



**MINUTES OF THE MEETING OF THE  
LONG GROVE ECONOMIC DEVELOPMENT COMMISSION  
Tuesday, February 11, 2020 at 7:00 A.M.  
3110 Old McHenry Road, Long Grove, Illinois 60047-9613**

**CALL TO ORDER**

Vice Chairman Pipin called the regular meeting of the Long Grove Economic Development Commission (EDC) to order at 7:00 A.M. with a quorum of the EDC present in person.

**OFFICIALS IN ATTENDANCE**

EDC Members Present in Person:	Pam Brown, Mike Elliott, Minah Hall, Rob Pipin, Eric Russell, Irwin Steinberg
EDC Members Present Electronically:	Roger Goble, Jay Levin
EDC Members Absent:	Bob Brinley
Ex-Officio EDC Members Present in Person:	Jennifer Michaud
Ex-Officio EDC Members Present Electronically:	Rita O'Connor
Village Staff Present:	Denise Rosenquist (Village Intern), Amy Gayton (Village Clerk)
Others Present in Person:	Michael Sarlitto, Lauri Wilhoit (HDLGBA)

**PUBLIC COMMENT**

None.

**ACTION/DISCUSSION ITEMS**

**1. Motion to Approve Meeting Minutes of 1/21/2020**

The EDC voted 6-0 in favor of approving the minutes of the 1/21/2020 EDC meeting. Moving forward, draft meeting minutes will be attached to the meeting agendas.

**2. Working Session #1: Grants, Transportation and Related Infrastructure**

**Discussion Leads: Hall, Steinberg, Russell, Brown**

- Trustee Michaud summarized the Village Board's direction to the EDC from the past Board meeting. Top priority is to determine steps to attract businesses to Long Grove and identify reasons businesses remain in Long Grove. Grant research/pursuits should not be a top priority and pathways, public restrooms and parking lot improvements are already a primary focus of the Board.
- Commissioner Hall disagreed explaining that many grant programs promote economic development. She added that the EDC needs funding for business attraction activities and that business attraction positions in other municipalities are full-time jobs.
- Michael Sarlitto expressed that 80% of the Village's revenue comes from sales tax generated by Menards. He added that the EDC was established to diversify and attract revenue and that grants are one way to do that.
- Commissioner Russell suggested the EDC seek approval to pursue economic development grants but leave pursuits of transportation/infrastructure/pathway grants to other commissions/committees, Village staff, and the Village's consultants.
- There was general frustration expressed on the task of pursuing economic development without funding or adequate time (or a consultant's time) to devote to the effort.

- Chairman Goble bought up the possibility of an EDC-Village Board retreat providing a first-time forum for direct communication between the two groups. Topics would include defining the EDC's top initiatives, the funding needed to support them, the EDC resources available, and ways in which the Board can assist.
- Vice Chairman Pipin agreed with the idea noting that the EDC feels siloed from the Board and other commissions whereas we should be working together as part of the overall decision-making process.
- Michael Sarlitto advised that a few years ago the Village Board met with the Long Grove Fire Protection District Board before a Village Board meeting and that an agenda template may be available. He added that an EDC-PCZBA retreat might also be of value.
- Commissioner Hall followed that the EDC should be part of the vetting process for developer proposals, citing the S. 15 development proposal as an example of a project that should appear before the EDC so that the revenues and costs of the project can be vetted and reported back to the Board.
- Michael Sarlitto agreed that the EDC should be validating developer financial assumptions for the Board.

### **3. Working Session #2: Completion of Annual Work Plan and Budget**

#### **Discussion Leads: Goble, Pipin**

- The topic turned to real estate development priorities including new development on vacant parcels, lease-up of vacant commercial space, and retention of existing businesses.
- With respect to vacant commercial space, there was general consensus on the need to review lease terms.
- Michael Sarlitto counseled that the EDC must first understand the economic motivations of the individual property owners and the role that the vacant properties play in their real estate portfolios.
- The EDC revived the desire to invite the major owners of the vacant properties to an EDC work session.
- The idea of a vacancy tax or something comparable was also revived as a repercussion for long-term vacancy.
- With respect to the developable sites, Michael Sarlitto suggested inviting PCZBA Commissioner Brooke Bauer to an EDC meeting for perspective on the sites, including the Abbott property, Menards outlots, NE corner of IL 22/Old McHenry Road, Ballybunion site, and S. 15 parcel.
- Laurie Wilhoit suggested seeking real estate broker assistance in identifying questions for property owners.
- Commissioner Steinberg intimated the need for the EDC to be friendly with both brokers and property owners.
- Vice Chairman Pipin and Commissioners Steinberg and Russell agree to collaborate on a strategy for engaging the owners of the vacant commercial properties.

### **4. New Business**

- Trustee Michaud will bring up the idea of an EDC retreat with the Board. The targeted date for the retreat is March 10<sup>th</sup>.

### **ADJOURNMENT**

Vice Chairman Pipin adjourned the meeting at 8:35 AM with a unanimous vote of approval by the EDC.