

**Village of Algonquin
Economic Development Commission
Regular Meeting
November 10, 2016
7:00 p.m.**

Agenda Item 1: Roll Call/Establish Quorum

PRESENT: Members: Chairperson Jerry Pinderski, Commissioners: Kurt Moders, Dave Ward, and Brian Rasek. Absent: Chip Parker, Tom McCabe and Paul Sigrist. Staff: Katie Parkhurst and Ben Mason.

Agenda Item 2: Approve Minutes from the May 12, 2016 Meeting

Chairperson Pinderski entertained a motion on the minutes from the May 12, 2016 meeting. Mr. Ward made a motion to approve the minutes and Mr. Rasek seconded. A voice vote noted all ayes, motion passed.

Agenda Item 3: Public Comment

There was no one in attendance that wished to provide public comment.

Agenda Item 4: Downtown Revitalization Plan and Fox River Study

Mr. Mason reviewed the Fox River Study that CMAP completed for the Village of Algonquin and Village of Carpentersville. Mr. Mason reviewed the study area, the partnerships, the mechanics of the study, and provided an overview of the main components and the findings of the study.

Chairperson Pinderski mentioned the river could be an important source of water for drinking.

Mr. Moders inquired about the contaminants in the river. Mr. Mason and Mrs. Parkhurst explained the nutrient loading of the river and the environmental regulations.

Mr. Ward inquired if the Village has looked into the boat slips on the east side of the river at the old marina. Mr. Mason stated we have not looked into using those.

Chairperson Pinderski asked if Erickson Marine was involved in the process. Mr. Mason stated that an interview was done with Don Erickson. The marina is now for sale and there is potential for redevelopment of the property or continuing to operate as a marina.

Mr. Rasek stated the river is great for photography and using it as a scenic background. St. Charles does dragon boat racing and that is something that the Village should look into.

Mr. Mason gave a power point presentation on the Downtown Streetscape Plan. The goal is to make Main Street function in the Downtown to facilitate shopping, pedestrian movements, and events. The Plan also includes the infrastructure upgrades that need to take place.

Mr. Ward asked if the Village has ever considered a parking garage. Mr. Mason explained the cost of the parking garage is really cost prohibitive and there is plenty of parking within the Downtown. Mr. Mason explained the goal of combining the parking lots on South Harrison Street.

Mr. Moders asked what the plan is for the former dry cleaner parcel. Mr. Mason explained that the Village owns three of the four parcels at this time. A request for proposals will be done at some point in the future to entice builders to develop the parcels.

Mr. Moders asked about the concern of pavers and snowplowing. Mr. Mason stated our Village Engineer is looking into options and durability.

Mr. Mason explained this is a \$30 million project. Mr. Ward inquired about grant funding. Mr. Mason explained the Village would apply for possible grants, do bonds, and use TIF funds.

Chairperson Pinderski inquired if the Village is talking to the last property owner. Mr. Mason stated the Village has had discussions with the property owners about selling.

Mr. Rasek asked about relocating Creekside Tap. It would be possible. Mr. Rasek inquired about the commercial space in Riverside Plaza. There has not been interest in that space. Mr. Rasek asked about outdoor seating for the restaurants. Mr. Mason explained that the goal is to widen some of the sidewalks to include outdoor seating.

Mr. Ward asked about the timeframe and phasing of the development and the input from the Downtown businesses. Mr. Mason explained the project may start next year and would take approximately 7 years since the work will be done in stages to keep all of Downtown open. The Village has had several meetings with the business and property owners and will continue to do so as plans are firmed up with construction details.

Agenda Item 5: Development Activity Maps

Mrs. Parkhurst informed the EDC that staff is working on updating marketing materials now that development is picking up again and the current materials are outdated. Mrs. Parkhurst walked the EDC through the Development Activity Map on the Village website.

The EDC discussion included questions about various development all over town. Chairperson Pinderski stated the map was a great resource and tool.

Agenda Item 6: New/Old Business

A general discussion was had regarding new businesses coming to the Village and projects under construction.

Chairperson Pinderski noted that he has contacted Ryan Companies (they constructed Clarendale of Algonquin) about looking at the Algonquin Corporate Campus. Mrs. Parkhurst has sent Ryan Companies more information about the Algonquin Corporate Campus and will try to set up a meeting with them to pitch the Algonquin Corporate Campus.

Chairperson Pinderski thanked Kurt Moders, Kenmode, for the tour in August. The EDC did a business visit and tour at the new Kenmode building. Chairperson Pinderski also thanked Mr. Moders for his investment in staying and expanding in Algonquin.

Mrs. Parkhurst stated the next EDC meeting will be January 12, 2017 and the Business Awards will be the topic of the meeting. If there are any businesses that the Commission members wish to nominate they should inform staff soon. Mr. Rasek inquired about the award categories so Mrs. Parkhurst reviewed the

categories of New Business Architectural Award, Rehabilitation or Improvement Award, Community Service Award and Economic Impact Award.

Agenda Item 7: Adjournment

The meeting was adjourned at 8:20 p.m.

Approved:



Jerry Pinderski, Chairperson, EDC