

**Economic & Commercial Commission Meeting Minutes
June 13, 2012**

Members Present

Marty Ward, Chairman
Jerry Meyer
James Mohler
Dennis Reidy
Chris Shoemaker
Mohammed Nofal
Brian Godlewski
Jay Walsh
Curt Fiedler
Kathy Mahoney
Chris Verstrate

Members Not Present

Michael Leonard
David Spedale
Rebecca Palumbo
Kevin Suggs

Staff Present

Ivan Baker, Economic Development Director
Nancy Byrne, Secretary

Also Present

David Seaman, Liaison Trustee

Chairman Ward called the June 13, 2012 Economic & Commercial Commission meeting to order at 6:40 p.m. There was a motion made by Kathy Mahoney, seconded by Curt Fiedler to approve the minutes of the April 11, 2012 ECC meeting. Vote by voice call: Chairman Ward declared the motion carried.

There was a motion made by Curt Fiedler, seconded by Kathy Mahoney, to approve the agenda for tonight's meeting as written. Vote by voice call: Chairman Ward declared the motion carried.

Chairman Report – Chairman Ward informed the group that Brian Hunter will be unable to continue as an ECC commissioner due to other obligations. Marty asked the commissioners to continue to attend the monthly ECC meetings and asked the chairs of each discussion group to formulate ideas for agendas for the groups for the upcoming year. He reviewed the responsibilities of the commission and stated that discussion group meeting dates can be modified to meet deadlines if necessary. Regarding the South Street project, Marty reiterated that the ECC may provide input often in the process. Ivan stated that the staff, trustees and the Mayor will be working with the developer on the project. The commissions have a chance to review the plan after the Plan Commission has received a formal submittal and reviewed it. The Plan Commission received the proposal last month. ECC did not have a meeting in May. The Plan Commission meetings are open to the public and everyone is welcome to attend.

Trustee Seaman updated the group on the South Street project. The developer has requested 50 percent of the TIF revenue. The Village has agreed to a Class 8. Curbs and gutters will be done by the Village up to \$2 million. It is expected that the infrastructure will be started in the fall. It was asked if this will generate money back into the TIF. Trustee Seaman indicated that yes – the expectation is that it will trigger other development in the downtown area. He also addressed

questions regarding the rental and sale of the spaces, the parking lot and the users of the commercial spaces. He estimated that the project will take about 18 months. Ivan noted that there is a full month from June 19th to July 17th for input from the commissions on the development agreement. The plan was approved at the last Plan Commission meeting by a vote of 6-1.

Commissioner Reports –

Finance Report - Marty asked Jim Mohler if he wanted to change the July 3rd Finance Group meeting date and Jim stated that he will talk to the group about changing the date. Jim stated that everyone can call in and give opinions on action items if necessary. Kathy Mahoney reported that the Finance Group met last week and reviewed the South Street incentives provided to them by Ivan. They had lengthy discussions at their meeting. One of the main items they recommended was an incentive package because they met the incentive guidelines. It provides the needed public improvement in the downtown and it encourages successful commercial development. They felt comfortable with recommending the package. Trustee Seaman explained the total TIF eligible expenses of \$6.5 million and emphasized that it is important to note that we are using private dollars, not a public bond issue.

A motion was made by Kathy Mahoney, seconded by Curt Fiedler that based on the review of the South Street project by the Finance Group, they recommend approval of the South Street incentive. Vote by roll call: All Ayes - 1 Commissioner abstained. Chairman Ward declared the motion carried.

Kathy also reported that they are in the planning process for a bankers function in the fall.

Real Estate Group – Dennis Reidy reported that at their last meeting they discussed the ORI zoning. They also talked about the review of the Comprehensive Plan over the next couple of years. They questioned the vacant strip center at 171st & 88th Avenue. Marty indicated that the Marketing Group could look into taking down the signs above the empty spaces. They also talked about home-based businesses and telecommuting and whether they should look into this. He indicated that the group will look at the numbers in regard to the tax bills that are coming out. They have moved their meeting dates to the fourth Wednesday of the month.

Marketing Group – Jay Walsh reported that their group’s focus will be the 2013 Business Breakfast and the seminar series. Attendance was down at the seminars; therefore, they may look at revamping the program. The continuation of the Storefront Project was discussed and they will review the options available. Rebecca brought up the idea of a Tinley Park business owner LinkedIn group to reach out to business owners in a more efficient manner.

Business Retention Group – Chris Shoemaker reported that he and Ivan met and discussed the “Motivate Program”. The first round of speakers went well. They met with the schools on May 29th and they received positive feedback from the teachers. The schools will be sending times and suggestions to Ivan for the next school year. The syllabus worked well. The school wants to do 25 classes twice per year – once by the end of October and then again the second semester.

Staff Report – Ivan presented a report on existing projects and activities.

There was a motion made by Jay Walsh, seconded by Jim Mohler, to adjourn the meeting. Vote by voice call: Chairman Ward declared the motion carried and adjourned the meeting at 8:10 p.m.

***Reminder
Next ECC Meeting
July 11, 2012
6:30 p.m.
Kallsen Conference Center***

Upcoming Events:

- *Real Estate Group – Wed., July 25th – 6:45 a.m., Egg & I*
- *Marketing Group – Tues., July 24th – 8:00 a.m., Crossmark*
- *Business Retention – Tues., July 24th – 7:30 a.m., Eggheadz Café*
- *Finance Group – Tues., Aug., 7th – 6:30 p.m., Kallsen Conference Center*
- *Chamber of Commerce Mtg. – Thurs., July 26th – 8:15 a.m., Odyssey Country Club*