



ECONOMIC DEVELOPMENT COMMITTEE

Wednesday, July 25, 2018 – 7:30pm

Lorraine Morton Civic Center, 2100 Ridge Avenue, City Council Chambers

Present: Ald. Braithwaite, Ald. Wynne, Ald. Wilson, Ald. Simmons, M. Berns, J. Sierant, H. Powell, Ald. Rainey, A. Pigozzi

Absent:

Staff: P. Martínez, P. Zalmezak

1. CALL TO ORDER / DECLARATION OF QUORUM

Ald. Wilson called the meeting to order at 7:39 p.m.

2. APPROVAL OF MEETING MINUTES OF June 27, 2018

H. Powell moved to approve

Ald. Simmons second

Approved 9-0

3. ITEMS FOR CONSIDERATION

- A. Storefront Modernization Projects
 - a. Church/Dodge
 - b. 1623 Simpson

Ms. Martínez summarized the staff report including staff recommendation to proceed with a scaled back scope of services totaling \$103,000.

Ms. Berns asked Mr. Scott Prestangen, GC, and Thomas Ahleman, Architect to provide return on investment – what is lifespan / expected life of windows, doors, awnings. Staff reported 10 year lifespan on awnings based on research and feedback from potential vendors.

Ald. Braithwaite asked for explanation of overhead/profit. Mr. Prestangen indicated it is cost of his time and supervision

Ald. Rue Simmons thanked staff and businesses for participating in process and highlighted the importance of project to address the disinvestment in the area.

Mr. Powell expressed concern about the length of the rental terms and the commitment of the landlord. Mr. Soterios “Sam” Frentzas, owner of 1901 Church Street, indicated he is committed to a five year lease term that he recently signed with his tenants.

Architect, Thomas Ahleman, clarified scope of services.

Approved 9-0

B. NSCVB Annual Funding

Ms. Gina Speckman, Chicago North Shore Convention and Visitors' Bureau's Executive Director, presented her organization's annual report.

Ald. Rainey expressed concerned about flat occupancy rates over last three years.

Ms. Speckman stated an increase in room supply (8,000 rooms) in Chicago has impacted the entire region.

Ald. Wilson expressed appreciation for the organization's effort.

Ald. Braithwaite moved to recommend

Ald. Simmons second

Approved 9-0

4. ITEMS FOR DISCUSSION

A. Central Street SSA

Mr. Zalmezak introduced the petition of the Central Street Business Association to commission a feasibility study for a Special Service Area in the Central Street/Green Bay Road area.

Mr. Zalmezak explained what an SSA is, and mentioned that staff would follow the same steps that were followed in the creation of the Main Dempster Mile SSA.

Mr. Tom Erd, owner of Spice House, introduced himself and explained the challenges small businesses face every day. He explained all the efforts the association is doing to manage the association and bring customers through the door. He explained hiring an SSA Executive Director would help achieve the association's goals and help them growth.

Ald. Wynne and Ald. Simmons expressed support.

Ald. Rainey asked if the Main Dempster Mile ever paid back the City for the initial consulting services to create an SSA, and how we would fund the study. Mr. Zalmezak stated the City was paid back, and explained there is some funding for the feasibility study.

The study would cost approximately \$36,000, and next steps between \$60,000 and \$75,000.

Ald. Wilson suggested reaching out to landlords to gain support for the SSA.

Staff was directed to conduct feasibility study.

5. COMMUNICATIONS

- A. Monthly Economic Development Communication
- B. Announcements/Updates from EDC Members

6. ADJOURNMENT

Mr. Pigozi moved to adjourn

Ald. Simmons second

Approved 9-0

Meeting adjourned at 8:34 p.m.