

**COMMITTEE OF THE WHOLE  
MINUTES  
May 16, 2023**

Mayor Sanoica called the Committee of the Whole meeting to order at 7:30 p.m.

**ROLL CALL:**

Present: Mayor Lara Sanoica, Alderpersons Karen McHale, Kevin O'Brien, Jenifer Vinezeano\*, Stefanie Boucher, Mandy Reyez and Mike Koehler\*\*

Absent: Alderperson Nick Budmats

\*Alderperson Vinezeano joined meeting at 7:57 p.m.

\*\*Alderperson Koehler joined meeting at 7:48 p.m.

**STAFF IN ATTENDANCE:** City Manager Rob Sabo, Assistant City Manager/Community Development Director Glen Cole, Deputy City Clerk Judy Brose, Assistant to the City Manager Lori Ciezak, Finance Director Molly Talkington, Deputy Director Community Development Elizabeth Kwandras, Police Chief John Nowacki, Deputy Fire Chief Scott Mohr, Director Public Works Aaron Grosskopf, Chief Information Officer Waseem Khan, Business Development Manager Martha Corner and City Attorney Melissa Wolf

Mayor Sanoica announced that the floor will be open to the audience for 20 minutes to address the City Council on matters that are on the agenda after the City Council discusses with Staff. Persons wishing to address the City Council keep their comments to 5 minutes in length. Comments must be addressed to the Council as a whole through the Mayor, and profanity may not be used in any form.

**1) 2023 Business Development Strategic Plan Project**

Martha Corner, Business Development Manager stated that the City is in the process of creating a Business Development Strategic Plan ("Plan") to ensure the continued growth and vitality of the Rolling Meadows community (Strategic Plan Process Review & Suggested Plan Topics attached).

Upon its expected completion in late 2023, the Plan will detail an ambitious set of strategies and actions to support the local economy. The purpose of the Plan effort is to develop a set of measurable strategies and actions to support economic activity and business growth within the community. With a Plan horizon of approximately 3 years, the Plan will be a dynamic document subject to nearer term change as business conditions change. The Plan would be updated every 3 years to maintain relevance and to incorporate evolving commercial trends.

The business climate throughout the Chicago metropolitan area is evolving with the rise of e-commerce and shifting consumer habits, both of which were exacerbated by the pandemic. The Plan will include a robust evaluation of the impacts of these paradigm changes, with the ultimate goal of setting forth a work plan to ensure continued business vitality and growth in the community matched with exceptional consumer experiences for the public.

Purposefully robust in scope, the effort will involve a series of focus group discussions among City staff members, elected leaders, Economic Development Committee members, local business and real estate representatives and other key constituencies. The City will undertake extensive research of best practices in business development, conduct analysis of existing conditions, and complete a full review of Rolling Meadows' current business

development policies, activities and programs. Ultimately, the Plan will be carried out by City staff with guidance from the City Council and Economic Development Committee.

## 2) Comprehensive and Subarea Planning Discussion

Glen Cole, Assistant City Manager/Community Development Director stated that the Comprehensive Plan are key policy documents for municipalities that serve as long-term plans to guide the growth and development of communities. Comprehensive Plans are intended to address many aspects of community development over 20-30 years such as land use, housing, parks and recreation, transportation, public utilities and infrastructure, and economic development among others. In addition to its policy value, an adopted Comprehensive Plan is required by statute as a pre-requisite to the City's exercise of its planning and zoning powers and the City's exercise of these powers should be consistent with the Plan.

In April 2019, the City adopted a new Comprehensive Plan. While still relatively new, there have been significant changes to the macro-level assumptions underlying the plan:

- The closure of Arlington International Racecourse and its subsequent acquisition by the Chicago Bears.
- Societal changes resulting from the COVID-19 pandemic, especially as to commercial offices; commuting patterns; and future growth potential for retail and multiple-unit residential land uses.

These new conditions present challenges and opportunities in two key subareas identified in the Comprehensive Plan – the Kirchoff Road Corridor (#1 on top right) and the Northwest Industrial District (#2 on top right). The depth of planning for these subareas was relatively limited in the 2019 Comprehensive Plan due to scope and funding constraints; each district has about one dedicated page. City staff proposes to use a small portion of the American Rescue Plan Act parallel funding allocated to economic development to update the Comprehensive Plan by pursuing more detailed subarea planning in these two locations. It is critical that the City plan before, rather than as, change begins to be realized in these areas. The scope of work to do so may include these concepts:

**A. Kirchoff Road Corridor:** The Comprehensive Plan envisions this subarea as “*strategically noteworthy as the ‘Center of Town.’ Its mix of activities defines the physical and communal center of Rolling Meadows resulting from its commercial, service, civic and recreational uses.*” The City has continually invested in revitalizing this corridor, and in the late 1990s and early 2000s pursued pedestrian- and bicyclist- friendly streetscape updates including the reconstruction of the Salt Creek Bridge and the erection of the Carillon Bell Tower. The Corridor is primarily still a mix of residential and automobile-oriented uses.

The changing conditions described above, paired with a high area of vacant- and City- controlled sites within the Corridor, make it possible and likely that there will be significant pressure for redevelopment. Timely planning may allow this district to more fully realize its vision in the Comprehensive Plan and serve as a vibrant and walkable “downtown” district that acts as an amenity for Rolling Meadows residents as well as an attraction for visitors to the redeveloped of Arlington International Racecourse. A subarea planning study for this corridor may consider:

- The **configuration of Kirchoff Road** (e.g. lanes, signals, intersections, pedestrian and bicycle amenities, etc.)
- Facilitating **mixed-use development** that includes residential components above the first floor, similar to recent projects in our neighboring downtowns
- Opportunities to create **public parking** (on-street and dedicated facilities / lots)
- Better integration with and access to **Kimball Hill Park and Salt Creek**
- Redevelopment of **key available sites:**
  - 3111 Meadow Drive (former Fire Station 15)
  - 2835 Kirchoff Road (east of former Taco Bell)
  - 3500 Wellington Court (diagonal from City Hall)

- Appropriateness or necessity of current **minimum parking requirements** for private development
- **Wayfinding strategies** to create a sense of place and highlight destinations
- Considerations for the large land area of **religious users** in the corridor, and what happens if those uses change over time

**B. Northwest Industrial District:** This district primarily consists of business park and industrial land uses, and the Comprehensive Plan anticipates that future users should be consistent with this character owing to the existing buildings, infrastructure, and lower traffic counts that would not support retail. Since the Plan's adoption, there have only been increasing trends and pressure towards accommodating new and creative users within the District's flexible tenant spaces. The proximity of the District to the Arlington International Racecourse redevelopment, paired with its aging building stock and the alternative locations available for tenants, may lead to *rapid* change after redevelopment plans for the Racecourse are finalized. A subarea planning study for this district may consider:

- **Changes in use trends**, including:
  - If and how to integrate destination and tourism-oriented businesses that serve visitors to the Arlington International Racecourse redevelopment
  - Appropriateness of retail and service uses in a "flex" district approach, especially visitor-heavy uses such as alcohol manufacture (e.g. breweries)
  - Preparing for increased logistics development in the regional market
  - Managing compatibility of the above with existing users
- Appropriateness or necessity of current **minimum parking requirements** for private property
- **Roadway configuration**, including strategies for streetscape, pedestrian, and bicycle amenities that are compatible with both industrial and mixed uses traffic patterns
- Preliminary consideration of **transit facilities and connections** that may serve users within the District as well as the redeveloped Arlington International Racecourse site
- Identifying **key sites** for potential site assembly for redevelopment, including preferred users and placemaking strategies for each

**C. Connecting Areas.** A possible third subarea may consist of the connecting roadways of Rohlwing Road and Hicks Road where they lie between Kirchoff Road and Euclid Avenue. These areas are characterized by single-unit residential frontage with limited multi-unit residential and light commercial users. These areas are too small for significant subarea planning, and are too different in character from the Kirchoff Road Corridor and the Northwest Industrial District to be grouped with either. However, these two corridors will likely benefit from some degree of more specific, individualized management in the future dependent on how traffic to the Arlington International Racecourse redevelopment is routed.

Staff requested feedback from City Council on the proposed scope of the proposals and requested that City Council consider directing Staff to issue a Request for Proposal and begin the process of recruiting a qualified firm. The study process is likely to take 10-16 months after a consultant is authorized by Council.

Aldersperson O'Brien asked if this would cover all four (4) subareas. Asst. City Manager/CD Director Cole stated that the Comprehensive Plan identified four (4) subareas in total, two (2) of them were presented and other two are located in the south part of town. There can be valuable planning in all the subareas but Staff thinks the needs are most urgent in the two that are listed above and both would have equal priority in the RFP.

Aldersperson Koehler stated that he hopes that sustainability concepts are included in the plan. Also, place making to maintain the commercial environment today where retail is changing so rapidly as to how people are shopping, it's about getting people to places where they can go downtown and hang out so place making is important to get into the plan.

Mayor Sanoica asked if it is Staff's intention to use the consultant that created the 2019 Comprehensive Plan to amend the Plan or is this a separate endeavor. Asst. City Manager/CD Director Cole stated that different communities handle it in different ways but the final outcome would be amendments to the Comprehensive Plan. It would involve a formal legal process such as a public hearing and then go to Planning and Zoning Commission and then to City Council. There will be opportunities for public participation and public feedback throughout the process, it will be a collaborative effort. Mayor Sanoica stated that one of challenges that had taken place during the 2019 process was identifying opportunities to solicit feedback. There were open house events at City Hall as well as at our City events and there was a struggle to get feedback especially diverse feedback. Mayor Sanoica would like to see that as Staff is pursuing the planning and getting resident feedback that there is an effort to make sure that we expand and learn from the experience from 2019 to ensure all feedback is incorporated.

Aldersperson O'Brien suggested to collaborate with the Park District regarding way finding. Also, since the Budget process starting, should Staff start earmarking funds for this for use in 2024 especially if there's some low hanging fruit that can get done. Manager Sabo stated that some of the economic impacts will begin to hit in 2025. Subarea planning doesn't set forth an immediacy, it creates a vision that can be implemented over time. We know that whatever happens at Arlington Park there may be that immediate need that we may be looking towards and looking at various funding mechanisms when we get to that but we'll start to think about how we can incorporate the financial impacts and part of that may be incorporating it into the CIP and some will be infrastructure and non-infrastructure expenses related to way finding signage and things like that. Once we get through the majority of the plan and get a finalized updated document we'll starting putting dollars to some of those expenses as well as timelines and that will come back to the Council through the budgeting process.

Aldersperson Koehler would like to incorporate small business and art culture into the strategic plan.

Aldersperson McHale stated that Rolling Meadows has an opportunity of being a small community between much larger communities in that we should look at some technology based infrastructure/redevelopments or look for grants or opportunities to be like the "guinea pig" for newer technologies and since we're a smaller community it would be less expensive to implement.

Asst. City Manager/CD Director Cole stated that we'll make sure that some of the topics like art and culture, sustainability and technology are in the subarea planning since they are currently absent from the Comprehensive Plan.

Mayor Sanoica took a straw vote for those in favor for Staff to pursue the Requested for Proposal (RFP) for a qualified consultant. 6 in favor; 0 opposed.

### **3) Rebranding Initiative**

Rob Sabo, City Manager stated that the City of Rolling Meadows' many assets sets itself apart from many other suburbs as a destination of choice for business, developer investment, shopping, dining, experiences, and for prospective residents and visitors. As the City looks ahead to the evolution and growth of the community the City is at an inflection point that offers an opportunity to modernize the City's brand and how the community desires to present itself to amplify the significant opportunities and benefits of choosing to call Rolling Meadows home or your place of business.

A timeliness exists for the City to explore its branding and incorporate a new brand into important and highly visible projects that will be focal points of the City for decades. With planned improvements in the next few years to Rt. 53 bridges within Rolling Meadows, IDOT has presented an opportunity for the City to feature aesthetic and

branded improvements that are incorporated into the renovated bridges to build awareness of the City. With an average of 105,000 vehicles passing through Rolling Meadows daily on Rt. 53, incorporating the City's brand into highly visible infrastructure helps build name and location recognition and creates awareness of the City.

The City is also planning to repaint its water system standpipe on Apollo Drive which is highly visible from I-90 in a location that has an average of 137,800 vehicles driving by it daily. Under current conditions, there are a total of 242,800 vehicles on average that pass by these two highly visible locations which present a significant opportunity to build brand and place recognition of Rolling Meadows (for frame of reference, an average of 275,000 vehicles use the Kennedy Expressway to get to and from Chicago on a daily basis). In addition, private redevelopment offers opportunities to feature Rolling Meadows branding as part of their aesthetic, and at least one developer has already approached the City seeking this partnership.

Rolling Meadows has long been known for its rich history, beautiful landscapes, and vibrant community. However, as our city continues to evolve and grow, it is crucial that we proactively communicate our forward-thinking and innovative approach, as well as the exceptional quality of life we offer to residents. A strategic rebranding effort will enable us to do just that by presenting our image as a community that supports development and investment, that is a safe and vibrant community to call home, and that is a highly accessible and visible destination. Here are the key advantages of pursuing a rebranding initiative:

- *Differentiation and Competitive Edge:* In a highly competitive economic landscape, it is essential for Rolling Meadows to stand out among other cities in our region. A rebranding initiative will allow us to differentiate ourselves by highlighting our unique attributes, such as our strategic location, supportive business environment, strong infrastructure, and excellence in public safety. By showcasing our forward-thinking approach and innovative spirit through a brand that embraces who we are and where we are going, the City can attract businesses, entrepreneurs, and investors who are seeking a city that embraces progress and fosters growth.
- *Business Development and Investment Attraction:* A well-executed rebranding strategy will position Rolling Meadows as an attractive destination for business development and investment. By effectively communicating our city's economic potential, we can capture the attention of companies looking to expand or relocate. A compelling brand image will demonstrate our commitment to creating a conducive business environment, leading to increased investment, job creation, and economic prosperity for our community. A strong brand also helps promote the professionalism of the City ensuing confidence into people who choose to invest in the area.
- *Enhanced Regional Tourism and Visitor Experience:* Rolling Meadows has much to offer in terms of attractions, recreational opportunities, and cultural experiences. However, it is crucial that we effectively market these assets to potential visitors and compete for their dollars. A rebranding initiative will help us create a strong tourism identity, highlighting our natural beauty, community events, and dining options. By positioning Rolling Meadows as an appealing destination, we can attract visitors, boost existing tourism-related businesses while attracting additional ones, and stimulate economic growth.
- *Talent Attraction and Retention:* In order to maintain our economic vitality, it is imperative that we attract and retain talented individuals who will contribute to our city's growth. A well-defined brand that showcases our high quality of life, excellent educational institutions, and recreational amenities will serve as a magnet for skilled professionals and families seeking an ideal place to call home. By fostering a reputation as a desirable residential community, we can attract a diverse range of residents who will contribute to the social fabric and economic prosperity of Rolling Meadows.
- *Community Engagement and Civic Pride:* A rebranding initiative provides an opportunity to engage our community in a meaningful way, fostering a sense of pride and unity among residents. By involving

stakeholders in the branding process, we can ensure that our city's identity is reflective of our shared values and aspirations. A cohesive brand will strengthen community bonds, inspire volunteerism, and encourage active participation in local initiatives.

Undertaking a rebranding initiative requires careful planning, commitment, and resources. To commence this rebranding initiative, Staff seeks to engage with a consultant to guide the City through a comprehensive rebranding initiative that will feature residential and commercial engagement along with input from City Council, staff, and committees. The consultant would work to identify the assets and characteristics of Rolling Meadows that make it unique along with its vision for the future and create a brand that will be incorporated throughout all media platforms, signage, communications, and be a featured image throughout the community and beyond.

It is recommended that the City undertake an RFP process to identify a consultant to conduct the rebranding process for the City and to provide deliverables such as a new logo and signage imagery; new brand imagery for communications; and brand identity materials. The funding for the rebranding initiative is included in the ARPA Parallel Funding for economic development purposes.

Staff requested Council's direction to prepare an RFP and procure the services of a branding consultant to perform a comprehensive rebranding for the City.

Aldersperson Koehler stated that from personal experience it makes a big difference to a City. He's worked with a group called Civic Brand for another city and it makes a tremendous difference to the image of the community and to the people themselves.

Mayor Sanoica commented that the ultimate product that we expect to receive, in addition to the deliverables she would like Staff to provide the input received but also any type of metrics/risks/rewards to demonstrate the reasons to make the change and list solid reasoning behind the change. It's important for Council to communicate with the residents the reason we're pursuing this is not a nebulous reason, it's for specific improvements and specific metrics that we plan on improving. In addition, regarding the implementation, I anticipate when working with IDOT and other markers with capital improvements that it's just not going to be letterhead. It will be important that the consultant provides us various ways to proceed and provide costs and affects for the different options.

Aldersperson Vinezeano stated that cohesive signage was brought up by the Economic Development Committee. It would be helpful to collaborate with the Park District and Library.

Mayor Sanoica took a straw vote for all those in favor to pursue a Request for Proposal (RFP) for a qualified branding consultant. 6 in favor; 0 opposed.

#### **4) Former Fire Station 15 at 3111 Meadow Drive Next Steps Discussion**

Glen Cole, Assistant City Manager/Community Development Director stated that the City's former Fire Station 15 at 3111 Meadow Drive was vacated by the Fire Department in December 2019 following the construction of a new Fire Station 15. The property consists of an approximately 5,400 square foot building footprint located on 18,000 square feet of land (lot dimensions of 120'x150'). The existing building is two-stories with a frontage consisting of three fire apparatus bays. It was constructed approximately at the founding of the City in 1954. An October 2010 inspection said that "observed deterioration [...] varied from fair to poor" and proposed repairs with an estimated cost, in total, between \$257,545 and \$303,465. A November 2019 appraisal report provided an opinion of value for the property at \$507,000 assuming, among other things, that the structure was in "average condition suitable for adaptive reuse."

In 2020, the City directed Colliers under a commercial broker agreement to facilitate the sale of the property. In early 2022, the City entered into negotiations with Coaction Corporation to redevelop the property as a “food hall” incubator space featuring six small restaurant tenants on the first floor; an event space and bar on the second floor; and an outdoor covered patio dining area. The City ended negotiations with Coaction earlier in 2023. At that time, Staff was directed to present options to continue to pursue redevelopment of the property for the City Council’s consideration.

*Discussion:* Based on the City Council’s previous discussions, we understand that the City’s priorities are, in no specific order, to:

- Return the property to a productive and revenue generating use.
- Obtain a reasonable value for the property given the City’s desired uses, which may be less than the appraised or fair market value.
- Recruit a user that will serve as an amenity for Rolling Meadows and its residents, such as restaurants; breweries, wineries, and distilleries; or other attractions. Avoid residential uses in any floor or component of the redevelopment.
- Realize architectural and landscape design that is consistent with the City’s intended evolution of the Kirchoff Road corridor as a pedestrian-oriented commercial corridor.

In order to best realize these goals, Staff recommends that the City Council discuss the following key decision points that will affect the marketing and sale of the property:

- A. *Goals.* The City Council should discuss if the reuse or preservation of the existing fire station building should be included among the other goals identified by Staff above, as well as any other goals.
- B. *Timing.* In general, commercial lending for real estate development is becoming more difficult as commercial financing tightens amid stresses on the commercial real estate sector and the banking sector as well as the current interest rate environment. Many of the uses or developments that would be of the greatest interest or benefit to the City are among the riskiest, more so without a mixed use component, and may be more difficult to finance at this time.

The City may begin corridor planning on Kirchoff Road which would include the property. The conclusions of this study may add clarity as to the best or realistic options for redevelopment, as well as actions by the City Council that may be necessary or desirable to sell the property consistent with its goals. The City may pursue a sale immediately, or may choose to wait until the study’s conclusion before it again seeks a buyer for the property. As discussed in the previous agenda item, this process may take 10-16 months. In total, after accounting for this delay, the marketing and sale process, and redevelopment, waiting likely leads to the property lying vacant for 6-8 years in total (e.g. since 2019) without a productive use.

- C. *Marketing Plan (Broker vs. RFP).* The City previously marketed the property by using a private commercial real estate broker. An alternative marketing method, also common for municipalities, would be for the City to conduct a competitive Request for Proposals process to identify a developer. Some of the considerations when choosing a sale method include:
  - a. *Objectives:* Brokered sales are more oriented towards obtaining the best or market price for the property, and implicitly assumes that the seller has limited concern for the use of the property after it is sold. The RFP process is more oriented towards evaluating a proposal against a diverse set of goals and objectives and the property’s long-term use.

- b. *Costs*: A broker is typically paid a commission as a percentage of a sales price, and may have recourse to obtain their commission if the City does not close a qualified sale. The RFP process requires a greater commitment of staff time, but no cash outlay to third parties.
- c. *Knowledge*: Brokers typically have more information about the market and its transactions and participants than Staff, which can help recruit buyers. A broker may also represent multiple sellers and potentially competitive properties, which may help or hinder the recruitment of buyers. The City believes it has the expertise to select an offer and negotiate a sale under either method.
- d. *Submissions*: A brokered offer is typically submitted on a standard form that primarily focuses on the business terms of the deal, especially price, earnest money, and time to closing. RFPs commonly involve more complicated submittal requirements, which may include concept plans; project budgets; proof of financing or financial capacity; resumes; and so on. These requirements can also narrow the pool of purchasers. Some RFPs of this type use a two-stage approach and only ask the most competitive/qualified proposals to continue; in these cases, the seller may even offer a payment to proposers for the investment of time necessary to prepare the second submittal.
- e. *Fixed Deadlines*: In a brokered sale, offers arrive and must be considered on a rolling basis. In an RFP process, there is a fixed deadline for offers and all offers are evaluated concurrently. This can provide additional clarity as to the true market value of a property given the City's goals and objectives.

D. *Additional Work*. The City Council should consider directing Staff to pursue an updated appraisal, Phase 1 environmental study, or other investments that can reduce uncertainty and improve the attractiveness of the property, regardless of when or how the City markets it for sale.

Mayor Sanoica reviewed Council's priorities from previous discussions and asked if Council would like to strike, add or change.

- Return the property to a productive and revenue generating use. *Council agreed to keep this priority.*
- Obtain a reasonable value for the property given the City's desired uses, which may be less than the appraised or fair market value. *Council agreed to keep this priority.*
- Recruit a user that will serve as an amenity for Rolling Meadows and its residents, such as restaurants; breweries, wineries, and distilleries; or other attractions. Avoid residential uses in any floor or component of the redevelopment.

Aldersperson McHale stated that the City shouldn't eliminate housing completely and Council should wait and see what is presented before shutting it down completely.

Aldersperson Boucher stated that additional housing would put stressors on school districts especially with the potential development at the former Arlington Park property.

Manager Sabo stated that many of the areas around us are seeing mixed uses because the lending market has become extremely difficult for the experiential uses. Some of the feedback that he's received from the development community is that in order to make the pro forma for financing work, often times the banks are looking for different avenues or mechanisms by which a development can generate revenue to self-sustain and not turn into a foreclosure. Given the risk that is involved with a restaurant operation it's worth considering that in order to get a restaurateur that may put in a more expensive buildout at this location, they may be able to do so successfully by incorporating some sort of mixed use. As for the stressors on the school districts, they would like to be involved in the conversations so they can incorporate it into their planning with a possible new school.



Aldersperson Vinezeano agrees that it's economically feasible to add housing but as a representative of Ward 4 and her Ward does not want any more residential.

Aldersperson Koehler doesn't have a problem with the goals as written, he would just like to prioritize them. He would like to see Wards 3 and 4 ideas and plans for the Kirchoff Road corridor before Council decides what to do with the building. If Council has a plan that's part of the Economic Development plan and part of the rebranding then we can sell it as it will be more valuable and without that it's just an individual building. Aldersperson Koehler suggests to prioritize number 4 and begin with the economic plans and branding and then go back and see how this building fits into those plans. He suggests hold the sale until Council know what the plan is.

- Realize architectural and landscape design that is consistent with the City's intended evolution of the Kirchoff Road corridor as a pedestrian-oriented commercial corridor.

Aldersperson Vinezeano stated that the City is in no hurry to sell this property and we can wait to find the right fit and add value to the community.

Mayor Sanoica stated that the goals are still relevant and consistent. The 3<sup>rd</sup> goal will need to be revisited after seeing the updates on the architectural and design plans for the subarea planning in the Kirchoff Road corridor. Asst. City Manager/CD Director Cole stated that the subarea planning will give the City a chance to explore this question a little more as far as what development with a residential component. The City can put some of the resources/study into giving Council more objective facts to look at if that would be of interest. Mayor Sanoica stated that there's an interest in including this property in the subarea planning for the Kirchoff Road corridor.

Aldersperson Vinezeano requested Staff to provide more information regarding the parking and easements.

Aldersperson O'Brien requested that Staff get quotes for the cost of demolishing the building.

Asst. City Manager/CD Director Cole summarized the direction received from Council which is support for the goals, for timing this should wait until after the corridor planning is done, for marketing no decision was made and for additional work an appraisal wouldn't be done until the property is ready to be marketed.

Aldersperson Koehler stated that the marketing should come after the branding as it will be a better way of selling the building.

Manager Sabo stated that Staff will incorporate this property and parking into the subarea evaluation.

Aldersperson Vinezeano stated that Staff should present any inquiries or proposals received to City Council.

**ADJOURNMENT**

Mayor Sanoica asked for a motion to adjourn. Alderperson McHale has made the motion and it has been seconded by Alderperson O'Brien. A voice vote approved adjournment.

There being no further business, by unanimous consent the Committee of the Whole meeting was adjourned at 8:41 p.m.

Respectfully submitted: Judy Brose, Deputy City Clerk

May 9, 2023 Special Committee of the Whole Minutes Approved by Council on June 13, 2023.

*Judy Brose*  
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Judy Brose, Deputy City Clerk