

MINUTES**CAPITAL TOWNSHIP BOARD OF TRUSTEES****APRIL 13, 2021****CALL TO ORDER/ROLL CALL**

The Capital Township Board of Trustees met in the County Board Chambers following the re-scheduled 2020 Annual Capital Township Town Meeting. The following members answered to roll call: Joe Aiello, Rich Berning, Brad Carlson, Alysse Aiello Hewell and Lakeisha Purchase. Also present were: Silas Johnson, Sheila Stocks-Smith, Jim Dickey, Abby Powell, Mark Crawford, Mayor Jim Langfelder, Austin Randolph, Mary H. Hall, Julie Dailey and Julie Pittman. Bruce Stratton, Justin Reichert and Joseph Roesch were present as Legal Counsel. Trustee Carlson led them in the Pledge of Allegiance.

A motion was made by Trustee Berning, seconded by Trustee Carlson, to approve the minutes of the previous meeting. Upon a roll call vote, there were 5 Yeas – 0 Nays for approval of the minutes.

A motion was made by Trustee Carlson, seconded by Trustee Aiello Hewell to approve payment of the Supervisor/Collector/General Assistance Administration Expenditures, in the amount of \$7,150. Upon a roll call vote, there were 5 Yeas – 0 Nays.

A motion was made by Trustee Berning, seconded by Trustee Carlson, to approve payment of the Township Clerk/Township Assessor's Administration Expenditures, in the amount of \$2,590.05. Upon a roll call vote, there were 5 Yeas – 0 Nays.

REPORT FROM LEGAL COUNSEL

There was no report from legal counsel.

AUDITOR'S REPORT

Lori Milosevich from Estes, Bridgewater & Odgen presented the annual Auditor's Report. The audit for Capital Township was as of August 31, 2020. Ms. Milosevich reviewed the contents of the report. She reported that all books and records were ready and available. No recommendations for changes in the system or any improvements. It was a good clean audit. At this time, no recommendations to the Board. Ms. Milosevich clarified that while a fund balance shows over \$3 million dollars the bulk of that is for general assistance. Supervisor Aiello asked what the statutory minimum and maximum fund balances are for the township. Ms. Milosevich said she would check and get back to the board.

A motion was made by Trustee Berning and seconded by Trustee Carlson to accept the Audit Report. A voice vote was unanimous.

OLD BUSINESS

Trustee Purchase requested an update on where the Board was with the letters in support of the extension of the Enos Park & SHA Madison Park TIF Districts. Supervisor Aiello stated the original TIF is still under review. They have discussed a variety of things concerning the TIF – have seen some things lately that are good – the money to repair the Municipal Building that was taken from the TIF was reimbursed. This is a symptom of the problem that the taxpayers will talk about for years – glad that was rectified. Wants everyone to know that the board is in favor of development they are not against development. Don't have a letter today – hoping to have something in place to discuss with trustees and the Mayor by mid-week next week. Important to be accountable and transparent – thinks they have some things that make sense with regard to asking the city to do a few things not only for the city but for others – thinks there are 24 TIF districts throughout this county and in the next 10 years 14 of them will come due, and in the city, 6 of them will come due so they won't have to go through this process every single time somebody wants to extend one there will be a document everyone can agree to going forward that makes sense. They need to be fair to those that pay the bill, fair to those that surrender their taxes and that's Capital, that's 186, that's the Sanitary District, it's the Park, it's everybody. They are trying to put together a document that makes sense, it has taken time, he apologizes for that but he's done his part and diligence to bring people together to discuss it and each of the trustees has provided him some information – so they're close.

Trustee Purchase inquired about having a special meeting once the document is finished and ready to be shared with others. Supervisor Aiello stated he would need to talk with legal about a special meeting, but he thinks everyone will see something tangible by the end of next week.

Trustee Purchase also asked for an update on how the old General Assistance Township building is doing. Supervisor said the building was doing well, tenants were paying their bills. Supervisor Aiello clarified the 11th Street building the Township owns is being rented by the Veteran's Assistance office. When COVID hit, a courtroom was created on the first floor to keep people off the elevators. Veterans was housed in this area so it worked out they were able to move into the old Township building. Trustee Purchase asked if they may want to take over that space. Supervisor Aiello thinks at this point it was suggested they continue to keep renting to them until they see what happens. The County Building will be under construction probably in November, so they are not sure if they'll come back after that project is completed. If they were going to list and sell it at this point, he thinks they'd sell it for less than what they have into it and he thinks that's not a good idea to do – not a good steward of the taxpayers' money. They should probably give more time for commercial property to recover, but right now they have a tenant that is paying the bills, paying rent, maintaining the building and it's a good relationship for them. He would say wait it out at this point but it's the will of the board and if they want to do something different that's fine but obviously before they do anything we'd want to consult with a realtor and get an appraisal on the building. Trustee Purchase added that she knew they were waiting on an appraisal due to COVID. Supervisor Aiello said COVID put everything on hold, important to know what the market is doing before they try to sell it. Trustee Purchase wants to make sure there is transparency with the building due to others expressing interest in it, specifically mentioning Teresa Haley and the NAACP. Trustee Berning added that he thinks we're very fortunate to have the tenant that they have. There are a lot of vacant buildings along that corridor and they were able to put someone in there that is utilizing it very well for themselves plus they're getting paid.

Trustee Purchase also questioned how the training was going for the township office. Supervisor Aiello said he had not put any training together but he was talking with employees and they are working

the core values of their mission statement. It's important that they be kind and gentle to clients. He believes they have some of the most challenging clients around – they get people in there that are in their lowest of lows. So, they are going to do some training, but right now he's working on a mission statement for his employees to know and understand every day when they walk in that office and do their job there are core values for the office and they're a part of that process. They are moving forward with how they serve and respect the customer, starting with us. They're taking their own inventory first.

Trustee Purchase also commented that some customers were having issues navigating the website. Updates were supposed to be made last month. Aiello stated the webpage was under construction last month. They were trying to simplify the programs and he thinks they've hit the bullet points with regard to the programs and some of the requirements the individual must bring when they go through their intake. Have gotten good reviews – seems to be easier to read and understand. Still trying to make it easier – that's part of the process.

Trustee Purchase requested an update of clients coming in by appointments. Supervisor Aiello will send out. She also wanted to know how it's going with clients coming back in now that we're winding down on the pandemic and people are wanting to get out. Supervisor Aiello said there are clients that want to come in and others that don't. They are assured proper COVID precautions are being taken. Trustee Purchase said thank you from a client that they were able to assist.

PUBLIC COMMENT

Abby Powell with the City Office of Economic Development spoke about what the Enos Park and Madison Park TIF's have done so far and gave context of what they are trying to do for the extensions and what the impact is on Capital Township. Right now as it stands, the township receives approximately \$8,000 in property tax with the Enos Park TIF in place. If the TIF were to expire, that would be approximately \$4,000 each year. To give some context, the Enos Park TIF generates about half a million dollars annually for the city to reinvest in the Enos Park neighborhood. For Madison Park Place, if the TIF were to expire, which it's set to do in 2022, the township would receive under \$3000 annually. Ms. Powell gave an update on what the Enos Park TIF has been able to accomplish so far and in recent years and what their plans are going forward if they are to achieve the extension. Many people are aware they have a 50/50 matching grant for exterior rehab that's been very popular in the neighborhood to assist current residents. Homeowners are able to apply for that grant and receive up to \$15,000 in grants from the city through the TIF fund to do exterior rehab. This is especially important for some of the older homes in the neighborhood. They find that folks typically use it to repair their roofs which are really expensive for those old, large, Victorian style homes. They have been able to invest almost half a million dollars in Enos Park through that grant program for existing homeowners. \$200,000 of that was in private investment and the additional funds were in the grant funds. That's been a very popular program and they're hoping to extend that to more residents. They always have calls and applications for that program. They also offer a property acquisition grant up to 10% of a purchase price for veterans and for first responders for the city. They were able to assist three veterans to purchase their homes and they would like to be able to extend that additionally for more homeowners. Beyond those programs focused on homeowners, they've assisted with the Springfield Art Association and their recent renovations. She hopes everyone has been able to visit the Art

Associations' new glass-blowing studio. Their whole campus has been revamped. Also, helped them with TIF funds to establish their artists in residency program. They purchased a duplex immediately adjacent to their campus, and they host up to four artists who do community based art where they invite the community in to look at what they are doing and then exhibit their works. It's been a great program to get nationally known artists living in the neighborhood.

Ms. Powell then spoke about the YMCA. It has been a very important project for the neighborhood, and they feel it will be a catalyst for additional development in that area and expanding to the medical district as a whole. She is newly serving in a capacity as a staff support person for the mid-Illinois medical district, and getting this Enos Park TIF extended is a real priority in terms of spurring additional development in the med district and supporting those institutions that are huge employment drivers for the City and the County. She recently had the opportunity to meet with the heads of each of those medical institutions including SIU, St. John's, Memorial, and Springfield Clinic. The one priority each of those institutions identified for them, and they all coalesced around, was appropriate workforce housing. They have almost 700 med students and residents who moved to the area for training and they stay between three and seven years. Those people are looking for appropriate housing. They want to harness these funds in the TIF district to build housing for these residents. They are not people who will be staying in the community for their entire career. They are here to get valuable training and want to live close to where they work. Each of these institutions identified this as a priority and they would like to be able to support that development in Enos Park. Because of the nature of the neighborhood and the market there, you can't build market rate housing that's appropriate for that population without the help of some subsidies. Without the TIF, without other subsidies in those developments, they will not have them. She thinks Enos Park is on the verge of turning a corner. The neighborhood association and other folks have done a great job of stabilizing the neighborhood and preventing decline, but it takes an extra push from the City and from the partners to capitalize further development. They have identified many clusters of properties, specifically on Fourth Street that are near the YMCA and the Art Association and are hoping to engage some developers in getting some appropriate multi-family housing in the area, but they will not be able to do that unless they can support those developments.

Trustee Purchase asked Ms. Powell to touch on the SIU student's community program with the elderly. Ms. Powell responded that SIU has launched a great program where the students go and visit with the elderly in their homes and get them the community help that they need. Trustee Purchase also spoke about the art projects in the Enos Park area where they turn people's yards into art installations. There are a lot of partnerships between the hospitals and the students. Trustee Purchase then asked Ms. Powell to comment on the Madison Park project.

Ms. Powell explained that the existing boundary of Madison Park Place, the SHA TIF district, is pretty well developed. They have extended their homeowner grant program and they're hoping to reach the single family homeowners in that area so they're able to take advantage of those funds. The intention is to expand the boundary up into Census Tract 8 around the Pillsbury plant so they can extend that homeowner rehab program and matching grant program to the residents there. They have done some initial assessments of the area with a consultant. They are looking at expanding the boundary, it would encompass an additional 900 parcels. Those funds would then be used to provide additional support to the homeowners but also to the infrastructure improvements for the alleys that need to be cleaned up – all those kinds of things are eligible.

Trustee Purchase inquired what Census Tract 8 is. Ms. Powell responded by giving the general boundaries. It's generally bounded by Clear Lake on the South, North Grand Avenue on the North, and it goes from 10th Street over to 19th Street. That's not the entire boundary they're looking to incorporate into the SHA area but that's the census tract boundaries. The boundaries for the TIF extension, if they're able to get that extended, they would do a parcel by parcel inventory where they have to make sure each property qualifies to be included. There are a list of 13 qualification factors and the property has to be able to hit between five and seven of those.

Supervisor Aiello added with regard to Enos Park TIF district and any TIF district the board's position is simple, they want to see things grow, they are for development and don't get the impression that they aren't. With regard to the money they currently receive from those taxpayers or what they might receive, that's not the issue. It never has been or never will be. They have not negotiated for that like some other districts did. They didn't want a piece of the pie. They'll be something coming probably at the end of next week and he will discuss this again with her this week.

Trustee Berning had a question about the medical district and the TIF district and where they overlap is being treated. Ms. Powell said they are two completely different entities. The TIF district is controlled entirely by the municipality in terms of improvement projects. The medical district is larger and fully encompasses the Enos Park TIF, it is one square mile. Its western boundary goes all the way over to Walnut and extends a little further south than the Enos Park TIF that comes down to Madison. That body has recently had some new leadership appointed. The Governor just issued four new appointments for commissioners to serve on that board. They're expecting a new municipal appointment as well. They're looking to do more development. The med district doesn't have a budget but they do have the power to advocate and support projects that way. They can also do property acquisitions without any money so that's going to be hard. They have some limited powers but mostly they're looking to identify common priorities and make sure development is appropriate for the district and in line with what the leading institutions are looking for.

Trustee Carlson stated that as we talk about the letter maybe it's more semantics, but he sees it more as a MOU, Memorandum of Understanding, sort of thing with the City that they can work together for predominately this TIF, which they're all in support of, so they understand the money and what it's used for but also to help each other out as far as any future TIFS. There are a few things under this MOU that they want and they can help each other out as they move further down the road with any future agreements or TIF's.

Ms. Powell welcomed and encouraged calls to her with any input, questions or concerns. She added that more formally the joint review board meets every year to review the TIF plans and make any suggestions. That's their formal meeting with all the taxing bodies. They also have their Economic Community Development Commission, which is a group of local experts appointed by the Mayor that meets every two months. They always have a public comment forum and would welcome any input.

Sheila Stocks-Smith addressed the group next. She first thanked Supervisor Aiello for the lengthy and productive conversation they had earlier in the day. She has been a member of the Economic Development Commission for the city for about a year now. She's been involved in the city projects and government and school district for a long, long time. She thinks they all know that TIF's are somewhat controversial and it's been that way for a long time. She appreciates and agrees that the City welcomes any opportunity for input from the taxing bodies and see that as the long term. She thinks

they can enter into that and make this better for the future. Right now the Mayor is asking for a letter of support because they have to have it for the legislature. She sees two different issues. One is the letter, and it's written or it's not. The other is the longer term MOU that is being worked on. She's urging for a decision to be made and that it's for letters of support of both the Enos Park and Madison Park TIF extensions. She had a meeting today with the Economic Development Commission, and all commissioners that were present signed a letter urging the Capital Township Board to send the letters of support.

Trustee Carlson wanted to know the status of the other taxing bodies. Sheila Stocks-Smith stated that Sangamon County has sent a letter for Enos Park but not for Madison Park Place. They have not received anything from the Sanitary District but everyone else has sent letters, including District 186, Springfield Park District, SMTD and LLCC.

Silas Johnson, Pastor of Capital Baptist Church addressed the group. They build affordable housing. They have built about 80 and are in the process of a fourth phase of about 40 more. Wanted to thank the township for the workforce program. They've benefited from it. Are in a TIF district and have plans for the east end of South Grand and creating parks and more green space. Thankful for the township and the city.

Mayor Jim Langfelder then addressed the group. The importance of the Madison Park Place moving to the Pillsbury area – one is for Pillsbury itself. They would designate towards that once it's expanded is with regards to the environmental studies. There are two that need to be done that range upwards of \$100,000 or possibly more, but it's not to own the property but to get those studies so then they could go the next step with requesting funds. They have the American Rescue Plan dollars coming forward and that project is going to take federal, state and local help to turn that project around. The B.O.N.E. Training institute on South Grand, trains individuals in the neighborhood who aren't interested in going to LLCC. They are interested in improving their lives. When they talk about social equity that's what it's all about. They're looking to model that program similar to what IDOT does for the community college right there in the neighborhood on South Grand. It will pay the individuals a commensurate salary with regards to either on the job site or in the class. They would like to do it in the class, it just depends on how they will work it out with funding and getting matching funds. It can't just be done with TIF or with community block grant funds, it goes way beyond that. It takes private sector investment along with public sector, and now that they have the American Rescue dollars coming in from a variety of areas, county, city and other areas they need to maximize that as much as possible. The intent is, just like a vocational center, you train the individuals and get the training through Calvin Pitt's program and they go put their trade to work right there in the neighborhood rebuilding those houses. In today's market, it takes more to build a house than to refurbish. They are trying to get that secured through private and public sector and leverage those dollars to really change the dynamic of the TIF. It is an important aspect of that with regards to job training and moving in that direction, which Capital Township has participated in previously. It is about bringing the resources together to maximize the assets we have including the housing and the people assets. By doing that you'll be able to do job creation and help the unions out with creating job training for individuals. It allows the unions to be more diversified and that's been a decades old problem since his father was Mayor. This is one way to resolve that issue once and for all. Pay an equitable rate of salary so people can have a living wage with regards to the east side of Springfield or the north end. That's going to be the focus not only with TIF, Community Development Block Grant and American Rescue dollars. They need to emphasize that as

much as possible, not just with the City, but with all of us, and maximize those dollars that are coming in for our city.

Trustee Berning asked about the expansion of the Madison Park Place and if that would be done with state legislation when it is extended. The money could only be spent for the environmental side of it.

Mayor Langfelder responded that the TIF would go in front of the City Council. The City Council is pretty clear they don't want city dollars going toward Pillsbury. It's an enormous amount of funds that would be needed to replace it or transform it or remediate it. It's questionable about what that amount is. He's heard anywhere from it won't cost anything to their estimate which is above \$15 million. That's why it's important to keep the federal, state and local all involved including all your legislative officials at all the different levels. What that environmental study would do is actually help put a price tag on that development. They try to get matching funds at the federal level since they have the big pool of funds to utilize those resources or the state to make something happen there with regards to that. The importance of the Madison Park Place TIF or extending that housing authority TIF is with the housing stock. That's how he sees it – that's the area, if you just drive through it that needs help. They're starting to tear down the area, they don't want to do that. They want to stop the demolition that's happening in our community. Think of your own home where you grew up. How would that feel if you're taking your children or grandchildren there and say oh here's where I used to live and your house is gone or the neighbor's house is gone. Those are your memories, that's the fabric of our neighborhoods. They want to stop that, and one of the key components is extending the TIF. Michelle Owenby isn't here but they've been at it for a number of years. Lakeisha can speak to the importance of that. You look at Enos Park and you see the majestic homes that could have been torn down. He was touring that today with Matt Drennan. He's from St. Louis – he was in awe of the housing development in Enos Park and the refurbishing of those homes.

Trustee Berning added that he appreciated the Mayor's narrative and that he's done a great job on that issue but when you get into the history of it – how many years since we passed the first TIF? Back in the 1980's he believes under the old commission form of government, since that time and he was over at the city long enough to know that there were a lot of misuse of funds and with that being said as we go forward he doesn't think they want to "kick the can down the road". That's what has happened in the past. Granted Capital Township is one of the smallest taxing districts and it is not about the money, it's about the program like the Mayor has laid out, but we codify that so when the next Mayor or City Council comes in they don't find some loophole, and all of a sudden expenditures are going into areas where they shouldn't.

Mayor Langfelder responded that it's all in the results of course. That's why they have the Community Economic Development Commission. It is codified through the city code. Of course, it's about the individuals you appoint to that board. With regards to the dilapidated housing, he participated in the Bloomberg-Harvard initiative during this pandemic. Forty mayors across the country had been selected to do that, he was one of them, fortunately, because that's been a game changer. One of the benefits has been a partnership with Harvard. They have selected Springfield's project with regards to vacant properties, their demolition process – so they're sending a fellow here that's going to assess our process and how they can make it better and improve it. That's part of Bloomberg Mayor's challenge. What is that? It's a competition of around 800 cities across the world competing in this

process. They entered that program/initiative because they think it's very strong because it touches all the components. How do you come out of a pandemic and address the needs of the pandemic which has taught us the need for affordable housing, raising the moratorium, what does that do? How does it address homelessness? This program will address that through housing development because you are teaching people a trade where they can use their hands to provide a living for their family. It touches many different aspects to remedy how we come out of a pandemic. In June, they'll know if they're selected in the top 50. Hopefully they will be but regardless they're going to move on with this initiative because it's just too important. The top 50 will get additional help with the project and will be fine tuning that. It's an outside expert Bloomberg, Bloomberg Financial – Bloomberg himself used to be mayor of New York, that's why he picked the Mayor's challenge because he knows the importance of what cities can do for people's lives. The top 50 will receive additional assistance to fine tune the project initiative. In October or November, the top 15 will be selected and they will receive \$1 million towards the initiative. It is a long-term three-year initiative. Once you start this, it's like a train that can't be stopped. You start rehabbing housing instead of tearing it down. That speaks volumes just like Enos Park. They have a mixture, they have some vacant properties, homes that have been torn down but there are others that have been built – that's what it's all about. The proof will be in the results. Like the Memorandum of Understanding, that can be spelled out. What's our intent? He'll be more than willing to spell that out and lock that in. When you talk about the pandemic, what was the first thing we were able to do? Go outside – encourage people to go outside. The importance of the parks was elevated. Those are the different things they need to go back and do to enrich our community.

They would like to have both letters of support and they can work out the details. He doesn't think it's that difficult, but he would like to have them before the end of the month.

Trustee Purchase added a comment that her home in the Enos Park area was two days away from being torn down. She did sign up to have the tax credit so that helped her out when she went to Menard's. It was very helpful to help offset that cost. The program does work, it's very effective and Michelle did an excellent job educating the people that wanted to come over to the neighborhood to rehab those properties.

ADJOURN

A motion was made by Trustee Purchase, seconded by Trustee Berning, to adjourn the meeting.

Trustee Berning had an additional comment. Brought up Trustee Purchase's question about having a special meeting. He wondered if they could recess this meeting and bring it back later to discuss the letters.

Justin Reichert, legal counsel, stated that either way you are going to have a new notice so it's just as easy to adjourn. You would also have to set time and date right now, and they are not sure if they are prepared to do that.

Meeting was adjourned.

Don Gray

Town Clerk