



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 December 14th, 2022.

1. Call to order at 6:32 pm

In-person: Commissioners Ryan Krajecki, Karen Trzaska, Bill Swalwell, Meagan Rago, Liz Martin, David Pizzolato, Trustee Aaron Kelly and Village Manager Jay Hedges.

Virtual: Assistant to the Village Manager Josh Wray

Roll call confirmed - (quorum established)

2. Public Comments:

- None

3. Meeting Minutes Approval From 10/12/22:

- Commissioner Pizzolato moved to make a motion to approve the 10/12/22 meeting minutes
 - Second by Commissioner Swalwell
 - Motion carried by voice vote:
 - Ayes: Swalwell, Krajecki, Kelly, Rago, Martin and Pizzolato
 - Nays: None
 - Absent: Trzaska

4. Conversation about Density of Types of Businesses

- Trustee Kelly brought to the Commission the topic discussed at the Village Board regarding licensing and density. The Commission discussed many view points of implementing limits on the type of licenses that are in areas within the Village.
- The feedback that Trustee Kelly would bring back to the Village Board is that the Commission feels that there is a desire for diversification of businesses and it shouldn't be up to the village to dictate that type of business using an authoritative approach that the power could be. Also, the BDC doesn't want empty buildings so when you have

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businesses which licensing limits could prevent business growth. The density of a type of business should not be a limiting factor for a business to be able to open their establishment, so long as they're within the rules and the guidelines and the licenses approved for that area.

5. Beautification Committee Report

- Commissioner Swalwell presented the following Façade Program updates:
 - Blocks – Completed
 - Garden Berry – Half of the work is done, with the remaining work to be done in the Spring when the weather is conducive to the masonry work.
 - The Kave - Completed
 - Hampshire Social – Completed
- Village Manager Hedges asked Commissioner Swalwell for a budget forecast for the Façade program that they can use for financial planning in the upcoming year.
- Commissioner Swalwell discussed the the Committee has reviewed the way finding signs and has been in touch with a company for styles. Once a recommendation has been put together (signage type, locations, etc.), it will be presented to the BDC.

6. Economic Development Strategy - Survey Results (unanimously approved to move from topic 7 to 6)

- Commissioner Pizzolato reviewed the survey results that prioritized the BDC's ranking to the lenses for the project.
- After the review, the BDC agreed to take the top 3-4 per lens, merge duplicate topics and force rank the top initiatives through a survey.
- Results will be reviewed at January's meeting.

7. Develop a long-term strategy for the Business Development Commission

- Tabled until the survey is completed and reviewed in January.

8. Discussion on what direction we are heading after the Economic Development Strategy

- Commissioner Pizzolato discussed the long-term duties and objective of the BDC. He discussed that through his research, he found that 50% of town don't seem to have a EDC or BDC, and for those that do, they concentrate on 1) improving existing business, 2) encourage new business and 3) provide points-of-view to the Village Board for new businesses and zoning that could impact business development.
- He showcased examples of how well the BDC has provided support and programs for new and existing businesses, but felt that the BDC has missed opportunities to provide their point-of-view for new businesses that approach the Village directly and as housing development is planned.

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- The Commission agreed and will research options for new businesses and any Village project that could have a business impact to be brought before the BDC to provide a point-of-view for the Village Board. Any process or approach will not impede the progress of any project or opportunity.

9. Hampshire's Very Own

- The current schedule of Hampshire's Very Own articles will be as follows:
 - Business Development Commission & Beautification Committee
 - RK Services
 - Krueger Accounting
 - Iron Wok
 - Hampshire Social
 - Garden Berry
 - Alfano's
 - The Body Shop

10. Update on New or Existing Business Update

- Logistics Park updates (Arrowhead Business Park): The Village received an inquiry from a global logistics facility for up to a 20-acre parcel of land.
- There are two parcels that are looking to be zoned so they are included the Village in order to attract additional businesses near the truck stop
- The strip mall project on the north side of Rt. 72/East of Warner St. is making progress in breaking ground to build their strip mall.

11. Adjourn

- Trustee Kelly moved to make a motion to adjourn at 8:39 pm.
 - Second by Commissioner Trzaska
 - Motion carried by voice vote:
 - Ayes: Swalwell, Trzaska, Krajecki, Kelly, Rago, Martin and Pizzolato
 - Nays: None

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