

**MINUTES**  
**ECONOMIC DEVELOPMENT COMMITTEE MEETING**  
**April 7, 2021**

**CALL TO ORDER:** Mayor Gary Grasso called the meeting to order at 5:14 p.m. The meeting was held in person and on zoom at the Village Hall.

**ROLL CALL:** **Present:** Mayor Gary Grasso, Debbie Hamilton, Bhagwan Sharma, and Leslie Bowman. Sam Odeh, and Paul Stettin participated by phone.

**Absent:** Trustee Tony Schiappa, Mark Stangle, Ramzi Hassan, Kristen Jepsen, and Michael Simmons

**Also Present:** Interim Village Administrator Evan Walter, Communications & Public Relations Coordinator Janet Kowal, Management Analyst Andrez Beltran; Caitlin Johnson-Project Manager, Geoff Dickinson-Senior Vice-President, and Michael Ryzhov-Associate of SB Freidman

**MINUTES:** A **MOTION** was made by Ms. Hamilton to approve the Minutes from the March 3, 2021 meeting. The **MOTION** was seconded by Mr. Sharma and approved by a vote of 6-0.

**DRAFT BUSINESS DISTRICT STUDY PRESENTATION AND DISCUSSION**

Ms. Johnson, Mr. Dickinson, and Mr. Ryzhov of SB Freidman gave a presentation on the Downtown Business District eligibility findings. Ms. Johnson gave a brief overview of the Act that allows municipalities to create Business Districts, the process therein, the eligibility to levy a sales tax, and what items that tax would cover. She highlighted their findings that the downtown was eligible due to Defective, Non-Existent or Inadequate Street Layout, and Deterioration of Site Improvements that Constitute an Economic Underutilization of the Area. This satisfies the “But for” requirement in that But for designation of a Business District, substantial redevelopment and economic growth are unlikely to occur. Finally, she highlighted the next steps in the process and stated if the Village were to certify the Business District by October 1, 2021, it would be in place on January 1, 2022 with the first receipt of revenue being April 1, 2022.

Mayor Grasso asked for consideration on the tax rate levied. He asked Mr. Walter if the full 1% were levied, what the total would be. Mr. Walter stated it would exceed 10%. Mayor Grasso asked the Committee if that would be a detriment. After a brief discussion where Committee members stated it could be an issue for higher ticket items, and in contrast that it would not affect sales due to downtown markets being more regional than local, Mayor Grasso asked staff to reach out to the downtown businesses to gather more input.

**DISCUSSION ON BUSINESS DISTRICT PROJECTS AND PROGRAMS**

Mayor Grasso asked for opinions on types of projects and programs for the business district. He brought up the tent program, infrastructure downtown such as walkability, lighting, and security, and planning for the downtown in general, and the TCF parcel specifically. Mr. Stettin voiced support for a holistic plan for the downtown including aesthetics for signage. He continued that the return on investment should be a large consideration for projects.

Mayor Grasso stated he wanted the Committee to think it over more and continue the discussion next month.

**OTHER CONSIDERATIONS**

There were no other considerations.

**PUBLIC COMMENT**

There were no public comments.

**ADJOURNMENT**

Mr. Sharma made the **MOTION** to adjourn the meeting to May 5, 2021 at 5:00pm, **SECONDED** by Mr. Stettin. **APPROVED 6-0**. The meeting was adjourned at 6:05pm.

Respectfully submitted:

A handwritten signature in black ink, appearing to read "Andrez Beltran". The signature is written in a cursive, flowing style.

Andrez Beltran  
Management Analyst