

**City Of Rolling Meadows
Economic Development Committee Minutes
Monday, May 2, 2022**

Members Present:

Linda Ballantine
Christine Burbidge
Craig Carlson
Heather Larson
Jeanine Molinelli

Members Absent:

Roberta Marcinkus
Dominick (Nick) Martinelli
Kevin O'Brien
Jenifer Vinezeano

Also Present:

Martha Corner, Business Advocate
Elizabeth Kwandras, Interim Superintendent of Community Development
Mark Leers, Meadows Dog House

Call to Order

Having established a quorum, Acting Chairman Burbidge called the meeting to order at 6:02 p.m.

Approval of Minutes from April 4, 2022 Meeting

Chairman Burbidge requested a motion to approve the minutes of the April 4, 2022 regular meeting. A motion was made by Member Molinelli and seconded by Member Ballantine, and with no additional discussion the Economic Development Committee (EDC) minutes were unanimously approved by the membership.

Retail incentive Request – Meadows Dog House, 2639 Kirchoff Road

Ms. Corner summarized details of the request by Mark Leers, owner of the prospective Meadows Dog House (2639 Kirchoff Road). Ms. Corner first outlined the benefits of the Retail Home Rule Sales Tax Incentive.

THE RETAIL HOME RULE SALES TAX INCENTIVE

The Retail Tax Incentive is designed to encourage the occupancy of vacant retail locations throughout the City of Rolling Meadows. City Ordinance No. 21-33 (June 22, 2021) states that any person, partnership, corporation or limited liability company which purchases or leases property within the City of Rolling Meadows and opens a retail business that generates sales tax for the City on the purchased or leased property shall qualify for the incentive.

Kirchoff Road Corridor Retail Incentive program benefits are as follows:

- 1) Up to \$5,000 reduction in cost of building fees
- 2) City home rule sales tax refunds (must be in good standing)

Kirchoff Road Corridor (Downtown) Plan locations:

- After first year – 25%
- After second year - 20%
- After third year - 15%

3) Facade and interior grant incentive up to \$10,000

Mark Leers, prospective operator of Meadows Dog House at 2639 Kirchoff Road (the “Subject Property), is requesting a Retail Home Rule Sales Tax Incentive to facilitate the build out and operation of a new Meadows Dog House location. Based on email correspondence, Mr. Leers is requesting up to a \$5,000 reduction in cost of building fees, City home rule sales tax refunds and a façade and interior grant up to \$10,000.

Based on initial site visits, required Meadows Dog House tenant improvements would include:

Build-Out	\$ 12,500
• Flooring	
• Lighting	
• Carpentry	
• Ventilation upgrades	
• Painting	
• Plumbing	
Signage	<u>\$ TBD</u>
TOTAL ESTIMATED PROJECT COSTS	\$ 112,500

For the Meadows Dog House business plan, the Applicant projects the following annual revenues:

▪ Retail	\$ 30,000
▪ Day care	\$ 312,000
▪ Spa	\$ 30,000
▪ Training	<u>\$ 180,000</u>
TOTAL ESTIMATED ANNUAL REVENUES	\$ 552,000

The EDC had some discussion on the incentive request and reviewed various approval options based on the fact that retail was not a major component of the business revenues. Various approval options, including a reduced grant amount contingent upon meeting projected sales within the first year of operations, failed to gain consensus by the EDC. Following that discussion, Craig Carlson made a motion to approve the incentive request as originally requested by Mr. Leers, Member Burbidge seconded the motion. Without further discussion, the EDC voted 4-1 to deny the incentive request.

EDC members agreed, after reviewing the incentive program and Meadows Dog House request and business plan components as presented, that the incentive program warranted further evaluation at their June 2022 meeting. Craig Carlson requested that City Staff pause the process of bringing incentive requests to the EDC for their consideration.

2022 Goals Discussion Continued

Chairman Burbidge stated that the EDC could continue “brainstorming” on a 2022 EDC Goals program during the meeting. Ms. Corner has provided a white board for keeping notes.

2022 EDC PROPOSED GOALS

- 1) Assist Existing Businesses
 - a) Restaurant Promotions
 - b) Property Improvements
 - c) Small Business Forum, Mentoring, Business Resource Guide
 - d)
- 2) Attract New Businesses
 - a) Restaurants
 - b) Shopping
 - c) Gathering Places
- 3) Aesthetics
 - a) Landscaping
 - b) Curb Appeal
 - c) Bicycle Features

For the Property Improvements area of focus, Ms. Corner provided a draft of Outdoor Seating & Landscaping Grant Application and Requirements. Following review of the draft, the EDC agreed to continue their discussion on this item during the June 2022 EDC meeting with a goal of Ms. Corner to present a final draft to the Committee-of-the-Whole during their June 14, 2022 meeting.

New Business List – Feedback Received from Contacts Made and Distribution of New List

EDC members reported on various business contacts made, all comments about opening their businesses in Rolling Meadows were favorable. EDC members then reviewed the April 2022 new business list and various members agreed to contact the businesses as follows:

- Alex Building Materials – Craig Carlson
- Evoke Networking LLC – Heather Larson
- Definite Construction – Jeanine Molinelli
- Got Ur 6 Fitness and Nutrition – Jeanine Molinelli

Staff Reports – Business Advocate Update

Ms. Corner reported the following:

- Owner of Safe-Way Tuckpointing Co. has applied for NLNW coaching assistance, a Rolling Meadows Pitch Panel review of the request took place on April 7, 2022 whereby approval was recommended. The NLNW Board granted final approval at their monthly meeting on April 13, 2022. Coaching assistance is underway.
- Owner of Fratello's restaurant (3301 Kirchoff Road) is working with City staff for sharing costs of a new outdoor seating area in front of the Fratello's parking lot and extending to Kirchoff Road sidewalk. The concrete pad has been installed. Outdoor seating application approval in process.
- Cardinal Color Group ownership has begun building permit and business license approval process. The new company, taking occupancy of long vacant space at 1601 Rohlwing Road, received a City of Rolling Meadows resolution in support of a Cook County Class 6b property tax incentive. Working with business owner on plans for a grand opening/ribbon cutting event, date to be determined.
- A successful ramen noodle chain operator is in process of taking over abandoned restaurant location at 2222 Algonquin Road (formerly Pizza & More).
- Owners of Sorry Mommy, a Central Asian restaurant concept specific to Kazakhstan regional cuisine, are taking over former Pepe's/Sabroso location at 5153 New Wilke Road. Opening planned for date to be determined in the next few months.
- Representatives of a successful Chicago area Mexican restaurant concept will locate at former Great American Bagel location (3240 Kirchoff Road). Final lease execution expected by end of April 2022, opening date to be determined but some build out will be required to accommodate the restaurant use.
- The owner of an unspecified sports bar concept with multiple existing locations is reviewing possible tenancy of former Asian Tokyo restaurant location (1655 Algonquin Road). Working with leasing broker on evaluation of this item.
- The Federal Aviation Administration (FAA) will move its regional headquarters to Rolling Meadows. The federal agency will lease 115,937 square feet at Atrium Corporate Center (3800 Golf Road, property size is 483,000 square feet). Moving timeline details remain to be determined.
- The EDC is proceeding with program details for a landscaping and outdoor seating grant program that will be subject to COW review of the proposed program and associated budget items (review date to be determined).
- Anna's Red Apple ownership (2121 S. Plum Grove Road) has applied for a new A2 liquor license and pending approval of that item, will apply for a new GA (Gaming Accessory) video gaming license.
- Owners of a new restaurant concept involving Asian corn dogs are moving forward with details on a lease for the former Bigby's location (1649 W. Algonquin Road). Incentive information has been provided.
- Owner of Tangerine Mountain Imports & Design (5420 Newport Drive, Unit #59) has been approved for Next Level Northwest (NLNW) professional business coaching assistance and has begun the program.

Items of Interest in the City

None.

Issues Not on the Agenda

None.

Public Comment

None.


Adjournment

Acting Burbidge requested a motion to adjourn the meeting which was made by Member Ballantine and seconded by Member Larson, and unanimously approved by the membership. The meeting was adjourned at 7:33 p.m.

The next regularly scheduled meeting of the Economic Development Committee will take place June 6, 2022 at 6 p.m.

Respectfully submitted by Martha Corner

Minutes approved on: July 11, 2022

 _____, Acting Chair, Economic Development Committee
Kevin O'Brien