

**Agenda**  
**City of Salem**  
**Regular City Council Meeting**  
**August 1, 2016**  
**6:00 PM Regular Session**

- I. Call to Order & Roll Call**
- II. Prayer and Pledge of Allegiance**
- III. Presentation of Petitions/Public Comments**
- IV. Mayor's Report and Presentations**
  
- V. City Council Action**
  - 1. Consent Agenda
    - a. Approval of Minutes – July 18, 2016
  - 2. Second Reading – Approval of Renaissance Salon TIF Assistance
  - 3. Approval of Resolution for Little Egypt Parade
  - 4. Approval of Fair Housing Ordinance
  - 5. Approval of Amendment to Main/I-57 Business District Ordinance
  - 6. Approval of Bid for Construction of Library Sidewalk
  - 7. Approval of Ordinance for Stop Sign at Holiday Lane and Kinney Blvd
  
- VI. Executive Session**
  - 1. 5 ILCS 120/2 (c)(6) – Sale/Setting of Price for City-Owned Real Estate
  
- VII. City Council Action**
  - 8. Approval to Surplus Certain City-Owned Real Estate
  
- VIII. City Manager Report**
- IX. City Attorney Report**
- X. Finance Director Report**
- XI. City Council Report**
  
- XII. Adjournment**

Bill Gruen  
City Manager

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**MANAGER'S COMMENTS**

**V. City Council Action**

2. **Second Reading – Approval of Renaissance Salon TIF Assistance:** At our last meeting the City Council heard from Renaissance Salon about their project to construct a new salon on West Schwartz Street in the Downtown TIF district. Recommendation is to enter into a TIF agreement with Renaissance which would rebate 80% of property taxes for six years. This would be subject to at least few conditions: (A) payment of taxes, first, by Renaissance prior to rebate; (B) submission of invoices and proof of expenditures for expenses that are TIF eligible. PGAV would be retained to draft the standard TIF agreement for this project. A projection of the TIF increment is noted below. Recommend approval.

<i>Projected</i> Fair Market Value	\$124,350
Projected EAV (1/3) of FMV	\$41,450
Projected annual tax bill	\$3,779
80% to Renaissance	\$3,023
80% x 6 years	\$18,139
20% to Downtown TIF	\$756
20% x 6 years	\$4,535

3. **Approval of Resolution for Little Egypt Parade:** The City Council adopts a resolution annually requesting that IDOT permit for the closure of sections of Broadway and Main Street (State highways) to allow for the Little Egypt Parade. Recommend approval.
4. **Approval of Fair Housing Ordinance:** Enclosed is a Fair Housing Ordinance provided by SCIRPDC, and which relates to the City's application for a Housing Rehab Grant. Generally speaking, the ordinance would make it a violation of City policy to undertake various actions as it relates to real estate that are discriminatory against any person because of their race, color, religion, national origin or ancestry, sex, creed, or disability. Adoption of this ordinance will increase the City's score for its grant application. Two notes: (1) the amount of fine identified in Section 4 should be reviewed specifically by Mike Jones; and (2) I don't anticipate the Salem PD's enforcement priorities will change such as to become the primary agency to investigate housing discrimination in Salem. If this ordinance is to be adopted, it should be adopted in August so that it can be included in our grant application.

5. **Approval of Amendment to Main/I-57 Business District Ordinance:** The City created the Main/I-57 Business District in 2014 as part of the incentive package to locate the Holiday Inn Express at Kinney Boulevard. State law allows for collection of 1% taxes for sales, service occupation, and hotel motel taxes within business districts. This ordinance would push back the date for collection of the sales and service occupation taxes to January 1, 2017 because the City has only recently notified the Illinois Dept of Revenue of the siting of the Holiday Inn Express. IDOR collects the 1% sales and service occupation taxes, and the City collects the 1% hotel/motel tax. The sales and service occupation taxes, if payable, will be collected by the State after January 1, 2017, but the City-collected hotel/motel tax will be collected immediately. Recommend approval.
  
6. **Approval of Bid for Construction of Library Sidewalk:** Bids for construction of the Library sidewalk project are scheduled to be opened on Monday, August 1. If Rhutasel recommends, the City Council may wish to accept a bid on Monday evening.
  
7. **Approval of Ordinance for Stop Sign at Holiday Lane and Kinney Blvd:** A stop sign at Holiday Lane and Kinney Blvd/Mitchell Street is requested. The sign would be placed to stop traffic east-bound on Mitchell or north-bound on Kinney. Recommend approval.
  
8. **Approval to Surplus Certain City-Owned Real Estate:** The City has been approached by a business person with interest to purchase property in the Salem Industrial Park. More than one parcel has been identified as being of interest. Generally speaking, State law provides for a process for the disposition of public property which entails a declaration of the property being “surplus” and accepting bids for the property. Although I understand the City has taken action to identify certain City properties as “surplus” and has actively promoted these properties for economic development, I request the City re-state its policy that properties in the Industrial Park and at Kinney Boulevard be declared surplus. Parcel IDs of City properties are noted below. An aerial photo depicting the same is also provided in your packet.

11-16-100-003	11-16-200-033	11-16-200-014
11-16-200-029	11-15-000-040	11-00-022-502
11-00-022-501	11-00-022-507	11-00-022-504
11-00-022-506	11-00-022-508	