

**ELMHURST CITY CENTRE
BOARD OF DIRECTORS**

MINUTES OF REGULAR MONTHLY MEETING
HELD ON JANUARY 22, 2008

A meeting of the Board of Directors of Elmhurst City Centre was held on January 22, 2008 at Elmhurst City Hall, pursuant to notice given to each of the Directors.

The following Directors were present:

<u>Commercial Property</u>	<u>Merchant Members</u>	<u>Residential Property</u>	<u>Ex-Officio</u>	<u>Ex-Officio (Ald.)</u>
Frank Catalano	Phyllis Butt	Barrett Gleixner	John Quigley	
Ed Conway	Charles Mueller		John Said	
Willis Johnson	Kevin O'Keefe		M. Tegmeyer	
	Christy Sopko			
	Natalie Zysko-Leuzzi			

The following Directors were not in attendance at the meeting:

<u>Commercial Property</u>	<u>Merchant Members</u>	<u>Residential Property</u>	<u>Ex-Officio</u>	<u>Ex-Officio (Ald.)</u>
Jeff Budgell		Annette Armstrong	Tom Borchert	John Gow
Margie Fitzharris		Glen Carley (Sec.Alt.)		Diane Gutenkauf
		Susan Danner (Alt.)		Stephen Hipskind
		Deborah Haude		Michael Regan
		Brian Murphy		

Also present at the meeting were Tom Paravola, Executive Director from the City Centre Office; Julie LaMonica, City Centre marketing creative and project management contractor; and Mimi Stojavljevic from the City Centre office.

The meeting was called to order at 7:40 a.m. by Mr. Johnson, chairing the meeting in Mr. Budgell's absence.

No City Centre members were present to address the Board.

Mr. Johnson noted that there had been some difficulties with youths on York Road in front of the York Theatre, and that he and Mr. Paravola would be meeting with representatives from the Elmhurst Police Department to discuss the matter.

Upon motion duly made, seconded and unanimously carried, the minutes of the regular monthly meeting of the Board of Directors held on November 27, 2007 were approved, as presented.

The Board turned to consideration of reports from Alliance members.

As regards City of Elmhurst matters, Mr. Said advised that Mr. Borchert had asked that Mr. Said report that the City had received the letter sent by City Centre expressing the Board's support for

proposed redevelopment of the Hahn Street area, and that a finalist had been selected as the developer with which to commence contract negotiations.

Mr. Said reported on several matters involving the Department of Zoning, Planning and Economic Development. Mr. Quigley reported on various matters involving the Elmhurst Chamber of Commerce. Ms. Tegmeyer reported on several matters involving the City's Visitor and Tourism office.

Mr. Johnson noted that Retail Recruitment Consultant Cathy Maloney's November and December written reports had been included in the meeting packets.

The Board turned to consideration of reports from the Executive Director.

Mr. Paravola reported that he had hired Ms. Monica Lockie to work in the Office in the new position of Merchant Liaison, and discussed with the Board the details of the new position.

Mr. Paravola reported on the meeting which had been held at the Elmhurst Chamber of Commerce on January 16th regarding the 2008 Elmfest event, as attended by Mr. Quigley, Board members Conway, Fitzharris and O'Keeffe, Mr. Said and Mr. Paravola.

The Board turned to consideration of financial matters.

Mr. Paravola reviewed the year to date financial statements, as of December 31, 2007, as prepared by Max Results based on information provided by the Office.

Mr. Paravola reviewed the Notes of the Budget Committee meetings of December 12, 2007 and January 14, 2008.

Mr. Paravola reviewed and discussed with the Board the initial draft 2008/2009 budget provided to the Board, as developed to date by Mr. Paravola working with the Budget Committee. Mr. Paravola noted the areas of the draft budget that would be further developed, and advised that a revised draft of the budget would be presented to the Board for approval at its February meeting.

The Board turned to consideration of general corporate matters.

Mr. Paravola advised that he was working with Ms. Butt and Ms. Fitzharris to schedule meetings for the Organization Committee.

The Board turned to consideration of SSA #7 Maintenance Area matters.

Mr. Paravola reviewed the Notes of the Downtown Services Committee meeting of January 16, 2008. Mr. Catalano commented on the methodology which he suggested be utilized for obtaining the landscaping quotes discussed by the Committee.

Mr. Paravola briefly reported on snow removal costs incurred year to date.

The Board turned to consideration of SSA #6 Business Area matters.

Mr. Paravola reviewed the Notes of the Marketing and Promotion Committee meetings of December 10, 2007 and January 14, 2008.

Mr. Paravola reviewed and discussed with the Board the work being done by the Office, with the Marketing and Promotion Committee, to develop the schedule of future events. Mr. Paravola noted that the draft 2008/2009 budget delineated the specific events which were being planned for the next fiscal year, and he also made note of the new sustaining promotional programs which were being contemplated to compliment the existing promotional activities.

Mr. Conway stated that he questioned eliminating the Block Party from the schedule of future events, and that he would be a dissenting vote in this regard. Mr. O’Keeffe advised that the Marketing and Promotion Committee had given the Office’s recommendation to discontinue the Block Party a good deal of consideration and agreed with the recommendation.

The Board turned to consideration of new business matters.

Several concerns were expressed regarding parking issues. It was mentioned that perhaps possibilities for valet parking should be examined.

Mr. Conway raised the issue of group utility purchases, and Messrs. Quigley and Catalano commented on possibilities which business owners might pursue in this area.

No other new business matters were raised for consideration by the Board.

It was noted that the next meeting of the Board was scheduled for Tuesday February 26, 2008 at 7:30 a.m. at City Hall.

There being no other business to come before the Board of Directors, the meeting was adjourned at 9:30 a.m.

Secretary

APPROVED: February 26, 2008