

**Economic & Commercial Commission Meeting Minutes
November 13, 2013**

Members Present

Marty Ward
Jim Mohler
David Spedale
Dennis Reidy
Chris Shoemaker
Rebecca Palumbo
Mohammed Nofal
Kathleen Mahoney
Chris Verstrate
Robert Workman

Members Not Present

Jay Walsh
Curt Fiedler
Kevin Suggs
Antonio Rubino

Staff Present

Ivan Baker, Economic Development Director

Chairman Ward called the November 13, 2013 Economic & Commercial Commission meeting to order at 6:30 p.m. There was a motion made by Kathy Mahoney, seconded by Jim Mohler, to approve the minutes of the October 9, 2013 ECC meeting. Vote by voice call: Chairman Ward declared the motion carried.

There was a motion made by Robert Workman, seconded by Jim Mohler, to approve the agenda for tonight's meeting as written. Vote by voice call: Chairman Ward declared the motion carried.

Discussion Group Updates –

Finance – Jim Mohler stated that the Group reviewed the Chrysler Incentive Request. Chrysler plans to move the Chrysler Jeep franchise from Orland to Tinley, and buy the Saturn and Mazda dealerships for a Genesis Chrysler Jeep Dodge Ram dealership operated by Bettenhausen Motors. The project will mean \$60 million in new sales annually. The request for \$3 million over ten years sales tax sharing is in line with policy, and a positive recommendation was made to Trustee Seaman for the required Finance Committee review on November 5th. Ivan Baker pointed out that the Chrysler project is on tight timing in order for due diligence and a closing on the property in December.

Business Retention - Chris Verstrate reminded the ECC of the Motivate Program speakers bureau going on this month. Ivan Baker said that Industrial Leaders are speaking to 17 classes in mid-November at Lincolnway North, Tinley Park and Andrew High Schools.

Real Estate – Dennis Reidy led a discussion on the Lincolnway site and the effects of the Summit Hill School District vote. Ivan Baker pointed out that the Sams/Walmart project is still active, and wants to be in Tinley Park and is looking at all options. ECC members

emphasized the need to encourage this development for the sake of business retention, business attraction and increased revenue.

Marketing – No report.

Accreditation Process/Strategic Planning – The ECC reviewed the draft of the Strategic Plan. Specific edits included 1) changing any comments of “negatives” and “issues” to “challenges”; 2) be general, and less specific on individual health care facilities; 3) do not include subjective comments on values; 4) clarify the technology advantage; and 5) format the strategies on each goal to priorities set. A motion was made by Kathy Mahoney, seconded by Dennis Reidy, to approve the Strategic Plan as edited. Vote by voice call: Chairman Ward declared the motion carried.

Staff Report – Ivan presented an update on economic development projects. The Property Tax issue continues to be a major problem for development. The total tax rate has risen dramatically over the past seven years...even with the Class 8 incentive in place, Rich Township property is 31 percent higher than Will County and Bremen Township property is nine percent higher than Will County!

There was a motion made by Kathy Mahoney, seconded by Chris Verstrate to adjourn the meeting. Vote by voice call: Chairman Ward declared the motion carried and adjourned the meeting at 8:00 p.m.

***Reminder
Next ECC Meeting
January 8, 2014
6:30 p.m.
Fulton Conference Room***



Village of Tinley Park, Illinois

ECONOMIC DEVELOPMENT STRATEGIC PLAN

Updated November, 2013

The mission of the Village of Tinley Park Economic and Commercial Commission (ECC) is to advise the Village Board regarding matters related the Village's economic environment, business climate, and quality of life. This Strategic Plan has been prepared by the Commission in order to establish goals and strategies to create wealth and continuously improve the local economic climate. This Plan has been written recognizing that local economic development requires ongoing efforts and flexibility to adapt and respond to regional, national and global changes. The Plan is intended to be a living document that is reviewed and updated regularly.



VISION STATEMENT

The Village of Tinley Park shall be recognized as a vibrant, safe, and fiscally strong community that provides a high quality-of-life for citizens to work, live, invest, shop, play, and raise a family.

VILLAGE BOARD ECONOMIC DEVELOPMENT GOALS

1. Encourage development in the Village that will increase its tax base and reduce individual tax burdens.
2. Foster a climate which is attractive to sound residential, commercial, and industrial development.
3. Improve the aesthetic appearance of the Village; improve its “live-ability” for its citizens, and preserve the identity of Tinley Park within the region.
4. Protect existing property values through the adoption and enforcement of sound, desirable, and realistic development standards that will insure quality development.

CONSIDERATIONS

What Makes a Community Competitive in achieving successful Economic Development?

Economic strength

GDP per capita and cost of living
Households spending
Cumulative Annual Growth Rate
Free movement of goods, people and capital

Financial Maturity

Breadth and depth of the financial cluster
Certified SBA Lenders

Physical Capital

Quality of physical infrastructure
Quality and Accessibility of public transport
Quality of telecommunication infrastructure

Institutional effectiveness

Fair electoral process and pluralism
Local government fiscal management
Taxation
Rule of Law
Government effectiveness and transparency

Environmental and natural hazards

Disaster Preparedness
Fair Environmental governance

Social and Cultural Character

Public Safety – Low Crime Rate
Freedom of expression and human rights
Openness and diversity
Cultural Vibrancy

Human Capital

Population Growth
Working Age Population
Quality of Education
Quality of Health Care
Entrepreneurship and Risk Taking

Global Competitiveness and Appeal

Presence of International Companies
Area Higher Education offerings
International Air Service access

ECONOMIC DRIVERS OF TINLEY PARK

Tinley Park is part of a large regional economy. The growth and stability of the broader Chicago metropolitan area is critical to Tinley Park's success. However, special attention must be directed to the businesses, institutions, and individuals that bring resources into our community and drive Tinley Park's economy. Based on the "Competitive Considerations" described above, Metro Chicago and especially Tinley Park are highly competitive, except in the area of Taxation. While Tinley Park's bond rating and strong fiscal management are exemplary, fiscal stability and indebtedness at the State, County, and City of Chicago affect the perception of government effectiveness and impact on future taxation. The Village Board continues to work with the state, county, and school districts to promote competitive taxation and fiscal policies that encourage employer retention and new development.

Manufacturing



Challenges:

1. Competitive problems of Illinois Business Environment, including taxes, state fiscal climate, workers compensation costs, unemployment insurance costs, pension obligations, union labor costs.
2. Manufacturers prefer a Right to Work State.
3. Regional educational institutions need higher priority of preparing the workforce for technical manufacturing jobs.
4. Companies are utilizing technology and requiring smaller workforces, thereby impacting long term employment.
5. Cook County property taxes are not competitive with collar counties
6. Lack of available Manufacturing Zoned property in Will County sector of Tinley Park

Opportunities:

1. Access to nation's largest Inland intermodal logistics center.
2. Interstate Highway access
3. Large available area workforce.
4. Workforce Training programs for Manufacturing, especially at Joliet Junior College
5. Potential available property for Manufacturing in Cook County
6. Existing Technology infrastructure to support advanced manufacturing

Office



Challenges:

1. Most existing local available office space is Class B or Class C in quality.
2. Certain building owners have been slow to reduce rents and adjust to economic downturns.
3. Office development demand has increasingly been in Central Core, not in the suburbs
4. An over-supply of available suburban Class A and Class B office space exists in the Chicago suburbs.

Opportunities:

1. Tinley Park has the only Class A Office Park along Chicago's Interstate 80 Corridor
2. The community is recognized for high quality office buildings constructed in the last 10 years.
3. Existing Corporate Headquarters and other Administrative users attract attention to Tinley Park.
4. Health care growth can continue to encourage more demand for office space.

Health Care



Challenges:

1. State approval requirements currently do not permit the construction of a new hospital in Tinley Park or Orland Park...with a local population of 120,000 people.
2. Area population is aging, and the demand for accessible health care services, assisted living and senior living, will only be increasing.
3. Tinley Park residents must travel to one of five area hospitals within a 15 mile radius.

Opportunities:

1. Recent regional expansions at Silver Cross Hospital and Palos Community Hospital provide more technology and expanded health care services for the market.
2. While overnight hospital care is not available locally, modern health care services are available for residents and workers in the area.
3. Increasing demand for health care professionals creates an opportunity to attract more need for professional office space.

Retail



Challenges:

1. Next door community of Orland Park is the successful retail location of a Simon Mall property that has been the catalyst for attracting major national retailers and restaurants.
2. Property taxes in Cook County are significantly higher than Will County.
3. Asking prices for many available privately-owned properties for retail are not competitive.
4. Retail development for downtown Tinley Park is challenging with low traffic volumes, tax issues, and lack of available modern space.
5. Commercial development is declining with most cities in our region to the east, as a result of property taxes, market changes, declining economies, lack of code enforcement, and crime issues.

Opportunities:

1. Tinley Park can build on the fact that in only 12 years, the community has grown from the 25th to 13th largest Retail Sales City in the Chicago Metro.
2. Tinley Park boasts one of the top Auto Sector Sales corridors in the nation.
3. Successful new Retail developments and Auto Sector Growth are attracting the attention of developers, retailers and brokers.
4. Tinley Park has a strong positive reputation with leaders, brokers, retailers, and developers active with the International Council of Shopping Centers.
5. Over 700 acres of available property for commercial development exists in Tinley Park.
6. Downtown Tinley Park is a regional center for dining and entertainment.

Tourism, Hospitality and Conventions



Challenges:

1. Tinley Park has hotels that serve the business community and traveling public, but does not have a full-service, full-amenity 4 star or 5 star hotel property.
2. The Tinley Park Convention Center could benefit with the addition of at least 100 more adjoining hotel rooms.
3. A significant proportion of events produced in Tinley Park fail to promote Overnight Visitor Hotel Stays, and maximize the potential economic benefits for the community.
4. Walkability between Convention and Hotel services, and area restaurants and entertainment venues is challenging and in some cases, non-existent.

Opportunities:

1. Tinley Park has the only Full Service Convention Center in the South and Southwest areas of Metro Chicago.
2. The Tinley Park Convention Center has significant location and pricing advantages, and can be a key to increased visitor and conference traffic.
3. Tinley Park is recognized as the Hotel center of the region, with 8 hotels and almost 1,000 rooms.
4. Explore all options to improve transportation access between the Convention Center, Hotels, and local restaurants/entertainment venues to secure most economic impact.
5. Promote inter-action and communication between local Hotel and Convention services, and area manufacturing, office, and health care employers.

GOAL # 1

ENCOURAGE DEVELOPMENT IN THE VILLAGE THAT WILL INCREASE ITS TAX BASE AND REDUCE INDIVIDUAL TAX BURDENS.

PRIORITIES 2013-2015

- 1.1 Consistently promote the location, retention, and expansion of companies that diversify the tax base.
Responsibility – Economic Development – On-going
- 1.2 Encourage the utilization of incentive programs that are clear, workable and prudent.
Responsibility – Village Board and Economic Development – On-going
- 1.3 Monitor the tax policies and actions of all taxing jurisdictions, and work to encourage sound taxation policies that keep Tinley Park competitive.
Responsibility – Village Board and Economic Development – On-going
- 1.4 Insure that the economic development marketing effort is targeted, competitive, modern, and cost-effective. Market Tinley Park to attract businesses, customers and visitors.
Responsibility – Economic Development and Marketing – On-going

OTHER

- 1.5 Promote strong partnership with area financial institutions that encourages utilization of available financing programs to assist business. Expand communication programs with Area Banks
Responsibility – Economic Development – On-going
- 1.6 Develop financial packages with public and private sector sources that help attract and retain business.
Responsibility – Economic Development – On-going
- 1.7 Foster an environment of transparent government that serves the citizens and business community
Responsibility – Village Board – On-going
- 1.8 Constantly review the Permitting Process, and streamline the process to serve developers and business. Responsibility – Economic Development, Planning and Building – On-going
- 1.9 Promote and build on the strong competitive advantages of Tinley Park for business, including high quality education, infrastructure, skilled labor, transportation, and proven success. Maintain and expand promotional efforts to secure more economic development.
Responsibility – Economic Development – On-going
- 1.10 Realize the limits of government and strengthen partnerships with allies to implement economic opportunities.
Responsibility – Economic Development – Short-Term and on-going
- 1.11 Fully explore training, collaboration with employers, and new innovative programs that increase job opportunities for residents.
Responsibility – Economic Development – On-going
- 1.12 Support neighborhood commercial districts that provide residents with goods and services. Business Retention efforts to encourage expansion, and promotion of real estate to attract more business.
Responsibility – Economic Development – On-going
- 1.13 Coordinate efforts with local, regional and state organizations in the promotion of the Tinley Park Convention Center, hospitality services, and tourism industry for greatest economic benefit.
Responsibility – Marketing and Economic Development – On-going

GOAL # 2

FOSTER A CLIMATE WHICH IS ATTRACTIVE TO SOUND RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL DEVELOPMENT.

PRIORITIES 2013-2015

- 2.1 Be recognized as a community with outstanding public services, and a commitment to advance planning for the infrastructure needs of business and residents.
Responsibility – Village Board, Economic Development, Public Works – On-going
- 2.2 Stimulate government-industry-education communication and inter-action to maintain high quality standards and results at every educational level.
Responsibility – Village Board and Economic Development – On-going

OTHER

- 2.3 Maintain well-supported law enforcement that helps insure a low crime rate.
Responsibility – Village Board – On-going
- 2.4 Provide the support and resources to maintain a quality transportation system that meets the needs of local business, area workers, customers, and citizens.
Responsibility – Village Board – On-going
- 2.5 Promote and develop a high quality and accessible health care system that serves the community.
Responsibility – Economic Development – On-going
- 2.6 Encourage excellent coordination between the Community and the area junior colleges in serving the business and residential community.
Responsibility – Economic Development – On-going
- 2.7 Leverage the assets of higher education to build economic opportunities.
Responsibility – Economic Development – On-going

GOAL # 3 –

IMPROVE THE AESTHETIC APPEARANCES OF THE VILLAGE; IMPROVE ITS “LIVE-ABILITY” FOR ITS CITIZENS; AND PRESERVE THE IDENTITY OF TINLEY PARK WITHIN THE REGION.

PRIORITIES 2013-2015

- 3.1 Continue a commitment to Code Enforcement that maintains and enhances the quality and appearance of properties in Tinley Park.
Responsibility – Village Board, Code Enforcement – On-going
- 3.2 Enhance and promote Identity of Tinley Park as a Strong and Well-Managed Community committed to economic diversity and quality development.
Responsibility – Economic Development – On-going

OTHER

- 3.3 Encourage quality road construction, road maintenance and roadway beautification efforts
Responsibility – Village Board, Public Works, Engineering, Planning – On-going
- 3.4 Maintain high minimum standards for Construction, including the quality requirements for brick utilization in new residential and commercial buildings.
Responsibility – Village Board, Building – On-going
- 3.5 Demand quality site appearance with a strong but fair landscaping and signage ordinance.
Responsibility – Village Board, Planning, Economic Development – On-going
- 3.6 Promote existing public art, and encourage the installation of more public art in the community.
Responsibility – Village Board, Marketing, Economic Development – On-going
- 3.7 Continually examine ways to distinguish Tinley Park unique advantages over other cities in the region.
Responsibility – Economic Development – On-going
- 3.8 Maintain a leadership role in encouraging quality job creation in the region.
Responsibility – Economic Development – On-going
- 3.9 Sponsor and promote self-supporting Community events and programs that enhance the living environment for Tinley Park families. Encourage cost-saving coordination of events sponsored by varied institutions including the Village, Chamber of Commerce, Park District, Library, Schools, and service clubs.
Responsibility – Marketing and Special Events – On-going
- 3.10 Encourage the expansion of bike paths and pedestrian walkways to serve the citizens.
Responsibility – Planning – On-going
- 3.11 Create an environment with services that meet the needs of every age group.
Responsibility – Village Board, Planning, Economic Development – On-going

GOAL # 4

PROTECT EXISTING PROPERTY VALUES THROUGH THE ADOPTION AND ENFORCEMENT OF SOUND, DESIRABLE, AND REALISTIC DEVELOPMENT STANDARDS THAT WILL INSURE QUALITY DEVELOPMENT.

PRIORITIES 2013-2015

- 4.1 Work to balance efficient and effective regulatory requirements while maintaining high quality community standards.
Responsibility – Village Board, Building and Planning – On-going
- 4.2 Promote a Planning process that encourages public dialogue, analyzes effects on commercial development, and advocates regular review.
Responsibility – Planning, Economic Development – On-going

OTHER

- 4.3 Building Codes must continue to emphasize quality and safe development, while insuring improvements in appearance and protection of property values.
Responsibility – Village Board, Building – On-Going
- 4.4 Code enforcement must be a continuous priority to maintain standards and quality. Communication and service in the enforcement process must be clear, firm and fair.
Responsibility – Code Enforcement, Economic Development – On-going
- 4.5 Encourage commercial lighting that promotes safety, security, quality appearance, and minimal impact on neighbors.
Responsibility – Planning, Building – On-going
- 4.6 Maintain a strict landscaping ordinance that improves the appearance of the community, and enforce the landscaping ordinance with all commercial development.
Responsibility – Planning, Zoning Administration, Code Enforcement – On-going
- 4.7 Promote a Planning process that encourages public dialogue, analyzes effects on commercial development, and advocates regular review.
Responsibility – Planning, Economic Development – On-going
- 4.8 Endorse the utilization of all modern and technological methods of Security monitoring and enhancement with commercial and industrial developments.
Responsibility – Planning, Police, Economic Development – On-going
- 4.9 Reinforce and better promote public awareness of issues relating to code enforcement
Responsibility – Code Enforcement, Economic Development, Marketing – On-going
- 4.10 Sponsor programs that acknowledge property owners that achieve high standards of property maintenance, landscaping, or property enhancement.
Responsibility – Code Enforcement, Economic Development, Marketing – On-going
- 4.11 Maintain and update the Community Comprehensive Plan, with a commitment to meeting the diverse development requirements of commercial and industrial businesses.
Responsibility – Village Board, Planning, Economic Development – Short-term
- 4.12 Encourage a long range planning effort that promotes adaptable quality development in every part of the community.
Responsibility – Village Board, Planning, Economic Development – On-going
- 4.13 Promote the long term Legacy Plan for commercial and mixed-use development in downtown.
Responsibility – Planning, Economic Development, Marketing – On-going