

APPROVED @ 10/11/2021 VB mtg.

MINUTES OF A STANDING COMMITTEE OF THE WHOLE MEETING OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BLOOMINGDALE HELD ON SEPTEMBER 27, 2021 AT THE ROBERT J. HOMOLA MUNICIPAL CENTER 201 SOUTH BLOOMINGDALE ROAD, BLOOMINGDALE, ILLINOIS, DUPAGE COUNTY

PROOF OF POSTING

The meeting was duly posted according to State Statute.

CALL TO ORDER

The Standing Committee of the Whole Meeting of September 27, 2021 was called to order by Village President Coladipietro at 6:00 p.m.

ROLL CALL

Upon Roll Call by the Village Clerk Hager, those in attendance were:

PRESENT: Village President Coladipietro, Trustees Belmonte, Bolen, Bucaro, Shannon, and Von Huben

ABSENT: Trustee Ackerman

QUORUM PRESENT

AUDIENCE PARTICIPATION

Motion by Trustee Von Huben and seconded by Trustee Bolen to open the floor for audience participation. All Trustees voted Aye.

There were several persons in the audience. No one desired to speak.

Trustee Ackerman joined the meeting at 6:01 p.m.

Motion by Trustee Von Huben and seconded by Trustee Shannon to close the floor for audience participation. All Trustees voted Aye.

DISCUSSION ITEMS

A. Traffic and Streets

1. Discussion of the Purchase of a Trailer Mounted Attenuator

The Public Works Department is requesting that the Village Board approve the purchase of a trailer mounted attenuator from Traffic Control and Protection, Inc. of Bartlett, Illinois. The Department solicited three bids and Traffic Control and Protection submitted the lowest bid at \$ 32,900 for a Scorpion II TL-3 model. The budgeted amount is \$ 30,000. The Department has submitted a request for a \$ 2,000 grant for this purchase from the Illinois Risk Management Association. This item is a crash impact cushion that has an arrow board and is used to protect employees while working on busy roadways such as Schick Road, Springfield Road, etc.

B. Facilities, Infrastructure

1. Discussion of Bloomingdale Golf Course's Roof Replacement Work

Three bids were submitted for the replacement of the roof of the maintenance facility at the Bloomingdale Golf Club. The lowest bid was submitted from Total Systems Roofing, Inc. for \$ 38,940.00. This is under the budgeted amount of \$ 42,500.00.

C. Finance and Administration

1. Discussion of D's Sweet Treats Short Term Lease

D's Sweet Treats has requested a new lease agreement for the continued use of the space in Old Town. The new lease would be a two year lease with a monthly rent of \$ 750 for the first year of the lease and \$ 765 for the second year of the lease. D's would be responsible for payment of real estate taxes, utilities, and general maintenance of the interior space. There is an early termination clause as well.

2. Discussion of Purchase Approval in Excess of \$ 20,000 – School District #108 Per Capita Tuition Cost Payment

Lake Park High School District has requested reimbursement through the Westgate TIF District and the Rosedale Estates subdivision of \$ 52,473.02 per State statutes. The reimbursement is based on the per capita cost that is filed with the State. Staff requests that the Board approves the payment of the per capita tuition cost payment.

3. Discussion of Purchase of Administration Police Vehicle

Director Giammarese indicated that the FY22 budget included \$ 40,000 to purchase one CIY replacement. The department is requesting that the Board consider replacing the oldest vehicle in the CIY fleet with a 2022 GMC Acadia AWD SLT for the cost of \$ 46,775.00 from the Zeigler Auto Group GMC in Lincolnwood, Illinois. Zeigler was the only dealer that submitted a bid to the Village. The final cost with license, title, LED lighting and changeover costs is \$ 50,775.00. The amount over budget is due to low inventory and shipping issues. It is higher than the budgeted amount but the Department feels that it is important to stay on the replacement schedule. The replaced vehicle will be passed onto the Public Works Department.

4. Discussion of Ordinance Authorizing the Sale or Disposal of Surplus Personal Property – Computer, Electronic, and Misc. Equipment

The IS Department requests approval to dispose certain property deemed as surplus, outdated and unusable.

D. Planning, Zoning and Environmental Concerns

1. Presentation by Teska regarding Stratford Square Mall

Teska is a consulting firm hired by the Village to look at the future of Stratford Square Mall. Lee Brown of Teska led the discussion. The decay in malls is nationwide and began prior to the pandemic. He indicated that Teska was looking at Stratford and its future use. The issues at Stratford Square began before the pandemic. The PUD for Stratford was approved in 1974 and construction began in the late 70's. Stratford opened in 1981 with four anchors. In 1990 Stratford had 6 anchors. Woodfield expanded in 1995. A renovation was done at Stratford in 1997. In 2001 Montgomery Wards closed. Then in 2014 – JC Penney, Carson's and Macy's closed. There are now no anchors at the mall.

In 2019 TIF #6 was adopted. Stratford qualified due to obsolescence, excessive vacancy and the decline of the equalized assessed value of the property. The decline in assessed value threatened the TIF and being able to support Woodman's. A portion of the property was removed from the TIF at that time.

There are currently 31 users in the mall; there were 200 at its peak. That means that 69% of the mall is now vacant. Malls all across the country have been affected by internet sales. Internet sales were \$ 3 Billion in 2016 and rose to \$ 10 Billion in 2020. However, internet stores are beginning to look at brick and mortar sales where consumers can try on and feel products.

Malls are now looking at re-inventing themselves to become the 3rd place. The concept says that there are three places that you want to be – Home, Work, and a 3rd place. There are many facets to a successful mall experience. The most wanted aspects revolved around food. Most malls are now mixed use with residential, retail, entertainment, and restaurants. There were 1500 enclosed malls prior to Covid but now there are 1000 and 170 of them are being renovated/converted. A shift is happening to develop "Main Street" malls versus indoor malls. Some malls are encouraging entertainment hubs, office/commercial hubs, and residential units.

Teska's role is to establish ideas for the re-development of Stratford, bring it back to the Board, discuss it, and then bring it to the Community for consensus. This plan is vital to the Village's long term health and vision for the future. We need to develop a long range plan for this site.

Village President Coladipietro indicated that this is a high priority of the Board and the Village would like to engage the mall ownership, retail partners, business owners, and community members. It will also be important to engage real estate investors to determine what retailers might be interested and to determine what amenities people want.

Mr. Brown indicated that many malls are being "turned outside out." This involves changing the mall to a street scape with outside entrances to stores. Current stores will need to be asked if they are interested in staying and it will need to be determined how much retail can the space support? A market analysis will need to be done and a developer will need to be cultivated whether it is the current owners or a new developer to revitalize this 120 acre site. But it needs to be something that will work in this community.

Erin Cigliano of Tesko , a development specialist, noted that public engagement is imperative. A lot of upfront work needs to be done before approaching the community and assessing their need. How does this site work to encourage people to make memories here and be a place that you can go to from day into night activities there.

The Community will be a large part of this process. Board members noted that we also need to include regional partners as well.

The Village President noted that this is not an optimal situation but it is a good opportunity. The Board asked if there is a timeline for this analysis. Mr. Brown noted that it is more like 6 months than 6 weeks. Tesko will engage with the Village Plan Commission as the next step

INFORMATION

No Report

MEETING REMINDERS:

Tuesday, October 5, 2021 – Planning and Zoning Commission Meeting - CANCELLED
Monday, October 11, 2021 – Standing Committee of the Whole and Village Board Meetings

ADMINISTRATIVE STAFF REPORTS:

Village Administrator, P. Scalera
No Report

Assistant Village Administrator, B. E. Weber
Absent

Village Attorney, M. Castaldo, Jr.
No report

Director of Public Works, J. Monkemeyer
No report

Director of Finance, G. L. Szott
No report

Director of Public Safety, F. Giammarese
Director Giammarese provided an update on the recent damage at the Bloomingdale Golf Course. The adult offenders were found and they have made restitution for the damage that was done.

The damage at Circle Park to the Bears camera system was done by one juvenile and has been solved.

Director of Community and Economic Development, S. Gascoigne
October 9, 2021 will be the 2nd annual Brewfest in Old Town Bloomingdale. There will be 20 breweries on site as well as several food vendors including Caputo's, Texas Road House, Delish Cakes, D's Sweet Treats and Mazonni's Pasta. The event runs from 2 – 6 p.m.

OTHER BUSINESS

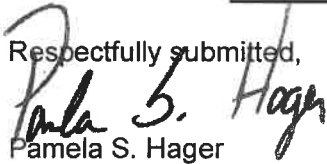
None

ADJOURNMENT

Motion made by Trustee Bolen, seconded by Trustee Bucaro, to adjourn the meeting at 6:50 p.m. on September 27, 2021. Voice Vote. All Trustees voted AYE.

MOTION DECLARED CARRIED – MEETING ADJOURNED

Respectfully submitted,


Pamela S. Hager
Village Clerk
psh