

**MINUTES**  
**Economic Development and Marketing Committee**  
**January 23, 2018 - 6:30 p.m.**  
**Village Hall of Tinley Park – Council Chambers**  
**16250 S. Oak Park Avenue**  
**Tinley Park, IL 60477**

Members Present: C. Berg, Chairman  
M. Mangin, Village Trustee  
M. Pannitto, Village Trustee

Members Absent: None

Other Board Members Present: None

Staff Present: D. Niemeyer, Village Manager  
P. Carr, Assistant Village Manager  
P. Hoban, Economic Development Manager  
D. Framke, Marketing Director  
P. Connelly, Village Attorney  
L. Godette, Deputy Village Clerk  
L. Carollo, Commission/Committee Secretary

**Item #1** - The meeting of the Economic Development and Marketing Committee Meeting was called to order at 6:37 p.m.

**Item #2 – CONSIDER APPROVAL OF THE MINUTES OF THE SPECIAL ECONOMIC DEVELOPMENT AND MARKETING COMMITTEE MEETING HELD ON JANUARY 9, 2018** – Motion was made by Trustee Mangin, seconded by Trustee Pannitto, to approve the minutes of the Special Economic Development and Marketing Committee held on January 9, 2018. Vote by voice call. Chairman Berg declared the motion carried.

**Item #3 – RECEIVE UPDATE ON EDGE TAX CREDIT PROGRAM** - P. Hoban, Economic Development Manager presented an update on the Economic Development for a Growing Economy Tax Credit (EDGE) program. The EDGE program provides an incentive to businesses to support job creation, capital investment and improve the standard of living for all Illinois residents. The EDGE program was signed into law on September and expires June 30, 2022. The Illinois Department of Commerce and Economic Opportunity (DCEO) submitted revised rules to the Joint Committee on Administrative Rules (JCAR). New applications will be accepted immediately. Mr. Hoban stated the revisions now apply to all qualified companies receiving tax credits regarding employees' wages as well as creating 5% of worldwide employment. Interested Tinley Park investors are encouraged to contact DCEO regarding the application process and qualification requirements. Chairman Berg asked the Committee if there were any questions and/or concerns. No one came forward.

**Item #4 – DISCUSS CLASS 8 RENEWAL FOR 7101 183rd STREET** - The applicant, BCL Tinley Park LLC plans to retain multiple Tinley Park retailers as well as attract future tenants located at 7107 183rd Street. The property, including both PINs, contains six (6) units and consists of an approximately 12,040 square foot strip retail center located on an approximate

66,207 square foot site. Three of the units currently are leased and occupied, two are leased and will be occupied as soon as possible and the last unit will be leased and occupied as soon as possible. The applicant hopes to continue to successfully operate the property, however, believes a Class 8 Incentive renewal on PIN 31-06-100-028-0000 is needed. The Economic Development and Marketing Committee received information relating to the Class B incentive renewal, including benefits of a renewal and the Village of Tinley Park's incentive policy. Staff recommends approval to the Village Board at the February 6, 2018 meeting.

Motion was made by Trustee Mangin, seconded by Trustee Pannitto, to recommend a Class 8 renewal for 7101 183rd Street be brought forward for future Village Board approval. Vote by voice. Chairman Berg declared the motion carried.

**Item #5 – DISCUSS BANGING GAVEL INCENTIVE AGREEMENT** - Banging Gavel is planning a purchase and remodel of the Vogt Building into a brew house and restaurant, which will cost \$4,157,350.00. The original request made by Banging Gavel was \$850,000 in assistance; \$600,000 of the request included a \$450,000 Historic Preservation grant plus an estimated \$150,000 for public land purchase. Both requests would be paid from TIF funds and according to Treasurer, Brad Bettenhausen there are sufficient TIF funds available to cover the grant portion of this project. The remaining \$250,000 would come in the form of a sales tax rebate providing an operating incentive over the first ten (10) years, which is based on the 1% State of Illinois Sales Tax collected by the Village, estimated at \$20,000 to \$30,000 per year. The incentive includes historic preservation and public land acquisition, as well as an operating incentive.

However, the prospective lender of the project expressed concerns due to the risk of renovating a historical property and actual costs could vary substantially from anticipated costs. Therefore, access to the TIF funds during the construction phase of the project would be critical in assisting with financing of this project. Two of the three Banging Gavel co-founders, James Richert and Walter Ornelas addressed the Economic Development and Marketing Committee's questions and concerns regarding this project.

Banging Gavel has amended the request of a change in the timing of their payments. The original agreement included a \$450,000 Historic Preservation grant to be paid when the occupancy permit was issued. Banging Gavel is requesting an amendment of the development agreement to pay up to \$300,000 of the Historic Preservation grant before the occupancy permit is used and the additional \$150,000 when the occupancy permit is issued.

Staff recommends amending the payment schedule of the \$450,000 Historical Grant to \$150,000 upon completion of 50% or more for the project, \$150,000 up on 75% of project completion and the remaining \$150,000 upon issuance of occupancy permit.

After discussion, the consensus of the Economic Development and Marketing Committee was a need for further communication with the prospective lender regarding purchase and renovation of the Vogt Building by Banging Gavel in order for a recommendation to be brought forward for future Village Board approval.

**Item #6 – DISCUSS WAYFINDING REQUEST FOR PROPOSALS** - The Village received six (6) responses to a Request for Qualifications (RFQ) seeking a firm to assist in creating a new Roadway and Pedestrian Wayfinding System and four (4) firms were then shortlisted. A staff committee interviewed these firms on December 18 and 19, 2017. Each firm was evaluated for their design quality, complete capabilities, references and current workload/ability to meet

established deadlines. Upon completion of the interviews, the staff committee shared feedback in relation to the RFQ parameters, in addition to each firm's strength of design capabilities, attention to detail, proposed costs and location.

The consensus of the staff committee is to recommend the Village contract with KMA Design to design and develop a Roadway and Pedestrian Wayfinding System for the Village of Tinley Park. Upon acceptance of this recommendation by the Economic Development and Marketing Committee and contract approval by the Village Board, the project will begin in mid-February and anticipates completion in six (6) months at a cost not to exceed \$61,985.00. The FY18 Budget has \$100,000 appropriated for this project.

Motion was made by Trustee Mangin, seconded by Trustee Pannitto, to recommend a contract to KMA Design to design and develop a Roadway and Pedestrian Wayfinding System for the Village of Tinley Park be brought forward to the Village Board for future Board approval. Vote by voice. Chairman Berg declared the motion carried.

**Item #7 – DISCUSS LAUNCH OF NEW VILLAGE WEBSITE** - Ms. Framke presented an update of the website design, which includes on the home page of the Village website branding and new colors. Of note; there will be a tab titled "How Do I?" This was designed for citizens to be able to find information easily. A special emphasis will relate to music on the home page as well as Village news, a calendar for upcoming events, and special interest articles. The interior pages will act as virtual departments where information relating to that department can be easily located. The Life Amplified page will also include information specifically related to music within Tinley Park. In addition, various forms will be available to citizens on the new website as well. A soft launch of the new Village website is anticipated the first week of February. Chairman Berg asked the Committee if there were any questions and/or concerns. No one came forward.

**Item #8 – RECEIVE COMMENTS FROM THE PUBLIC** - No comments from the public.

#### **ADJOURNMENT**

Motion was made by Trustee Mangin, seconded by Trustee Pannitto, to adjourn this meeting of the Economic Development and Marketing Committee. Vote by voice call. Chairman Berg declared the motion carried and adjourned the meeting at 7:16 p.m.

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