



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 April 13th 2022.

Call to order at 6:34 pm

Virtual: Trustee Kelly and Assistant Village Manager Wray

In-person: Commissioners Ryan Krajecki, Susie Kopacz, Bill Swalwell, David Pizzolato and Village Administrator Jay Hedges

Roll call confirmed - (quorum established)

Absent: Commissioners Ian Lamp and Karen Trzaska

Public Comments:

- None

Meeting Minutes Approval From 2/9/22:

- Commissioner Pizzolato moved to make a motion to approve the 2/9/22 meeting minutes.
 - Second by Commissioner Swalwell
 - Motion carried by voice vote:
 - Ayes: Kelly, Pizzolato, Swalwell and Krajecki
 - Nays: None
 - Absent: Lamp, Trzaska
 - Abstain: Kopacz, Kelly

VILLAGE OF HAMPSHIRE

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Meeting Minutes Approval From 3/9/22:

- Commissioner Kopacz moved to make a motion to approve with noted changes to the 3/9/22 meeting minutes
 - Second by Trustee Kelly
 - Motion carried by voice vote:
 - Ayes: Kelly, Kopacz, Swalwell and Krajecki
 - Nays: None
 - Absent: Lamp, Trzaska
 - Abstain: Swalwell, Pizzolato

Developing a long-term strategy for the Business Development Commission

- The Commissioners selected these 6 lenses to begin developing the BDC's long-term strategy, which includes: Beautification, Sustainability, Land Use, Communication, Village Approval, and Infrastructure.
- The BDC discussed the first two lenses (Beautification & Sustainability) in depth and started to shape which strategies and potential tactics could come of it. Through a series of BDC meetings, the final recommendation will be shaped and presented to the Village Board.
- Commissioner Pizzolato moved to make a motion to table the discussion of the remaining strategies to the May BDC meeting
 - Second by Commissioner Kopacz
 - Motion carried by voice vote:
 - Ayes: Kelly, Kopacz, Swalwell, Pizzolato and Krajecki
 - Nays: None
 - Absent: Lamp, Trzaska

Update of the Downtown Streetscape Grant

- Village Administrator Hedges indicated that work will begin around May 2nd and conclude near the end of July.
- The Village is working with a local supplier to potentially still include festival street lighting options, per the original scope of the plan.

Discussion on the Main Street Program

- Commissioner Kopacz has announced her resignation from the BDC, effective June 1st.
- Commissioner Krajecki also announced that Commissioner Lamp has also announced his resignation, effective immediately.
- The BDC truly appreciates all the work and effort both Commissioners have contributed to the success of the Commission over the years and we wish them the best in the future.

Beautification Committee Report

- Commissioner Swalwell presented the following updates:
 - Façade application from Brandon Roberts and Chris Jones for 124 S State Street, AKA Hampshire Social. Improvements include an outdoor seating area, brick recoloring to complement existing buildings nearby, chimney removal in back, reconfigured west elevation, new double glass doors on front, collapsible side windows, new transom, 450 sqft patio with stamped concrete, privacy

fencing with gate, among other improvements. The total cost of the improvements come to \$76,541.50.

- A unanimous decision was made by the Beautification Committee to approve the façade application 75% reimbursement due to the scope of the improvements.
- After much deliberation, the Commission felt that the patio and fencing is not part of the building's façade and should not be considered at this time. The applicant can come back at a later date to re-present the option for consideration
- Commissioner Pizzolato made a motion to recommend to the Village Board approval for the proposed façade funding at 75% (omitting the patio and fencing) for the project at 124 S State Street in the amount of \$47,943.
 - Second by Commissioner Kopacz
 - Motion carried by voice vote:
 - Ayes: Kopacz, Kelly, Pizzolato, Swalwell and Krajecki
 - Nays: None
 - Absent: Trzaska, Lamp
- Commissioner Swalwell mentioned two additional grant applicants may also have requests coming in this year: The former Rose Garden and Blocks Fresh Market.
- Village Administrator Hedges shared that the budget for the façade program was assigned \$100,000 for the next fiscal year beginning May 1, 2022.

Hampshire's Very Own

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

New or Existing Business Update

- Village Administrator Hedges shared the following updates:
 - Shared the presentation by Vista Trans Logistic Park. They are looking to buy some land to create a corporate headquarters for their company.
 - Fulcrum Bio Energy still looking to come to town. Going through the process of preparing for planning and zoning.
 - We are still one of the two finalist for Project Yukon
 - The 40 acre property at the corner of Romke Rd. and Rt. 72 is close to being closed on for development. Details have yet to be disclosed.
 - There remain numerous inquiries and development projects happening throughout the Village at this time.

Adjourn

- Trustee Pizzolato moved to make a motion to adjourn at 8:49 pm.
 - Second by Commissioner Kopacz
 - Motion carried by voice vote:
 - Ayes: Kopacz, Krajecki, Kelly, Swalwell and Pizzolato
 - Nays: None

- Absent: Trzaska, Lamp