

Elmhurst City Council Meeting
December 2, 2013
8:30 pm –pm

14 present
Public: 10; Staff: 3 ; Police/Fire:2;
Press: 2
Observer: N. Talluto

Mayor Morley called the meeting to order.

Public Forum

- Claude Pagash, 566 W. Gladys, is concerned about the increase in stop sign requests. Additionally, he is concerned about rules or the lack thereof in this council. He does not want Hahn to use public money to develop the property. How can the city sign a contract with somebody who puts in every clause to cover every possibility and we'll end up paying for this with General Obligation bonds. He doesn't want Elmhurst to be the developer's partners.

Business Before the Committee

- Mayor Morley recommended to have Kane, McKenna and Associates, Inc. give their presentation then move onto the 6 budget circle items. The city council agreed.
- A. Kane, McKenna and Associates, Inc. Presentation to the City of Elmhurst regarding the Hahn Proposal Review – Preliminary Financial Assessment.
 - a. The purpose of the Assessment was to summarize the bids and provide some preliminary financial recommendations.
 - b. Two companies and three proposals were submitted – Lincoln and two from Morningside developers.
 - c. Kane attempted to translate these figures into real estate and sales tax forecasts related to the TIF to help assess the proposals.
 - i. The estimated net benefits for each:
 1. Lincoln = \$10,800,000
 2. Morningside 4 story = \$16,080
 3. Morningside 6 story = \$5,667,594
 - d. Questions for Kane, McKenna will be entertained at the Committee of the Whole meeting on Monday, December 9, 2013.
- B. Budget circle back items

The Observer left the Committee of the Whole meeting at this time.