

Minutes

**Village of Bartlett
Economic Development Commission**

November 14, 2016

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

Roll Call

Present: G. Kubaszko, D. Weir, N. Mehta, C. Green, R. Perri, N. Gudenkauf

Absent: T. Smodilla

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 September 12, 2016 meeting.

Motioned by: D. Weir

Seconded by: N. Mehta

All in favor.

Motioned carried.

Downtown TOD Plan Update:

T. Fradin gave an update on TOD Plan. This plan shows potential redevelopment of Bartlett Plaza. T. Fradin met with the all of the business owners at Bartlett Plaza over the course of a few days in October. The owners were provided a copy of the updated TOD Plan, and briefly explained and discussed the plan to each of the owners. Many have heard misinformation regarding the plan and others have never heard of it. This plan isn't something that will occur in the next year, it was just a possibility of a redevelopment of the area. T. Fradin assured the business they were a very important aspect to the community. Following the dissemination of information to all of the businesses as well as the property owners, the TOD Plan was approved at the Village Board meeting on October 18, 2016. Since the TOD has been adopted T. Fradin hoped the Village can start to work with developers over the next few years to implement the plan.

N. Mehta commented that going out and talking with the businesses in Bartlett Plaza was the best thing to happen by keeping the lines of communication open.

T. Fradin mentioned the Gorski's were involved with this process from the start. There have been community meetings, communications in Village newsletter, survey and also a website was created. The Village communicated as much as possible, but as N. Mehta mentioned the one on one interaction was the business owners was best course of action.

Interconex:

T. Fradin and D. Weir had a business visit with Interconex this past October. This business is looking into possibly expanding and what some real estate options may be. Interconex is a business that Bartlett is looking to keep in the Village. T. Fradin & D. Weir took a tour of this moving and storage facility. This business is primarily in long term storage for clients that are temporarily moving overseas on business as well as military families. Interconex started out by working with Wall Street clients and have expanded over the years. Their current location is on Hardt Circle and also in another in the NET building on West Bartlett Road. They are looking into either expanding their current building or relocating into a larger space in Bartlett. T. Fradin believed they have roughly eight or ten locations in several major cities.

Kripa Montessori School:

T. Fradin also visited the Kripa Montessori School regarding the TOD Plan. He met with the business owner's wife and business manager since the owner was out of the country. Then again on November 4th T. Fradin met the owner Mr. T. R. Raveendran. T. Fradin explained he has always had a good relationship with Mr. Raveendran being he was one of the earlier businesses he has worked since coming to work at the Village. They has been at that location for over 10 years and has since opened 2 other locations, one in Hoffman Estates and the other in Schaumburg. T. Fradin assured Mr. Raveendran that he was an asset to the community. Since opening they have increased the sq. footage to 5000 sq. feet. T. Fradin e on to say since the school district has gone to all day kindergarten this has hurt the business. To compensate, they have gone younger (6 months). This change has been approved by DCFS and there is a full time nurse on staff. T. Fradin stated it was not a secret that Bartlett Plaza is and has been for sale for quite some time. With the potential of redevelopment, makes some business owners nervous, but T. Fradin urged them to renew their lease next year, and that they intend on renewing for an additional five years. Their enrollment is 85 students, down from 100 student in years past. Bartlett is happy to have the first and only Montessori school in Bartlett.

No further questions were asked.

Industrial Space Inventory & Upcoming Buildings:

T. Fradin has incorporated this item on the agenda several times a year. In September, the Commercial space inventory was reported which included vacancies, as well as new occupants. The Industrial listings are considered a great strength of the Village. Some of the listings were included in the EDC packets. T. Fradin also mentioned that Senior Flexonics property is listed so it is possible there will be a new business or buyer for that facility. The old Main Steel building has been undergoing construction. This building has a 6B Resolution (property tax incentive) which will cut the property taxes to almost half for a period of twelve years. This incentive is also renewable.

On Hecht Drive there are three, 5,300 SF spaces, one of which has been leased. Leaving two vacant spaces. Greco Development has a 92,000 SF building that has been leased by Rana Foods. Rana continues to grow rapidly. Ridge Development has a new 271,200 SF speculative building at 1331 Schiferl has been split and half has been leased to Winhere Brake Parts, leaving 135,600 SF available. Elgin Beverage's proposed 80,000 SF facility on Slade Drive in the Blue Heron Business Park. Camcraft has purchased a Lot at Stearns & Schiferl Road and has future plans for a 90,000 SF facility, however, plans have not yet been submitted.

N. Mehta commented that having participated in Industry Fairs helped in marketing the Business Parks.

T. Fradin agreed and commented that the demand for large industrial building has increased over the years. There was some re-financing and some bonds of 11.5 million are being issued for the business park by the land owners. The past budget for the business park has all been used. The development of the Business Park would have ended if the funding would not be available. Thirty percent of the business park is still left for development. Our TIF was adopted in 1999 and they go for 23 years. Brewster Creek Business Park is supposed to be done by 2020.

Small Business Saturday

T. Fradin stated that Small Business Saturday was originally developed by American Express. It is an American shopping holiday held on the Saturday after US Thanksgiving during one of the busiest shopping periods of the year. This year, Small Business Saturday will be on November 26th. Staff requested and received promotional items from Small Business Saturday at American Express to distribute to small businesses, mostly in the downtown area, and were given tote bags, stickers, banners, buttons and door mats to businesses for them to display between now and Small Business Saturday.

T. Fradin commented unlike several surrounding municipalities, Bartlett does not have large, big-box retailers like Target, Wal-Mart, Meijer or Costco, nor does the Village have a major shopping mall like Woodfield Mall, Stratford Square or Charlestown Mall. What Bartlett does have is an interesting mix of small businesses, many of them sole proprietorships, and several of which have opened in the past year or two. With that in mind, Staff will be promoting Small Business Saturday via cable television commercials and several posts on the Discover Bartlett Facebook page and the Village's Twitter account, website and cable station. Staff was shown the cable advertisement. More than one million Facebook "like" registrations and nearly 30,000 tweets under the Twitter hashtags #smallbusinesssaturday and #smallbizsaturday.

N. Gudenkauf mentioned she had heard of some new ideas but it was too late to implement them this year but will definitely suggest them for next year.

G. Kubaszko questioned if a follow-up will be done to see the effectiveness of the campaign. T. Fradin mentioned that the retail sales report should reflect on this. An individual business follow-up may be the best way to be sure. One of Bartlett strengths are the small businesses.

New Business

T. Fradin went over the new businesses in town. Ziegler's Ace Hardware will be opening soon (spring??) in Bartlett Plaza in the old Ace Hardware location. They have eight locations in the area and are known for their great customer service. The Board approve the Ace Hardware sales tax rebate.

Other new businesses include The Endorphin Effect which is a Yoga & Fitness studio going into the former Walgreens space in Brewster Creek Shopping Center opening in the next month or two. O'Hare's Pub in the Town Center relocating from Army Trail Road, the ribbon cutting is the night before Thanksgiving. To name another, Flappy's Pancake House, going into the old O'Hare's Pub location. This will be their second location, adding to the original one in DeKalb. No opening date has been announced.

J. Plonczynski reminded everyone about the annual Open House at Bartlett Hills on December 9, from 5PM to 8PM.

C. Green mentioned she had read an article in the paper about Mayor Wallace meeting with other mayors regarding the Dominick's situation. What was the purpose and what did they hope to accomplish.

T. Fradin replied that he too was in attendance at the meeting. There was is a group that was formed though the membership in Choose DuPage, since it started out with the communities from DuPage County. It's called, One Call-10 Stores, a marketing effort. They meet quarterly in Naperville, to compare notes and talk about strength in numbers to market the vacant Dominick's stores. EDC Coordinators from Woodridge, Naperville, Bartlett, Glen Ellyn and a few more. It is now up to nine towns with ten stores. Some stores were filled so they dropped out but other communities joined. More publicity is needed to bring to light that Albertson's (Jewel) controls all of the leases. This meeting was to discuss the challenges these communities were facing. There was a Press Conference, Channel 7, Daily Herald and local press from the Naperville area were also in attendance. This was to bring information to the public. T. Fradin went on to say the Village wants to work with Albertson's (Jewel) to fill the space. They have renewed almost of their leases on the buildings. The Bartlett store has a little over two years left on their lease and would like to work with them to release the lease. No one from Albertson's (Jewel) were in attendance, but did send a letter to the Village of Naperville, stating they are willing to work with the communities and have been successful in filling a number of stores. Very challenging situation.

G. Kubaszko motioned to adjourn.

The meeting adjourned at 8:11 PM

Motioned by: D. Weir

Seconded by: N. Gudenkauf