



VILLAGE OF BARTLETT
ECONOMIC DEVELOPMENT COMMISSION MINUTES
February 8, 2021

1. CALL TO ORDER

Commissioner Smodilla called the regular meeting of February 8, 2021 of the Economic Development Commission of the Village of Bartlett to order on the above date at 7:01 p.m. and NOTICE IS HEREBY GIVEN pursuant to Section 7(e) of the Open Meetings Act as set forth in Senate Bill 2135 signed by Governor J.B. Pritzker on June 12, 2020, making it effective upon said signing ("SB 2135"), that the regular meeting of Economic Development Commission of the Village of Bartlett (the "EDC") scheduled to be held on December 14, 2020 at 7:00 p.m. at the Bartlett Municipal Building, 228 South Main Street, Bartlett, Illinois, may be conducted by audio or video conference without a physical quorum of the members of the Village Board present because an in-person meeting is not practical or prudent due to a disaster, that being COVID-19 pandemic and the applicable restrictions imposed under various laws rules, restrictions, Executive Orders and/or announcements issued by Illinois Governor J.B. Pritzker and/or Ngozi O. Ezike MD, Director of the Illinois Department of Public Health, including without limitation "Restore Illinois: A Public Health Approach to Safely Reopen Our State", which currently limits gatherings to the lesser of 50 people or 50% of the capacity of the meeting room as a public health measure.

2. ROLL CALL

PRESENT: Commissioners Kirsten Erickson, Robert Gorski, Nannette Gudenkauf, Michelle Hughes, Joe LaPorte, Robert Perri, Adam Lewensky, Tracy Smodilla

ABSENT: Commissioner Gerald Kubaszko

ALSO PRESENT: Economic Development Coordinator Tony Fradin, Assistant Village Administrator Scott Skrycki, Management Analyst Joey Dienberg

3. APPROVAL OF MINUTES

Commissioner Gorski moved to approve the Economic Development Commission Minutes from January 11, 2021 and that motion was seconded by Commissioner LaPorte.

AYES: Commissioners Erickson, Gorski, Gudenkauf, Hughes, LaPorte, Perri, Lewensky, Smodilla

NAYS: None

ABSENT: Commissioner Kubaszko

MOTION CARRIED



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4. PUBLIC COMMENT

None

5. TEKKIES BEDA APPLICATION

Mr. Fradin stated that Tekkie's Computer & Gadget Repair is a successful business that has been operating at 972 S. Bartlett Road in the Bartlett Orchards Shopping Center across the street from Jewel-Osco for the past thirteen years.

He added that prior to that, owners Brandi Bowie and Brian Coak operated as a home-based business whose growing customer base required them to expand into a commercial location. As the petitioners wrote in their introduction letter and told me, when they first expanded into the shopping center, they were on a tight budget and purchased the least expensive sign that they could afford at the time.

Mr. Fradin stated that Brian further explained that this new sign, which adds the verbiage "Computer & Gadget Repair" better informs customers of what they specialize in, as the business name, itself, may not fully convey that message.

He added that Tekkies is planning some general remodeling, which staff reported is considered part of the normal course of doing business insofar as the BEDA program is concerned. Obtaining a new sign, however, is viewed as a visible exterior improvement which the village has included as an eligible cost for this program.

The petitioner has submitted an estimate from Signarama showing a unit cost of \$3,475 for the signage. The cost of permits is not eligible and the total amount of this sign as proposed (including tax) is \$3,700. In tandem with the remodeling project, the new sign demonstrates Tekkies' commitment to remaining in the community.

To date, the BEDA applications have been for new or expanding businesses, ranging from the complete renovation of the former Bartlett Plaza to the Streets of Bartlett to a single-proprietorship bakery in a former office. This will be the first for a minor aesthetic improvement, but also the first applicant from the Bartlett Orchards Shopping Center.

Mr. Fradin concluded by stating that staff proposes a \$1,000 BEDA grant, which they hope will help retain this long-time business and help it continue flourishing and growing for years to come. He added that staff further wants to encourage other businesses with dated signage to consider updating theirs.



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Mr. Coak introduced himself and reiterated the points that Mr. Fradin made. He stated that they love giving back to the community and asked the commissioners if they have any questions.

Commissioner Smodilla asked if their permit for the sign has been submitted to the Village and if it has been approved. She stated that she just wanted to make sure that they wouldn't have issues down the road with the village.

Mr. Fradin stated that it is handled by the planning and development department, and that he didn't anticipate there being any issues, as they are working with a manufacturer that makes many signs throughout the village.

Commissioner Gorski asked about the bid process for the petitioner and if this was the best one.

Mr. Coak stated that this was the best bid considering the price and keeping the business local.

Commissioner Perri asked about their current square footage and asked about the services that they will provide.

Mr. Coak stated that they have 1,850 currently. He added that they will continue to provide the same services, including a multitude of electronics repair.

Commissioner Smodilla asked if their workload increased due to people working at home throughout the pandemic.

Mr. Coak stated that they did stay open throughout the pandemic to help their community. He added that they are thankful that they had an increase in patronage, especially from people outside the community.

Commissioner asked if they anticipate coming back for another grant for a remodel.

Mr. Coak stated that they do not at this time.

Commissioner Perri moved to recommend a BEDA Grant in the amount of \$1,000 to Tekkie's to the Village Board that motion was seconded by Commissioner Gudenkauf.

AYES: Commissioners Erickson, Gorski, Gudenkauf, Hughes, LaPorte, Perri, Lewensky, Smodilla

NAYS: None



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ABSENT: Commissioner Kubaszko

MOTION CARRIED

6. NEW BUSINESS

Mr. Fradin stated that the new bakery (Rebecca's Cakes by Design) opened last week, a hot dog restaurant (Hoot Dogs) as well as a new diner in town center (Trackside Diner) will be opening within the next month. He also added that he and Mr. Skrycki recently toured the upcoming bowling alley, that should be open before St. Patrick's Day

Mr. Skrycki added that the bowling alley looks fantastic.

Mr. Fradin also told the commissioners to be prepared to further the branding discussion at a future meeting.

Commissioner Smodilla asked if there has been any community feedback from the branding discussion. She also asked if there is anything that commissioners can do to help with the discussions.

Mr. Fradin stated that there have been some responses from the business community. He added that they are looking to add onto the words "connecting" and "opportunity". He said that as commissioners, staff is always looking for input.

Commissioner Gorski said that there is a word missing between "connecting" and "opportunity" and suggested maybe "connecting location and opportunity". He said that that's not necessarily the line/word, but added that they are only a word away.

Commissioner Smodilla thanked Commissioner Gorski for his suggestion. She added that it should relate to the small mom and pop's as well as the big businesses in the business park. She stated that they are on the right track.

Mr. Fradin added that there is a new business going into the speculative buildings in the business park at Stearns and Munger. He added that these speculative buildings added a significant amount of square footage to the village's vacancy rate, and that this will really improve that by filling the space. He also added that there is another speculative building going up in the Cook County portion of the business park that will be 436,000 square feet.

He also added that the exterior of the McKesson building is nearly complete and that they are moving towards the interior which should be done at the end of the third quarter. He added that there is one last site on the Cook County side.



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Commissioner Perri asked about the buildings at Stearns and Munger, and if they will be filled soon

Mr. Fradin stated that he anticipates it being virtually full by the end of summer.

Commissioner LaPorte asked about the revenue from gaming due to the pandemic.

Mr. Skrycki stated that they didn't spend the full allotment last year, and there aren't too many concerns about BEDA funding.

There being no further business to discuss, Commissioner Perri moved to adjourn the EDC meeting and that motion was seconded by Commissioner Gorski.

ROLL CALL VOTE TO ADJOURN

AYES: Commissioners Erickson, Gorski, Gudenkauf, Hughes, LaPorte, Perri, Lewensky, Smodilla

NAYS: None

ABSENT: Commissioner Kubaszko

MOTION CARRIED

The meeting was adjourned at 7:45 p.m.

Joseph Dienberg
Management Analyst