

**Village of Algonquin
Economic Development Commission
Regular Meeting
November 14, 2013
7:00 p.m.**

Agenda Item 1: Roll Call/Establish Quorum

PRESENT: Members: Chairperson Jerry Pinderski (7:15pm), Dave Ward, Kurt Moders, Linda Laipert, and Tom McCabe. Staff: Russ Farnum, Katie Parkhurst, Ben Mason, and Tim Schloneger
Absent: Steve Karaba and Rich Galati.

Agenda Item 2: Approve Minutes from the September 12, 2013 meeting

Acting Chairperson McCabe entertained a motion on the minutes from the September 12, 2013 meeting. Mr. Ward made a motion to approve the minutes from the September 12, 2013 meeting and Ms. Laipert seconded. A voice vote noted all ayes, motion passed.

Agenda Item 3: Update on Downtown Projects

Mr. Mason gave a PowerPoint presentation updating the EDC on the Downtown Study, grants the Village has applied for, status of notorious properties, Western Bypass construction, and the Downtown Algonquin Partnership.

Chairperson Pinderski inquired if the buildings illustrated in the Downtown Study would actually fit on the properties as shown. Mr. Mason stated yes, the illustrated buildings were sized to fit on the parcels shown.

Mr. McCabe inquired as to why Mega Home Improvement desires to stay in the Downtown. Mr. Mason stated that Mega owns the building where they have their office/showroom/shop and they own the self-storage building. Mega has expressed interest in redeveloping their sites and all they would need is an office space.

Chairperson Pinderski asked how long it would take for construction on the apartments at Riverside Plaza. Mr. Mason stated the developer does have his financing now to finish the project. The Village is waiting for building permit plans to be submitted. The project would hopefully be done in one year.

Mr. Ward asked if the parking concerns and engineering issues would be addressed. Mr. Farnum stated everything would need to be complete prior to occupancy permits being issued.

Mr. Ward inquired how the Downtown business were doing with the construction. Mr. Mason stated the businesses around the Huntington Drive intersection, where a lot of work has been taking place, are struggling. The Children and Teens Medical Center has had to deal with a lot of changes to their parking lot and limited access into lot at certain times. Café Firefly noted business is slow as even the regular customers do not want to stop in as they do not know how long traffic back-ups could take.

Agenda Item 4: Presentation on Downtown Redevelopment Funding Tools

Mr. Tim Schloneger gave a PowerPoint presentation on redevelopment tools: grants, business districts, special service areas, and tax increment financing. He explained what each option is and what

costs/projects can be covered. The Village does have a Business District; however, it was never implemented. There is a Special Service Area for Riverside Plaza in place to pay the Village back for improvements made, if the developer does not meet conditions of the approval. The Village is starting the preliminary work on a TIF (Tax Increment Financing) District.

Mr. Ward inquired if the Business District additional sales tax were implemented, would that discourage businesses from opening and customers from shopping where they have to pay a higher sales tax amount than other parts of the Village. Mr. Schloneger stated the Village would work with the business before this would be implemented to explain what the additional monies would be used for in the Downtown. He does not feel the additional sales tax amount would discourage shoppers, because who can state the sales tax rate for all the surrounding communities now.

Mr. Moders inquired about the success rate of TIF's. Mr. Schloneger stated if the TIF is managed properly they do well. The TIF should not be used as a corporate handout, rather as needed to incentivize a development to occur.

Chairperson Pinderski stated he is in favor of the Village looking into a TIF for the Downtown area.

Mr. Ward stated he has worked with a few TIF districts and some do really well and others have not been successful. He cautions that the process of collecting and spending money does need to be carefully thought out.

Mr. Ward questioned how the Historic Commission fits in with the redevelopment of the Downtown. Mr. Mason stated staff and the consultants worked closely with the Historic Commission throughout the Downtown Study. The Historic Commission did endorse the Downtown plan and they are aware of the redevelopment potential. They would like to maintain the buildings that are unique.

Mr. McCabe noted in his experience a TIF can really spur on redevelopment. Once one developer or property owner makes an investment, others tend to follow.

Agenda Item 5: Other Business

Chairperson Pinderski inquired about the grant money McHenry just received to move forward with the CFI at Randall and Algonquin Road. Mr. Schloneger explained the County is in the process of hiring a new engineering firm to work with the County, municipalities and the businesses to create the final design for the intersection improvements.

Chairperson Pinderski mentioned he saw the new parking lot at Route 31 and Virginia Street. Mrs. Parkhurst explained this is a carpooling lot, open to everyone. At some point in the future it could be used as a park and ride for a bus stop.

Mr. Farnum stated staff met with ComEd to discuss power availability in the Algonquin Corporate Campus. He is pleased to report that the Algonquin Corporate Campus can be supplied with a lot of power very easily since there is a ComEd substation located just north of the ACC. So, the Village could try to attract a data center, we have the power available and the fiber.


Mrs. Parkhurst informed the EDC that staff conducted a business visit with Windy City Strategies in October. They are a website design and marketing company located in the Esplanade. The business is doing very well and the company is ready to expand, both in terms of a larger office space and hiring more employees.

Mrs. Parkhurst told the EDC that the next EDC meeting will be in January. The January meeting will cover the Business Award nominations.

Agenda Item 6: Adjournment

There was no further business to discuss; the meeting was adjourned at 8:30 p.m.

Approved:



Jerry Pinderski, Chairperson, EDC