

## **Minutes**

### **Village of Bartlett Economic Development Commission**

**March 9, 2015**

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

#### **Roll Call**

**Present: G. Kubaszko, C. Green, D. Weir, R. Perri, J. Petro, M. Sobel**

**Absent: N. Mehta, T. Smodilla**

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

#### **Approval of Minutes**

**A motion was made to approve the minutes of the January 12, 2015 meeting.**

**Motioned by: D. Weir**

**Seconded by: M. Sobel**

**The motion carried with all members voting aye (voice vote).**

### **Proposed Downtown Tax Increment Financing District Status**

Tony Fradin stated that a TIF District is a tool used in Illinois to meet the economic development challenge of attracting development to areas in need of public support and reviewed some history of how the formation of the proposed new Downtown TIF District evolved. He noted some of the properties that may benefit from a new Downtown TIF now and in the future. He stated that the EDC's recommendation of continuing with the next required step to create the new district, namely, the convening of a Joint Review Board and Public Hearing, was forwarded to the Bartlett Village Board. Following its review, the Village Board passed a Resolution (2015-13R) calling for a Public Hearing to consider the establishment of the Downtown TIF and Redevelopment Project Area. The Resolution sets the date for the Joint Review Board at April 22, 2015 and the Public Hearing for June 2, 2015. Tony Fradin stated that a TIF District is a funding mechanism for many of the upgrades and activities that the EDC has recommended to improve the Bartlett Downtown area. Commissioner Perri stated he is glad that the TIF creation is moving along swiftly and it seems like there is already interest from some businesses and the development community for improvements to the Bartlett Downtown area. Commissioner Weir asked about the cap amount for TIF rebates. Mr. Fradin replied that there has not been any discussions regarding a TIF Rebate program yet, but stated that the EDC would most likely be the vehicle for the discussion and the creation of parameters for such a program, along with the review and recommendation to the Village Board, if such a program (rebate) were to be implemented. Commissioner Perri asked if the area along Lake Street east to Park Boulevard would be included in this new TIF. Jim Plonczynski replied that area is not included and would warrant the creation of another TIF District specifically for that area. He added that although the new Strategic Plan calls for the continuation of review of TIF Districts in the Village, the directive would most likely be a re-evaluation of the TIF District at Route 59 and Lake Street before the formation of a much needed improvement plan/TIF District along the Lake Street corridor of Oak Avenue to Park Boulevard is pursued. He added that the Lake Street corridor from Oak Avenue to Park Boulevard is an area that is in great need of improvement, but thus far there have been much more pressing issues/areas than that corridor for the Village to address. He stated that a re-evaluation of the current Route 59/Lake Street TIF would likely be amended to include more property along Lake Street than it does currently in order to take advantage of possible development plans further west of the current TIF boundaries.

### **Tenant Update**

Tony Fradin gave an update of recent tenant activities (open/close/relocate):

- Studio Energia, a Zumba, Toning, Dancing, body weight class business, is opening in Westgate Commons shopping center. The business is relocating from Streamwood.
- Westgate Smiles, a dental practice, is opening also in Westgate Commons shopping center
- Town & Country Gardens has acquired and merged with Flowers By Christine. They will be closing the Bartlett Plaza location in favor of the Route 59, Brewster Creek shopping center location.
- AutoZone has opened in the Stearns Crossing shopping center (formerly occupied by Hallmark)
- Dollar Tree will be opening in the Bartlett Commons shopping plaza (formally occupied by Tuesday Morning).
- Smokin' Pit BBQ is coming to the previous Nicodino's location in the Bartlett Commons shopping center. The anticipated opening date is March 2015.

- Shelby's Place, a video gaming café, will be opening soon in the Brewster Creek shopping center at 801 S. Route 59.
- The BP gas station at Stearns and County Farm Roads has added a drive-thru Dunkin Donuts and a Subway Sandwich addition to their building.
- Papa Saverio's Pizza, located in the Bartlett Square shopping center at Army Trail Trail/Route 59, has closed. The shopping center owners are seeking a new restaurateur to open at that location.
- CreativeWerks is a food packaging and distributing company (mostly candy) that has expanded into the building at 1350 Munger Road (Brewster Creek Business Park). They have additional facilities located in Bensenville and Elk Grove Village.
- A German-based brake product company has leased the 50,000 sq. ft. facility at 1291 Humbracht Circle in the Brewster Creek Business Park.
- Construction has begun on the first new industrial building in the Blue Heron Business Park. It will house Traffic Services Inc (TSI) that currently has office space at 2260 Southwind Boulevard.

Tony Fradin added that no one is pursuing the Dominick's space at this time. He stated he is working with 9 other communities that also have vacant Dominik's sites.

Commissioner Perri asked if it is more advantageous for a business to be in a TIF District in Kane County rather than Cook or DuPage Counties. Tony Fradin replied that is certainly better than in Cook County. He added that the tax structure is more favorable and Kane County has a greater allowance for land uses, such as heavy industry.

### **New Table Top Display**

Tony Fradin stated the Village will be replacing the large, 10-foot wide booth designed in 2006, frequently used at retail and industrial trade shows, with a smaller updated table top version. He stated the table top version will be much easier to set-up and break-down for these trade shows in addition to saving money by not having to purchase an oversized space for the current booth. Tony Fradin stated the information and photo images will be updated to reflect the changes that have occurred in the last few years and showed the Commissioners a color rendering of the display images to be used. He added that it is his intention to also update the Business Folders and Business Assistance Guide to continue "branding" the Village in a positive light.

Commissioner Sobel asked if Tony could tell from the commercial brokers that he meets what "level of prestige" does the Village of Bartlett carry. Tony Fradin replied that Brewster Creek Business Park has a great reputation, in terms of the reputation of the businesses that are in the park. He added that it is very impressive that big name companies like Greco, Rana Pasta, Get Fresh Produce and Cheese Merchants are located in the Business Park. Commissioner Sobel added that if the Brewster Creek Business Park is a great selling point for the Village, perhaps it should have a more prominent position on the Table Top Display image, instead of being in the bottom corner where it may be missed. Mr. Fradin thanked Commissioner Sobel for his input and asked the other Commissioners to contact him as soon as possible with any other suggestions because this was due to go to the printer very soon.

Commissioner Perri reminded Staff that the EDC has never seen the full study of the Spartan Consulting Group's findings and recommendations. Commissioner Green agreed and stated the EDC only received the oral/visual presentation at a meeting last year. Staff stated there was a link the Spartan Group sent

to their year-end report for their school project. Staff stated they would send the Commissioners that link.

### **New Business**

Tony Fradin stated that Fox News TV network has a program segment called "Hometown Friday" that is shown on the local Fox News station every Friday. Mr. Fradin stated that on the suggestion from a colleague from Glen Ellyn he contacted Jake Hamilton, the segment host, about showcasing Bartlett on one of the segments. Tony Fradin stated he then set up with three Bartlett businesses to be part of the "live feed" that would be broadcasted. The program showcased Bartlett Nature Center (Tri-County Park), Arts in Bartlett new facility (Town Center), and Banbury Fair (Downtown). Tony Fradin asked Commissioner Green to describe her experience from the viewpoint of the visit to Arts in Bartlett. Commissioner Green stated it was a great opportunity for the Arts in Bartlett to show the breadth and variety of what they do, such as music lessons, art classes (adult and children), the art gallery itself. Commissioner Green thanked the Mayor and Bartlett Village Staff and all of the Arts members for coming by and supporting their segment. Tony Fradin stated if the Commissioners missed the broadcast, there was a link on the Discover Bartlett Facebook page they could click on to view the broadcast.

Tony Fradin stated that although Radio Shack is closing 1,784 stores nationwide, the Bartlett store is not closing. However, that does not necessarily mean that it will never close. It will be a wait and see situation.

Tony Fradin stated that the Metra ridership is listed at 45<sup>th</sup> out of 236 stations, averaging 1,081 daily riders in 2014. He added that he only included the pertinent pages that he extracted from the report, but would be able to forward the full report to any Commissioner that wished to see the full report.

The meeting adjourned at 8:13 pm.