

**Elmhurst Economic Development Commission
Meeting Minutes of January 22, 2016
Elmhurst Memorial Hospital – Elm/Maple Rooms**

Present: Bill Shanklin, Chair, Rich Reichert, Vice Chair, Chris LaBounty, Trisha Hall, Mark Anglewicz, Barbara Riekse-Schau, Steve Moskal, Matt Waterwall, Maryann Gorski, Bill Huber, Tim Ricordati, Don Meyers

Absent: Kurt Schiele, Brian Stolper, Diane McGinnis

Also Present: Scott Levin, Kevin York, Mark Sabatino, Mike Kopp, Erin VanDeWalle, Linda Bjrani, John Quigley, Tom Paravola, Ken Bartels

The EDC was called to order at 7:35 a.m.

The EDC meeting minutes from December 18, 2015 were approved as submitted.

There were no public comments.

Bill Shanklin welcomed the three aldermen present and the new city intern. He also thanked the hospital for hosting the meeting. Bill also offered to have the American Legion as the site for the March 18, 2016 EDC meeting.

Mike Kopp provided a brief city project update: The Addison Deck is open and Orange Theory Fitness has opened as the first retail tenant. Elmhurst 255/Hahn Street is moving along well. LA Fitness site, the Starbucks will be open soon. 100 N. Addison, the developer will be presenting to the City Council on 2/11/16 on a six-story retail/residential-rentals (150 units). Fitness Formula Center moving forward. Thornton's demolition likely in late February with construction to follow. Wilken's site is seeking incentives. Len's Ace Hardware has purchased the downtown Ace Hardware and plans extensive changes inside and outside. Wilder Crossing site is for sale. Cocomero site will become a farm to table restaurant. 100 N. York will be underway shortly with one tenant confirmed.

Ken Bartels shared that Commissioners Shanklin, Ricordati, McGinnis, Meyers and Schau are up for re-appointment by April 30, 2016. He will be in contact individually. Maryann Gorski shared that the third, EDC-sponsored 'Women-n Management' seminar will be held at Wilder Mansion on February 16, 2016. Flyers/Invitations were shared with the EDC. In addition, a new EDC 'SWOT' analysis will be on the February meeting agenda. The EDC sub-committees have started to meet.

Ken led the annual EDC 'brainstorming' session by reviewing the 2015 session notes and providing status information. He then, along with Mike, took turns facilitating EDC discussion which resulted in the following:

- SWOT at February EDC meeting will lead to a revised economic development plan effort.
- Downtown Plan in process includes zoning items and common variance requests. It indicates a core area, outer core area, neighborhood transition area, civic/institutional area. Next meeting is 2/25/16.
- TIFs both revised and new will be on the EDC agenda.

- New expressway plans and how they will effect Elmhurst?
- What are the 'City's' expectations for the EDC?
- Better utilize the many 'brokers' that reside in Elmhurst as a knowledge base and resource.
- Understand better the vacancy rates.
- What can be done in the business parks in terms of upgrades, consolidations and communication? A stakeholder gathering?
- How do we 'get in front of' issues and ideas for the future?
- We must think beyond the downtown.
- City-wide economic development linkages.
- York/Valette potential.
- Stakeholder meetings throughout the city, value-added, owner vs. leased, common themes, SSAs, planned developments.
- Land assembly by city.
- Foreign interests for developmental projects?
- Office space in the downtown...worth revisiting? Stated need for 'class a' space.
- Revisit public/private partnerships concept with a focus on longer-range projects of substance.
- Promote the interest for such public/private partnerships.
- Possible Metra station upgrade via Congressman Quigley?
- Heightened City/College project discussions.
- How to use the fact that Elmhurst is becoming 'the rental apartment hub of the western suburbs'?

Bill reminded the EDC that retention visit reporting will resume at the February 26, 2016 meeting.

The EDC was adjourned at 9:07 a.m.

Meeting minutes submitted as a draft by Ken Bartels.