



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 Trustee Ryan Krajecki in person and through a MS Teams video chat on May 12, 2021

Call to order at 6:31 pm

Virtual: Commissioners Bill Swalwell, Ian Lamp, Karen Trzaska and Village Administrator Jay Hedges; Jeanie Mayer (Hampshire Chamber of Commerce)

In-person: Commissioners Susie Kopacz, Ryan Krajecki, David Pizzolato, Trustee Aaron Kelly and Assistant to the Village Administrator Josh Wray

Public Comments:

- None

Introduction of Trustee Kelly

Commissioner Krajecki thanked former Village President Jeff Magnussen for his 16 years of service to the Village and introduced the BDC's new appointed Trustee. In addition, the Village Board has made the decision to keep Commissioner Krajecki in the position of leading the BDC moving forward.

Meeting Minutes Approval From 4/14/21:

- Commissioner Kopacz moved to make a motion to approve with noted changes to the 4/14/21 meeting minutes.
 - Second by Commissioner Pizzolato
 - Motion carried by voice vote:
 - Ayes: Pizzolato, Kopacz, Trzaska and Krajecki
 - Nays: None
 - Absent: Swalwell
 - Abstained: Lamp & Kelly

BDC Ambassador Program

- Commissioner Trzaska and Jeanie Mayer made the proposal that as a first step, they will reach out to the (17) identified businesses as part of the brochure and main street businesses to advise them of the program. Commissioner Trzaska will wait until the business brochure is complete, so it can accompany the letters that go out in June.

Commercial Land Development

- Commissioners Krajecki and Pizzolato led the conversation of what the BDC thoughts ere about what should/should not be included as we develop our recommendation for commercial land development.
- The BDC discussed the need of detailing the recommended areas, usage and criteria for

land to be considered as commercial within the Village. Commissioner Krajecki and Pizzolato will take the existing comprehensive plan and put together a proposal for review during June's BDC meeting.

Entrepreneurial Discussion

- Commissioner Krajecki presented the importance of the work done to date and will continue to lead the development of entrepreneurial growth for startup businesses. Trustee Kelly will assist in the development and investigate the potential to leverage other opportunities to support this topic.

Marketing Brochure Update

- Village Administrator Hedges provided an update that the brochure is now complete and is waiting to be printed now that the board pictures have been taken.
- There was some question as to the maps that were used and if they fit within the existing plan when the BDC had the project. Commissioner Pizzolato will send Village Administrator Hedges the original concept to see if the maps can be updated.

Beautification Committee Report

- Commissioner Swalwell presented the following updates:
 - Farmers Insurance owner Roger Larson has approached Commissioner Swalwell about updating his façade, but the project is on hold.
 - Palazzolo's owners are working to secure a new tenant before they overhaul their façade. Updates have been made to bring it to meet the code.
 - The new owner of a doctor's office on main street has inquired about the façade program. An application has been submitted, but more documentation is required.
 - Dollar Store – Contact has been made with the property with the owners and they seem ready to proceed with an application. The BDC stressed that the Village has been patient and will expect work to happen quickly as the building issues are starting to cause a hazard.
 - The attorney that resides on main street is looking to sell their building and has updated most of the façade. They may submit an application, but it would only be for an awning.

Property Code Enforcement Update

- Palazzolo's is currently up to code
- Though work has not been completed yet, the downtown Dollar Store owners have been in touch and will look to be updating their façades.

Hampshire's Very Own

- The current schedule of Hampshire's Very Own articles will be as follows:
 1. Hampshire Animal Hospital
 2. Ross' Gaspump Garage
 3. Roy's Place
 4. Mama Toom
 5. Jimmy's Sports Bar

6. Christina Michelle Salon

New or Existing Business Update

- Village Administrator Hedges provided an update on the following projects:
 - A cannabis dispensary from Wisconsin is interested in locating near the truck stop, but nothing has been confirmed
 - A potential logistics company may be looking to build on 84 acres along Rt. 20 near the truck stop
 - A family that is looking to expand their furniture restoration business in Hampshire has been in touch for a couple properties within the Village

Other

- Commissioner Kopacz suggested that the Village identify spaces within the town that can be for electric cars.
- Commissioner Kopacz asked what the final downtown streetscape parking layout would be. Many felt it was opposite than what is going forward.

Adjourn

- Commissioner Kopacz moved to make a motion to adjourn at 8:56 pm.
 - Second by Commissioner Pizzolato
 - Motion carried by voice vote:
 - Ayes: Pizzolato, Kopacz, Lamp, Swalwell Trzaska, Krajecki and Kelly
 - Nays: None