AGENDA

I. CALL TO ORDER

II. CONSIDERATION OF THE EDC MEETING MINUTES OF SEPTEMBER 23, 2009 (DOCUMENT ENCLOSED)

III. ESTABLISHMENT OF ECONOMIC DEVELOPMENT PRIORITIES (DOCUMENT ENCLOSED)

IV. THE MECHANICAL GROUP INC.: FOLLOW-UP FOR APPROVED FAÇADE IMPROVEMENT FINANCIAL ASSISTANCE (DOCUMENTS ENCLOSED)

V. ADJOURNMENT

NEXT SCHEDULED EDC MEETING: NOVEMBER 18, 2009

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II. ENCLOSURE: Economic Development Committee Meeting Minutes of September 23, 2009
ECONOMIC DEVELOPMENT COMMITTEE

MEETING MINUTES
OF WEDNESDAY, SEPTEMBER 23, 2009


MEMBERS ABSENT: Ald. Wynne

PRESIDING OFFICIAL: Ald. Rainey, Chair

OTHERS PRESENT: None

STAFF PRESENT: Wally Bobkiewicz-City Manager, Dennis Marino, Interim CD Director, Morris Robinson-Economic Development Planner, Craig Sklenar-General Planner, Pat Keegan-BPAT Manager

OTHERS PRESENT: Dennis Harder-Sr. VP Freed & Assoc., Carolyn Dellutri-Executive Director Downtown Evanston, Rudy Peters-Owner The Mechanical Group, Tenants of the Evanston Plaza and the Press

SUMMARY OF THE MEETING:

Prior to the convening of the EDC Meeting, staff member Morris Robinson complied with a previous EDC request by erecting the booth display used by the City and Downtown Evanston at the International Council of Shopping Centers Conference’ yearly events. Some members of the EDC expressed their approval of the display.

Staff member Robinson also distributed a “listening survey of Central Street merchants” document conducted and prepared by the former 7th ward aldermanic candidate Mr. Kevin O’Connor and presented to the EDC at the behest of Ald. Grover.

I. Chair Rainey called the EDC Meeting to order at approximately 7:35 P.M.

II. Consideration of the EDC Meeting Minutes of July 22, 2009

ACTION TAKEN: Chair Rainey asked for a motion to approve the meeting Minutes of July 22, 2009. Ald. Grover stated that there was one quote correction where it was she rather than Ald. Burrus who made the remarks. Ald. Grover moved to approve the minutes with the correction. The motion received a second and was unanimously approved.
III. **EVMARK’S FY2010 INTERIM REPORT**

Chair Rainey stated that the next agenda item was the interim EVMARK activity update. Ms. Carolyn Dellutri, Executive Director of the organization introduced herself and advised the EDC that the re-branding process of EVMARK has been completed. EVMARK is now doing business as DOWNTOWN EVANSTON AND VARIOUS EXAMPLES OF COLLATERAL MATERIAL WAS PRESENTED REFLECTING THE NEW IMAGE. The EDC members appeared to be pleased with the re-branding.

Ms. Dellutri also advised the EDC that the purpose of her presentation is mandated by the Implementation Agreement for Special Service Area # 4 EVMARK has with the City which requires an interim report. This interim report is not the occasion for requesting annual funding, that presentation will be made later in the fall of 2009.

Ms. Dellutri proceeded to provide updates on staffing and introduced Ms. Laura Folk as the new full time Marketing and Communications Manager. Samples of DOWNTOWN marketing materials were presented and discussed. (Non-colored copies of the collateral material s were included in the EDC packets. The collateral materials were as well as the name change were well received by the EDC. Ms. Dellutri shared the organizations FY2009 final audited financial statements, as well as the internal statement for the first four months, March through June, of the Fiscal Year 2010. Ald. Burrus thanked Ms. Dellutri for a recent tour of the Technology Center.

Ms. Dellutri concluded her remarks by advising the EDC that she, together with staff member Robinson will be attending the International Council of Shopping Centers’ Chicago Deal making conference scheduled for October 28 through October 30, 2009 at the Hyatt Regency Hotel. As mentioned, staff member Robinson had assembled the booth panels to provide the EDC with an opportunity to view how the city of Evanston booth will appear at the conference.

**ACTION TAKEN:** No voting action was required. The EDC members congratulated Ms. Dellutri on a job well done and encouraged her to continue with her activities in the same excellent manner.

IV. **ESTABLISHING ECONOMIC DEVELOPMENT PRIORITIES**

Chair Rainey next asked for Wally Bobkiewicz, the new Evanston City Manager, to stand and introduce himself. After introducing himself City manager Bobkiewicz informed the EDC that the purpose of his presentation was to solicit from the members their suggestions for ten economic development priorities that staff should focus and for which resources should be directed.
This proposed process is similar to the process previously presented to the City Council in which thirty-two priorities were identified, of which economic development was included. Chair Rainey stated that it would be helpful if the City Council list was available to review. Mr. Bill Smith, the reporter for Evanston Now was kind enough to lend to the city manager his computer which had the list displayed on the screen. Examples of priorities such as water sales, neighborhood revitalization were cited.

The EDC members agreed that setting economic priorities was desirable and staff was instructed to develop a list of proposed priorities and present them at the October EDC Meeting.

**ACTION TAKEN:** No voting action was required.

V. **THE MECHANICAL GROUP, INC.: REQUEST FOR FAÇADE IMPROVEMENT FINANCIAL ASSISTANCE**

Chair Rainey announced that the next business agenda item concerned a request for financial assistance for façade improvements for the Mechanical Group, Inc to be performed on a commercial building located at 600 Hartrey. The owner, Mr. Rudy Peters, operates this plumbing company which originally operated under the name of American Eagle Service Company. The business was attracted to Evanston ten years ago by staff member Morris Robinson, the Economic Development Planner for the city. Normally, façade improvement assistance is provide by Community Development Block Grant funds and administered by way of the Storefront Improvement Program. However this program adheres to strict HUD boundary requirements and this building is just outside the eligible boundary.

Mr. Peters introduced himself and explained the poor exterior condition of the building. When he purchased the building it was in an advanced stage of deterioration. Mr. Peters has invested more than $100,000 improving the site but the façade is in need of extensive rehabbing. Mr. Peters was able to get an estimate for the needed exterior work from one contractor in the amount of $95,742. Mr. Peters is seeking financial assistance for one third of the cost. The building is located in Ald. Burrus’ 9th Ward and she supports the request for assistance.

Mr. Peters currently employ six plumbers and plans to hire more as the economy improves. Evanston residents will be given priority with future employment opportunities. The residential community to the east of the site has benefited from the rehabbed building and will achieve additional benefits with the planned façade improvements. Real estate taxes for the site are approximately $60,000 per year.
Staff recommended that the EDC favorably consider providing 33% of the estimate in the amount of $31,914 with a cap of $32,000 with funds provided by the Economic development Fund.

Mr. Peters’ presentation was well received by the EDC members. Chair Rainey noted that only one estimate was included in the packet and three are required. Mr. Peters explained that because he strived to make this EDC Meeting date, time did not permit him to get other bids. However, additional bids will be obtained. Member Mennemeyer noticed that the bid was from a Wisconsin based contractor and asked why that company was used. Mr. Peters explained that his company has worked with this Wisconsin company for a long time and he knew the quality of their work. Ald. Grover suggested that in the future it would be helpful if staff presents photographs of property owners seeking façade improvement assistance.

After a few minutes more of conversation, Chair Rainey asked for a motion.

ACTION TAKEN: Ald. Jane Grover moved to recommend approval to provide financial assistance in the amount of 33% of the accepted bid, funded by the Economic Development Fund; with the condition that Mr. Peters obtains two additional bids. The motion received a second and was passed with a unanimous vote.

(Mr. Peters was instructed to appear at the October 21, 2009 EDC Meeting with the additional estimates at which time the 33% of the total accepted bid can be determined).

VI. EVANSTON PLAZA STATUS UPDATE

Chair Rainey next asked Mr. Dennis Harder, Sr. Vice president-Freed & Associates to introduce himself to the EDC and provide an update on the status of the Evanston Plaza shopping center.

Mr. Harder began by providing an update on the existing tenant population and recent departures. The EDC was told that Dominick’s has completed updating its store and traffic has increased dramatically and the AJ Wright store is in the process of rebranding and improving it’s image. The EDC was also reminded of the failed attempt to have a Steve and Barry’s sports clothing store established in the shopping center. City Trends has settled in and is doing reasonably well. Dance studio continues to do well as does the new Paninos. Other new tenants are a Veteran’s Administration Office and a Subway sandwich restaurant. Chair Rainey commented that the moving of the VA office from Howard Street to the Evanston Plaza was her ward’s loss and the 2nd ward’s gain.
A brief discussion ensued regarding competition to the west of the city; types of stores such as 3 day Pop Up stores and Title 9 Sports and the merits of creating a mall tenants association. Ald. Burrus asked Mr. Harder if their market analysis research studies provided any clues to the type of businesses that would be attracted to this particular shopping center. Mr. Harder stated that the question does not have an answer and that Freed pursues what it believes to be quality retailers. An exchange of words ensued ending with Ald. Burrus stating that there was clearly a lack of communication in the discussion. City manager Bobkiewicz interjected that the city’s ability to assist in attracting quality tenants and to be a better partner is a top priority for the economic development initiatives.

Several of the shopping center tenants were present in the audience. Dr. Pierson who has a dental office mentioned that the center does not naturally attract customers and she has to do considerable marketing and advertising. Dr. Pierson also complained about the unexplained increase in the Common Area Maintenance (CAM) charges and while she has made numerous inquiries, Freed management is either unwilling or won’t explain the charges in precise terms. The owner of Paninos and Dance Studio voiced their concern as did the others present. It was apparent that this issue was of particular concern to the tenants. Mr. Freed vowed to provide answers. Ald. Jean-Baptiste suggested a meeting at the earliest possible time to which Mr. Harder agreed.

Chair Rainey stated that one important issue had not been mentioned which was the status of the delinquent property taxes and had they been paid. Mr. Harder stated that the delinquent taxes have not been paid to date but Freed has every intention of paying them. There are issues with the bank which have not been resolved that “prevents releasing of the needed funds”. When Ald. Grover asked if Freed was planning on selling the shopping center, Mr. Harder emphatically denied the notion that the center will be placed on the market. Staff member Marino briefly explained the sales tax revenue sharing agreement the city entered into with Freed about ten years ago as well as the recent agreement that that was terminated with the loss of the Steve & Barry’s venture.

Members of the EDC question our continued distribution of Freed’s share of the tax revenues especially if Freed is collecting taxes from the tenants but failing to pay its own real estate taxes. Staff member Marino stated they the matter would be attended to immediately. Ald. Jean-Baptiste noted that it is apparent that a meeting was needed to discuss the delinquency and rebate issues as well as the tenant grievances and that city staff should attend. When Mr. Harder ended his presentation and prepared to leave Ald. Jean-Baptiste excused himself and left the meeting to confer with Mr. Harder and the Evanston Plaza tenants and to arrange a convenient date and time for a shopping center owner/tenant meeting for the purpose of resolving the issues raised).
ACTION TAKEN: No action by vote was required.

DRAFT-NOT-APPROVED
ECONOMIC DEVELOPMENT
COMMITTEE MEETING OF SEPTEMBER 23, 2009

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VII. UPDATE ON ECONOMIC DEVELOPMENT WEB PAGE/CITY WEB SITE

Chair Rainey informed the EDC that the next agenda issue was an update on the ongoing planning web page improvement process. Staff member Robinson informed the EDC that BPAT Manager Pat Keegan was also present to answer any general questions regarding the City web site and acknowledged a favorable Tribune article comparing various municipalities’ web sites. Evanston was referred to as an excellent example of a user friendly, information loaded site. Members of the EDC asked staff member Keegan what are the most popular pages on the city’s website and how many daily hits the web site receives. Although he did not immediately, staff member Keegan stated the data was available and that he would provide the answers prior to the next EDC meeting.

Staff member Sklenar informed the EDC that the process to improve the Economic Development web page began with immediate triage remedies. The out dated photo of the pre-construction Sherman Plaza was replaced with a current aerial view of the city and updated information including the latest vacant properties list and TIF District maps which were also posted.

Staff member Sklenar also advised the EDC that the efforts made to date to improve the economic development web page is just the beginning of the ongoing improvement process and that suggestions from the EDC will be incorporated over the next few months. Many ideas that had been discussed by planning personnel such as links to Evmark, the Chamber of Commerce and other internal departments were explained to the EDC for their initial reaction or clarification.

Staff member Robinson added that the new and improved web page is evolving and the objective is to have a data collection for inquiries from various departments in the city. Staff member Sklenar and Robinson will coordinate with Staff member Pat Keegan to achieve the goals.

VIII. COMMUNICATIONS

The communication documents contained in the packet were acknowledged.

IX. ADJOURNMENT:

ACTION TAKEN:
There being no further business, Chair Rainey adjourned the meeting at approximately 9:15 P.M.
The next Economic Development Committee Meeting is scheduled for October 21, 2009 at 7:30 P.M. in Room 2404 of the Lorraine Morton Civic Center.

Respectfully submitted,

[Signature]

Morris E. Robinson
Economic Development Planner
III. ENCLOSURE: Establishment of Economic Development Priorities
October 16, 2009

To: Chair and Members, Economic Development Committee

From: Dennis Marino, Interim Director for Community Development
      Morris Robinson, Economic Development Planner

Subject: Establishing Economic Development Priorities

Enclosed is a list of economic development issues and strategies for the EDC Committee’s consideration. Staff suggests that the Committee review and discuss the items listed under each category and consider prioritizing the issues and strategies as well as adding any additional issues considered appropriate. These two lists have been developed in conjunction with Wally Bobkiewicz, the City Manager. The outcome of the Committee’s discussion and prioritization will be transmitted to City Council for discussion on October 26, 2009 as part of the ongoing process of City Council review of each of the top 12 priorities City Council established in September 2009.

The City’s Strategic Plan articulates an Economic Vision for the City which can be used as a broad purpose statement for this discussion. “Evanston will have a viable, renewable economic engine which can support the needs and enhance the lifestyles of those living and working in the community.” It is intended that this discussion and process will lead to an economic development strategy that achieves the Strategic Plan’s call for “a vibrant and diverse economy for the City of Evanston.”

The Economic Development Resource list that generally describes existing City resources for economic development, is intended as background for Committee members.
Economic Development

Issues

• Business Assistance/Start Ups
• Business Attraction (Business Cluster Priorities/Specific Uses)
• Business Retention
• Branding
• Buy Evanston/Hire Evanston
• City of Evanston Business Friendliness
• Citywide Economic Prosperity/Inclusion
• Incubators (Technology Innovation Center)
• Local Economic Stimulus
• Marketing
• Partners (e.g. N.U., Hospitals, Rotary International, Evmark, Convention and Visitors Bureau, ECDC etc)
• Redevelopment of Targeted Properties and Area Revitalization (Downtown, TIF Districts, Commercial Corridors)
• City of Evanston Revenue Generating Initiatives (Water Sales)
• Skills Development/Job Training of Resident Workforce
• Tourism/Visitors
Economic Development

Strategies

- Business/Industrial Districts Enhancement (Support Business Associations)
- City of Evanston Business Friendly Focus
- Facilitate Intergovernmental Assistance and Resources (Federal, State, County) – Funding, Program Assistance, Tax Credits
- Finance (TIFs, Capital and Credit Pools, Grants, Rebates etc)
- Inclusion of EBE/MBE/WBE
- Incubating businesses
- IT Infrastructure/ Internet/ Interactive Web and Social Networking
- Micro Enterprise Development
- Organization of COE Economic Development Resources
- Retail Leakage/Spending Leakage Analyses
- Strategic Research and Analyses/ Data Gathering
- Targeted Assistance by Sector (Cluster Industries, Sectors Providing Competitive Advantage, Newly Emerging Industries – Green Sector)
- Visitation Program Early Warning and Engagement System for Businesses
Summary of Economic Development Committee Discussion of Economic Development Priorities - October 21, 2009

The Committee reorganized the 15 potential priority issues included in the staff memorandum of October 16, 2009 into the following four issues:

- Business Attraction
- Business Retention
- Marketing/Branding
- Business Expansion

The Committee discussed issues and strategies related to each of these four areas with Business Expansion discussed at the end of the meeting with the stated need to have a more detailed discussion of this topic during the next Committee meeting. The issues/strategies discussed under each of these four priority areas are listed below.

Business Attraction

- Need for additional local economic stimulus initiatives
- Work collaboratively with economic development partners
- Combine attraction of businesses with critical targeted properties in need of assistance
- Stimulate area development by attracting new businesses
- Use brokers to attract desired businesses
- Inventory all businesses who are here; identify clusters (health care, education, etc.); market need/opportunity; recruit on this basis
- Project clear positive business message/image
- Stress our exceptional work force; highly educated
- Focus on revenue generating projects/uses
- Have a stronger presence with Northwestern University events that may generate business leads for Evanston
- Bring larger existing Evanston businesses into attraction process
- Bring Evanston residents who are regional business leaders into the process for helping to attract new businesses into Evanston
- Expand attraction of visitors/tourists to Evanston, including meetings/conventions
- Attract more office uses; identify places to locate office uses
- Identify what is missing from the Evanston economy after analyzing our economic base
- Attract/develop performing arts center; cultural amenities which help attraction
- Help business start ups
- Make attraction strategy transparent to the public and involve the public; present who is being pursued and why based on a strategy

**Business Retention**

- Fourth Quarter Sensitivity Focus/Concern about Financial Stress of Evanston businesses at year end
- Concern about redevelopment displacing existing businesses
- Address impact of temporary stores on existing year round businesses
- Project clear pro small business policy statement and image
- Get to know businesses better through expanded and systematic site visitation program, early warning system and additional research
- Work closely with Evmark (Downtown Evanston Inc.)
- Promote City services and resources to small businesses; many do not know what we have to offer
- Expand help to businesses and business associations for marketing
- Identify all economic development services (tools) available in Evanston and create systematic directory/inventory and clearinghouse that promotes services/opportunities
- Need information center for small business financing assistance – network with banks and other credit and capital sources, public and private

**Marketing/Branding**

- Brand Evanston as place where you, your business and your employees want to be.
- Want more office workers; great generators of economic activity
- More residents, including downtown residents are also great economic generators
- Address Howard Street commercial corridor marketing challenge; resident income has increased but little spin off impact in generating new retail/commercial on Howard Street
- Need better data to give to brokers
- Attract student population to more businesses; positive spending force
- Market to women owned business; Evanston second only to Chicago in number of women owned businesses in Illinois municipality
- Market City at business meetings; create more cross sales marketing opportunities
- Greater marketing presence within Northwestern University networks, including special events
Business Expansion (to be continued)

- Identify tools that can be useful to help with expansion
- Learn from successful retention and expansion experience with C.E. Niehoff (street closure) and Autobarn (sales tax reimbursement)
- Need to help small businesses grow to become medium sized businesses

Other Issues

- Need City and staff to have comprehensive focus with centralized approach, centralized leadership and possibly additional staff
IV. ENCLOSURE: The Mechanical Group INC., Follow-Up for Approved Façade Improvement Financial Assistance
Date: October 16, 2009
To: Chair and Members, Economic Development Committee
From: Dennis Marino-Interim Director, Community Development Department
       Morris Robinson, Economic Development Planner
Subject: The Mechanical Group, Inc. Financial Assistance Request Follow-Up

At the September 23, 2009 Economic Development Committee Meeting, the members of the Economic Development Committee voted unanimously to recommend approval for financial assistance for The Mechanical Group, Inc., an Evanston based plumbing company. The decision was based on the condition that Mr. Rudy Peters, the owner of the plumbing company, obtain two additional bids for a total of three, for the façade improvement work.

Once approved by the full City Council the city will provide 33% of the funds for the selected bid, not to exceed $32,000. The source for the assistance will be from the Economic Development Fund. The funds will be reimbursed to Mr. Peters once the work is completed and paid for. The approved motion is recorded in the September 23, 2009 EDC Minutes which are included in the EDC packet.

Attached are copies of the original correspondence and two rehab estimates, a third will be distributed at the EDC Meeting. Also enclosed are “before” pictures of the commercial building. Mr. Peters favors using J&M Construction, the contractor who presented the original two part estimate that totaled $95,742 which amount also represents the lowest responsible bid. Staff recommends approval of the selected bid.
ACCEPANCE OF PROPOSAL - The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

J & M CONSTRUCTION OF WALWORTH CO., INC.
N7248 Sturtevant Rd.
WHITEWATER, WISCONSIN 53190
(262) 473-5343

To:  Ruly Peters  
Loo Hartrey  
Evanston, Ill.

PROPOSAL

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JOB NAME / NO.

LOCATION

EVANSTON

DATE  9-14-09

Fax (847) 800-5667 1299

We hereby submit specifications and estimates for:

Work to be done on front side of building:

- Remove existing entrance door.
- Remove existing windows (in front foyer).
- Frame new entrance door (9'W x 7'H) system with closer.
- Frame new window.
- Install new 1/2" plywood.
- Furring strips 16" on center.
- 3/4" foam insulation board.
- 1/4" cement backer board.
- Tyvak insulation wrap.
- Tape seams and corners.
- Stucko walls.
- Foyer ceiling drop to 9' with 2' x 2' tiles.
- Painting - scrape and sand steel, wash, prime and paint.
- Clean, prime and paint awning and windows.

WE PROPOSE hereby to furnish material and labor - complete in accordance with these specifications, for the sum of:

Eighty-nine thousand four hundred 00/100 dollars ($89,400.00).

Authorized Signature Mike Olson

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra cost will be reported in writing within 7 days after receipt of proposal.

Authorized Signature Mike Olson
J & M CONSTRUCTION OF WALWORTH CO., INC.
N7246 Sturtevant Rd.
WHITEWATER, WISCONSIN 53190

(262) 473-5343

To: Rudy Peters
600 Hartrey
Evanston, IL.

PROPOSAL

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We hereby submit specifications and estimates for:

Scope of work includes the following:

- Replace rotten wood on soffit.
- Install aluminum vented soffit.
- Install aluminum facia boards.

WE PROPOSE hereby to furnish material and labor - complete in accordance with these specifications, for the sum of:

Six Thousand Three Hundred Forty-Two dollars ($ 6,342.00)

Payable as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practice. Any alterations or deviations from above specifications involving extra cost will be executed only upon written order and will become an extra charge and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other secondary insurance.

Our workers are fully covered by Workmen’s Compensation Insurance.

Authorized Signature: Mike Olson

NOTE: This proposal may be withdrawn by us if not accepted within __________ days.

ACCEPTANCE OF PROPOSAL - The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature __________________ Date __________ Signature __________________ Date __________
Proposal/Contract

Date- October 14, 2009
Client- Rudy Peters
Job Location- 600 Hartrey, Evanston IL

Work to be Performed-

Remodeling to Exterior of Building as Follows;

- remove windows and rotted plywood from south side of building
- remove 3 windows in front foyer
- remove existing front entrance door
- frame in front opening @ 9'w x 7'h to accommodate new entrance door
- frame in openings from removed windows
- frame in 55 lf of steel I beams in order to plane with existing framing
- install new 1/2” plywood over new framing and where removed from damage
- replace rotted wood @ soffit
- install contractor provided single swing entrance door w/2 sidelites
- install 2”x2” furring strips @ 16” oc in preparation for cement board
- install 1 3/4” foam board insulation between furring strips
- install 1500 sq ft of 1/2” cement board over furring strips in preparation for stucco
- install tyvek home wrap insulation over cement board
- install tyvek tape @ all corners and seams
- apply 2 coats of smooth finished stucco over cement board
- wrap fascia boards with aluminum coil stock, color TBD
- install vinyl soffit w/vents
- install suspended ceiling @ 9’h w/ 2x2 ceiling tiles
- powerwash prime and paint awning and windows
- scrape, powerwash, prime and paint steel @ front of building
- scrape prime and paint 2 steel I beams
Cost: $103,785.00

Payment Schedule:

Certificates of insurance are available upon request. There is a one year warranty on all workmanship. Materials per manufacturers warranty. Any and all applicable permits are the responsibility of the customer. Any work performed and not detailed herein will be an extra cost and will be billed accordingly. All materials provided by customer need to be on site and ready by the date scheduled in order to avoid delays and extra costs. References available upon request. All overdue balances are subject to a 2% per month and all court costs and reasonable attorney fees.

Thank you for the opportunity to estimate this project. We look forward to working with you in the future.

Proposal is voided if not signed in 30 days.

Rudy Peters

Tom Rataiczyk

Date

Date
Date:         September 18, 2009  
To:           Chair and Members, Economic Development Committee  
From:         Dennis Marino-Interim Director, Community Development Department  
              Morris Robinson, Economic Development Planner  
Subject:      The Mechanical Group, Inc. Request for Financial Assistance, Funding Provided by the Economic Development Fund

Attached are a copies of a letter and repair estimates from Mr. Rudy Peters, the owner of The Mechanical Group, Inc., a plumbing business located at 600 Hartrey. Mr. Peters is requesting financial assistance for façade improvement at this commercial site. As noted in the two estimates, the total cost for the external improvements is estimated to be $95,742. The Property Standards inspector has cited the building for the needed façade work. Mr. Peters is requesting a 33% reimbursement in the amount of $31,914 when the façade work is completed.

Normally requests for façade improvements are channeled through the CDBG funded Neighborhood Storefront Improvement Program. However, this program is restricted to specific target area boundaries and Mr. Peter's property is literally a few feet outside of the boundary in this case.

Mr. Peter's plumbing business, which was then known as American Eagle Service Company was initially attracted to Evanston in 1999 from Skokie by Economic Development Planner Morris Robinson. The commercial building located at 600 Hartrey Avenue was in an advanced deteriorated condition when Mr. Peters purchased the property and since then he has invested over $100,000 to improve the property. Real estate taxes for the site are approximately $60,000 per year.

Mr. Peters currently employ six plumbers and plans to hire more as the economy improves. Evanston residents will be given priority with future employment opportunities. The residential community east of the site benefited when this blighted building was purchased and rehbabbed and will continue to benefit with the anticipated improvement status of the building.

Staff recommends that the EDC favorably consider the proposal to fund 33% of the façade improvement in the amount of $31,914, with a cap of $32,000 with funding provided by the Economic Development Fund account.
Mr. Morris Robinson  
Director of Economic Development  
City of Evanston,  
2100 Ridge Ave.,  
Evanston. Il. 60201

Dear Mr. Robinson,

As you probably remember that when we outgrew our facility in Skokie you became involved and found us a suitable location in Evanston and 10 years later we are still here.

The building our business is located in needs work on the exterior time and weather have taken their toll.
An Inspector from the Evanston Property Standards division has been to the building and noted the deteriorated condition of the siding on the south wall.

I wonder if the City of Evanston’s program that provides financial assistance for building façade improvements is still available and if this property would qualify. 
In today’s economic condition your city’s help would be greatly appreciated and it would also make another building in Evanston much more pleasant looking.
Please contact me to let me know what is possible.

Sincerely Rudy Peters.

Information from ESET Smart Security, version of virus signature database 4378 (20090828)

The message was checked by ESET Smart Security.

http://www.eset.com