



Business Development Commission
Meeting Minutes
May 8, 2019
Hampshire Village Hall

Call to order at 6:34 pm

Present: Commissioners Susie Kopacz, David Pizzolato, Ian Lamp and Mike Armato. Trustee Ryan Krajecki
Absent: Joe Lazar

Public Comments:

- There were no public comments

Meeting Minutes Approval From 4/10/19:

- Mike Armato made a motion to approve minutes with a second by Susie Kopacz.

Commission Updates:

- Bill Swalwell was presented to the commission to take the place of fellow commissioner Eileen Fleury who resigned from the commission. The commission took a motion to approve Bill for the vacant spot.
- Susie Kopacz moved to make a motion to take a vote for Bill Swalwell to join the Business Development Commission
 - Second by Ian Lamp.
 - Motion carried by voice vote:
 - Ayes: Armato, Lamp, Kopacz, Pizzolato, Krajecki
 - Nays: None
 - Absent: Lazar
- In addition, with Bill Swalwell's background as a former trustee and the work he has done with development of the downtown district, Ian Lamp moved to make a motion to make Bill the head of the Beautification Committee.
 - Second by Susie Kopacz
 - Motion carried by voice vote:
 - Ayes: Armato, Lamp, Kopacz, Pizzolato, Krajecki
 - Nays: None
 - Absent: Lazar
- Ryan Krajecki tabled that Commission needs to table a vote for who the chairman will be for the next two years. After discussion, it was also identified that there is no term limit set for the Business Development Commission and will be left to a vote every two years.
- Ian Lamp moved to make a motion to keep Ryan Krajecki as the head of the Business development commission.
 - Second by Susie Kopacz
 - Motion carried by voice vote:
 - Ayes: Armato, Lamp, Kopacz, Pizzolato, Krajecki
 - Nays: None
 - Absent: Lazar

Catalyst Strategies for Main Street Program:

- The Commission reviewed as a group the recommendations from the last meeting and discussed each's position. The group settled on a focus of dining and entertainment, along with small-scale manufacturing as the initial strategies to support. Other focuses can be added once there is momentum behind the first two.
- The Commission will begin a needs assessment in order to identify the elements that are needed to begin down both strategies and discuss at our next meeting.
- The Commission also discussed the other groups throughout the Village to help support, but it was identified that a plan needs to be developed and put in place before aligning additional groups to the plan. This will be addressed once a plan and approach is solidified.

Hampshire Business Survey:

- David Pizzolato first wanted to thank the Chamber for partnering with the BDC on the survey, which helped get clear feedback. David walked the BDC through the results of the survey and insights gained. The overall health and sentiment of the businesses that took the survey was positive, but there are areas that the Village should look to address. Trustee Krajecki will present the Commission's recommendation to the Village board and a copy of our recommendation and results will be made available.

Business Development Commission – Marketing

- The Commission reviewed the "Shop C'ville" business listing page and it was determined that existing social media assets including Google and Facebook already accomplish this task and the Commission will no longer pursue.
- The Commission discussed the development of marketing collateral in the form of brochures. David Pizzolato discussed concepts to the Commission and will follow up with the examples to the commissioners to get their individual direction. David will present a 1st draft to the Commission at June's meeting.
- A video has been developed by a local realtor of the Village of Hampshire and as long as we give credit, the Village will be able to use this promotional video on our website. Trustee Krajecki is working with the owner on the final deliverable.

Ideas for Attracting Manufacturing

- There was discussion from Trustee Krajecki about other elements that the BDC should provide the Village Board on in the hopes to attract more business, including:
 - Super High-Speed Fiber – This was seen already in the business survey results as a top need. There is high speed access already in the area and Trustee Krajecki will discuss with Trustee Reid about insight of what currently exists and discussions of how to get that service to the Village. David did mention that AT&T is already laying fiber optic lines throughout areas of the Village.
 - Train station – This was seen as a long-term project for the Village and Ian did mention that Metra continually looks at opportunities to expand service. The group was in agreement that train service in the area would be great, especially how the LaFox station is setup on Metra's Union Pacific/West Line. Ian did mention that it would be good for the Village to identify who the Metra rep is for our area to identify what their current plans are. David noted that potentially Pingree Grove could collaborate with the Village if there was shared interest.

- Marijuana Legalization – The Commission feels that with Hampshire being a big farming community, it would be lucrative to allow businesses that grow and process Marijuana within the Village. It was also noted that dispensaries would be a separate issue that would need to be discussed and vetted.

Terms of Commissioners

- For added clarification, all Commissioners serve 3-year terms from their original sworn in date as follows:
 - Pizzolato (May 2017)
 - Armato (July 2017)
 - Kopacz (July 2018)
 - Ian Lamp (Oct 2018)
 - Joe Lazar (Feb 2019)

Hampshire's Very Own

- The new schedule is as follows of the company profiles to be showcased:
 - March Industries (May)
 - Tuscan Wine (June)
 - Blocks (July)
 - Hampshire Cleaners (August)
 - Century 21 (September)
 - Luxor Nails (October)

New or Existing Business Update

- Trustee Krajecki provided the Commission with the following update:
 - Thorton's Gas Station will be proceeding and replacing the Citgo Gas Station at the truck stop.
 - A developer approached the Village for a mobile +55 community on Rt. 20 near the truck stop. The Village had questions and the developer is supposed to come back to the Village with answers.
 - There will be a new restaurant/bar that will occupy the location previously held by the Shine Salon.
 - Joe Lazar has provided an update that his 1st strip mall is closer to breaking ground in the coming months and has tenants already lined up for some of the occupancy.
- The Commission did discuss and unanimously agree that they would like to have and present a position when it comes to new businesses proposals when they come to the Village. There is a lot of vast experience that the Commission feels could provide the Village Board good perspective to consider.
- Ian Lamp moved to make a motion to adjourn at 8:47
 - Second by David Pizzolato
 - Motion carried by voice vote:
 - Ayes: Armato, Lamp, Kopacz, Pizzolato, Krajecki
 - Nays: None
 - Absent: Lazar

