

**CITY OF DEKALB**  
**Annie Glidden North Revitalization Plan Task Force Meeting**  
**January 29, 2018**

The Annie Glidden North Revitalization (AGN) Plan Task Force held a meeting on January 29, 2018 at the DeKalb County Community Outreach Building, 2500 N. Annie Glidden Road, DeKalb, IL.

Task Force Chair Herb Rubin called the meeting to order at 6:30 p.m.

**A. ROLL CALL**

The following members of the AGN Task Force were present: Morgan Brickley, Michelle Bringas, Deanna Cada, Jaime Craven, Joe Gastiger, Chad Glover, Will Heinisch, Derek Hiland, Tiara Huggins, Andrew Knox, Christi Krupp, Mohammad Libadi, Dr. Leroy Mitchel, Michael Newman, Patti Perkins, Glenn Roby, Herb Rubin, Gip Seaver, Kurt Thurmaier, Denise Weinmann. Members who were absent include: David Castro, Rudy Galvan, Jacob Rachel, Dan Kenney, Shelly Perkins, Mike Pittsley, Valerie Redmond, Ecila Scaife, and Ellingsworth Webb.

The following City staff members were present: Management Analyst Aaron Stevens, Community Development Director Jo Ellen Charlton, Economic Development Planner Jason Michnick. Attending from Northern Illinois University (NIU) Center for Governmental Studies (CGS) were Director Diana Robinson, and Research Associate Mim Evans. Camiros planning consultant Adam Rosa facilitated the meeting.

Notes were taken by NIU CGS Director Diana Robinson and Research Associate Mim Evans.

**B. APPROVAL OF MINUTES FROM THE DECEMBER 5, 2017 MEETING**

The minutes were approved with the correction that Denise Weinmann was present at the meeting.

**C. PUBLIC PARTICIPATION**

**D. ITEMS FOR DISCUSSION**

Opening Announcement: Dave Jacobsen: The City has been working with Com Ed for past several months regarding the lighting on Greek Row. This was an item of concern expressed by student groups. Com Ed had originally committed to providing 200 LED lights at no charge. Now they are committed to 1,000 lights free of charge that will be targeted to the AGN neighborhood and any remaining lights will likely go to the 7<sup>th</sup> ward.

1. Recommendations for acting chair in the chair's absence

Chair Ruben noted that he will be absent for any February meetings and asked a volunteer to chair in his absence. Kurt Thurmaier volunteered. Motion to accept Kurt as an interim chair was approved.

2. Chair's comments

All Task Force members were reminded to complete OMA training by this Friday. It may be accessed on the Secretary of State's website. It was stated that if you have already completed the training, there should be a record of it on the website. The certificate of completion may be printed off and submitted to the City. The Mayor will not sign off on task force appointments unless OMA certification has been provided.

Chair Ruben stated that he has received questions about whether this group is going to accomplish anything. The Task Force is addressing a complex problem. Progress is being made as illustrated by Alderman Jacobsen's announcement about Greek Row lighting, the imminent demolition of a large problem building, Police Chief Lowery's initiatives, and the identification of the movie theater as an important redevelopment target.

3. Planning for subcommittees

Aaron Stevens explained that there will be four committees: Community Services; Housing and Commercial Development; Neighborhood Safety and Security; and Transportation, Infrastructure and Open Space. Members who indicated their first choice on the survey were assigned to that group.

Adam Rosa said that the committees will be asked to undertake a three-phase process. The first is to identify desired outcomes. A committee worksheet was prepared so all four committees will address similar questions. The worksheet is designed to get the conversation started. The second meeting is to generate project and strategy ideas. There will be a worksheet for that meeting as well. Each group will look at each of the outcomes and propose specific actions and/or projects. The third phase is prioritizing those projects and identifying potential partners and implementation tools. The hope is that each committee will complete all three meetings by April 1. He would like to report on the committees' work at the next community meeting in March.

Chair Ruben suggested that each committee select a chair. He also pointed out that the work sheets shouldn't preclude new ideas being generated.

Joe Gastiger suggested canvassing the neighborhood to get resident input. Several other members commented on this idea. Adam responded that after a set of ideas has been generated they need to be brought to a larger group for review and comment.

Chair Ruben said that it is essential to set up committee meetings so they do not violate OMA. City staff will handle the administrative aspects of complying with OMA.

Committee members need to be aware of how many of them are discussing committee or task force business at any time.

Adam Rosa suggested that the task force review the results of the first set of committee meetings before the next round of meetings.

Aaron Stevens said that he would like committees to hold their first meetings between Feb. 13<sup>th</sup> and Feb. 19<sup>th</sup> and complete all of their meetings before April 1<sup>st</sup>. It is possible the committees might only need two meetings to generate their recommendations. Staff will attend these meetings to take care of administrative items. Staff knowledgeable about the areas under discussion will also be present. Joe Gastiger offered space at his church for these meetings. Aaron has a list of who has completed OMA training in connection with this task force. Members can check with him to see if they are on the list.

#### 4. Market Study Survey Discussion

Adam Rosa said that the goal of the market survey is to help support the market strategy that is now under way by looking at commercial and residential markets in the AGN area. We need a qualitative snapshot of the residents who live in the neighborhood, relevant trends, and their questions and concerns, such as what services are missing in the neighborhood. The consultants are drafting questions to be brought back to the Task Force for review. They want to capture a good cross-section of the neighborhood in their responses and are interested in the Task Force's ideas about a realistic approach to achieve that. He would like to know what the Task Force thinks the survey needs to accomplish and how best to do that.

Joe Gastiger suggested that neighbors conduct the survey by going door to door. Chair Ruben commented that this type of survey is incredibly difficult. Also, it is important to collect some background data to know who is responding.

Andrew John Knox stated that if there is compensation he is sure he can get students to help.

Adam Rosa asked if the Task Force members would be willing to work with their constituents to get the surveys out?

Tiara Huggins expressed concern that some AGN residents have been surveyed numerous times over the past three years. Has the needed information already been collected? We may need a different approach.

Michelle Bringas asked how have the results of those surveys been conveyed? Perhaps summarize those results and present them back to the community so they know they have been heard. We could ask if it is still true and use the earlier results to help prioritize the task force's work. If there has been progress over the past 3 years we could describe that as well.

Tiara Huggins thought that would help. Also, some questions have obvious answers so don't need to ask those, for example asking where people grocery shop is not necessary because there are only a few possibilities and people may go to all of those options at different times.

Michael Newman asked who do we need to survey? Who are we targeting? Even \$5 could help change the outcome. Camp Power was one of the first surveys and may be a source of information. Camp Power also has a pool of parents involved and could help provide access to University Village residents.

Kurt Thurmaier asked what are we getting out of this survey?

Adam Rosa replied that it will help us understand the potential commercial market in the area and answer questions such as “Where are people shopping?” and “What are they looking for?” We also could include 4-5 overarching questions dealing with bigger task force topics. Challenge to get it down to 10-15 questions.

Chair Ruben said this means that we’re focusing on both a market survey and general community concerns. We need to reach a balance between the two.

Kurt Thurmaier asked what is the timing of this market study?

Adam Rosa replied that once it begins, it will take one month. It needs to feed into larger the market strategy that is being developed now.

Kurt Thurmaier said that we shouldn’t move ahead with this until we find out what the other surveys have told us. Also, the committees will identify questions that might be important to include in the survey. We only have one shot at a survey so we should wait until we know whether there are questions that need to go in it. We also want to know how representative our sample is of the AGN population so Census data would be helpful.

Christie Krupp asked if the task force members could be the survey takers to represent the constituents they serve. Maybe we don’t need to do another large community survey.

Joe Gastiger said that faith communities have provided incentives, e.g. provide free washers and drivers for a set period of time, to encourage survey completion.

Michael Newman said the Task Force should design the survey and then blitz the neighborhood.

Chair Ruben said that experience suggests you end up with a lot of closed doors.

Mohammad Libadi stated that we are looking for a healthy sample, maybe 50% of all residents, not 100%.

Adam Rosa responded that the consultants were thinking about a 10% response rate which is 400 households. It was questioned whether the 400 referred to dwelling units or households, and how will a family of four be differentiated from a unit with four roommates.

Denise Wienmann suggested breaking into committees, coming up with questions, and submitting them to Adam.

Chair Ruben asked what do we do about top priority desires that are not feasible.

Denise Wienmann replied that we should eliminate what’s not feasible from consideration.

Michelle Bringas said that we held several focus groups in the fall. Can we use that data?

Chair Ruben replied that it involved forcing people to do rank items using hypotheticals.

There are two things we need. The first is what surveys were done in the past and what were the results? The second is we need input from the committees.

Adam Rosa said let’s use the first committee meeting to tease out a few questions.

Kurt Thurmaier as if the DeKalb Chamber of Commerce have any market data.

Anything on entrepreneurs in the area? We have data and need to know what we already have.

Adam Rosa stated that Place is doing a market study.

Chair Ruben said that we need to make sure the survey findings are not skewed by responses from one group.

Christie Krupp said that we need to figure out what percentage we need of each group.

There was general discussion of how households are defined, how are roommates counted, how are students in Greek housing counted.

Denise Weinmann moved to put the survey on hold until the committees have met to develop questions. Glenn Roby seconded. Motion passed.

5. Open discussion/questions session

Task force members discussed initial subcommittee meeting dates.

E. ADJOURNMENT

Motion to adjourn at 7:50 by Andrew John Knox. Motion seconded. Motion passed.

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Mim Evans, Research Associate, CGS

Minutes approved by the AGN Task Force Meeting on: May 7, 2018