

Minutes

**Village of Bartlett
Economic Development Commission**

September 12, 2016

G. Kubaszko called the meeting to order at 7:00 pm

Roll Call

**Present: G. Kubaszko, D. Weir, C. Green, T. Smodilla, J. Petro, N. Mehta, R. Perri,
N. Gudenkauf**

Absent:

**Also Present: J. Plonczynski, Director Community Development, T. Fradin, Economic
Development Coordinator**

Approval of Minutes

A motion was made to approve the minutes of the June 13, 2016 meeting.

Motioned by: D. Weir

Seconded by: T. Smodilla

Abstain: N. Gudenkauf

Motioned carried.

Roll Call

G. Kubaszko, D. Weir, C. Green, T. Smodilla, J. Petro, N. Mehta, R. Perri, N. Gudenkauf

Approval of Minutes

A motion was made to approve the July 14, 2016 Joint Special meeting minutes.

Motioned by: D. Weir

Seconded by: T. Smodilla

Abstain: N. Gudenkauf

Motioned carried.

Heritage Days was this past weekend and some participants were in the audience. T. Fradin asked if they would come up and give brief overview of their experiences.

Dale Ann Kasuba, who is a Heritage Days Committee member, spoke first. Ms. Kasuba coordinated the Craft show as well as the Village Birthday Party in the park. The event was slow in starting due to the rain, but the afternoon was very successful. There were a lot of volunteers that included students from Bartlett High School. The first community market place went very well. There were tents, Wheelmen on Oak and Birds of Prey, Bartlett Booster Club ran a train, there was a Climbing Wall, Craft Show and Jewelers Row, all of which were very popular attractions. The Car Show doubled in size from last year.

R. Derango said they raised \$855.00 for the Juvenile Diabetes Research Foundation. The concert at Banbury Fair was very successful. Ms. Derango commented that this event is has a very home grown feel, very fun and affordable. She added, it would be nice if they would close down Oak completely. The whole downtown area would be walkable and it may entice new businesses into the downtown area. There was some music but Ms. Derango would like to have more music in the future if the budget would allow.

C. Green stated the 125th Anniversary t-shirts sold fairly well.

T. Smodilla asked what is being done in the marketing plan to appeal to larger sponsors other than the ones that are donating \$100 to \$200 checks. R Derango stated letters were sent out to larger business but most went unanswered. T Smodilla stated she hopes to support this event in the future.

R. Derango said the Daily Herald gave a nice write up in this week's paper. Pictures will be added to the website that will include aerial pictures that were taken from a drone. R. Derango added the Halloween Funfest will be October 29th from 10am to 2pm which is always well attended.

T. Fradin said 475 ads ran during the Olympics, as well on cable television.

Downtown TOD Plan Update

T. Fradin stated the TOD Plan was on the agenda for the Economic Development Commission, Plan Commission and Zoning Board of Appeals. This large, long term project has been in the works for well over a year, with the kickoff meeting of August 11, 2015. The Joint Special meeting on July 14, 2016 received positive recommendation from the three Commissions. The plan came before the Committee of the Whole in August and then again in September for a final vote. This was not approved at the Village Board and has been tabled since there were questions from the business communities. More discussions and research will be done. The TOD Plan will come before the Village Board Committee on October 4th and then the Village Board on October 18th.

T. Smodilla asked if there were any specific issues that made the Board table the TOD.

J. Plonczynski responded that during a town hall session one of the business owners in Bartlett Plaza gave his reasons as to why this TOD plan should not be adopted. The final outcome was to table the TOD Plan for now. R. Grill and T. Fradin will be meeting with this business owner to address his concerns. It is believed the business owner misunderstood the intent of the plan. At the October 4th Village Board meeting they will address the outcome of the meeting.

B. Perri stated if he remembers correctly, the plan for the Gorski area was toward the end of the long term plan of eight or ten years, with a possible tear down and new construction going in its place. T. Fradin responded that this is correct but had different time lines and this was not one of the first or next phase of development of the downtown area. This is not something that would happen in 2017.

T. Smodilla questioned if there would be a discussion amongst the EDC members and the Village Board regarding capital investments for the plan to move forward.

T Fradin responded when this is brought up with developers who have taken an interest in this plan, their first question is what the Village will do to assist in the development and or redevelopment.

T. Smodilla said Christine Carlyle mentioned possibly getting grants that may be available to the Village without going to TIF.

T. Fradin said the grants that Ms. Smodilla is talking about are similar to the one the Village just received for studies. Some others are available through the State and Federal government but they are not the type that can be made available to a developer. The TIF is still the best way to help in redevelopment. There may be some Federal Transportation grants available that may be worth looking into but this would be two separate items.

G. Kubaszko moved on to the next item on the agenda.

Commercial Vacancy Update

T. Fradin puts this item on the agenda every two to three months just so everyone is updated. An Economic Indicators report will be done in January 2017. Notable changes are that three spaces on Main Street have been leased. This brings up the occupancy from forty-nine percent to roughly seventy five percent or even higher. O'Hare Pub is relocating from Army Trail, Lionhead Barber Parlor is already open and a new Allstate office. There is still space available. The Endorphin Effect is opening soon in Brewster Creek shopping center in the old Walgreens building. The first vaping store opened a few weeks ago, called SmokeoVapor, their ninth location, opened in the location formerly occupied by Ultimate Travel. Ultimate Travel relocated to Apple Valley Shopping Center. Thai Seasons and the adjacent dry cleaners have now closed in Bartlett Commons Shopping Center. Oakfield Center at Oak and Lake Street has a new very large and prominent broker in the Chicago market called NGKF. They should be successful in leasing out some of the vacant spaces. The medical office condominiums at Woodland Hills professional center, they are being marketed by SVN. They represent some high end offices and shopping centers in the DuPage area. Our retail and commercial occupancy rate is nineteen percent, which is high. With the new businesses opening our vacancy rate should be significantly lower by January.

Commercial vacancy inventory is on our website as well as handed out at tradeshow and sent out to anyone calling looking for a location with certain number of square feet.

G. Kubaszko moved on to the next item on the agenda.

Cable Television Advertising Campaign

T. Fradin talked about promoting local businesses and events. Our cable rep offered an opportunity to advertise during the 2016 Summer Olympics. There were 475 ads at \$5,500.00 that comes out to about \$12.00 per ad. Heritage Day and Kick Stand Classic were featured in some of the ads. This is on our website and on our Facebook page. Small Business Saturday is coming up in November so this is something he would like to feature in some of the ads. The Chambers of Commerce will be having an APP to promote different events within the Village.

G. Kubaszko moved on to the next item on the agenda.

Fall 2016 Dining Guide

All members of the EDC have a copy of the 2016 Dining Guides. T. Fradin added that the first guide was done in 2011, during the recession when some restaurants were struggling. This Guide is something that we update every year. Pietanza's Pizza on Army Trail, Jersey Mike's, the relocation of O'Hare's Pub were added to this year's guide and some have been omitted due to closing. 1500 guides have been ordered for 2016. This will also be on the Village Website with an interactive map.

New Business

T. Fradin again stated Allstate office, Lionhead Barber Parlor, new location for Ultimate Travel and the Smoke O Vapor were the new businesses for the Village.

G. Kubaszko: Do we have a move to adjourn?

Motioned by: T. Smodilla

Seconded by: R. Perri

The meeting adjourned at 8:05 pm.