

MEETING NOTES

**Board of Local Improvements
Wednesday January 11, 2023
2:30 P.M.**

Lorraine Morton Civic Center, 2100 Ridge Avenue, Room 2404

Members Present: Edgar Cano, Shawn Pestka, Lara Biggs, Clerk Stephanie Mendoza, Noel Rodriguez

Members Absent: Hitesh Desi

Staff Present: Christopher Venatta, Paulina Albazi

Presiding Member: Edgar Cano

I. Call to Order / Declaration of Quorum

E. Cano calls the meeting to order.

II. Approval of Meeting Minutes

a. September 14, 2022

L. Biggs makes a motion to approve the minutes from September 14, 2022. Shawn Pestka seconds the motion. All in favor.

III. Public Comment

No public present

IV. Alley Projects Update

C. Venatta provided the board with an update on the alley summary.

Alley North of Grant, East of Hastings; North of Grant, East of Grey; and North of Emerson, East of Hartrey were all completed in 2022. Final payment to contractor is set to be issued this month. Final roll will be brought to the board.

Alley north of Lyons, East of Darrow which is part of the waste transfer station settlement was moved to the Spring for construction. This will be going to Public Hearing towards the end of February.

Alley north of Greenwood, east of Chicago came to the board about a year ago. There is a new property owner and would like to start the petition process. Board recommended this be reissued for 2024 construction.

Alley North of Crain, E. of Asbury is on the agenda to review an assessment method for issuance when ready.

The alley north of Colfax St., East of Bryant Ave. has been at the top of the list for a while now. 2404 Ridge is on this alley and the issue with this alley is the right of way is

only 8' feet but the full alley gets used so the City is working on acquiring some of the property.

V. Alley Project Budget Summary

C. Venatta provides the board with an update on the alley budget summary after final cost came in except for north of Lyons, east of Darrow since this alley is still ongoing and will be completed in the Spring

VI. New Business

a. Approve Assessment Method for North of Crain, East of Asbury

L. Biggs makes a motion to assess properties using a hybrid area/unit method. The religious institution will be assessed using the area method and the remaining cost will be divided up between the property owners along this alley.

S. Pestka seconds the motion. All in favor.

VII. Old Business

Questions from an alley in the 9th ward and 3rd ward regarding alternative methods for alley improvement. Two alley are requesting to only construct a portion or leg of an alley. Staff recommends not changing the process but is seeking direction from the Board. The Board recommends staying with the current alley policy. Public Services will inspect these alleys and patch as needed.

VIII. Roundtable Discussion

A method needs to be developed for properties that are exempt and do not pay property taxes, in the occasion that property fails or defaults on paying the special assessment. With taxed properties, the assessment can be added to their property tax bill but this is not the case for exempt properties.

Staff is seeking direction on how many petitions should be issued and circulating at a time. The boards recommends with staying with the current process of having five petitions out at a time.

IX. Adjournment

L. Biggs makes a motion to adjourn. S. Pestka seconds the motion. All in favor

NEXT MEETING – February 8, 2022