

Meeting Agenda  
Business Development Commission  
March 13, 2019 6:30 p.m.  
Hampshire Village Hall  
234 S. State Street

1. Call to Order
2. Public Comments
3. Review of the February 13, 2019 minutes for approval
4. Feedback from Commission on Business Portion of Website
5. Façade Program
  - A. Results of Village Board Vote
  - B. Places for Eating Tax
    - i. Economic Development Fund
  - C. Meeting with Resource Bank
    - i. Potential partner for financing future façade projects
6. Main Street Program
  - A. Susie to Present Broader Overview of Program
  - B. Next Steps in Capitalizing on Enrollment
7. Company Profile
  - A. Hampshire Pharmacy
  - B. List of remaining companies
    1. Luxor Nails (April)
    2. Tuscan Wine (May)
    3. Blocks (June)
    4. Hampshire Cleaners (July)
    5. Century 21
    6. Additional Companies: Ooga and March Industries
      - a. Any other ideas?
8. Marketing Plan
  - A. Creation of marketing video using Real Site video
  - B. Creation of a marketing brochure for ICSC and other interactions
9. Surveys

A. Brainstorm future surveys to be conducted

10. Brainstorm Ideas For Attracting Manufacturing

A. High Speed Internet?

B. Train Station

C. Village Administrator

D. Enterprize Zones

E. Business Development Districts

11. Update on things going on in the village

A. New restaurant in the Shine location

B. New development at the truck stop

C. Feedback on Blocks

Meeting Minutes  
Business Development Commission  
February 13, 2019  
Hampshire Village Hall

Call to order at 6:34pm

Present: Commissioners Susie Kopacz, Eileen Fleury, Mike Armato, Ian Lamp and David Pizzolato, Trustee Ryan Krajecki, Trustee Mike Reid and Village President Jeff Magnussen.

Meeting minutes from 1/9/19- David Pizzolato made a motion to approve minutes with a second by Mike Armato.

The Commission voted unanimously to appoint Joe Lazar to fill our empty commissioner seat.

#### Website

Mike Reid and Dave Pizzolato worked on the website between meetings. Location 1 is a service that shows available properties in the area. Mike explained we will be implementing this into our website. Updates were made to the business section as well.

#### Downtown

##### Beautification Committee Update

5 applications were received:

- Copper Barrel
- Roy Kittinger-Roy's Place
- Harvest Real Estate
- Peterson's Fuel
- Chiro Plus

Of the applications received, a total of \$89,310.83 was requested. The Beautification committee met on 2/12/19. After going through in detail each application, the beautification committee voted unanimously to approve each of the applications giving 75% of each project which would total \$66,983.12. An additional scope of work on Roy's Place was presented. The committee was in agreement to review an application with additional work that needs to be done to approve during this fiscal year.

Roy Kittinger-Roy's Place-\$66,167.81 (up to 100K of façade program for 2018, carryover to Chiro Plus-\$556.25

Harvest Real Estate-\$4541

Copper Barrel-\$43634.25

Peterson's Fuel-\$3375

Total \$118274.31 (Budget not to exceed \$100K, the remainder of balance overage from Roy Kittinger Project to be earmarked for 2019 façade budget

David Pizzolato made a motion to approve the execution above mentioned façade grants, second by Susie Kopacz.

Roll Call Vote-

Mike Armato-Yes  
David Pizzolato-Yes  
Eileen Fleury-Yes  
Ian Lamp-Yes  
Joe Lazar-Yes  
Ryan Krajecki-Yes

#### Main Street Program

Susie will be given the \$350 for the Mainstreet Program.

#### Things going on in the village

Loves- April 5<sup>th</sup>

Truck Country- Dayton Freight deal are complete, earth work is done, as soon as weather breaks, they will start final construction. Ideally Truck country 11/2019, Dayton Freight will be beginning of 2020.

Palazzolo's-Pat Sakalari-started work, still completing

Possible pizza restaurant in old Shine building

Pet Ag is well under way- Oct 2019 for goal of move in date. 290 industrial address will be vacated and WR Meadows is interested in purchasing the 50K square foot building

Fire and Village buildings to go across from GDW elementary

Thortons will be rehabbing the old Citgo gas station.

Joe Lazar waiting for IDOT, waiting to go to final drawings.

Blocks is continuing with rehab.

Motion was made by Eileen Fleury to table Marketing Plan and Joining ISCSC discussions to next meeting. Second by David Pizzolato

Motion to adjourn at 8:33pm by David and second Ian Lamp.

Next Meeting 3/13/2019

Table 1

<b>Applications</b>	Invoice/Estimat	Description	Amount	Multiplier	Village	Old Work ?	
<b>Roy Kittinger</b>	Various	Windows, Doors, Awnings, Brick	\$90,823.75	75%	\$68,117.81	some	\$4,129.31 is past
<b>Chiro Plus</b>	8/15/2018	Awnings	\$2,225.00	25%	\$556.25	yes	
<b>Harvest Real</b>	1/18/2019	Windows/paint/roof	\$9,082.00	50.0%	\$4,541.00	no	
<b>Copper Barrell</b>	Various	Full Reconstruction	\$58,179.00	75%	\$43,634.25	yes	
<b>Peterson Fuels</b>	1/28/2019	Remove Overhang restore brick	\$4,500.00	75%	\$3,375.00	no	
			<b>\$164,809.75</b>		<b>\$120,224.31</b>	<b>Total</b>	