

**ELMHURST CITY CENTRE  
BOARD OF DIRECTORS**

**MINUTES OF REGULAR MONTHLY MEETING  
HELD ON NOVEMBER 27, 2007**

A meeting of the Board of Directors of Elmhurst City Centre was held on November 27, 2007 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>
Jeff Budgetell	Phyllis Butt	Barrett Gleixner	Tom Borchert	
Frank Catalano	Charles Mueller		John Quigley	
Ed Conway	Kevin O'Keeffe		John Said	
Margie Fitzharris	Christy Sopko		M. Tegmeyer	
Willis Johnson	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>
		Annette Armstrong		John Gow
		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; Mimi Stojsavljevic from the City Centre office; Joe Merle, Crescent Court resident; and Martha Corner, City of Elmhurst Economic Development Manager.

The meeting was called to order at 7:35 a.m.

No City Centre members were present to address the Board.

Upon motion duly made, seconded and unanimously carried, the minutes of the regular monthly meeting of the Board of Directors held on September 25, 2007 were approved, as presented.

Upon motion duly made, seconded and unanimously carried, the minutes of the regular monthly meeting of the Board of Directors held on October 23, 2007 were approved, subject to revision to reflect that no City Centre members were present at the meeting to address the Board.

The Board turned to consideration of reports from Alliance members.

Mr. Borchert reported on several matters involving the City of Elmhurst, including reporting that the City Council was continuing its consideration of proposals for the Hahn Street development, that the

City was entering into its budget cycle, and that the City would be commencing various streetscape improvements in the City Centre area.

Mr. Paravola distributed and reviewed with the Board a draft letter which he had prepared, as previously directed by the Board, expressing the Board's support for proposed redevelopment of the Hahn Street area. Following discussion, upon motion duly made, seconded and unanimously carried, the Board approved sending the "Endorsement of Hahn Street Redevelopment" letter as drafted by Mr. Paravola, subject to several revisions as directed by the Board, to the City as soon as was possible.

Mr. Said reported on several matters involving the Department of Zoning, Planning and Economic Development.

Mr. Said set up and reviewed with the Board display boards illustrating the City's conceptual plans for redeveloping the police and City Centre plazas. The Board discussed with Mr. Said various aspects of the proposed redesign of the plazas. It was noted that the City would be financing the plaza work, and that the City Public Works Department has responsibility for maintaining the plazas; although Mr. Borchert further noted that after the TIF expires, the City would likely look to City Centre to contribute toward the plaza maintenance costs.

Mr. Quigley reported on various matters involving the Elmhurst Chamber of Commerce; and Ms. Tegmeyer briefly reported on several matters involving the City's Visitor and Tourism office.

Mr. Paravola briefly reviewed Retail Recruitment Consultant Cathy Maloney's September and October written reports, and the Board discussed several concerns involving the reports. In the course of discussion, Mr. Johnson raised that he would like to see City Centre again consider taking a position on making York Road a two way street, in part to help the downtown area south of the tracks.

Mr. Paravola reported on meetings he had attended on October 19, 2007 with the Elmhurst Economic Development Commission and on November 16, 2007 with the Elmhurst Business Alliance.

The Board turned to consideration of financial matters.

Mr. Paravola reviewed with the Board the April 30, 2007 audited financial statements, particularly noting that the auditor had provided a clean, unqualified opinion and that there had been an increase in net assets for the year. Several questions were raised as to particular items shown on the income statement, and Mr. Paravola advised that he would obtain answers to such questions. Upon motion duly made, seconded and unanimously carried, the Board approved accepting the audited financial statements for the fiscal year ended April 30, 2007.

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

Mr. Budgell reviewed the Notes of the Budget Committee meeting of November 14, 2007.

Mr. Paravola reviewed the materials provided to the Board concerning the option to renew the current office lease. Following discussion, upon motion duly made, seconded and unanimously carried, the Board approved the two year renewal of the office lease on the terms presented.

The Board turned to consideration of general corporate matters.

Mr. Paravola reported on the annual City Centre Member meeting held on October 24, 2007.

Mr. Paravola advised that he was working with Ms. Butt and Ms. Fitzharris to establish a regular meeting schedule for the Organization Committee.

Mr. Paravola distributed and briefly reviewed with the Board a copy of the correspondence he had sent responding to issues raised by certain residents of Market Square Condominiums

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

Mr. Paravola reported that he had conferred with Downtown Services Committee chair Brian Murphy, and confirmed that the Downtown Services Committee would be meeting in January.

Mr. Paravola advised that he had obtained a quote from American Gardens to remove the banners in the Schiller walkway, and reviewed the background for this matter. Motion was made and seconded to authorize Mr. Paravola to make arrangements to take down the Schiller walkway banners at a cost of no more than the \$1500 cost quoted by American Gardens. The Board discussed various issues involved with taking down and then replacing the banners. Motion was made and seconded to table the matter, until such time as Mr. Paravola further addressed the matter with the Downtown Services Committee. The motion to table passed with all in favor, with the exception of a nay vote by Mr. O'Keeffe.

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

Mr. Paravola briefly reviewed the Notes of the Marketing and Promotion Committee meetings of October 7, 2007 and November 12, 2007.

Ms. LaMonica reviewed with the Board the various holiday season advertising activities being undertaken; and Ms. Stojavljevic reviewed with the Board the Christmas Tree lighting and Holiday Stroll events which would be staged in the holiday season.

The Board turned to consideration of new business matters.

Mr. Budgell reported that all Board committees were now listed on the City Centre website, and encouraged all Board committees to meet regularly.

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 January 22, 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 9:35 a.m.

---

Secretary

APPROVED: January 22, 2008