

**DRAFT**

**Elmhurst Economic Development Commission**

**Meeting Minutes  
October 23, 2009 – 7:30 a.m.  
City Hall – Conference Room 2**

- Present: Betsy Hanisch, Dan Hiffman, Dan Leahy, Diane McGinnis, Don Meyers, Richard Reichert, Mark Sabatino, Kurt Warnke, John Quigley (Ex-Officio - Elmhurst Chamber), Tom Paravola (Ex-Officio - Elmhurst City Centre)
- Absent: Scott LaMorte
- Staff: John D. Said
- Also: City Manager Tom Borchert, Ken Bartels (Consultant)

Chair Betsy Hanisch called the meeting to order at 7:32a.m. A motion was made and seconded to approve the minutes of the August 28, 2009 EDC meeting. All Commissioners voted in favor; the motion was approved.

Mr. Borchert reviewed and summarized report of the Finance Task Force. Report recommends raising funds to pay for local services. Even if property taxes are increased to pay for services, they would stay relatively low. City Council is now reviewing the report, and there's been lots of discussion throughout the community to reach consensus.

The report affirms the efficiency of City operations and professionalism of City Staff, with the resulting good value for dollars spent. The report encourages economic development in the long term to help diversify the economy. The City would benefit from the EDC weighing in on the Report; and will benefit from EDC efforts on the Strategic Economic Development Plan. The EDC then discussed zoning opportunities for development in Elmhurst. It was noted that the City Council should conclude their review by the end of October to stay on track with possible tax levy and budget schedule.

The EDC discussed possible endorsement of the Report. They opted to recommend that the Chair and Staff prepare a letter supporting key recommendations from the Report; including the revenue increases needed to fund key services, along with a commitment to economic development and completion of the Strategic Plan for Economic Development. This was moved, seconded, and approved by all EDC members present.

The EDC then reviewed the Strategic Plan outline, which was introduced and summarized by Mr. Said. He identified the entire project timeline and steps needed in the process, as well as the goal of getting the Plan to the Council by the end of January. He noted that the Strategic Plan is an outgrowth of the City's Comprehensive Plan, and is prompted by the Task Force Report.

It is expected that the Strategic Plan will identify tools such as Tax Increment Financing (TIF) to continue the City's economic development efforts. The political issues associated with TIF were also discussed, as was requirements for creating TIF districts. Economic issues of local businesses and other area communities were reviewed as they related to local economy.

The Commission then reviewed opportunities for retention and recruitment outreach, including the following: Willis Johnson/York Theater, Al's Hobby Shop (although Ms. Hanisch noted Al's was visited within the last 6 months), Fitzpatrick Co., Champion/Duchoissios and Elmhurst Auto Clinic. Other businesses such as Plass and Patten were also discussed, especially regarding sales tax.

The Commission concluded with brief discussion from Mr. Warnke about a planning and development class he recently attended. Mr. Said also noted that the November meeting is tentatively scheduled for November 20, and the December meeting is tentatively scheduled for December 18.

There were no further updates or other business. The meeting was adjourned at approximately 9:10 a.m.

Submitted by: John D. Said