

**City of Crystal Lake Economic Development Committee**  
**February 25, 2014 – 7:30 a.m.**  
**Municipal Complex – City Council Chambers Conference Room**

**Call to Order**

The meeting was called to order at 7:30 a.m.

**Roll Call/Attendance**

Members Affrunti, DeHaan, Haleblian, Saidler, and Reece were present. Members Dalzell, Leech, and Fowler were absent.

Michelle Rentzsch, Director of Community Development, and James Richter II, Planning and Economic Development Manager, were present from staff.

**Approve Minutes of the February 25, 2014 Meeting**

Mr. Affrunti moved to approve the minutes from the February 25, 2014 EDC meeting as presented. Mr. DeHaan seconded the motion. On voice vote, members Affrunti, DeHaan, Haleblian, and Reece voted aye. Mr. Saidler abstained. Motion passed.

**Public participation**

There was no one present who wished to speak.

**Business retention update**

Mr. Richter said they had received a response from Cortech who chose to relocate from Carol Stream to the Kansas City area and was told that their decision was based upon the health of the ownership. Mr. Richter thanked everyone who attended the tour of Cortech to attempt to attract them to Crystal Lake.

**Business Tours**

Mr. Richter said there will be a tour in June of G & M Manufacturing. He added that he is working on a date for Sequoia Automatic. Ms. Rentzsch said G & M Manufacturing creates auto parts. Mr. Richter said Sequoia also serves the auto industries.

**Business Anniversaries**

Mr. Richter said staff has been informed that Wickham Interiors and Dobbe Marketing will both be celebrating 25 years this year. He asked if someone from the Committee would contact them to verify their anniversary dates. Mr. Reece said he would contact both business owners and report back to staff.

**Business attraction update**

Ms. Rentzsch said she received information regarding the Foreign Trade Zone. There is only a small portion of McHenry County that has been approved for this designation but we need some participating companies. She added that the Rockford Area Economic Development Council will be hosting a seminar at MCC to help businesses learn about this program. Ms. Rentzsch said it is very beneficial to companies to participate. RAEDC is willing to answer questions and help with the paperwork involved with the process. Mr. Reece said General Kinematics would benefit. Ms. Rentzsch said possibly Camfil Farr. Mr. Reece said he is sure there are other companies that would qualify.

Ms. Rentzsch said McEDC has reached out to Rockford for assistance and to cooperate on this project. Also they do have an airport which is a great asset. She added that Pam Cumpata, Director of McHenry County

EDC, has met with the RAEDC. Mr. Reece said if it helps a business, it doesn't matter who helps them through the paperwork. Ms. Rentzsch said someone from the City or Ms. Cumpata will attend the seminar.

Mr. Richter said there are states such as Indiana who have "Shovel Ready Sites" available. He has heard that municipalities around the country are doing this. He is not certain who is running the program and asked if someone from EDC would research it and get back to Staff with the information. Mr. DeHaan and Mr. Haleblian said they would check into this. Mr. Haleblian said on the east side of Indiana there are billboards promoting this program. He said it seems to be a state program. Mr. Richter said there are several sites that would be prime for this type of program known as Main Street Crossings. He said there are road stubs and access to rail.

Mr. Saidler suggested checking with Union Pacific about this site. There are many companies who check with them when they are looking for a site with rail service. Ms. Rentzsch asked if the office would be out of Omaha or would there be one in Chicago. Mr. Saidler said he wasn't certain but believes there would be one in Chicago.

Mr. Richter said he and Ms. Rentzsch said they will be attending the ICSC towards the end of May. Their goals are to continue their relationships with retailers, promoting various sites to name a few. He asked the members if there is anything else they would like accomplished during that conference to please contact them.

#### **Incentive programs update**

Mr. Richter said the grant summary was provided in their information packet. They have spoken to four new retailers about the program.

Mr. Affrunti said he heard there was a banquet facilities going into the "V" of the Plaza. Mr. Richter said that is correct. It is a small user that will cater to small family gathering or events, and the occupancy will be about 198. There will not be any food service there and it will be catered services.

#### **I Shop Crystal Lake planning**

Mr. Richter said that in light of the fact that we will be working with a smaller budget this year, we need to plan appropriately for our \$5,000. He suggested regrouping the I Shop Crystal Lake ad-hoc committee and asked Mr. Saidler to head that group again. Mr. Saidler agreed. Mr. Reece said they need to keep the I Shop name out in front of people. Mr. Affrunti said he still sees the I Shop bags around. Ms. Rentzsch said she has seen some in downtown Chicago.

#### **Community Development Forum discussion**

Mr. Richter said he hopes the members will be able to attend the forum which will be held Thursday, April 24<sup>th</sup> at 1 p.m. He said they try to put this on every year. They invite real estate agents, attorneys, general contractors, etc. so they are up to date on the changes in codes and what is required in the City. Ms. Rentzsch added that they are also introduced to the contact people within the City. Mr. Richter said the Life Safety matters can surprise business owners so this will give us an opportunity to help our customers be prepared for instances such as assembly users with high occupant loads occupy industrial buildings. He will give the Committee a recap.

#### **Comments and suggestions from the Committee**

Mr. Affrunti said Georgio's will be remodeling soon. It will be a complete renovation of their entire facility. He added that there is a lot of working being done to offices in Schaumburg to upgrade the spaces.

Mr. Reece said McHenry County has had the largest migration of population out of the area. Also the County has lost many of the trades people.

**Organization reports** (if time allows):

**Downtown Crystal Lake**

Ms. Rentzsch said the downtown has a very low vacancy rate. A new Downtown business directory is available and it includes the calendar of events for this year and a great 3D map.

**McHenry County Economic Development Corporation**

Mr. Richter said Ms. Cumpata has been working with the McHenry County municipalities and took a caravan of Economic Development staff down to Chicago to see the DCED not only as a show of force but to promote McHenry County and also to gather information.

Ms. Rentzsch said the McEDC Board has four objectives which includes retention and now attraction.

Mr. Richter said the area communities respect that we are all working to attract the same retailers who are expanding, but larger workforce providers offer benefits to all of us within the region.

Ms. Rentzsch said there are several special events happening in the area. The Tough Mudder will be taking place in Richmond which will benefit all of the hotels and restaurants in the area. There will also be two triathlons and a bike race in Crystal Lake. They are trying to get the word out but there doesn't seem to be just one place to go to so we are using the CUB's website. Mr. Saidler said they need to go outside the Northwest Herald. We need to attract people from outside the immediate area to these events.

**Chamber of Commerce**

Mr. Reece said the annual dinner is coming up and the Community Cleanup was last weekend. He added that tonight there will be an open house at the Chamber for the new Chamber President. Mr. Affrunti said the annual golf outing is almost sold out. There are only a few foursomes left.

**City of Crystal Lake**

Mr. Richter said at the next meeting they will be providing information to the Committee regarding the Unified Development Ordinance (UDO) updates.

**Report to City Council**

Mr. Richter said he will take care of the information going to Council.

**Adjourn**

The meeting was adjourned at 8:10 a.m.