

City of Crystal Lake Economic Development Committee
March 27, 2018 – 8:00 a.m.
Municipal Complex – City Council Chambers Conference Room

Call to Order

The meeting was called to order at 8:00 a.m. by Mr. Reece.

Roll Call/Attendance

Members DeHaan, Leech, Saidler, and Reece were present. Ms. Maule arrived at 8:05 a.m. Members Affrunti, Schroll and Fowler were absent.

Heather Maieritsch, Economic Development Manager, was present. Jim McConoughey, Interim Director of the McHenry County Economic Development Commission, and Councilman Haig Haleblain were also present.

Approve Minutes of the February 27, 2018 Meetings

Mr. Reece said due to a lack of a quorum, the approval of the minutes is hereby tabled until another member arrives or they will be approved at the next meeting.

Public Participation

There was no one present who wished to speak.

I Shop Crystal Lake Update

Ms. Maieritsch said I Shop Crystal Lake campaign is going well. Staff is considering extending the contract for the consultant under the extension provision in the contract. Mr. Haleblain asked if there is a cost increase. Ms. Maieritsch said yes but the contract total would still be under the \$5,000 threshold. She added that the contractor is very reasonably priced. Mr. Saidler agreed.

Business Investment Awards and Business Tours

Business Tours

Ms. Maieritsch said the business tours are moving forward and will be scheduled for April and May. They are also moving forward on the presentation for the Business Investment Award for 1776. She has been contacted by Spartan Adhesives and they would prefer we not tour their facility. She will be reaching out to them to determine why they would prefer not to meet with us. The tour for The Quarry will be in June and by that time The Cottage will be open at Three Oaks Recreation Area. Ms. Maieritsch said she will be working with Precision Waterjet to confirm a date for a tour.

Ms. Maule arrived at this time.

Mr. Reece said he knows the owner of Spartan Adhesives and if Ms. Maieritsch would like he could attend the meeting she sets up with the owner.

Mr. Saidler suggested a tour of the latest Aptar facility in the building where his office is currently. They will be moving their corporate headquarters and training center to this building. He thought that possibly October would be a good time. They should be up and running by then.

Ms. Maieritsch suggested tours for Nu-Metal Products, Ridgefield Flooring, Zip Specialties, and Gallant. Mr. Reece thought that Gallant was moving. Ms. Maieritsch said she will check on that.

Mr. Reece said there was now a quorum for the approval of the previous meeting's minutes.

Approve Minutes of the February 27, 2018 Meetings

Mr. DeHaan moved to approve the minutes from the February 27, 2018 EDC meeting as presented. Ms. Maule seconded the motion. On voice vote, members DeHaan, Maule, Saidler, and Reece voted aye. Mr. Leech abstained. Motion passed.

Business Anniversaries

Ms. Maieritsch said a plaque and proclamation for Mr. A's 50th anniversary will be presented at the April 17th City Council meeting.

Organization reports:

Downtown Crystal Lake

There was no report

Chamber of Commerce

Ms. Maule said The Community Cleanup is scheduled for April 21st. It will include electronics, prescription collection, shredding, as well as clothing and shoe collection. She added that the event continues to grow every year.

Ms. Maule said they are taking nominations for the Chamber's awards banquets through Friday. The information and forms are on their website. There will be a round table with McEDC for young employers who are in a position to hire. This group will meet a few times a year to help guide the Chamber. The Strategic Planning meeting will be on April 24th.

Ms. Maule said the Blue Star banners should be going up this week. She will be meeting with the newspaper to get the word out for the next set of banners. There will be one Gold Star banner that will not be taken down in memory of a local fallen veteran.

McHenry County EDC

Mr. Reece welcomed Mr. McConoughey to the meeting. Mr. McConoughey said he has 30 years of economic development experience. He lived in Algonquin about 15 years ago where he helped start the EDC in Algonquin and Huntley. He also worked at Elgin Community College which was very enlightening.

Mr. McConoughey said currently the McEDC Board is reflecting on the past 10 years. They are looking at what they do, what the communities do, and what they can do together.

Mr. McConoughey said the McEDC is reviewing the role and direction of the organization. He said the County is at a low point for having properties ready for potential industrial/manufacturing uses. Currently there has been significant attention given to Kane County which has "turnkey" properties.

Mr. Haleblain asked about the importance of Route 31. Mr. McConoughey said Route 31 will be a major corridor but heading North. There are several businesses just across the Illinois/Wisconsin border that will be drawing employees from our area.

Mr. McConoughey said the members will be receiving invitations to task forces.

Mr. Reece thanked Mr. McConoughey for coming to the meeting.

City of Crystal Lake

Ms. Maieritsch said the Woodlore development is moving forward. They recently submitted plans to start the process and plan to begin building the models this year.

Ms. Maule asked about the Centegra/Mercy lawsuit. Ms. Maieritsch said Mercyhealth has been moving dirt on the site.

Mr. Haleblain asked about the former Hines Lumber site. Ms. Maieritsch said there were issues with the contract. They are currently proposing moving forward and reusing the site plan.

Mr. Haleblain asked about the development on Main Street north of Congress Parkway. Ms. Maieritsch said that is moving forward but it doesn't have a developer yet.

Ms. Maule asked about the stand alone Sports Authority. Ms. Maieritsch said Menards has submitted a plan for self storage. The current zoning does not allow for that use so the property would also need to be rezoned. If the storage facility does go through, it would change the character for that area and make it harder for the vacant stores in the strip center in front of it to find tenants.

Ms. Maieritsch said the 7-11 on the former Teddy's Liquor site is moving forward. The gas station that was proposed for the former Pauly Toyota adjacent to Three Oaks Recreation Area has been dropped.

Mr. Leech asked about the former Walmart site. Ms. Maieritsch said there are still several owners of that property. There has been some interest but it is on hold for now.

Ms. Maieritsch said they are working hard to get the word out regarding the former Joseph's and TJ Maxx sites. She recently went to the ICSC meeting and brought those sites up and will be attending the ICSC Recon event in May to assist in marketing those sites as well.

Mr. Haleblain asked about Boston Market. Ms. Maieritsch said their lease will be up soon and she has heard they are not interested in renewing their lease. That is another site that the City has been marketing and receiving interest in.

Ms. Maieritsch said Camfil recently received a grant from the City, as well as, La Mega Michoacana for their second location.

Comments and suggestions from the Committee

Mr. Leech said he received a phone call from the owners of Fire Bar who stated they wanted additional slot machines for their location to compete with Lake in the Hills restaurants. He said he is ok with the number of machines he currently has but realizes Fire Bar is much larger than his establishment and could possibly have the room for more. He is not sure how this gets before the City Council. Ms. Maieritsch said she will find out and get back with him.

There were no other comments from the members.

Adjourn

The meeting was adjourned at 9:00 a.m.