

**City Of Rolling Meadows  
Economic Development Committee Minutes**

**Tuesday, January 2, 2018**

**Members Present:**

Glenn Adams  
Lena Allegra  
Dave McNaney  
John Sokolowski  
Phil Spiewak  
John D'Astice  
Paul Anderson

**Absent:**

Laura Majikes  
Bill Giambrone

**Others Present:**

Barry Krumstok, City Manager  
Melissa Gallagher, Finance Director  
Martha Corner, Business Advocate  
Deb Austerlade, Administrative Assistant

**Call to Order**

Having established a quorum, Chairman Adams called the meeting to order at 6:00 p.m.

**Approval of Minutes**

Chairman Adams requested a motion to approve the minutes of the December 5, 2017, meeting. A motion was made by Member D'Astice, seconded by Member Allegra, and with no additional discussion the minutes were unanimously approved by the membership.

**New Business List-Feedback Received from Contacts Made**

Member Sokolowski attempted to make contact with Aroom-Solutions, American Financial Associates, and anytime Anytime Fitness but has not yet been successful. Member McNaney has left messages for Langelhauhaumer Construction, but was not available when they returned his calls. His attempts to contact Independence Matters Home Care and Kelso-Burnett have not yet been successful.

Member Sokolowski received a return call from Village Bank, which he attempted to contact in October, who stated they would like their website information put on our web page.

As discussed at last month's meeting of the Economic Development Committee, a draft/proof of a follow-up postcard was presented for EDC members to review. The postcard will be sent to our businesses by Ms. Corner, the City's Business Advocate, after an EDC member makes an introductory phone call. In order to improve efficiency, Ms. Corner requested that members let her know when they contact a business so she can send the postcard on behalf of the City. A few suggestions were made by Member McNaney that will be incorporated into the postcard.

### **December New Business List-Committee Member Distribution**

The following members volunteered to contact the businesses that were on the December New Business List:

- Member Allegra will contact the following: The Law Offices of Soojae Lee, Royaume Design, and Lone Rover Construction.
- Member Spiewak will contact the following: Hithink Finance Service, Inc.
- Member McManey will contact the following: Atlas Stone Distribution, FH Paschein, SN Nielsen & Associates LLC, and Neptune Management Corp.

### **Web Page Update**

Ms. Corner and Ms. Austerlade provided the Committee Members with an overview of the Available Properties Map and New Business Listing which now incorporates the updates suggested at the December Economic Development Committee meeting.

### **Business Advocate Highlights**

Ms. Corner provided a report of her activities over the last month including her contact with over 29 businesses.

She worked with representatives of Steinco, Inc., the owner of 2550 Golf Road, and their consultant to prepare an application for a Cook County Class 7b property tax incentive. The Rolling Meadows City Council tentatively voted to support the 7b incentive on December 19, and a second reading is scheduled for January 9, 2018.

The Business & Community Showcase is tentatively scheduled for April 28, 2018, from 11 a.m. to 3 p.m. at Rolling Meadows High School. We are currently awaiting approval of the contract from School District 214.

Ms. Corner provided a prototype design concept of the “Business Messenger,” a newsletter that will be sent to Rolling Meadows businesses and commercial property owners. A different business will be highlighted in each edition, and the first edition is expected to be mailed at the end of January or beginning of February. Article ideas are welcome and to be forwarded to Ms. Corner.

Ms. Corner and Mr. Krumstok provided an update on the formation of the Next Level Northwest Multi-Community Business Accelerator Program.

### **Restaurant Incentive Discussion**

Mr. Krumstok provided a revised Full Service Restaurant Incentive document which reflects the discussion that took place at the December 2017 Economic Development Committee meeting. The updated Plan would be applicable to new full-service restaurants which desire to establish their business anywhere in the City—not only on Kirchoff Road. Additionally, applications for the incentive must include a business and marketing plan in order to be considered for the program.

Member McNaney inquired how much detail will be required of each business and marketing plan, and Mr. Krumstok stated details will be clearly defined by Ordinance when approved by the City Council. Member D'Astice feels detailed bank information is not necessary and does not feel applicants need to provide information about how employee pay and qualifications. Member Sokolowski feels that because we are providing a monetary incentive to a business we are a stakeholder and are somewhat entitled to personal and confidential information. Member Spiewak reiterated that this incentive plan is a platform to encourage a business to come to Rolling Meadows, and a poorly run business will not survive its first year and therefore not qualify for the incentive. Member D'Astice suggested discussing details of the application requirements prior to presenting the plan to the City Council. Mr. Krumstok stated staff would compile a checklist of required documentation for the incentive plan application for discussion at the next meeting of the Economic Development Committee.

### **Items of Interest in the City**

Phillips Edison & Company recently purchased the Jewel strip mall including the Northwest Community Hospital and Chase Bank outlots. The strip mall was sold for \$13.6M and the other parcel was sold for \$3.7M. The new property manager, who handles economic development and community outreach, has already been in contact with the City with respect to obtaining approval for additional signage at the property. The lot consists of two additional parcels which were not included in the sale: the McDonald's property located at 3140 Kirchoff Road and the strip mall containing Dunkin Donuts and Pizza Hut located at 3330-3350 Kirchoff Road.

Mr. Krumstok reminded Committee Members that at the February Economic Development Committee meeting information from the 2017 Economic and New Business Summary will be discussed.

Mr. Krumstok also said that at the February meeting there will be a discussion pertaining to an appraisal that was received for the property located on Kirchoff Road at Owl Drive, and he suggested that the committee discuss using a professional marketing firm to market the property.

### **Chamber Update**

None.

### **Issues Not on the Agenda**

The 2018 Community Events schedule was provided to the members.

### **Public Comment**

Resident Mike Lynch feels that using the City web site for remote searches is a good idea, and he also encouraged the City to post information about existing businesses on the website as well.

With regard to the Full Service Restaurant Incentive, Mr. Lynch does not agree restaurants should be "bribed" to come to Rolling Meadows and could result in an "expensive restaurant on Kirchoff Road that Rolling Meadows residents cannot afford." Additionally, he feels we should not limit a restaurant's location to Kirchoff Road only. Member Spiewak clarified that the City wants to attract restaurants to any part of Rolling Meadows, not just Kirchoff Road. Member McNaney stated that while Rolling

Meadows residents are intended to be customers of any new business, our goal is to also entice customers from outside our City to visit our establishments.

**Adjournment**

Chairman Adams requested a motion to adjourn the meeting which was made by Member Anderson, seconded by Member D'Astice, and unanimously approved by the Membership.

The meeting adjourned at 7:12 p.m. The next scheduled meeting of the Economic Development Committee will take place February 6, 2018.

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Respectfully submitted by Deb Austerlade.

Minutes approved on: 2-6-18

Glenn A. Adams  
Chairman, Economic Development Committee, Glenn Adams