

## MINUTES OF THE PUBLIC HEARING

**Public Hearing to consider contributing up to \$1,000,000 to allow certain interior and exterior renovations at Gurnee Mills Shopping Center. Interior renovations may include, but are not limited to, certain tenant façade, and 150,000 square feet of interior renovations which would cover the common area from the former TJ Maxx storefront to Sears, as well as the area in front of Niemen Marcus and the Dine-O-Rama food court. Exterior renovations may include, but are not limited to, tenant façade, paving, and lighting.**

### GURNEE VILLAGE HALL FEBRUARY 6, 2017

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**Call to Order**

Mayor Kovarik called the public hearing to order at 6:31 p.m.

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**Other Officials in Attendance**

Patrick Muetz, Village Administrator; David Ziegler, Assistant Village Administrator/Community Development Director; Bryan Winter, Village Attorney; Brian Gosnell, Finance Director; Fred Friedl, Fire Chief; Kevin Woodside, Police Chief; Saundra Campbell, Deputy Police Chief; Willie Meyer Deputy Police Chief; Ellen Dean, Economic Development Director; Jack Linehan, Assistant to the Administrator.

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**Roll Call**

**PRESENT: 6- Thorstenson, Balmes, Hood, Ross**  
**ABSENT: 2- Garner, Wilson**

Mr. Muetz said Gurnee Mills is requesting financial assistance from the Village in order to move forward with 150,000 square feet of interior renovations which would cover the common area from the former TJ Maxx storefront to Sears, as well as the area in front of Niemen Marcus. It will also include the demolition and re-theming of the Dine-O-Rama food court. The food court investment itself is expected to be approximately \$1.5 million. The total project cost is estimated at \$6 million, of which, the Mills has asked the Village to provide \$1 million or \$16.5% of the project cost, whichever is less. While this is not proposed to be a performance-based arrangement, staff is able to calculate an estimated payback period based on the two proposed retailers slated to fill the former Sports Authority and TJ Maxx sites. Furthermore, there are financial benefits that are difficult to quantify, such as the Mills' ability to more readily attract retailers based on updated infrastructure, as well as consumers' willingness to more frequently visit the Mall due to updated facilities. Annual reimbursements would be capped at \$250,000 per year, unless the given reimbursement in any one year is less than \$250,000, the amount under \$250,000 would be carried to the next fiscal year. This will allow staff to budget accordingly for the expense.

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**Trustee Wilson  
Arrives 6:34 p.m.**

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**Randy Ebertowski  
General Manager  
Gurnee Mills**

Mr. Ebertowski briefly explained the project stating the money will be used to renovate the final two thirds of the mall including the Dino O' Rama food court. He feels these upgrades are necessary to continue to draw quality national retailers to the Center.

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**Trustee Garner  
Arrives 6:36 p.m.**

Mayor Kovarik reminded the Board Gurnee Mills is investing \$5 million and the Village is investing \$1 million. She continued to say the public has communicated it would like to see the improvements and it should have a halo effect for the entire area.

Trustee Balmes said as a small business advocate it is difficult for her to keep giving money to big corporations. She said she gets it and knows this is something Village has to do to keep the mall viable and attractive.

Trustee Thorstenson said she has been to a lot of communities where the malls are in disrepair or vacant. She continued to state while the Village doesn't have a property tax, it's a major economic driver and needs to stay appealing to customers.

Trustee Ross asked how much will be left to renovate after this project is complete.

Mr. Ebertowski said this will cover the final two thirds of the common area.

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**Public Comment**

None.

Trustee Ross motioned, seconded by Trustee Balmes, to recommend contributing up to \$1,000,000 to allow certain interior and exterior renovations at Gurnee Mills Shopping Center. Interior renovations may include, but are not limited to, certain tenant façade, and 150,000 square feet of interior renovations which would cover the common area from the former TJ Maxx storefront to Sears, as well as the area in front of Niemen Marcus and the Dine-O-Rama food court. Exterior renovations may include, but are not limited to, tenant façade, paving, and lighting.

**Roll call,**

**AYE: 6- Garner , Thorstenson, Balmes, Hood, Wilson, Ross**

**NAY: 0- None**

**ABSENT: 0- None**

**Motion Carried.**

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**Adjournment**

It was moved by Trustee Balmes, seconded by Trustee Wilson, to adjourn the Public Hearing.

**Voice Vote: ALL AYE: Motion Carried.**

Mayor Kovarik adjourned the Public Hearing at 6:39 p.m.

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**Andrew Harris,  
Village Clerk**