including the Pension and Solid Waste funds, staff anticipates a 4.9% increase to the City and Library's overall 2018 tax levy. This projection does not include an increase to the Library levy for the renovation of the main library. The City and Library's combined levy is approximately 15% of the total property tax paid by an Evanston resident.

Per \$100,000 of property value, the levy increase would equal about a \$25 increase to the 2018 tax levy bill (payable 2019) and a \$16 increase on the 2019 bill (payable 2020). For example, on a property valued at \$400,000 the levy increase would equal a \$100 increase in the 2018 levy, payable in 2019 and a \$64 increase on the 2019 levy, payable in 2020.