

DRAFT

Elmhurst Economic Development Commission

**Meeting Minutes
August 28, 2009 – 7:30 a.m.
City Hall – Conference Room 2**

Present: Betsy Hanisch, Scott LaMorte, Diane McGinnis, Don Meyers, Richard Reichert, Mark Sabatino, Kurt Warnke, John Quigley (Ex-Officio - Elmhurst Chamber), Tom Paravola (Ex-Officio - Elmhurst City Centre)

Absent: Dan Hiffman, Dan Leahy

Staff: John D. Said

Guest: Mayor Pete DiCianni, Alderman Kevin York

Chair Betsy Hanisch called the meeting to order at 7:35 a.m. A motion was made and seconded to approve the minutes of the June 26, 2009 EDC meeting. All Commissioners voted in favor; the motion was approved.

Discussion – Mayor Pete DiCianni

Mr. Said introduced Mayor DiCianni, including some background information and the Mayor's support of further development in the Elmhurst community. The Mayor then began by discussing the benefits and advantages of the community. He reiterated that he supports growing the community economically, and pointed out that there's about \$1 billion of activity now underway in Elmhurst. Mayor DiCianni then noted the City's commitment to economic development with the addition of Ken Bartels as a consultant to assist the City with a variety of duties, including communications and economic development. He stressed the importance of the Mayor and City Council working together and the EDC sharing their vision.

The Mayor and the EDC further discussed City marketing and communications efforts in the past and present, and options for the future. Communications options were reviewed in detail. Business retention was emphasized as an important aspect of economic development by the EDC, and the Mayor agreed. At the same time, the difficult financial situation of the City necessitates doing more with less at this point.

The Mayor then discussed the importance of industrial development as much as commercial/retail development. He said in the future a TIF (tax increment financing) district, or possibly SSA's (special service areas), could be considered for the industrial area, as well as commercial areas such as North York Street and York & Vallette. At

the same time, the Mayor noted the importance of some kind of CPI aspect to a future TIF district, to allow the school district to benefit from ongoing growth. Mr. Said noted that the locations discussed by the Mayor correspond well to strategies identified in the City's recently approved Comprehensive Plan. The Mayor also noted that he supports targeting sales tax producers in nearby communities considering relocation and court them to come to Elmhurst. He said there were two or three industrial businesses in the last several months that are relocating to Elmhurst, bringing jobs and sales tax revenue.

The Mayor moved on to review the planned O'Hare expansion and the western access options now under review in the region. He supports an option that would provide a spur expressway from the west side of O'Hare to connect south to I-294, with access at Grand Ave. At the same time, the City is also working with the Village of Northlake to revise the North Ave. area access to provide an exit to eastbound North Ave. to eliminate turnaround traffic through Elmhurst residential areas.

Mayor DiCianni then discussed retail sales taxes and ideas for more dependable sales tax revenue sources, such as a large-scale home improvement store. Key areas for future, large-scale retail redevelopment were discussed, including the Route 83 corridor, North & 83, and areas in the northern part of Elmhurst. The Mayor asked the EDC to keep providing their input and recommendations on all projects on an ongoing basis.

The EDC and the Mayor next reviewed Downtown activities, including parking in the Downtown area, and future development opportunities along Addison Street. The proposed Hahn Street project was also reviewed by the Mayor and the EDC in great detail.

After further discussion, the Mayor thanked the EDC for their efforts. Chair Hanisch thanked the Mayor for attending and reviewing his goals with the EDC.

There were no further updates or other business. The meeting was adjourned at approximately 9:05 a.m. The next meeting of the EDC is tentatively scheduled for September 25, 2009 at 7:30 a.m.

Submitted by: John D. Said