

**PLANNING AND ECONOMIC DEVELOPMENT COMMISSION
PUBLIC MEETING MINUTES
NOVEMBER 19, 2013**

CALL TO ORDER

Village President Nunamaker called the meeting of the Planning and Economic Development Commission to order at 7:05 p.m.

ROLL CALL

Present were Acting Chairman Kevin Lentz and Members Ron Hameetman, Kevin Lentz, Chris Mattran, John O'Meara and Patrick Wall. Also in attendance were Village Administrator Karl Warwick and Trustee Mike Schiestel as staff to the PEDC, and Secretary Alison Dal Compo. Mike Fath and Melissa Schladt were absent.

APPROVAL OF THE OCTOBER 15, 2013 MEETING MINUTES

A MOTION was made by Member O'Meara to approve the October 15, 2013 meeting minutes as presented. Seconded by Member Wall. Motion Carried Unanimously.

RESIDENT'S COMMENTS—none

Acting Chairman Lentz welcomed Village President Nunamaker and Trustees Tom Anderson and Andrew Migdal.

BUSINESS RETENTION ACTIVITIES

Special Events Committee: Village President Nunamaker reported that the special events committee had its first meeting. Kirsten Wall is the chairperson. Grace Primdahl is another member; both have experience in this type of endeavor. The plan is to appoint 6 or 7 members. The first activity they plan to work on is enhancing the fireworks. Some of the ideas are to have a Kraft beer and wine tasting program. They may also rent a hot air balloon as an attention getter.

The next meeting of the special events committee is scheduled for the second Tuesday of December. Trustee Schiestel asked if they have a calendar of upcoming events; he was told yes.

Status Update and Impact Assessment for Departure of Dominick's from FRG and the Chicago Area: Administrator Warwick reported that Safeway had an active bid as of November 1st. It is in the process of being evaluated. There is a possibility that the Roundy's chain may take over. December 28th is the official closing date for Dominick's, but they hope to have the new lessee take over in time so that the store would stay open seamlessly.

Member Hameetman asked if there was any possibility of recruiting Walt's or Scott's Foods. Administrator Warwick said that Craine's Chicago Business identified six potential suitors; the Village sent out letters to all six of them. Members Wall and Mattran had both heard that Winn Dixie expressed interest.

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Administrator Warwick said that the property was subject to TIF reimbursement and tax reimbursement; however, Dominick's wishes to sublet instead of selling. Due to this, the TIF incentive would stay with Dominick's. Member Wall explained that this means they are keeping the property but exiting the market.

Member Mattran said that the decision is scheduled to be announced to the new lessee on December 4th; however, this will not necessarily be the release date to the public.

Member Wall asked if the TIF can be shortened without legal consequences, he was told no. Administrator Warwick explained that the legal wording is "grocery store owner." Member O'Meara explained that whatever chain takes over it will likely be a package deal with other stores.

CGCC Village President Nunamaker said that there is not much to report, except that the Chamber has a new director--Brad Ball. Trustee Schiestel asked if it would be wise for one member of the PEDC to attend Chamber events and get updates. Village President Nunamaker said that he himself is a member of the executive Chamber of Commerce.

OTHER BUSINESS

Update on the Façade Program: Administrator Warwick said that New China has not yet been able to re-open. They are doing a fund raiser in hopes of closing the gap for the needed monies. Trustee Schiestel said that on New China's Facebook page, they report that they have raised \$1,925 of an \$80,000 goal. They are asking people to band together to help them re-open.

Trustee Schiestel said that he feels the PEDC needs a focal project, and that the façade program would be a good choice. Business owners need to understand the program, and it needs to be explained at the grass roots level. Administrator Warwick said that landscaping and signage can potentially be part of the façade program. Trustee Schiestel further said that the members can even ask a tenant if they would like the Village to talk to the owner about the façade program.

Member Hameetman asked if there would be any way for volunteers to put up drapes or other something similar in abandoned store fronts. Member Mattran asked what the insurance issues might be in such a case. Administrator Warwick said that the Village approached one building owner regarding putting up new awnings and doing outside painting at the Village's expense. However, the building owner has not even shown enough interest to call back on the matter.

Trustee Schiestel said that there have been discussions regarding re-vamping the property maintenance codes. Additionally, Administrator Warwick said that a vacant property registry is being put together. It may require that owners of buildings that remain vacant pay a yearly penalty of \$500.

Member Hameetman reported that the town of Oconomowoc has a number of vacant store

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fronts but they have made improvements so that the storefronts look better. Administrator Warwick noted that since 36,000 cars drive by every day, it would be advisable to improve the store fronts in some way. Member Hameetman further suggested displaying art for sale in the windows, and giving the building owner a cut of the proceeds if the art sells. Trustee Schiestel commented that even art galleries are having issues displaying their art so that it doesn't get damaged or stolen, so displaying it in an abandoned storefront could be risky.

Village President Nunamaker stated that a large part of the problem with getting building owners to make improvements is that they rent apartments above the storefronts, and the rents fund their expenses adequately. Thus, they don't mind if the storefronts remain vacant over time. Acting Chairman Lentz asked if something could be done to modify the standards of that those apartments have to meet. Administrator Warwick said that there are already standards in place. Village President Nunamaker said that there was a recent inspection, and some apartments were found to have no smoke or CO detectors.

Administrator Warwick said that the vacant property registry and ordinances would likely be a good catalyst for change. Village President Nunamaker said that the best option of all would be for a big investor to come in and level the vacant buildings. On Thursday night, approval will be sought from the Village Board to re-write the comprehensive plan. Ideally, we would like for a developer to come in and build condos. It is important that this happen within the next 5 years. Additionally, Village President Nunamaker met with the owners of the Moretti's building, and they have no plans to do anything to the property.

Business Spotlight: Administrator Warwick suggested that the business spotlight feature of the PEDC meetings be brought back in January. Member Wall said that he would try to bring in Nick from Nick's Barber Shop. Member O'Meara will also bring one of his business liaisons.

Administrator Warwick reported that the "Morning Grind" (which is the coffee vendor from Crystal Lake train station) will be selling coffee at the new train station.

VILLAGE UPDATES--none

NEXT MEETING

The next meeting is scheduled for Tuesday, December 17, 2013 at 7:00 p.m.

ADJOURNMENT

A motion was made by Member O'Meara and seconded by Member Hameetman to adjourn the meeting at 8:04 p.m. All were in favor.

Kevin Lentz, Acting Chairman

Alison Dal Compo, Secretary

Date Approved