

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

Tuesday, May 7, 2019

Members Present:

Glenn Adams
Dave McNaney
John D'Astice
Laura Majikes
John Sokolowski
Phil Spiewak
Lena Allegra

Absent:

Paul Anderson
Bill Giambrone

Others Present:

Barry Krumstok, City Manager
Melissa Gallagher, Finance Director
Lori Ciezak, Assistant to the City Manager
Martha Corner, Business Advocate
Judy Brose, Deputy City Clerk
Deb Austerlade, Administrative Assistant
Linda Ballantine, Chamber of Commerce

Call to Order

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

Approval of Minutes

Chairman Adams requested a motion to approve the minutes of the March 5, 2019, meeting. A motion was made by Member McNaney, seconded by Member Allegra, and with no additional discussion the minutes were unanimously approved by the membership.

New Business List – Feedback Received

Chairman Adams had an opportunity to speak with Christopher Peters of I Divide by Zero Technical and Direct Mobile Services who said he likes having his business in Rolling Meadows so far.

2019 New Business List Distribution

Member McNaney volunteered to contact new businesses listed on the April list.

Business & Community Showcase (April 25, 2019) Discussion

Ms. Corner provided the following report about this year's Business & Community Showcase that was held on April 25 at the Meridian:

- This is the second year for the Showcase, and the event was more successful than last year partly due to its being held on a weekday at a banquet hall. Also new this year, Ms. Corner used internet-based e-vite to invite participants as opposed to using a marketing firm as she did last year, and the exhibitor list was longer than last year's.
- Ms. Corner has received only positive feedback, and both City Staff and the businesses that attended preferred the location over last year's. Many said the event felt more professional. Many restaurants did not participate, however, due to staffing issues. One business said they did not participate in the Showcase because they participated in Taste the Town only a month ago.
- All businesses like the B2B event, and the Rolling Meadows Chamber gained at least one new member from this event.
- Planning has begun for next year's Showcase with discussions of dates in early April, adding banners in front of the building along Algonquin Road at which it is held to advertise the event.

Business Advocate Update

Ms. Corner and Mr. Krumstok provided the following gaming update:

- Anna's Red Apple is up and running.
- Daisy's Café had a soft opening on Friday, May 3. A Grand Opening will be held on Friday, May 10, between 3 p.m. and 7 p.m. with a ribbon cutting at 4 p.m. A copy of Daisy's menu was provided for the Committee members.
- Grande Jake's is up and running.
- Isabell's has not yet received the permission of the State Gaming Board.
- Stadium has been up and running and is looking to open a second location in the strip mall.
- Rep's up and running.
- Sally's is currently in the process of acquiring building permits.
- Shelby's, an establishment that will be located in the Plum Grove Shopping Center near Gus's diner, is in the process of finalizing their lease, obtaining permits, and developing their menu.
- Ava's will be located on Algonquin Road and is also in the process of finalizing their lease and developing their menu.
- Bigby's Pour House has received approval from the State Gaming Board, but they have not yet met the City's requirements for a gaming license.

Ms. Corner informed the Economic Development Committee that the Comprehensive Plan update is complete and has been approved by the City Council. The City's Zoning Code will be updated next to reflect best practices and current trends. More details will be discussed at tonight's Planning and Zoning Committee meeting. The last comprehensive update of the Zoning Code was 42 years ago.

Next Level Northwest – Currently in its third year, Next Level Northwest consists of five municipalities act as business developers/professional coaches to qualifying small businesses by assisting with strategy and management. Two case studies—one in Elk Grove and another in Schaumburg—have had positive

outcomes. Ms. Corner has spoken with five Rolling Meadows businesses about the program, and has found that a couple of concerns are confidentiality and the time commitment required. An information packet was provided to each member of the Economic Development Committee containing a testimonial along with an application. If any Economic Development Committee members know of a small Rolling Meadows business that would be a good candidate for the program, Ms. Corner encouraged them to share the information and application.

Ms. Corner advised that she is working with a few businesses who have expressed an interest in the vacant Steak N Shake property on Algonquin Road.

She is also still working with a resident-based micro-brewery which is looking for a site in an industrial setting where they intend to brew beer for tastings and retail sales. This process has been off and on for the past two years.

Items of Interest in the City

School Health has found a tenant that will be signing a lease for the extra space they have in their new building. Ms. Corner, Mr. Krumstok, and the Fire Department have done a walk-through of this new facility, and Ms. Corner said the building is well thought out for employee use. There are currently 100 employees working at this location and they will bring in seasonal employees as needed.

Mr. Krumstok informed the committee members that the Amish Farmer on Plum Grove Road is still progressing and is in need of inspections.

Open Land/Empty Office Building Incentive – Real Estate Transfer Tax Incentive Program

Mr. Krumstok presented a revised plan for the Open Land/Empty Office Building Incentive that was discussed at the last Economic Development Committee meeting. In order to have value to the City, development must occur on vacant property or to the building parcel to qualify for the rebate incentive. One version of the revised plan calls for a rebate of the Real Estate Transfer Tax of \$1.50 to buyer and \$1.50 for the City if a building permit is in process and a foundation is being worked on nine months after the purchase. The other version of the revised plan is a tiered plan in which \$1.50 would be returned to the buyer if the work is completed in nine months, \$1.00 if completed in one year, and \$0.50 if completed in 18 months. These incentives are intended for approved non-exempt transactions. Member Majikes made a motion to offer only a non-tiered incentive which was seconded by Member D'Astice. Without further discussion, a vote was taken, and all were in favor of a non-tiered program.

Member D'Astice suggested returning \$2 to the business, and Mr. Krumstok stated that at the last meeting of the Economic Development Committee the 50/50 split between the buyer and the City was discussed.

Member D'Astice made a motion to change the Incentive to reflect \$2 of the Real Estate Transfer Tax to be rebated to the buyer and \$1 to the City. Member Majikes seconded the motion. Without further discussion, a vote was taken and all were in favor.

Mr. Krumstok stated he will provide a clear description of the Open Land/Empty Office Building Incentive Plan along with hypothetical examples for the City Council at a future Committee of the Whole Meeting.

Chamber of Commerce Update

Ms. Ballantine provided the following update on Chamber events:

- May 8 – The Professional Women’s Power Luncheon at the Meridian. The speaker, Dr. Lynn Tovar, came highly recommended by Police Chief Nowacki.
- May 14 – Multi-Chamber after-hours event at Rivers Casino from 5 p.m. to 7 p.m.
- May 30 – Circle of Success Recognition Dinner at Meridian Banquets. Cocktails will begin at 6 p.m., and dinner and an awards ceremony will begin at 7 p.m.

Issues Not on the Agenda

Mr. Krumstok informed the Committee of the following:

- Walmart has a new manager.
- Friday, June 7, the Block Party will take place on Central Road from 4:30 p.m. to 8:30 p.m. There will be live music, a kiddie train, food trucks, a car show will be in the Rolling Meadows High School parking lot, and a police vehicle show will take place on Central Road.
- The first City Market of the season will take place on Saturday, May 25 from 10 a.m. to 2 p.m. at Community Church.
- 4th of July activities: The parade steps off at 11:30 a.m. and a post-parade party will be held at Rep’s Place. The City is searching for kids who would like to lead the parade. Applications are available at City Hall and online at www.cityrm.org.
- Cop on a Rooftop will take place on Friday, May 17, at the Dunkin Donuts on Kirchoff Road from 5 a.m. until noon. This event supports Special Olympics.
- Mother’s Day Champagne Brunch at Meridian Banquets on Sunday May 12. Reservations are being taken for seatings at 10:30 a.m., 11:30 a.m., 12:30 p.m., and 1 p.m.
- Mr. Krumstok also provided a summary of the minimum wage increases mandated by Senate Bill 1.
- Mr. Krumstok also provided a copy of an article that appeared in the Daily Herald Business Ledger featuring Matt Stock, Owner, President and CEO of U.S. Waterproofing.

Public Comment

Resident Mike Lynch said he was unable to attend this year’s Business & Community Showcase; however, he suggested that next year we utilize a large screen to advertise the vacant properties in Rolling Meadows with the hope that businesses from other communities who attend the Showcase will consider relocating to Rolling Meadows.

Adjournment

Chairman Adams requested a motion to adjourn the meeting which was made by Member Majikes, seconded by Member Spiewak, and unanimously approved by the membership.

The meeting was adjourned at 7:01 p.m.

The next regularly scheduled meeting of the Economic Development Committee will take place June 4, 2019.

Respectfully submitted by Deb Austerlade.

Minutes approved on: JUNE 4, 2019

Glenn A. Adams

Chairman, Economic Development Committee, Glenn Adams