

Minutes of the Economic Development Meeting
Held on June 24, 2020
5:02 p.m.

Attendees: Michael Lewis (Chair-Acting), Trinette Britt-Johnson (Consultant), Sterling Burke (Village President), Hilde Betts, Phillip Paige, Howard White, George Chandler, Kevin Brookins (via phone), Gladys Foster

Approval of Agenda & Minutes: Motion to approve the Agenda for tonight's meeting. Motion to approve May 24, 2020 minutes and post to website.

Mike Lewis briefly reviewed the outline of tonight's meeting and what will be accomplished during this meeting.

Sterling Burke Update

- Provided an update on the CRC 2020 graduates event. Banners were placed on Kedzie Avenue and a six-minute video was posted on the website.
- District 227 discussion regarding a variance presented to the Planning & Zoning Commission (P&Z) to increase the parking lot spaces for the new stadium. This variance was rejected by P&Z as well as the Board. District 227 will need to resubmit the application and providing additional information for the next the Board Meeting in August.
- Tax bills were issued and reassessment of property. Since 20% - 30% of residents are not paying taxes in the Village.
- Jewel Plaza discussion regarding license agreement for businesses interest.
- A property tax attorney was hired by the Village to assess the Jewel Plaza to provide options for the Village.
- Amazon is a good business for the Jewel Plaza but they do not provide taxes but only offer jobs in the community. Discussion regarding online spending as Betty will complete a document with this information as online shopping revenues have increased.
- Discussion of licensing versus leasing for businesses, as well as, ambulatory licensing tax for the Village. EDC is looking for more revenue options.

Trinette Britt-Johnson Update

- A potential business for the Jewel Plaza is willing to complete all the repairs to move in. This potential business is in the hair care industry. Discussion of options to lower the debt from the TIF.
- Discussion and a request from Stoney for the EDC to find/think of ways for new taxes revenue for the Village.
- Discussion of scheduling a meeting with the assessors' office for additional information. Hilde suggested possibly having assistance from Cook County (Debra Simms) as well as Betty. Stoney stated that Betty is working with the assessor's office. Mike and Hilde will schedule a meeting and Trinette will follow up with Sam Brown to attend. This will be an opportunity to receive some of answers for the EDC.
- Enterprise Zone discussion. Only have very little information regarding the enterprise zone programs and will follow up with Cindy.

- Fisherman's Island (former Dunkin Donuts on Lincoln Highway) has started the beginning stages to lease for a fast food carryout (raw and cooked seafood). It was stated that this location can generate anywhere from \$700K - \$1M in revenues. Trinette spoke to the architect and in the lease, the renovation is an estimate of \$100K - \$150K to complete.
- Shell Gas station has a new owner and will lease to Super JJ Fish. Super JJ Fish has started the process to obtain a COO and open.
- Potential gas station at the 1st Muffler Shop (Gateway to the Village).
 - Met with the potential owner (owner of Diary Queen in Matteson) and they are requesting a Class 8, liquor and gaming license, a package and open pour license.
 - This gas station will be located at the gateway of the Village. EDC members were concerned about the branding and more discussion regarding the pour liquor license.
 - EDC expressed concern that Perro Bros requested a liquor license and was rejected. Also, a request for a liquor store and/or cigar bar that was rejected as well.
 - McDonnell recently visited the potential owner's gas station in Indiana and stated was very nice.
 - The new gas station will offer 10 cents off every gallon to the Village.
- Speedway has requested an open pour license as well.
- Flatbellys is no longer a business in Olympia Fields.
- New restaurant – Bebos (Flatbellys location) has begun the process of obtaining a COO and a business license.
- Property tax bills have gone out and taxes for Butterfield Plaza have increased to \$150K to \$300K.
- Bizios Plaza is in foreclosure and requested assistance.
 - Trinette asked if Phil can speak to Wintrust. Per Bizios, Wintrust is not willing to speak them directly. Bizios is behind 2-3 months in payments and several tenants were not paying rent even before COVID 19.
 - Charter Fitness is the only tenant who has constantly paid rent during the COVID 19.
 - Stoney stated this will not be resolved tonight but as a team lets assist with a solution and target some grocery chains just in case the Village loses Bizios.
 - Mike suggested to work with the hospital via Alan Spooner for marketing as Mike has witness a lot of employees in the store.
 - Trinette suggested Amazon Go for the Bizios Plaza.

Adjourned at 7:20 p.m.