

Minutes
May 11th, 2020
Village of Bartlett
Economic Development Commission

1) Call to Order

K. Erickson called the meeting to order at 7:00 pm and is broadcasting live via Zoom Meeting video conferencing in order to comply with the shelter in place order issued by Governor JB Pritzker. (Village Hall closed due to the Village President's Declaration of Local Disaster and Public Health Emergency Order)

2) Roll Call

Present: K Erickson, M Hughes, N. Gudenkauf, S. Gandsey, G. Kubaszko, T. Smodilla

Absent: J. LaPorte, R. Perri, A. Lewensky

**Also Present: T. Fradin, Economic Development Coordinator;
S. Skrycki, Assistant Village Administrator;
J. Dienberg, Management Analyst**

3) Approval of Minutes

A motion was made to approve the minutes from the April 13, 2020 meeting.

**Motioned by: G. Kubaszko
Seconded by: N. Gudenkauf**

Motion Carried

4) Public Comment

None

5) Chamber of Commerce Update

N Gudenkauf stated that the Chamber appreciates working with the village. She added that they been really trying to make sure that we get the information out to both our members, the businesses, and the community. Just trying to providing everything they can. Initially, of course, it was all about the loans and grants and that is calm down some but they're just seems like there's been many other things. They have pretty much a webinar of some sort, every day on something, whether it ranges from mental health to you know how you're running your staff, etc. She added that just a variety of things trying to have different resources for different people. We started up our leads group virtually we have midday Meetup. We have coffee connection in the morning, we did recently a cocktails and conversation that was a lot of fun.

She added that she had a good time with that, and they have another one plan for the end of the month on the 28th. And we're going to be doing a "scavenger hunt from your office chair" just to kind of mix it up a little bit. Just to give somebody an opportunity for those of us that don't leave our home to talk to somebody other than those at our house and just to kind of take our mind off of things and just You know, just get together. So yeah, we've been busy, just trying to trying to keep people connected trying to help promote Particularly the restaurants. Again, I'm on calls every few days with other local chambers just finding updates on what's going on. Just keeping busy.

6) Update on Business Retention Action Items

T. Fradin updated the commissioners on business retention items by staff in the last month. He stated that we had another very challenging month focusing on business retention, with a number of new business attraction as well. The Village's economic development team continued sharing information as it came in, making inquiries into the availability and best practices for obtaining various government-sponsored grant and loan programs and the month was highlighted by the creation of the Village's very own small business grant program. Highlights include:

- Staff spent many days researching, creating, modifying and then presenting the Small Business Emergency Relief Program to the Village Board, who approved it at its April 21st meeting. Staff had worked on it and previously presented it to the EDC at its April 13th meeting, during which they unanimously recommended it for approval. Tony spent a majority of his time throughout the month working on this program. The program has many parameters and generally applies to sales tax generating independent businesses with sales in the \$50,000 to \$2 million range. As of May 6th, thirteen businesses have applied including twelve restaurants and Banbury Fair, for a total of \$47,690 in grants.

G. Kubaszko asked if a franchise would be eligible if they applied for the Small Business Emergency Relief Program. He added that if they were, if it would go to the corporate office, or the individual branch.

T. Fradin stated that they will not be eligible for the Bartlett Program.

- Staff collaborated with Mayor Wallace and the Chamber of Commerce to hold a town hall discussing the Village's small business grant program and many other timely topics of interest on April 29th.
- Staff provided updates on a wide variety of information from safety-related issues to renewed funding of the SBA's Payroll Protection Program (PPP) which Joey sent out via email blasts to all Village businesses. Eighteen email blasts were sent throughout the month of April on a wide variety of topics including state regulations, safety precautions, SBA programs including PPP and several promoting the Village's SBERP.
- Tony fielded calls from numerous businesses on a wide variety of topics ranging from how to best apply for SBA grants, the details of the Village's grant program, whether businesses could reopen and to what extent and other challenging issues. Many Village

businesses were denied PPP while others were approved but did not receive any funding due to the funds being rapidly depleted.

S. Gandsey asked if staff have had any one call and say that they're shutting down their business.

T. Fradin stated that he hasn't, but there's an asterisk next to that; there were a few that said, perhaps if they can't reopen within say the next few weeks or months that they'll probably would end up closing later in the year.

S. Gandsey asked if staff have heard of any of the landlords of the different shopping centers have been able to offer any assistance, like taking rental eight or you know, just doing any other kind of any resources for the people that they have their tenants.

T. Fradin stated unfortunately, most of them have not. He added that there are some smaller shopping center owners, perhaps they only own the one in Bartlett, like say Mr. Kruger or there's a few others who owns the coin shop building and there's some individual landlords that are working very well with their tenants. But I think you could generalize and say, the larger the shopping centers and the more shopping centers that an investor owned like the town center and many other shopping centers there, a lot of them have so many tenants and so much debt sometimes on their centers. From what I've heard again and just anecdotally from a few different businesses, they're not really getting much relief from the landlords.

S Skrycki You know, our landlords like Tony said range from a variety of Somebody owning one shopping center to a lawyer in California running the shopping center. So it's a big wide range here in Bartlett. We have had some landlords that have really worked hard have deferred rent. And we're very appreciative of that, we've spoken to some businesses on a case by case basis and kind of played intermediary between the tenant and the landlord. But sadly, there are also shopping centers in our town where they get the bill and they say, "you better pay in the first of the month here's your invoice", no "how are you hanging in there." So, you know, I don't know if that answers your question. Certainly, there are some who wish there were more but if there's a business in town that's listening to this or that we come across. It's having trouble. We have no problem going to bat for them. We've done this. We've done that well before the fires and will continue to do it afterwards.

- We ordered an additional twenty-five "We Are Open" signs and distributed them to businesses that had requested them after seeing the first round of signs, which were provided to restaurants.
- Staff is creating a map-based retail store app on the Village's website, similar to what was done for the restaurants last month, which details how various retailers in the Village are operating during the pandemic.

J. Dienberg walked the commissioners through the operation of the map-based retail app.

S. Gandsey stated that the Village has a lot of great resources on the website, and suggested that staff share that information to get as much out as possible, so that the residents are aware of these resources.

S. Skrycki added that staff will be sharing all of the new resources that have been put together due the Pandemic will be shared in an upcoming Bartletter.

- Twenty informative posts on the Discover Bartlett Facebook page including thirteen promoting local businesses and seven that provided information on Village resources, webinars and information on business regulations.

7) Update on Economic Development Attraction

T. Fradin updated the Commissioners Despite the very challenging circumstances, Village staff continued working with developers and business owners in various stages of pursuing projects in the commercial, residential and industrial real estate sectors.

Some of the projects that the economic development team is working on and hope to bring to fruition in the coming months include:

- Continued corresponding with a family-oriented quick service restaurant pursuing a site on the west side of Route 59 between the Goodwill store and Everclean car wash including discussion of a sales tax rebate.
- Continued discussions with Gateway Development Partners, who is nearing final agreements on a purchase contract and redevelopment agreement to construct 193 high-end apartment units on a 6.6-acre site owned by the Village at the southwest corner of Route 59 & Lake Street.
- Ongoing discussions and negotiations with Mr. Rafidia regarding his desire to build a five-story 104-unit modern apartment building at Site E in Downtown. The Village Board approved a contract with his development firm, MMAJ, LLC, at its May 5th meeting.
- Conference call with representative of a diesel fuel station with convenience store considering annexing and developing a site on the west side of Route 59, just north of the self-storage facility.
- Conference call with a developer inquiring about the development of a residential project on the 4.7-acre site directly east of Artis Senior Living, a site that was previously approved for Alden Estates of Bartlett in spring 2017. Artis has put the property back on the market due to no development having moved forward.
- Continued working with Village resident Audra Schmeckpeper, who is in the process of opening Good Beans Coffeehouse and Café in the former ice cream location within the Shoppes of Banbury Fair.
- Assisting two businesses in the process of coming to Brewster Creek Business Park – MTF Logistics, a Chinese company that has leased a 15,000 SF space on Hardt Circle and TransRapid, who plans on constructing a build-to-suit facility on a 5.8-acre site on Hardt Circle.

- Also assisting one of the larger industrial developers in the Chicago market possibly construct a 420,000 SF speculative industrial building in the Cook County portion of Brewster Creek Business Park, adjacent to McKesson's new facility.
- Manny Rafidia and his son Jeremy opened their new restaurant, One Taco Dos Tequilas, in the Streets of Bartlett on May 1st.

G. Kubaszko stated that he had heard that One Taco Dos Tequilas ran out of food on the first day, it was really popular.

K. Erickson Stated that everything is looking good, that's a lot of positive news. I mean, I know you had a lot of bad news recently, but it looks like there's a lot of great things moving forward. In terms of the apartment buildings, she stated that it's just crazy. All these five story buildings and it's definitely great to see the restaurants and, you know, as we talked about before the to go page that has just been created on Facebook. It's amazing how fast that page took off in group, so there's definitely a lot of community support for those restaurants.

8) New Business

M Hughes stated that it was great to see that they were able to open One Taco Dos Tequilas during all of this, I was greatly surprised to see that happen. She then asked specifically about the opening of 120 Live. She asked if they planning to do anything. She added that She knows it's more of a bar so that falls under different kind of category, but I wasn't sure I don't remember if they had a menu. That was something that they could do to kind of, you know, do a pre-open where they can start generating revenue to kind of support that business. I'm just afraid that you know if this goes on for longer, you know, that would then jeopardize that business opening at some point.

S. Skrycki stated that they are working on some finishing touches to make to the building, and that they are still evaluating if they plan to do curbside or not. He expressed confidence that they have put \$700,000 into the build out, and they fully intend to open when they can.

9) Adjournment

A motion was made to adjourn the meeting.

Motioned by: G. Kubaszko

Seconded: N. Gudenkauf

Motion Carried. The Meeting Adjourned at 7:51pm