

# KENDALL COUNTY ILLINOIS

## Economic Development Committee

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Meeting Minutes  
Friday, March 16, 2018

### Call to Order

The meeting was called to order by Chair Audra Hendrix at 9:00 a.m.

### Roll Call

Committee Members Present: Chair Audra Hendrix, Lynn Cullick, Scott Gryder, Elizabeth Flowers (entered at 9:05 a.m.)

Committee Members Absent: Matt Kellogg

Elected Officials Present:

Staff Present: Andrez Beltran, Economic Development and Special Projects Coordinator; Scott Koepfel, Kendall County Administrator/Interim Technology Services Director/Interim PBZ Director

Members of the Public:

**Approval of Agenda** – Member Cullick made the motion to approve the agenda. It was seconded by Member Gryder. **Approved 3-0.**

**Approval of Meeting Minutes** – Member Cullick made a motion to approve the meeting minutes from the February 16, 2018 meeting. Seconded by Member Gryder.

Member Cullick and Gryder withdrew their motions.

Member Cullick made a motion to amend the February 16, 2018 meeting minutes to strike the vote on the direction for Mr. Beltran to not contact the owners of Lucky's Beef and Dogs. Member Gryder seconded. **Approved 3-0.**

### Committee Business

Member Flowers entered the meeting at 9:05 a.m.

*Approval of Directing the Economic Development and Special Projects Coordinator to not contact Priscilla Liberatore, James Manfre, or Michael Manfre and to refer any contact from them to the State's Attorney's Office*

Mr. Beltran stated staff had been advised by the State's Attorney's Office that the vote in February was invalid as the item was not on the agenda. Mr. Beltran stated it was on the agenda for the Committee to approve if they so wished.

Member Cullick made the motion. Member Gryder seconded. Chair Hendrix asked for a rollcall. Lynn Cullick – aye, Scott Gryder – aye, Audra Hendrix – aye, Elizabeth Flowers – aye. **Approved 4-0.**

### *Discussion of Boulder Hill and Boulder Hill Market*

Mr. Beltran stated at the Committee's request he went to Boulder Hill Market to speak to the business owners and investigate the area. He stated that while dated, the exterior was well maintained and the parking lot was redone in the last couple of years. In one section, there was

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two churches, a dog groomer, a Dollar General, and a pool maintenance and life guard training business. On the other side of the parking lot was a restaurant, an orthodontist office, an attorney's office, and a roofing business. He spoke to a business owner, and had information to reach out to the owner of the strip mall. In addition, there were several vacant businesses including the bank. Mr. Beltran stated he felt the layout was hindered by orientating the back to the neighborhood; however, he guessed that was because when designed the thought was traffic would come from Route 25 rather than Boulder Hill. Finally, he stated that the biggest issues was the sign was missing some letters.

The Committee discussed ways to rehabilitate the area. The Committee main focus was to orient the area towards more of a community place rather than a standard retail market as it would not be able to compete with the selections on Douglas and Route 30 as well as Orchard Road. By partnering with the owner and the local groups in the area (senior living, Oswegoland Park District, etc.) the area could be transformed into a meeting space.

The Committee directed Mr. Beltran to reach out to the owner as well as have some demographic information and traffic counts by the next meeting as well as put together steps to create a plan for the area that would include local stakeholders.

### *Discussion of Tax Abatement forms and scoring*

The Committee decided to send this item to the next Economic Development Committee meeting. Member Gryder made the motion, member Cullick seconded. **Approved 4-0.**

### *Approval of Economic Development Strategic Plan*

Mr. Beltran stated that he had been advised that the Public Access Counselor has been viewing consensus at public meeting with skepticism as an attempt to circumvent OMA rules. As such, Mr. Beltran thought it best to bring back the Economic Development Strategic Plan for approval to the Committee.

Member Gryder made the motion to approve the item and send it to the March 21, 2018 County Board meeting. Member Cullick seconded. Chair Hendrix called for a roll call. Lynn Cullick – aye, Scott Gryder – aye, Audra Hendrix – aye, Elizabeth Flowers – aye. **Approved 4-0.**

## **Updates and Reports**

### *Revolving Fund Loans*

- *Monthly Loan Statements*

Mr. Beltran stated that there is currently approximately \$1.7 million dollars available to loan. Currently all loans except Lucky Beef and Dog's is current.

### **Chairwoman's Report**

Chair Hendrix stated she sent out the Choose DuPage Economic Indicator report. She also stated she was recently interviewed by a firm doing work for Waubensee community college. She emphasized the importance to education to the County's ability to grow. She hoped they would continue to grow their educational opportunities.

### **Public Comment** – None

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Executive Session - None

### Adjournment

At 9:56 a.m., Member Cullick made to adjourn. Member Flowers seconded. With no objection, the meeting adjourned.

Respectfully Submitted,

Andrez P. Beltran  
Economic Development and Special Projects Coordinator