



EMBRACE OPPORTUNITY  
HONOR TRADITION

**Village President**  
Mike Reid, Jr.

**Village Trustees**  
Heather Fodor  
Aaron Kelly  
Toby Koth  
Lionel Mott  
Laura Pollastrini  
Erik Robinson

Business Development Commission  
Meeting Minutes  
234 S. State St, Hampshire, IL 60140  
(Virtual Meeting Optional)

The regular meeting of the Business Development Commission of Hampshire was called to order by Commissioner Krajecki in person and through a MS Teams video chat on January 13, 2022.

Call to order at 6:32 pm

Virtual: Commissioners Karen Trzaska, David Pizzolato, Susie Kopacz, Ian Lamp, Jeanie Meyer (Chamber of Commerce) and Assistant to the Village Manager Josh Wray

In-person: Commissioners Ryan Krajecki, Trustee Aaron Kelly, Village Administrator Jay Hedges

Roll call confirmed - (quorum established)

Absent: Commissioners Bill Swalwell

**Public Comments:**

- None

**Meeting Minutes Approval From 11/10/21:**

- Commissioner Pizzolato moved to make a motion to approve with noted changes to the 11/10/21 meeting minutes.
  - Second by Commissioner Kopacz
  - Motion carried by voice vote:
    - Ayes: Kopacz, Trzaska, Pizzolato and Krajecki
    - Nays: None
    - Absent: Swalwell
    - Abstain: Kelly & Lamp

VILLAGE OF HAMPSHIRE

234 S. State Street, P.O. Box 457, Hampshire, IL 60140-0457  
847-683-2181 phone / 847-683-4915 fax

[hampshireil.org](http://hampshireil.org)

### **Developing a long-term strategy for the Business Development Commission**

- Based on discussions with Village Administrator Hedges, Commissioner Krajecki discussed that as we move forward there is a need for a longer-term strategy for the economic development of Hampshire.
- After much discussion, the BDC agreed to begin working on developing a 5-year plan, leveraging the work the commission has already completed.

### **Update of the Downtown Streetscape Grant**

- Village Administrator Hedges presented that EEI is currently re-scoping the project due to supply chain and increased product costs. They are also looking at where costs can be reduced, and the bid will be requoted later this month. Commissioner Krajecki recommends that we don't want to increase costs due to speeding up the timetable for completion.

### **Discussion on the Main Street Program**

- Commissioner Kopacz reviewed the current Main Street Program (MSP) and identifies a need for a Main Street Program coordinator. The membership dues are coming up for renewal and the BDC reviewed the pros/cons of renewing. The BDC agreed to renew the annual membership fees of \$300.
- Village Administrator Hedges discussed the current challenges with the downtown TIF district and the importance for investment to be continued on the TIF district moving forward.
- Commissioner Kopacz proposed that the Village should have people dedicated to staying on top of the MSP and provide more diligence to the services and insights offered. She will come back during March's meeting to present the ideation around the expansion of ownership of the MSP within the Village.

### **Registration Fee Increase for Video Gaming Terminals**

- Trustee Kelly presented the new House bill in the change of non-home rule for the registration fees for all gaming machines within the Village. The fee is currently set at \$25 per machine and is possible now to increase it up to \$250 per machine. This is revenue that the Village would collect in addition to the current collection of 5% from all machines.
- The Chamber's opinion was to be conscious of the impact a raise in fees would do to businesses within the Village that are still reeling from the decrease in business over the last two years.
- The BDC discussed and recommended that the Village should increase the registration fee to \$250.

### **Beautification Committee Report**

- Commissioner Krajecki discussed through the report provided by Commissioner Swalwell:
  - FORMER DOCTOR'S OFFICE on East side of State Street: Façade replacement currently underway and making significant process.
  - FORMER DOLLAR STORE on East side of State Street: New siding and trim related material has been painted and installed. The building is currently for sale, with a prospective owner for 1/3 of the property.
  - WASHINGTON STREET PROPERTY next to Basset Rescue: Materials have arrived, and work will be started within January.

## **Hampshire's Very Own**

- The current schedule of Hampshire's Very Own articles will be as follows:
  1. Christina Michelle Salon
  2. O'Reilly Family Dental
  3. Chick n' Dip
  4. RK Services
  5. Krueger Accounting
  6. Iron Wok

## **New or Existing Business Update**

- Village Administrator Hedges provided an update on the following projects:
  - The prospective buyer for the dollar store property would be looking to put a pizza restaurant in the front and commercial space in the back.
  - There are currently several looking to build on different properties on the north end of the Village (near the truck stop), including transportation, logistics and biofuel companies and they are progressing.
  - There has been recent interest for commercial development around the intersection of Rt. 20 and Big Timber Rd. and has recently been sold.
  - Building interest remains high throughout Hampshire at this time.

## **Adjourn**

- Trustee Kelly moved to make a motion to adjourn at 8:33 pm.
  - Second by Commissioner Pizzolato
  - Motion carried by voice vote:
    - Ayes: Kopacz, Krajecki, Lamp, Kelly, Trzaska and Pizzolato
    - Nays: None
    - Absent: Swalwell