

Meeting Agenda
Business Development Commission
June 10, 2020 6:30 p.m.
(Virtual Meeting)

1. Call to Order
2. Public Comments
3. Review of the May 13, 2020 minutes for approval
4. Presentation of Concept for Industrial Park Entre Solutions
5. Brochure Discussion
 - A. Update (Reid) (tabled until next month)
6. Chamber Update (Mayer)
 - A. St. Charles Care Package Idea
 - B. Business Inventory by Type (possibly tabled)
7. Main Street
 - A. Presentation of the fourth set of seminars (Pizzolato)
 - B. Discussion on interviewing existing businesses (Krajecki/Thomas)
 - C. Formation of Main Street Committee – Next Steps
 - i. Review feedback (please send) from committee (table till next meeting)
8. Update on the Revolving Loan Fund
 - A. Village Board approved PRI proposal
 - B. Progress on CDBG application (Hedges/Wray)
9. Beautification Committee Report
 - A. Façade updates (Swalwell)
 - i. Review and vote on new Façade Program documentation
 - ii. GABR proposal and vote
 - iii. New applications
 - B. Update on wayfinding refinement progress (Swalwell)
 - C. Beautification Meeting Report (anything else?)
10. Review of Survey (Pizzolato)
11. Discussion on Seminars we can offer businesses
12. Update on Administrative Adjudication (Hedges)
13. Hampshire's Very Own
 - A. List of remaining companies
 1. Luxor Nails?? (completed)
 2. Rose Garden
 3. Moffett Physical Therapy
 4. Vintage Hammer

14. Update on new or existing businesses in the village

15. Adjourn

Attendance: By Executive Order of the Governor, No. 2020-10 and No. 2020-18, all public and public hearings for essential governmental services through May 30, 2020, may be held by video or tele conference, provided there is an accommodation for the public to participate, and submit questions and comments prior to meeting. If you would like to attend by Video or Tele Conference, you must e-mail the Village Clerk with your request no later than 24 hours prior to the meeting and a link to participate will be sent to your e-mail address the day of the meeting, including all exhibits and other documents (the packet) to be considered at the meeting.

Public Comment: Comments or questions may be submitted to the Village Clerk no later than 4:00 PM on the day prior to the meeting, by email to Lvasquez@hampshireil.org. Any written comments so received shall be noted in the minutes of the meeting.



Business Development Commission Meeting Minutes

The regular meeting of the Business Development Commission of Hampshire was called to order by Trustee Ryan Krajecki at 6:30 p.m. through a MS Teams video chat on May 13, 2020

Call to order at 6:35 pm

Electronic: Commissioners Bill Swalwell, David Pizzolato, Elaine Thomas, Ian Lamp, Susie Kopacz and Trustee Ryan Krajecki

Absent: None

Also, in attendance was Trustee Reid, Village Administrator Hedges, Village Intern Josh Wray, Jeanie Mayer from the Hampshire Area Chamber of Commerce and Fredi Beth Schmutte

Public Comments:

- None

Meeting Minutes Approval From 3/11/20:

- Commissioner Pizzolato moved to make a motion to approve the 2/12/20 meeting minutes.
 - Second by Commissioner Thomas
 - Motion carried by voice vote:
 - Ayes: Swalwell, Pizzolato, Thomas, Kopacz and Krajecki
 - Present: Lamp
 - Nays: None

Marketing Brochure Update

- Trustee Reid has been inundated with COVID-19 related items; therefore, progress has been slow. In the interim, Village Administrator Hedges and Village Intern Josh Wray have been updating supporting documents and Trustee Reid confirmed that they will be in a place to review at June's BDC meeting.

Hampshire Area Chamber of Commerce Update

- Jeanie Mayer provided the following Chamber updates:
 - Renewals of business memberships are dropping due to COVID-19 impact
 - Businesses in the village are benefiting from government relief
 - The BDC wants to thank all the banks within the Village in helping Hampshire businesses in attaining their PPP loans.
 - The Chamber is currently making their first round of edits to the Chamber guide
 - They will be making a move from their current location on Main St. to 113 W. Oak Knoll

Main Street Program

- Commissioner Thomas presented a review of the course: Economic Vitality. The

following seminar topics were discussed as a group:

- Using Data to Build Economic Vitality
- Developing a Strong business Assistance program
- Building EV through Business Recruitment
- The recap for Effective Promotion will be recapped during June's BDC meeting.
 - Formation of Main Street Committee – The BDC agreed that it is premature to formulate a separate committee to concentrate specifically on Main Street initiatives but could assist current businesses in the community by partnering with the Chamber of Commerce to provide educational opportunities for their members.

Update on the Revolving Loan Fund

- Street Walkthrough – Commissioners Thomas, Lamp and Swalwell accompanied the walk with the (2) design firms (Planning Resources Inc. & Farnsworth Group) that were tasked in putting together a proposal to develop a streetscape proposal. Both were equally engaged, asked good questions and all topics to infrastructure and atmosphere were discussed.
- Review of Concept Plan Proposal – The BDC reviewed both proposals and felt that Planning Resources Inc. provided a more comprehensive proposal, with local work showcasing their competency. The BDC feels that the Village Board should award the concept to Planning Resources Inc.

Beautification Committee Report

- Commissioner Swalwell updated the BDC that there currently are bids out for updating the wayfinding signage throughout the Village. At their next meeting, they will be reviewing print examples and then will bring a proposal to the BDC.
- Commissioner Swalwell presented the following updates to the façade program.
 - Faithway Baptist Church has tried (3) times over the last several years to paint its façade, which ultimately peels. They submitted a façade request to keep the historical look of the building but update the entire siding of the church to vinyl (keeping it white). In addition, their proposal is for materials only and totals \$24,574. The BDC asked questions regarding the bid, timeline, materials and installation.
 - Commissioner Swalwell moved to recommend the Faithway Baptist Church façade grant to be reimbursable at 75%.
 - Second by Commissioner Lamp
 - Motion carried by voice vote:
 - Ayes: Swalwell, Pizzolato, Thomas, Kopacz, Lamp and Krajecki
 - Nays: None
 - Trustee Krajecki notified the group that Village Board approved \$75,000 towards the Façade Improvement program for the 2020-2021 fiscal budget. Village Administrator Hedges notified the group that there could be reductions in the Village budget due to the COVID-19 impact, but that will not be known until June/July.

- Commissioner Swalwell noted that there may be other businesses in town that could take advantage of the Façade Improvement Program, but it is still premature.

Administrative Adjudication Update

- Village Administrator Hedges and Village Intern Wray presented that the Village currently has all codes recommended by the BDC as part of the current Village ordinances. In addition, the Village currently has a administrative adjudication process developed for parking violations. Village Intern Wray will be moving forward on developing a process to handle ticketing, fees, code enforcement personnel for review at June's BDC meeting.

Hampshire's Very Own

- The BDC decided due to time constraints, the current schedule of Hampshire's Very Own articles be pushed back by one month as follows:
 1. Incredible Builders (May)
 2. Rose Garden
 3. Moffett Physical Therapy
 4. Vintage Hammer
 5. Luxor Nails (completed/delayed after COVID-19 closure)

New or Existing Business Update

- New to Hampshire - Elegant Outdoor Designs
- New strip mall (Rt. 72) – The developer is currently waiting to secure more tenants before being able to break ground.
- A developer for a potential logistics company will visit June's BDC meeting

Adjourn

- Commissioner Pizzolato moved to make a motion to adjourn at 8:52
 - Second by Commissioner Lamp
 - Motion carried by voice vote:
 - Ayes: Swalwell, Pizzolato, Thomas, Kopacz, Lamp and Krajecki
 - Nays: None

Hampshire 90 Logistics Park

30,000 – 1,000,000 SF FOR SALE, LEASE OR BUILD-TO-SUIT



HAMPSHIRE
90
LOGISTICS PARK

[Click to view Hampshire 90 video](#)

SPECIFICATIONS

AVAILABLE BTS SIZES: 30,000 – 1,000,000 SF

OFFICE: To Suit

SITE SIZE: 15 – 85 Acres

CLEAR HEIGHT: To Suit

POWER: To Suit

SPRINKLER: ESFR

ZONING: M-2

SALE PRICE: Subject to Proposal

LEASE RATE: Subject to Proposal

- M-2 Zoning Allowing for Heavy Uses
- Brand New Logistics Park
- Business Friendly Municipality
- Located in a Foreign Trade Zone (FTZ-176)
- New Construction
- Potential On-Site Fueling Station
- Low Kane County Taxes
- Superior Utility Capacity

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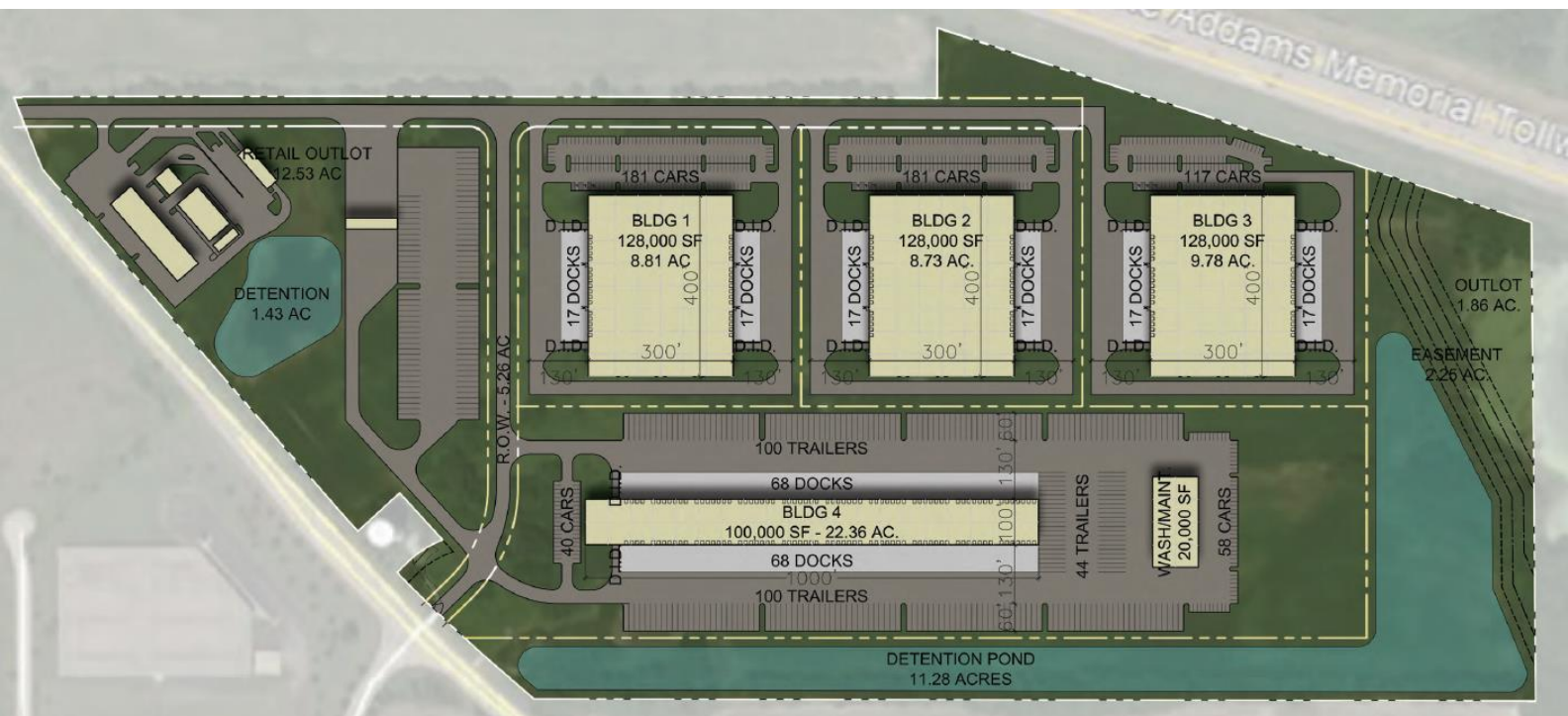
3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

ENTRE
Commercial Realty LLC

Hampshire 90 Logistics Park

30,000 – 1,000,000 SF FOR SALE, LEASE OR BUILD-TO-SUIT

Multi-Building - Truck Terminal Concept



www.entrecommercial.com

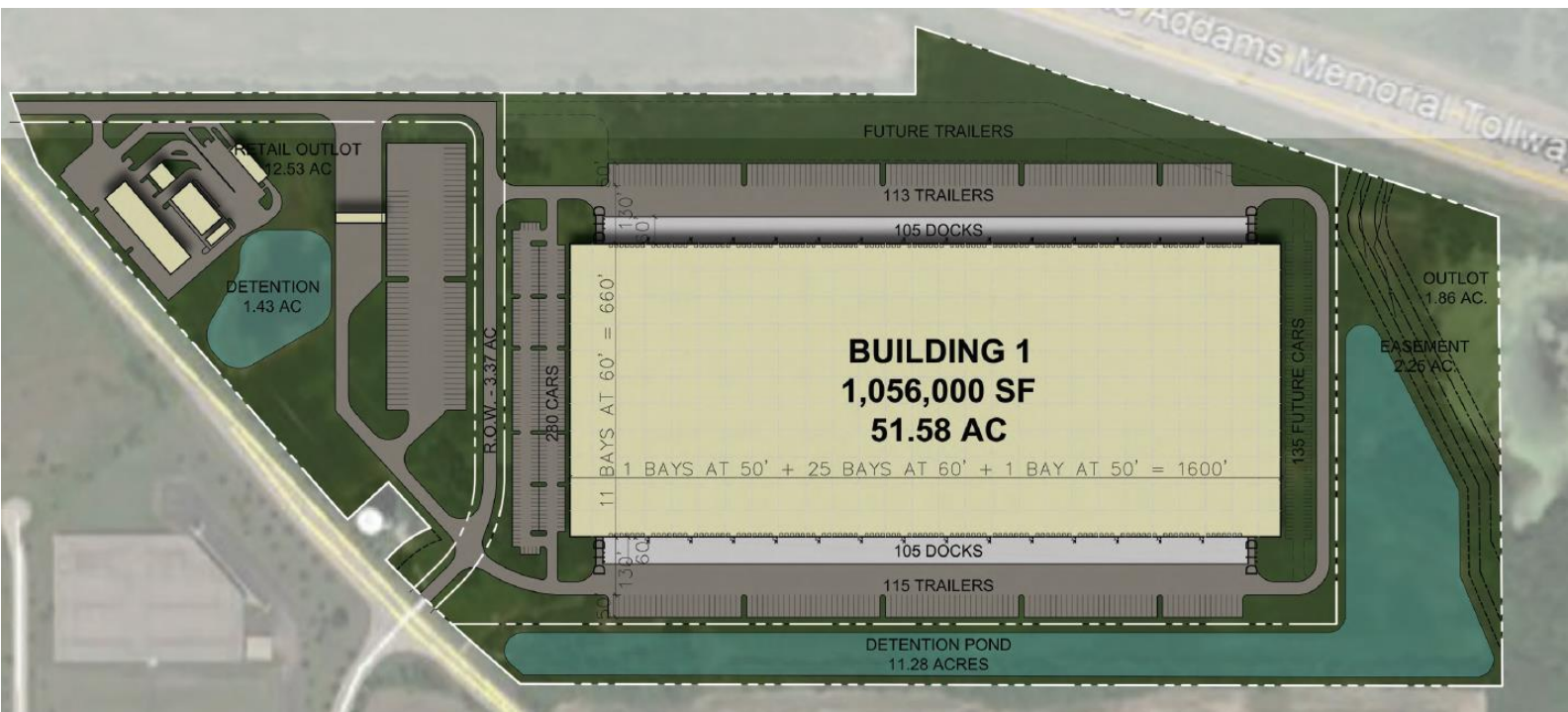
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30,000 – 1,000,000 SF FOR SALE, LEASE OR BUILD-TO-SUIT

Single Building - 1 Million SF Concept



www.entrecommercial.com

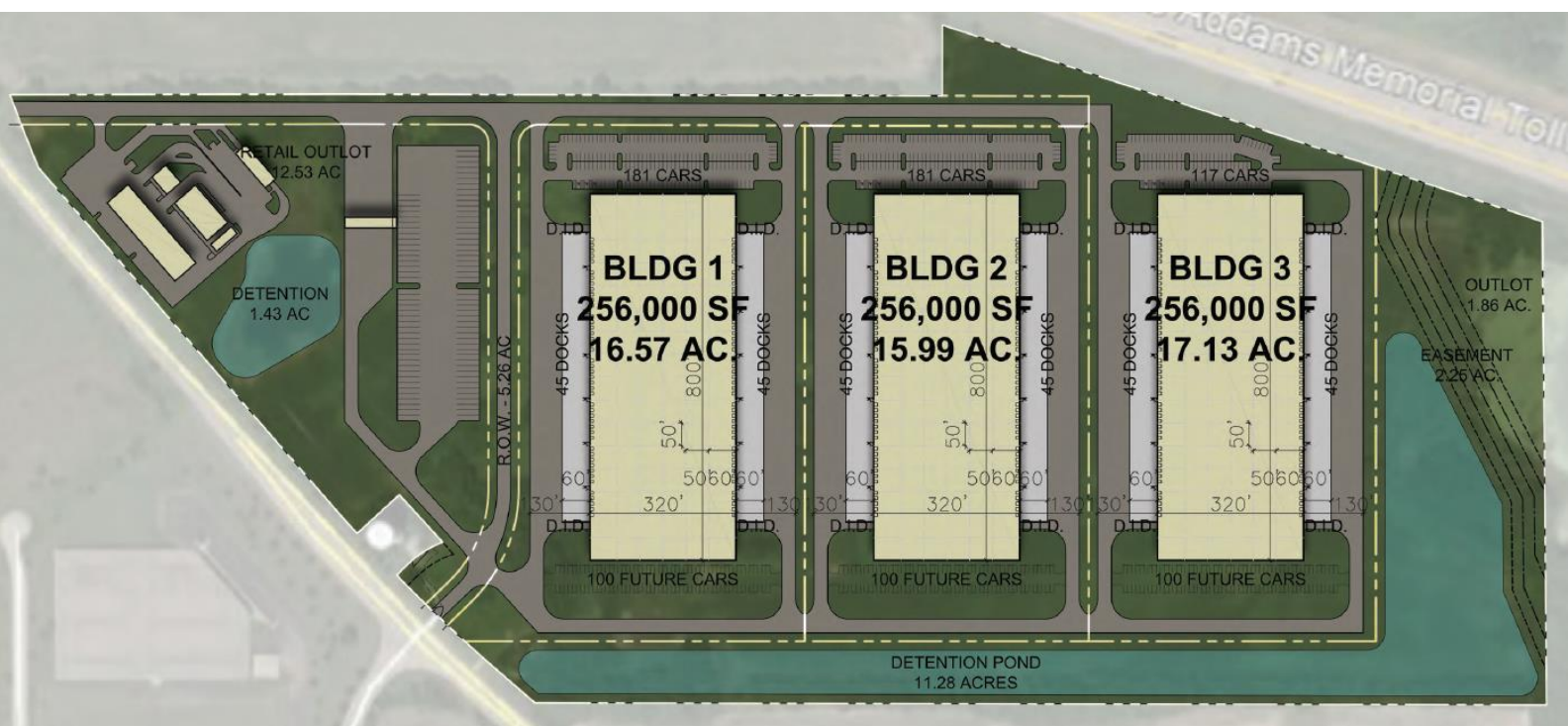
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Hampshire 90 Logistics Park

30,000 – 1,000,000 SF FOR SALE, LEASE OR BUILD-TO-SUIT

Multi-Building – Cross Dock Concept



www.entrecommercial.com

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005



Hampshire 90 Logistics Park

30,000 – 1,000,000 SF FOR SALE, LEASE OR BUILD-TO-SUIT

Full 4-Way Interchange
NO TOLL FEE

Perfect Location for Trucking & Logistics

LOCATION

- Direct access to I-90/U.S. 20 4-way interchange (no toll fee)
- 25 Miles from DuPage Airport
- 37 Miles from O'Hare Int'l Airport
- 35 Miles from Rockford Int'l Airport
- I-90 Frontage with 49,200 Vehicles Per Day
- Corporate Neighbors include Love's Truck Stop, Dayton Freight, Truck Country, TA, Minerallac, Adisseo, Buckhead Meats, and PetAg

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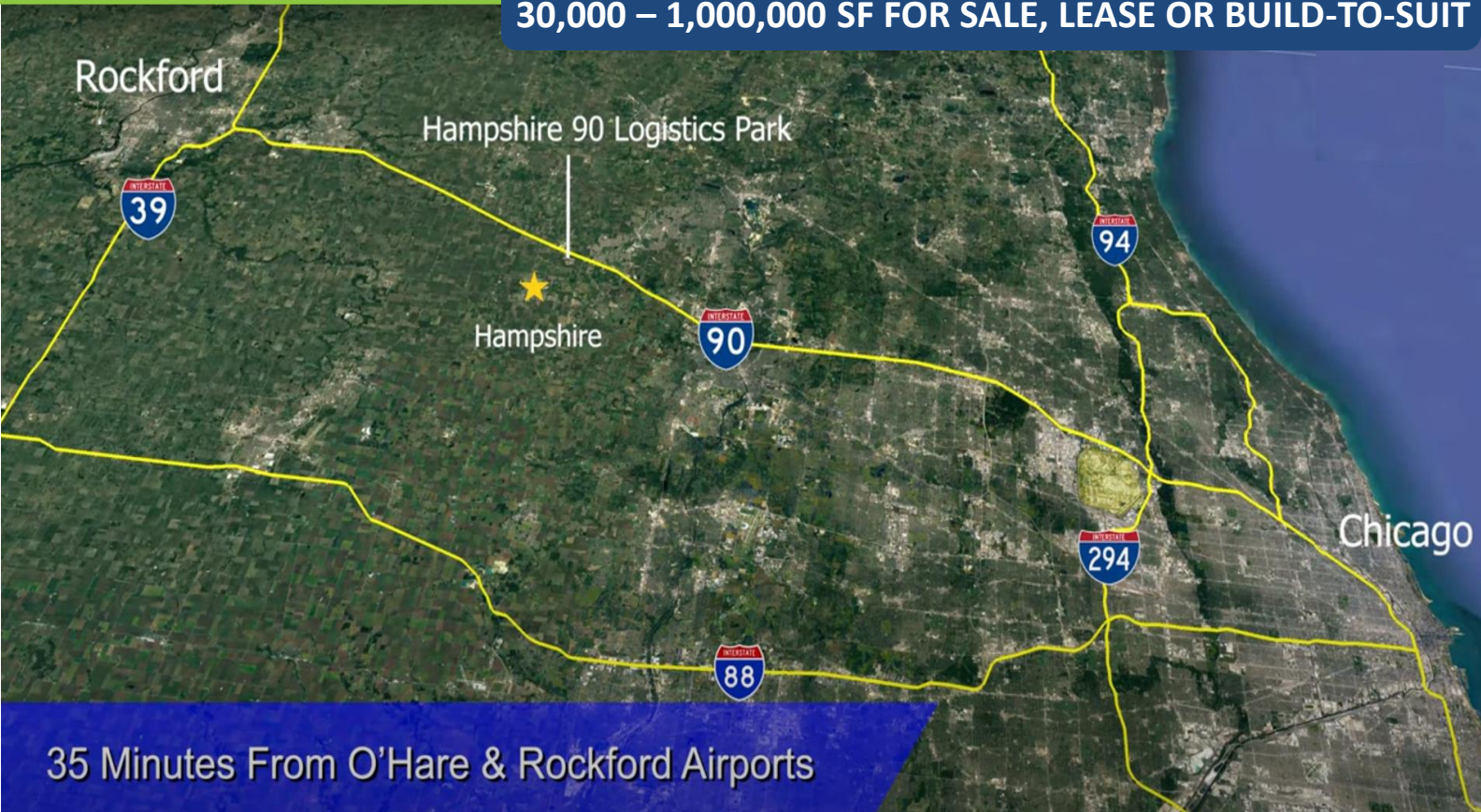
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LOCATION

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ENTRE
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ST. CHARLES
Care Package

SHOP LOCAL.
SUPPORT LOCAL.
LOVE LOCAL.



COST: \$115 (inclusive of tax)

PICKUP LOCATION: Will be advised upon purchase

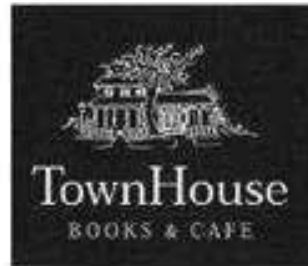
ORDERS WILL BE ACCEPTED UNTIL JUNE 15, 2020! Call (630)584-8384 to place your order.

All your favorite local essential items in one St. Charles Care Package! 100% of funds are redistributed back to the participating businesses.

Presented By



St. Charles
Chamber of Commerce



Storypoint Pinot Noir Wine



Stronger Together STC T-Shirt



PAINT. DRINK. HAVE FUN.

Self Guided 8x10 Paint Kit of Brilliant Blue Blossoms



8 Piece Mixed Chocolates



\$10 Kimmer's Ice Cream Gift Card



Assorted Hair Care Products



Mixed 4-Pack of Pollyanna Beer



Pack of CBD Gummy Rings

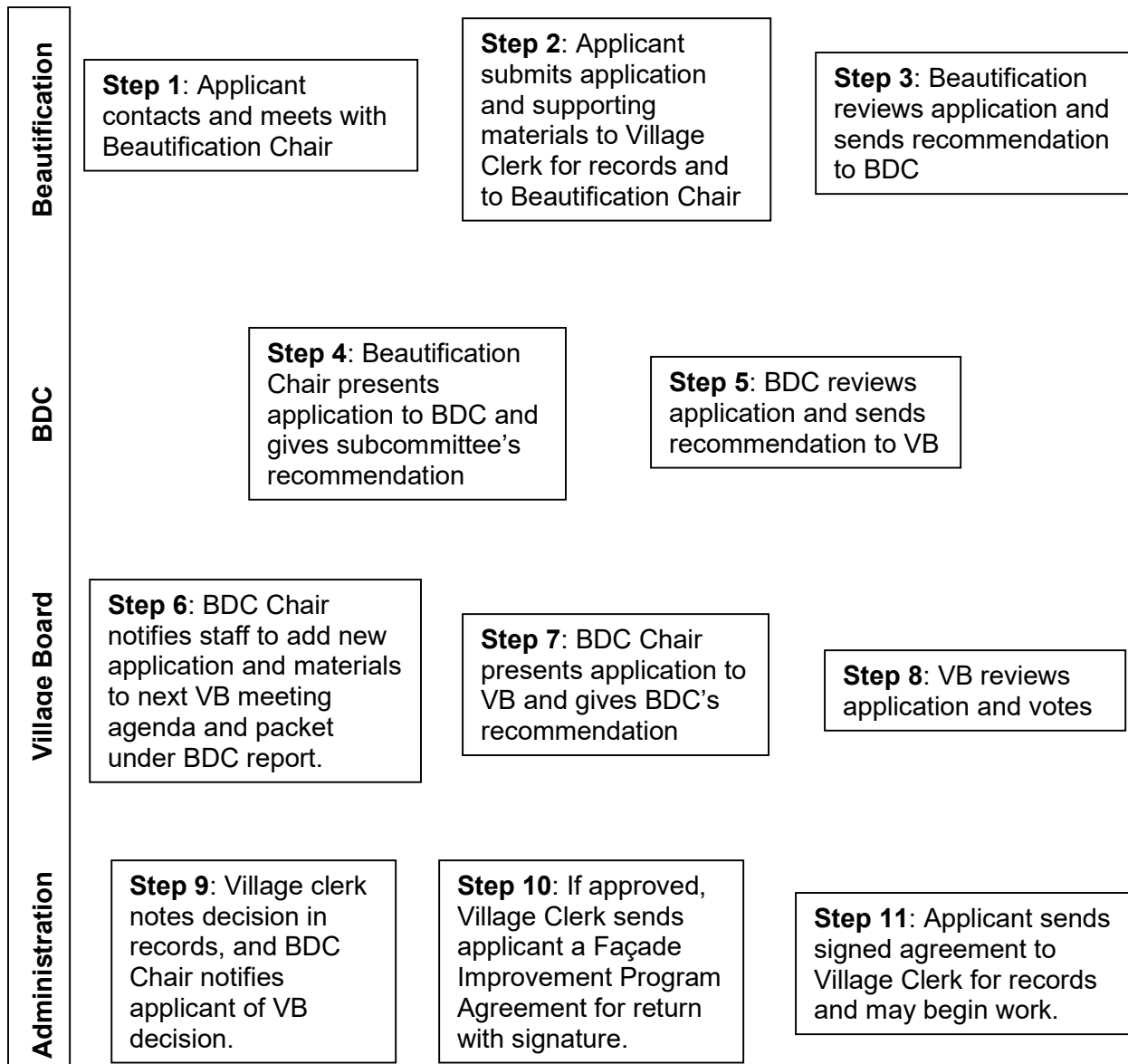


Mixed 4-Pack of Riverlands Beer

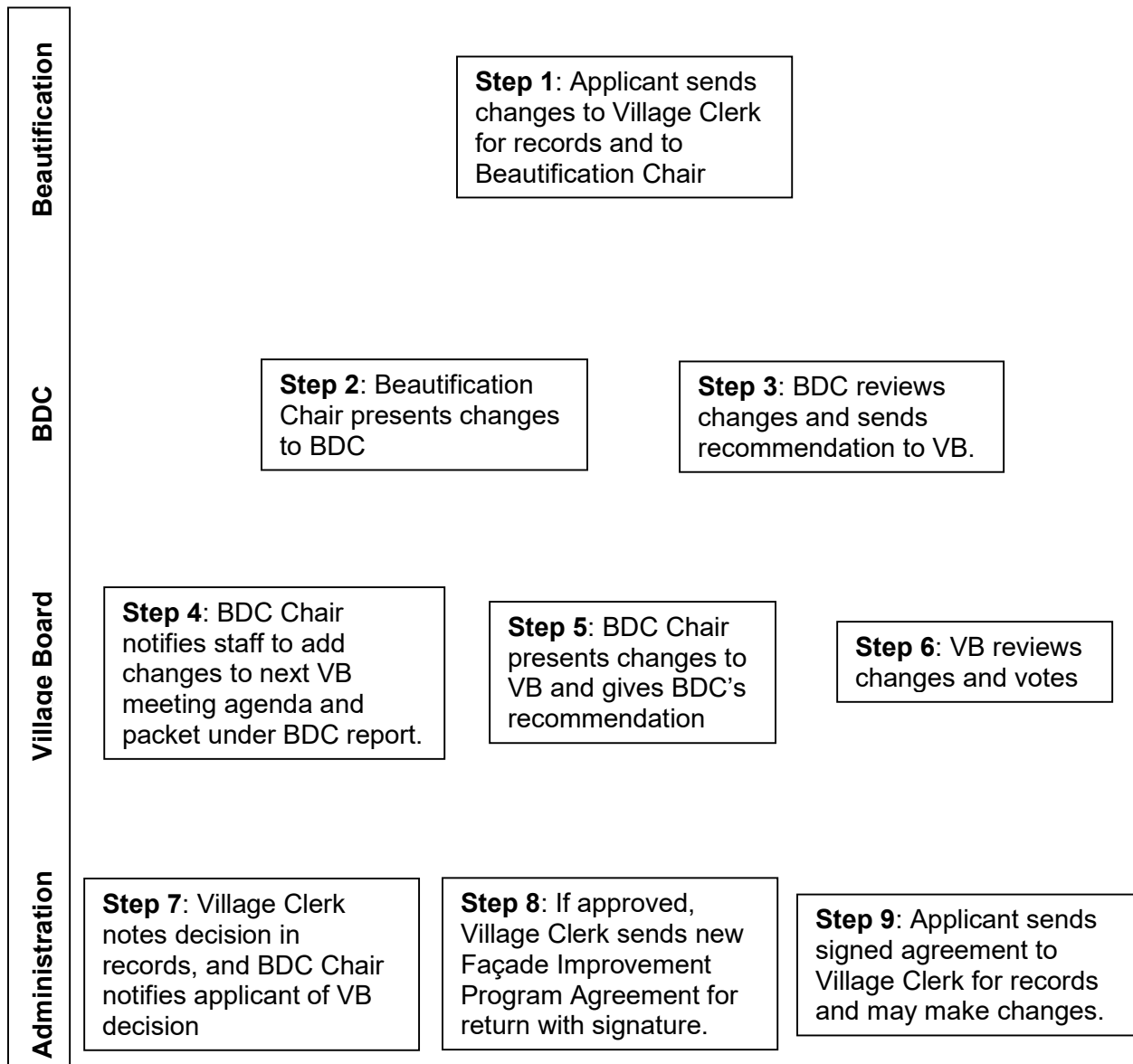
#StrongerTogetherSTC

Façade Improvement Program Process Maps

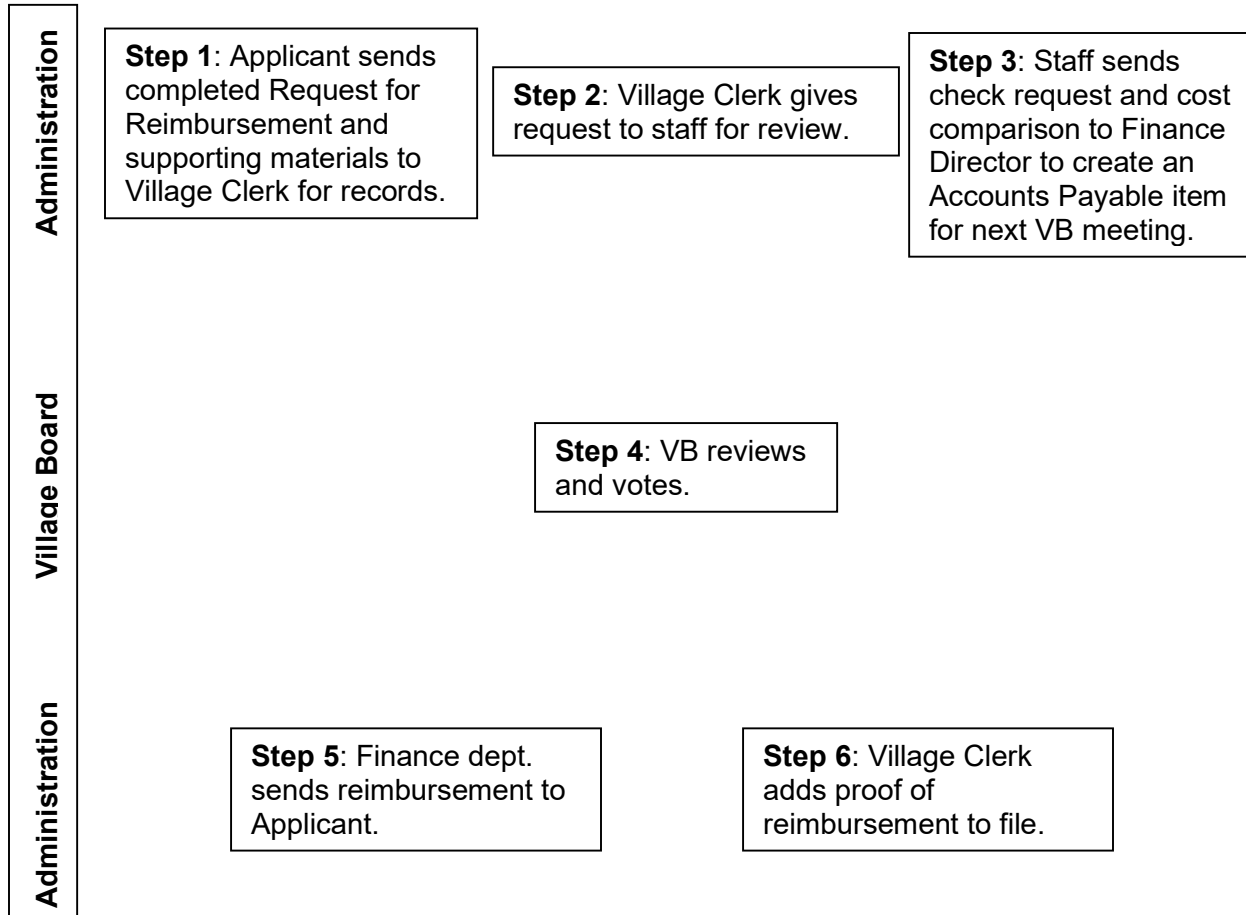
Application

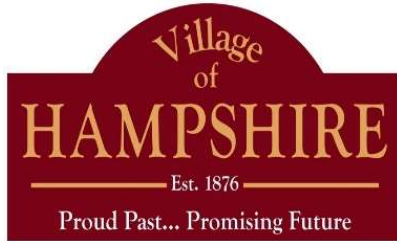


Request for Changes



Request for Reimbursement





Village of Hampshire
234 S. State Street, Hampshire, IL 60140
Phone: 847-683-2181 ▪ www.hampshireil.org

FAÇADE IMPROVEMENT PROGRAM AWARD LETTER & AGREEMENT

Date: _____

To: Applicant / Owner(s):

Applicant's Name: _____ Owner's Name(s): _____

Owner's Address: _____

Business Name: _____

Business Address: _____

Congratulations! The façade improvement project that you have proposed for your property has been approved for participation in the Village of Hampshire Façade Improvement Program.

The amount to be reimbursed to you by the Village shall be not more than \$ _____ subject to the following conditions:

- a) You must sign and return this agreement to the Village Clerk, 234 South State Street, PO Box 457, Hampshire, IL 60140-0457, or email a signed copy to villageclerk@hampshireil.org.
- b) You shall comply with the policies of the Façade Improvement Program as outlined in the Façade Improvement Program Packet.
- c) Pay merit of the reimbursement specified above will be made to you only upon completion of all work items as originally approved and receipt and approval of all required documentation specified herein. At your written request, the Village may in its discretion reimburse you for a portion or portions of the work when completed as originally approved.
- d) Funding for this program will occur per fiscal year of the Village; each project will be funded only once; and unused or unclaimed funds in any fiscal year may lapse.
- e) After completion of the program, you shall maintain the Improvements in good condition, without alterations, for a period of no less than five (5) years after date of final inspection, unless otherwise approved by the Village Board of Trustees. Failure to do so shall render you liable to pay back to the Village the full amount of the reimbursement paid hereunder, plus interest, together with any attorney's fees and court costs incurred by the Village in demanding and/or collecting such reimbursement.

You are also advised that grant funding under the Village's Façade Improvement program is subject to federal and state tax laws, and the amount of reimbursement paid to you will be reported by the Village to the IRS on Form 1099-G. You should consult your tax advisor in this regard.

AGREED: _____
Applicant's Signature Date

