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DEVELOPMENT COMMITTEE MINUTES May 2, 2023

The Development Committee of Wheeling City Council met on the above date at 5:00 p.m. Committee members present: Mayor Elliott, Vice Chair Thalman, and Member Thorngate. Others present: Councilors Seidler, Ketchum, Sklavounakis, City Manager Herron, Building and Planning Director Brenda Delbert, City Solicitor Rosemary Humway-Warmuth, Marketing and Communication Specialist Michele Rejonis, City Clerk Jessica Zalenski, and media.

The following matters were discussed:

Revolving Loan Sidewalk Program:

Mr. Thalman proposed a revolving type loan where the City of Wheeling would lend 75% of the costs of new sidewalk to the homeowner with options to pay back over a 3-year period. Mr. Palmer questioned where the money would come from asking if we could begin with a smaller amount of money to loan out. Mr. Seidler proposed the city partner with a local bank so that there would be some sort of loan guarantee, so that the homeowner would owe the bank money and not the City of Wheeling. Mayor Elliott agreed certain areas of sidewalk conditions contribute to overall streetscape but is concerned for nobody to enforce the sidewalk codes and qualifications to meet loan agreements. Ms. Humway-Warmuth expressed concerns for liability of city of sidewalks and curbs, since currently sidewalks and curbs are homeowner's responsibilities. Mr. Thalman asked Mr. Herron about previous survey's regarding sidewalks and asked who he could consult with for possible State or Federal grants for proposed loan. Mr. Herron said the previous surveys revealed the estimated costs for the city would be between \$6.9 and \$7.5 million to fix all sidewalks, curbs, trip hazards, ramps, etc. for just three neighborhoods, Warwood, Wheeling Island and Woodsdale, breaking down to \$12-\$15 per square foot of sidewalk. A discussion ensued around funding. Mayor Elliott requested Ms. Rejonis to help with creating a poll or survey online for residents to access to gauge interest in Sidewalk program. Mr. Thorngate agreed with the request saying the city could do one similar to the ARPA survey. Mr. Thalman agreed to revisit terms of the loan program for further research and discussion.

Mr. Thalman, seconded by Mr. Thorngate moved to end discussion and review proposal again at next Development Meeting in June. Motion carried. All in favor.

There being no further business to come before the Committee, Mr. Thalman moved, seconded by Mr. Thorngate, to adjourn. Time: 5:24 p.m.