

**Licenses Committee**  
**October 19, 2020**  
**5:30 p.m. - City Hall Council Chambers**

Chairman Jim Bacidore called the meeting to order at 5:35 p.m.

**ROLL CALL:**

**Present:** Chairman Bacidore, Alderman Demes, Alderman Reynolds, Alderman Crane.

**Absent:** Alderman Herndon.

**Others present:** Building Inspector Andy Bacidore, Alderman Joe Jeppson, Alderman John 'Doc' Lavieri, Economic Development Director Leah Inman, City Attorney Jim McPhedran, City Clerk Carrie Brown, Deputy City Clerk Brent Bader.

A quorum was present.

The minutes of the Licenses Committee held on October 5, 2020 were unanimously approved by the Committee after a motion from Alderman Reynolds and a second from Alderman Demes.

Chairman Bacidore opened the meeting continuing the conversation from previous meetings about a proposed training session for landlords. Building Inspector Bacidore continued the discussion, noting he advised landlords they were welcome to come to the meeting. One was in attendance, Troy Resetich. Bacidore said his conversations with landlords were positive about the proposed trainings and said the Committee could further discuss it with Resetich.

Resetich spoke about the 12 properties he owns in La Salle and his thoughts on the benefit of increased communication between the City and landlords. He said whenever there is good communication between the City and its private sector it's helpful for landlords perhaps unfamiliar with ordinances as to what is expected of them. Alderman Demes asked if he did landlord inspections in the homes annually, and Resetich said yes and that he drives by the properties a few times a week. Alderman Reynolds asked if he's familiar with what other landlords in the community think of the proposal and Resetich said he did not know. Building Inspector Bacidore reiterated his desire from previous meetings to not just raise rates but to use the training as a tool to educate landlords and open up a communication chain between the City and landlords. Alderman Reynolds said it's a good way to get "everyone on the same page" and Alderman Demes said he thinks the Committee should move forward on it.

Deputy Clerk Brent Bader read off an unsigned letter from a landlord who said the proposed training is only "punishing the good landlords" while others won't attend them. They further went on to state the eviction process is difficult for landlords and suggested "background checks" could be more useful. Building Inspector Bacidore said the Crime Free Housing program could assist that landlord as it makes the eviction process easier, but despite being listed on the City's website it's not used and landlords aren't taught how to properly use it. Alderman Demes said he understands the importance of education as he only learned about many City ordinances after becoming an alderman. Alderman Tom Ptak asked about the anonymous landlord's request for background checks, noting that should be the landlord's responsibility. Building Inspector Bacidore said it is, but the City could give them tips. Alderman Ptak also asked if the City requires a landlord to have a

lease and Building Inspector Bacidore said the City of La Salle does not, but some communities do. Alderman Ptak said a landlord could require a lease and thus protect themselves to ensure renters meet the expectations of the landlords. Building Inspector Bacidore said the training would update landlords of current rules and changes over time to keep them up to date.

Alderman Demes made a motion to move forward with implementing a training session which was seconded by Alderman Reynolds. Building Inspector Bacidore said the program would be implemented late in 2021, noting an understanding of a moratorium on evictions during the COVID-19 pandemic. Attorney Jim McPhedran noted something should come to fruition by summer to be implemented in time for next year's renewal process. Further questions were raised about increasing rental fees if you don't take the training or making it a requirement to receive a license. The consensus was that it should be required to receive a license and one training period would be required per landlord. Alderman Demes amended his motion to recommend to the City Council to move forward with the in-person or online training which would be required to renew a rental license. The motion passed by a 4-0 vote with Alderman Herndon abstaining.

The meeting was adjourned at 5:55 p.m.



Carrie Brown, City Clerk by Deputy City Clerk Brent Bader