

**Observer:** Kristine Lofquist

**Council Members present:** Kelly, Wynne, Nieuwsma, Braithwaite, Burns, Suffredin, Revelle, Reid and Fleming

**Meeting started:** 7:13pm

**Meeting ended:** 10:47pm

Mayor Biss called the meeting to order at 7:13 pm. Clerk Mendoza took the roll call and noted there was a quorum.

### **Announcements**

Mayor Biss made a proclamation that September 10, 2021 would be known as the James B Moran Youth Advocacy Day in honor of the 40<sup>th</sup> Anniversary of the Moran Center.

Mayor Biss made proclamation that September 15, 2021, to October 15, 2021 would be Evanston Hispanic Heritage Month.

The Mayor acknowledged the loss of three community members. Pat Efiom, the first chief equity officer for the City of Evanston and senior pastor of Ebenezer A.M.E. Church in Evanston, passed away following the death of Zollie Web, pastor of Friendship Baptist Church and one of founders of Evanston Own It. This was followed by the homicide of Stanley Butler, Jr. He thanked the Evanston Police Department for a quick arrest was made and asked the community to recommit to shared public safety and peace for all.

The City Manager introduced Ms. Ruiz, the new ComEd representative for Evanston.

The City Clerk acknowledged receipt of information from the D65 Board president information and read the Evanston Hispanic Heritage Month proclamation in Spanish.

**Public comment.** There were five in person public comments, mainly expressing concerns regarding the new city manager and concerns regarding the interim manager, with several citizens asking for a comprehensive search for a manager who can represent the people. Several comments were concerning the proposed 5<sup>th</sup> Ward TIF, as well as concerns regarding payroll increases and disappointments that the City was not awarding contracts to Evanston companies. There was a comment mourning the death of Betty Janes.

There were thirteen comments via Zoom. Most of the commenters (i) expressed concerns regarding the 5<sup>th</sup> Ward TIF (including two District 65 School Board Members), (ii) expressed concerns regarding the appointment of the interim city manager as well as the process for selection of a new city manager, and (iii) noted their opposition to the moratorium on ADUs.

**SP1.** Motion was made and seconded to move for discussion the mid-year 2021 financial report. The city financial department representatives reported on the General Fund, noting that revenues were 55% of budget through June due to property tax payments and that most revenues were above or on track, except those affected by COVID such as hotel tax, parking ticket revenue, motor fuel tax and athletic contest taxes. It was noted that police and fire department overtime was lower due to timing of new hires and water/sewer funds were lower due to timing of bills and capital projects. It was noted that the city will receive \$950,000 from ARPA for capital projects in the parking fund and is eligible for an

additional \$2.9 billion based on 2020 lost revenue, although it was noted that this was not yet committed by Council. City staff also note that the budget for vehicle replacements was reduced from \$2 million to \$1.6 million as it is believed there will be money from ARPA rather than the need to issue bonds and noted they are seeking Council recommendations regarding vehicle replacement. Councilperson Fleming suggested another town hall meeting regarding the budget be added to the calendar and Councilperson Reid suggested a look 5-10 years down the line to find replacements for parking and fuel tax as a source of revenue.

**SP2** – A Motion was made to adopt Resolution 89-R-21, Authorizing the Appointment of an Interim City Manager for the City of Evanston, which was seconded by Councilperson Revelle. Discussion followed regarding the timing of the recommendation to the Committee, with Councilperson Reid referred to a city requirement that notices to Council on resolutions for action are to be sent out five days in advance of the meeting and that this recommendation had been sent out four days in advance. Councilperson Kelly moved to hold the Motion and the Motion was seconded. She noted that Council should follow the rules and hold the Resolution until they have time to review it. Following discussion, Mayor Biss noted Council could choose to treat the matter as a regular order of business or suspend the rule. Corporation Counsel stated that the requirement is that special orders of business be placed on the agenda with at least 5 days prior notice but can also be placed on the agenda by the Mayor. Mayor Biss determined that in light of the ambiguity, the resolution could move forward as a regular order of business. Councilperson Reid made a Motion to table Resolution 89-R-21 to the September 20 Special Meeting and Councilperson Wynne seconded the motion. The Motion passed 8-1.

**Consent Agenda.** A Motion was made and seconded to remove items A1, A14, A 19 (failed in Committee), A24, A25, A26, A27, A 28, A29, A30, A31, A32 and A34 from the consent agenda. A Motion was made and seconded to pass the consent agenda with these exceptions. The Motion passed 9-0.

A1 – A Motion was made and seconded to approve the City of Evanston BMO Harris. The motion passed 8-0 with Councilperson Suffredin abstaining.

A14 – A Motion was made and seconded to authorize the City Manager to execute Change Order No. 1 to the contract with Christy Webber & Company of Chicago for landscape maintenance at Crown Park. Councilperson Reid stated that the Council should look deeper at this company and determine if they could support someone local and he requested that the matter be held. Councilperson Braithwaite noted that the contract has already been awarded and that this was only a change order. Discussion followed on whether it would be out of scope to call another contractor. Per Dave Stonebeck, the item could have been bid out separately, but was not done out of convenience; however, he noted that there is no guarantee Evanston companies meet the bid requirements or be within 5% of the low bid. Councilperson Reid made and Motion to hold the matter to the next meeting and Councilperson Burns seconded the Motion. Councilperson Wynne made a Motion to override the hold and Councilperson Revelle seconded the Motion. The Motion to override the hold failed 4-5 and the matter was held.

A24 – Councilperson Braithwaite made a Motion to pass Resolution 88-R-21 outlining City of Evanston Commitments Concerning the Proposed Five-Fifths TIF District. Councilperson Reid then made a Motion to hold the matter for further conversation with District 65 and the Motion was seconded by Councilperson Burns.

A25 – Councilperson Braithwaite made a Motion to introduce Ordinance 65-O-21, approving a Tax Increment Redevelopment Plan and Project for the FiveFifths Project Area (TIF#9) and the Motion was seconded by Councilperson Wynne. Councilperson Kelly expressed concern regarding the burden it would place on school districts and thinks it needs to be discussed and be a partnership. Councilperson Burns stated that after the TIF public forum and a vote taken to move the matter forward, he had reached out to District 65 leadership and that during discussion the idea of intergovernmental agreement surfaced. Per Councilperson Reid indicated that although he is usually opposed TIFs, that this would appear to work, but that Council will want to keep a close eye on it so that millions of dollars are not hired out to out of state contractors. Both Councilpersons Wynne and Nieuwsma suggested that there be a TIF advisory council and noted they hope to add it to the resolution. Councilperson Nieuwsma stated that a 5<sup>th</sup> ward school should not be taken out of consideration. Councilperson Revelle stated she is happy to support it. Councilperson Fleming noted she can't negate the fact that there is skepticism in the community and that there is fear about gentrification. Councilperson Kelly noted that not all TIFs have fulfilled their mission and she feels resident concerns not being considered. In response to a question regarding intergovernmental agreements, Councilmember Burns stated he is waiting to hear back from the District 65 representatives. The Motion to introduce passed 6-3 and will be on agenda for the September 27, 2021 meeting

A26 and A 27 – Councilperson Braithwaite made a Motion to introduce together the Five-Fifths Redevelopment Project Area and Tax Increment Allocation Financing for the Five-Fifths Redevelopment Project Area and the Motion was seconded. Councilperson Kelly noted her concerns regarding the TIF as a concept. The Motion to introduce these items passed 6-3 pass and will appear on the September 27, 2021, agenda for action

A28 – Councilperson Braithwaite made a Motion to introduce an L2 liquor license and the Motion was seconded. Councilperson Reid noted he would like to see the license fee reduced, but that the matter would have to go back to Council. The Motion to introduce passed 9-0 and will be back on the agenda for the September 27, 2021, meeting, with a possible change in fee

A29– Councilperson Revelle Made a Motion to suspend the rules for A29, 30, 31 and 32 and the Motion was seconded by Councilperson Wynne, to allow for introduction at the next full meeting. The Motion passed 9-0.

A33- The Motion was made and seconded regarding the sale of real property. A Motion to suspend was made by Councilperson Wynne. Councilperson Reid asked for clarity from Corporation Counsel to ensure there is space on the city website to communicate with residents when there is a plan to sell city property. The Motion to passed 9-0. It was noted that A34 was a duplicate so Council will not vote on it.

P3 – A Motion was made and seconded for a six-month moratorium on new ADUs. Councilperson Fleming requested that a subcommittee work on these issues first in the future. Councilperson Burns noted he understands the issues with Northwestern, but that the City needs more affordable housing. Councilperson Reid stated he will be voting no. Councilperson Braithwaite stated he is not in support of the moratorium, which is an assault on affordable housing and that the issue of the landlords at Northwestern is a small group. Councilperson Kelly stated that the issue is about affordability and that the landlords in question will undermine the structure of buildings. Councilperson Revelle echoed Councilperson Burns stating that she supports ADUs and is concerned regarding what outside investors will do to the real estate markets and wants to protect the neighborhoods for middle income families.

Councilperson Nieuwsma stated it is only a temporary moratorium to address student housing and behavior around NU. Councilperson Reid stated he had not seen data showing internal ADUs decrease affordability and indicated they could create missing middle income housing. The Council then discussed the need for members who have any financial interest in ADUs to recuse themselves from the discussion. The City Manager noted that ADUs had already passed and that this is a moratorium. The Motion failed 4-5. When Deputy Corporation Counsel noted that those with financial interest might have needed to recuse themselves. Councilperson Nieuwsma stated that those with financial interest do not have interest in the internal ADUs that had been the subject of the moratorium. It was noted that five members are needed to pass a resolution and if those with ADU financial interests recused themselves, there would not have been enough votes to pass the moratorium anyway. Councilperson Fleming suggested that counsel send out a memo to members about when they need to recuse themselves from matters.

**Call of the wards.**

Councilperson Braithwaite expressed his condolences on the lost of Ms. Efiom and Mr. Webb and provided information regarding their funeral arrangements. He stated the Saturday park renaming will be pushed to 3 pm to accommodate attendance at the services.

Councilperson Wynne also expressed condolences to the families of Mr. Webb, Ms. Efiom and the family of Barbara Janes

Councilperson Nieuwsma expressed condolences to the families of the deceased community members and expressed his concerns from constituents regarding aggressive panhandling in the ward and noted he will work with city staff to address the issue.

Councilperson Burns suggested that city outreach workers be used to keep peace and recommended that council members reach out to them to address for the issues such as panhandling. He also offered condolences to all and thanked everyone who attended the TIF forum.

Councilperson Revelle offered condolences to the families of the deceased community members and noted that there would be 7<sup>th</sup> ward meeting on September 22 via Zoom with an update on the Artist's Book House and the Jens Jensen gardens.

Councilperson Reid reported on the dedication of the new Linden room at Levy Center and thanked the Levy Center Foundation for its support. He noted there would be an 8th Ward meeting at the end of month. He also offered condolences to the families of the deceased community members, including the homicide victim.

Councilperson Fleming noted that there would be a 9<sup>th</sup> Ward meeting on September 22 and offered condolences to all of the families of the deceased community members, including the homicide victim.

Councilperson Kelly offered condolences to all of the families of the deceased community members.

Councilperson Suffredin had no report

A Motion was made and seconded to convene an Executive Session. The Motion Passed 9-0.

The meeting was adjourned at 10:47pm