

**CITY OF BYRON
MINUTES OF THE ADMINISTRATIVE COMMITTEE
WEDNESDAY, FEBRUARY 3, 2021, 5:15 PM
MEETING HELD VIA ZOOM DUE TO COVID-19 RESTRICTIONS**

Alderman Hanlin called the meeting to order at 5:15 pm.

1. ROLL CALL –

MEMBERS PRESENT: Chairman Alderman Christy Hanlin, Alderman Todd Isaacs (arrived after roll call at 5:16pm), Alderman Jessica Nehring, Alderman Dan Reilly (All Aldermen participated electronically)

MEMBERS ABSENT: None

OTHERS PRESENT: Clerk Caryn Huber (participating in person at City Hall), Attorney Aaron Szeto (participating electronically until 5:35pm), Economic Development Director Larry Hewitt (participating electronically), Patrick Wiesner (Weezy's - participating electronically)

2. APPROVAL OF AGENDA – FEBRUARY 3, 2021 - Alderman Nehring motioned to approve, as presented, the February 3, 2021, Administrative Committee meeting agenda. Seconded by Alderman Reilly. Roll call vote: Isaacs, AYE; Nehring, AYE; Hanlin, AYE; Reilly, AYE. Motion passed: AYE, 4; NAY, 0; ABS, 0.

3. PUBLIC COMMENT - None

4. APPROVAL OF MINUTES – JANUARY 6, 2021 – Alderman Reilly motioned to approve, as presented, the January 6, 2021, Administrative Committee meeting minutes. Seconded by Alderman Hanlin. Roll call vote: Isaacs, AYE; Nehring, AYE; Hanlin, AYE; Reilly, AYE. Motion passed: AYE, 4; NAY, 0; ABS, 0.

5. WEEZY'S TIF PAYMENT – Council had awarded Weezy's a TIF payment in the amount of \$30,000 for façade improvements. The payment was to be spread out over three years (\$10,000/year). The TIF fund is healthy right now, and Director Hewitt suggested making the payment in one lump sum. Alderman Hanlin asked about the TIF money awarded to Reruns in the past. She asked if the money has to be held, even though the project has never been completed. Director Hewitt said no, there is a timeframe in which the work needs to be completed. Alderman Isaacs added that we are just a few months away from the end of our fiscal year, and he is concerned that if we make a large payment, we may not have it available for someone else. Director Hewitt said we have not spent much grant money this year, and we have a surplus. Attorney Szeto asked whether this was a grant, or a pay as you go increment agreement. It was clarified that this is a grant of funds generated by the TIF district as a whole and not just of funds generated by the subject parcel. Director Hewitt added that the TIF account is an accumulated account, and will be added to annually. Alderman Isaacs said that we won't know how much we have until we pay out increments next year. Clerk Huber said we have \$146,470 in the TIF savings account after increments and grants were paid this year. Director Hewitt said we receive approximately \$320,000 annually. We have agreements totaling \$110,000, and bond payments of \$82,000, leaving a surplus of approximately \$128,000 per year. Alderman Isaacs agreed

that the \$30,000 payment would be possible under these circumstances. Alderman Reilly asked what would happen if Weezy's went out of business. Director Hewitt said we do not pay the money until the project is done, and we would still have an attractive downtown building if for some reason they went out of business. Alderman Isaacs asked if a payback clause could be incorporated into the agreement. Attorney Szeto replied that such a provision could be included but if a company goes out of business, it is likely they would not have money to pay us back. Increment payments, however, can be discontinued if a company goes out of business. Director Hewitt suggested that we would have to add a clause to every agreement, not just certain ones. **Alderman Isaacs motioned to recommend to council to award the entire \$30,000 to Weezy's during this fiscal year.** Attorney Szeto said it should go to council for a vote. Alderman Hanlin said we will need to add to the agenda tonight, but a vote cannot be taken until next meeting. **Motion seconded by Alderman Reilly. Roll call vote: Nehring, AYE; Hanlin, AYE; Reilly, AYE; Isaacs, AYE. Motion passed: AYE, 4; NAY, 0; ABS, 0.**

Attorney Szeto left the meeting to attend the Community Services Committee Meeting.

6. **SBA LEASE BUYOUT PROPOSAL** – Director Hewitt explained that SBA has proposed a buyout offer for \$300,000, which is approximately a 15 year buyout. They lease a small piece of land from the city for \$1,529/month now. The contract allows them to lease the space for 50 years. We would still get revenue from any other users added to the tower. Alderman Hanlin asked what department would receive the money. The rent currently goes to water/sewer for repairs. Alderman Reilly is not in favor of the buyout, but may want to revisit if there is a future offer. Alderman Hanlin asked, and the committee agreed, to keep this item on the agenda for another month.
7. **EXTENDED BAR HOURS ORDINANCE** – Clerk Huber reported that this ordinance is included in Dropbox. The ordinance was originally drafted in October of 2020, but was held due to COVID mitigations. Class A liquor license holders have asked to open at 8am on Sundays in order to offer brunch. The ordinance states that they will pay an additional fee of \$300. **Alderman Reilly motioned to recommend to council to allow class A liquor license holders to open at 8am on Sundays for an additional \$300 fee. Motion seconded by Alderman Isaacs. Roll call vote: Hanlin, AYE; Reilly, AYE; Isaacs, AYE; Nehring, AYE. Motion passed: AYE, 4; NAY, 0; ABS, 0.**
8. **REVISIONS TO PERSONNEL POLICY** – Nothing new.
9. **ADJOURN** – **Alderman Nehring motioned to adjourn the meeting. Seconded by Alderman Isaacs. Roll call vote: Reilly, AYE; Isaacs, AYE; Nehring, AYE; Hanlin, AYE;. Motion passed: AYE, 4; NAY, 0; ABS, 0.**

Alderman Hanlin adjourned the meeting at 5:47 pm.

Respectfully submitted,

Caryn A. Huber, City Clerk of Byron, Illinois