

Observer: Mary Gavin

Called to order at 6:05 pm

Fifth Ward CM Bobby Burns, chair

Present in person EDC members: CM Burns, CM Clare Kelly, CM Melissa Wynne, CM Jonathan Nieuwsma, CM Devon Reid, member Lisa Dzeikan

City staff, Paul Zalmezak, Neal Reeves, Katie Boden

CM Burns called the meeting to order and declared a quorum; then a roll call vote was taken.

Present via Google meet: Members CM Krissie Harris, Angela Penisi

1. Item for consideration:

The city's Workforce Development Division requested \$200,000 in American Rescue Plan Act (ARPA) funds to expand the Evanston Community Healthcare Workforce Development Program, called ASPIRE. City Council allocated \$200,000 last year to the program. ASPIRE is developing a workforce pipeline for students and young adults in Evanston to explore careers in healthcare. The Mayor's Employment Advisory Council, Evanston Hospital and other community partners participate in the program. Through job shadowing and other programs, the participants are encouraged to explore and possibly pursue careers in the clinical, technological, administrative and hospitality aspects of healthcare. Evanston Hospital and other partners offer training, internships, • certifications, tuition reimbursement, and credential obtainment.

The \$200,000 in ARPA funds would be augmented by \$200,000 from Evanston Hospital and \$200,000 from the Finnegan Foundation.

The \$600,000 would be spread over several years, and since there is a deadline for spending ARPA funds, Nathan Norman of the City said those funds would be spent first. The cost would be about \$120,000 in the first year.

EDC member Dzeikan asked whether Saint Francis Hospital would be a part of this program. The response was that it is difficult to work with Saint Francis because there is so much turnover in management there.

She asked whether approval of this program would mean saying no to other programs. Paul Zalmezak said the committee has to choose.

The funding was approved unanimously in a roll call vote.

2. Items for Discussion

A. Economic Development Strategic Work Plan for 2023-25

Paul Zalmezak is trying to get the EDC members to craft such a plan based on the report Evanston Thrives, commissioned by the city and unveiled in March. He presented a framework that included his priorities, and he said he did not know if these are the EDC members' priorities.

While a few of the members seemed to think this is a good idea and the information would be valuable, they seemed to want Mr. Zalmezak to do the work. "This committee doesn't have extra time to get into activities," CM Burns said.

Mr. Zalmezak will present something more concrete at the next meeting.

B. Economic Impacts of Proposed Legacy Evanston Residential Development at 1621 Chicago Avenue

CM Burns invited Jeff Michaels, who owns the property and has plans to develop it into a 140-unit apartment complex, and Jonathan Perman, his business consultant and former executive director of the Evanston Chamber of Commerce, to speak at the meeting.

CM Kelly objected and said this part of the meeting should not be held because there was no advance notice.

It was pointed out to her that the item was on the agenda. The agenda and the packet are posted before the meeting, generally three days in advance. Mr. Zalmezak said from now on he will email the agendas to each EDC member before the meetings.

CM Burns conceded that the EDC has no recommendation to make in the matter but said he thought that the EDC should make a practice of inviting developers to these meetings to give a fuller picture of the economic impact of a project.

CM Kelly objected again that no residents had been able to attend the meeting because they didn't know about this part of it.

There was some discussion about the mass of the project; CM Wynne asked how much profit they would make if they down-scaled it somewhat (or by half). The answer was, of course, less.

Mr. Perman's study included the projected number of K-8 and high school students (5 K-8 students and 3 high school students) who might be in the households renting the 1- or 2-bedroom apartments; how much property tax the development is projected to generate (estimates of \$235,775 in 2026, \$739,454 in 2027 and \$817,257 in 2028); how much in sales tax revenues the occupants of the development are projected to generate by their local shopping (\$56,000 annually); and how much in sales revenues the ground-floor retail and restaurants are projected to generate \$266,215), etc. His report also had projections on the cost to the community of the project in terms of utilities, etc. (\$105,268) – and then the projected net financial gain to the community: \$6,817,290.

Acknowledging that there is a lot of controversy about the project and that this was a discussion item only, CM Burns said that City Council could work that out.

The meeting was adjourned at 9:03 pm.