

**MINUTES**  
**Special Meeting of the Economic Development and Marketing Committee**  
**April 10, 2019 – 5:30 p.m.**  
**Village Hall of Tinley Park – Council Chambers**  
**16250 S. Oak Park Avenue**  
**Tinley Park, IL 60477**

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

Members Absent: None

Other Board Members Present: None

Staff Present: D. Niemeyer, Village Manager  
P. Carr, Assistant Village Manager  
B. Bettenhausen, Village Treasurer  
M. Zonsius, Assistant Village Treasurer  
P. Connelly, Village Attorney  
D. Framke, Marketing Director  
P. Hoban, Economic Development Manager  
L. Valley, Executive Assistant to the Manager and Trustees  
L. Godette, Deputy Village Clerk  
L. Carollo, Commission/Committee Secretary

**Item #1** - The Special Meeting of the Economic Development and Marketing Committee was called to order at 5:42 p.m.

**Item #2 – CONSIDER APPROVAL OF THE MINUTES OF THE SPECIAL ECONOMIC DEVELOPMENT AND MARKETING COMMITTEE MEETING HELD ON FEBRUARY 26, 2019** – Motion was made by Trustee Pannitto, seconded by Trustee Curran, to approve the minutes of the Special Economic Development and Marketing Committee meeting held on February 26, 2019. Vote by voice call. Chairman Berg declared the motion carried.

**Item #3 – DISCUSS OAK PARK AVENUE GRANT FOR CYNTHIA CECOTT, VETERINARY CLINIC OF TINLEY PARK, 17745 OAK PARK AVENUE** - The Oak Park Avenue Playbook Grants were created to encourage investment and offset development costs in the older commercial buildings located within downtown Tinley Park's Legacy Districts.

Cynthia Cecott, owner of Veterinary Clinic of Tinley Park, plans to expand at 17745 S. Oak Park Avenue. The project will include a new façade, new sign, new landscaping and renovation of the current space and adjacent spaces, including installation of fire alarm and sprinkler systems.

A single business may request matching funds up to \$70,000 per location. The Façade and Code Compliance Grants are matching grants up to \$35,000. The Sign and Landscaping Grants are matching grants up to \$5,000.

The Economic and Commercial Commission (ECC) reviewed and recommended these grants on March 11, 2019. Staff recommended approval of a Façade Grant of \$15,250, Sign Grant of \$4,433,

Landscaping Grant of \$5,000 and a Code Compliance Grant of \$33,627, totaling \$58,310 in grants for Cynthia Cecott to renovate 17745-17747 Oak Park Avenue.

Dr. Cynthia Cecott was present. Trustee Berg thanked Dr. Cecott for her efforts in undertaking this project. The building is estimated to be over 40 years old. Chairman Berg asked the Economic and Marketing Committee if there were any questions. No one came forward. The Committee was unanimously in favor of the plans for the building.

Motion was made by Chairman Berg, seconded by Trustee Curran, to recommend approval of four (4) Oak Park Avenue Playbook Grants; Façade Grant of \$15,250, Sign Grant of \$4,433, Landscaping Grant of \$5,000 and a Code Compliance Grant of \$33,627, totaling \$58,310 to Cynthia Cecott be placed on the agenda for the Village Board meeting scheduled on April 10, 2019. Vote by voice. Chairman Berg declared the motion carried.

**Item #4 – DISCUSS CITIZEN SURVEY** - National Research Center, Inc (NRC), is a leading survey research and evaluation firm focusing on information requirements of the public sector, including local governments.

The Marketing Department recommended the Village contract with the National Research Center (NRC) to facilitate a community assessment survey. The survey results would provide a databased picture of residents' needs and perspectives and allow the Village to benchmark Tinley Park to other similarly sized communities. Results would also provide comprehensive data on government services, policies and management, which would be measured against NRC's resident opinion database and would be integral in updating the Village's Strategic Plan.

The cost to facilitate this comprehensive survey is \$17,435, which includes basic surveying and a custom benchmark comparison based on region and population. Deliverables would include full facilitation of the survey including staff coordination with survey development; sample selection, preparation and mailing of a five page survey to 1700 households; printing and mailing costs; geocoding, programming and hosting a web version of the survey; data entry and analysis and a full report of results. The Village will also make the survey available online.

This four month survey and evaluation process would begin in late May/early June with final reports available in September/October. Funding is available and appropriated in the FY-19 Marketing Budget.

D. Framke, Marketing Director stated the Village did a similar type of survey 3 years ago; however, benchmarking was not performed. NRC survey results would include local as well as nationwide comparative communities. Chairman Berg asked what the difference is between ESRI (Environmental Systems Research Institute) and the citizen survey. P. Hoban, Economic Development Manager stated ESRI is used for overall demographic data, whereas the survey results would be direct feedback from the citizens. Trustee Pannitto asked how this survey will be used. D. Niemeyer, Village Manager stated the results of the survey will help the Village develop priorities in the future. Chairman Berg asked if the duration of survey validity is 3 years. Mr. Niemeyer stated 3 years would provide the Village a good benchmark.

Motion was made by Chairman Berg, seconded by Trustee Curran, to recommend the Citizen Survey be placed on the agenda for the Village Board meeting scheduled April 16, 2019, for approval. Vote by voice. Chairman Berg declared the motion carried.

**Item #5 – DISCUSS CHICAGO SOUTHLAND INTERSTATE ALLIANCE INTERGOVERNMENTAL AGREEMENT** - The mayors of Mokena, Orland Park and Tinley Park

formed the Chicago Southland Interstate Alliance (CSIA) to encourage development along the I-80 corridor. CSIA is a public/private partnership between the Villages of Mokena, Orland Park, Tinley Park, the Chicago Southland Chamber of Commerce, American Technical Publishers, Ozinga, Panduit and Will County CED (Center for Economic Development).

CSIA's goal is to market regionally and sell locally. CSIA plans to market the corridor's workforce, quality of life and vacant land to attract technical and office-focused development. CSIA will create a website and share marketing materials at tradeshow. To fund development and promotion of the marketing materials, CSIA recommended each village contribute \$10,000, for a total of \$30,000 to start the partnership.

The CSIA funds are to be governed by CSIA's executive board, comprised of the mayors of Mokena, Orland Park and Tinley Park. The mayors shall appoint a president, vice president and treasurer of the executive board, and each shall serve without compensation. The mayors shall alternate roles every two (2) years. CSIA plans to approach additional partners along the I-80 corridor for contributions to expand the marketing campaign.

Staff requested the Village pledge \$10,000 and enter into an Intergovernmental Agreement with the Villages of Mokena and Orland Park with the intent to fund shared marketing to promote available real estate along the I-80 corridor.

A representative from Ozinga was present. Of note; Orland Park has already agreed to the Intergovernmental Agreement and Mokena will be reviewing it shortly. Mr. Hoban stated the borders within Tinley Park would be 191st Street to 183rd Street along I-80, and Tinley Park is the most mature section of the I-80 corridor. It was explained the goal of the CSIA is to work together as a whole so everyone may benefit. Startup cost is \$10,000 from each community, and businesses within the I-80 corridor will also be approached for investment interest as well. Mr. Niemeyer explained within the Agreement it does state if the balance should fall below \$10,000, more funds may be needed. Chairman Berg asked the Committee if there were additional questions. No one came forward.

Motion was made by Chairman Berg, seconded by Trustee Curran, to recommend Chicago Southland Interstate Alliance (CSIA) Intergovernmental Agreement be placed on the agenda for the Village Board meeting to be held on April 16, 2019. Vote by voice. Chairman Berg declared the motion carried.

**Item #6 – DISCUSS PANDUIT INCENTIVE REQUEST** - Panduit began preparing for residential development on the 36-acre site as outlined in the Legacy TIF Redevelopment Plan at 6200 175th Street. Panduit started demolishing the building in June 2018 and completed demolition in December 2018. To continue site preparation, an environmental study is required, which is a TIF eligible expense.

The Legacy TIF Redevelopment Plan:

- Identifies converting a portion of the land currently occupied by Panduit and the ABC Supply Co. from office/restricted industrial to residential use.
- Identifies addressing environmental problems that are or may be associated with properties as the tenth key recommendation for the Redevelopment Project Area.
- Identifies the need to provide cleanup of hazardous waste, hazardous substances, or underground storage tanks required by state or federal law where there is a material impediment to the development or redevelopment of the Redevelopment Project Area as the eighth objective for the Redevelopment Project Area.
- Allocated \$5,500,000 for property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests herein, demolition of buildings, site

preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land, as provided for by 65 ILCS 5/11-74.4-3(q)(2).

Panduit requested a \$200,000 (Tax Increment Financing) TIF incentive as increment accrues to perform an environmental study at 6200 175th Street. This incentive is for a Phase II study; the Phase I study identified the need to progress to a phase II study.

The consensus of the Committee was to bring forward Panduit's request of a \$200,000 TIF incentive to perform an environmental study at 6200 175th Street to the Economic and Commercial Commission (ECC) for review.

**Item #7 – RECEIVE COMMENTS FROM THE PUBLIC** - No comments from the public.

#### **ADJOURNMENT**

Motion was made by Chairman Berg, seconded by Trustee Curran, to adjourn this Special Meeting of the Economic Development and Marketing Committee. Vote by voice call. Chairman Berg declared the motion carried and adjourned the meeting at 5:58 p.m.

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