

**Minutes of the Special Meeting**

**of the City Council of the**

**CITY OF DARIEN**

**February 3, 2025**

**6:00 P.M.**

1. **CALL TO ORDER**

The Special Meeting of the City Council of the City of Darien was called to order at 6:00 P.M. by Mayor Marchese.

2. **ROLL CALL** — The Roll Call of Aldermen by Clerk Ragona was as follows:

Present:	Thomas J. Belczak	Ted V. Schauer
	Eric K. Gustafson	Ralph Stompanato
	Gerry Leganski	

Absent:	Joseph A. Kenny
	Mary Coyle Sullivan

Also in Attendance:	Joseph Marchese, Mayor
	JoAnne E. Ragona, City Clerk
	Michael J. Coren, City Treasurer
	Bryon D. Vana, City Administrator
	John B. Murphey, City Attorney
	Daniel Gombac, Director of Municipal Services

3. **DECLARATION OF A QUORUM** — There being five aldermen present, Mayor Marchese declared a quorum.

4. **CHESTNUT COURT DEVELOPMENT UPDATE**

Mayor Marchese provided a brief background on the purchase of Chestnut Court by Mr. Bhavanasi and subsequent meetings regarding the City's Comprehensive Plan to create a mixed use of residential and commercial space for the property. Based on discussions, the need for an economic incentive plan was determined.

Mayor Marchese advised the nature of the Special Meeting was to educate Council on Tax Increment Financing (TIF), which has been successfully used in Illinois and 48 other states. He reiterated this would be an educational discussion with no action taken this evening.

Attorney Murphey provided a detailed overview of the TIF process. A TIF is when a municipality assists a property owner with development improvements. A new building is not eligible for TIF, it must be existing. TIF does include new utilities and parking lot; mediation would be needed for environmental issues. He responded to Council questions.

For a potential TIF, City needs a proposal showing that specific criteria is met. City hires a consultant for eligibility study. City must have Joint Review Board, which consists of other taxing bodies, and Public Hearing process. After Public Hearing an Ordinance must be approved by City Council.

Mayor Marchese polled Council regarding moving forward with Comprehensive Plan for a mixed use for the property. Council concurred to continue to explore a TIF district for the site and to solicit proposals from TIF consultants.

5. **ADJOURNMENT**

There being no further business to come before the City Council, it was moved by Alderman Schauer and seconded by Alderman Stompanato to adjourn the City Council Special Meeting.

**VIA VOICE VOTE – MOTION DULY CARRIED**

The City Council Special meeting adjourned at 6:55 P.M.

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Mayor

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Clerk

All supporting documentation and report originals of these minutes are on file in the Office of the City Clerk under File Number 02-03-25.  
Minutes of 02-03-25 SCCM.