

**City of Crystal Lake Economic Development Committee**  
**June 16, 2015 – 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. by Mr. Fowler.

**Roll Call/Attendance**

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

James Richter II, Planning and Economic Development Manager, was present from staff.

**Approve Minutes of the April 28, 2015 Meeting**

Mr. Reece moved to approve the minutes from the April 28, 2015 EDC meeting as presented. Ms. Maule seconded the motion. On voice vote, members Affrunti, Dalzell, Maule, Reece, Saidler, and Fowler voted aye. Members DeHaan and Leech abstained. Motion passed.

**Public participation**

There was no one present who wished to speak.

**Manufacturer tour update**

Mr. Richter said he has tried to contact someone from John Craine to arrange a tour of their facilities. He also asked for suggestions for other facilities to tour.

Mr. Richter said Rita Corp. will be expanding their business and are currently interviewing engineers, etc. No plans have been submitted at this time.

**I Shop Crystal Lake social media update and vendor selection for FY 2015-16**

Mr. Richter said since the last meeting and at the direction of the EDC, the City sent requests to four vendors to request bids on the I Shop Crystal Lake social media consulting contract. Out of the four vendors, he received one back. It was from Fast Forward Marketing. He reviewed Fast Forward Marketing's proposal. This contract would run through the end of the fiscal year, April 30, 2016.

Mr. Reece move to accept the proposal from Fast Forward Marketing to handle the I Shop Crystal Lake social media presence as presented in their proposal dated June 1, 2015. Ms. Maule seconded the motion. On voice vote, all members present voted aye. Motion passed.

**Business development update**

Mr. Richter said he had met with several companies while attending the ICSC conference in Las Vegas in May. The goal of the conference is for retailers/developers and municipalities to network and promote real estate development. He met with hotel groups, restaurants, developers, and other retailers and presented real estate opportunities within the City.

Mr. Leech asked if anyone is interested in land on the west side of Crystal Lake. Mr. Richter said generally that area doesn't have enough density at this time for most retailers to consider.

Mr. Richter said there are still many restaurants that are looking for franchisees. He said it is not in the best interest of the City to promote potential franchisees since it is not City specific but more regional.

Mr. Richter said a company in Fox River Grove is looking at the former Food Warming building on Route 31. They are considering making a sewer connection, as the building is only on septic. He has offered the business what he could for incentives. This business could bring 25 jobs. Mr. Reece said since they are coming from Fox River Grove, it is an easy commute and most of their current employees would be staying.

Mr. Affrunti asked about the McHenry Athletic Complex on Ridgefield Road. Mr. Richter said it was approved at City Council and reviewed the various uses that were approved such as banquet, concerts, outdoor sports, etc. Mr. Leech asked how many seats for the banquet setup. Mr. Richter said it is not a typical layout. The budget space would be on the basketball courts.

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

There were no comments from the Committee.

### **Organization reports:**

#### Downtown Crystal Lake (Brian Fowler)

Mr. Fowler said the City has started construction in the downtown area including the parking lot on Brink Street as well as the sidewalks. He stated that the businesses are very happy with the communication from the City regarding the projects and also noted that there are signs posted showing where additional parking is. Mr. Richter said the parking lot will be reconfigured and have additional parking spaces. Also the grading will be re-graded so it will be ADA compliant.

Mr. Leech asked if there is any interest in the former WalMart building. Mr. Richter said there is some interest in the building and that they've spoken to a number of interested developers.

#### McHenry County Economic Development Corporation (Staff)

There was no report.

#### Chamber of Commerce (Mary Margaret Maule)

Ms. Maule said she attended the IDOT seminar and it was mostly us sitting listening to them. Those in attendance were looking more for how road projects will impact their businesses and there weren't many answers.

Mr. Fowler asked if there has been any contact from the State's DOC. Mr. Richter said no – we are relying on McEDC to assist us with that. Ms. Maule said she had been in contact with two new members of the DOC and believes that department will be working more regionally than previous. Ms. Maule said she would contact the IDOC and ask them to make a presentation to the Committee.

Mr. Maule said the Chamber will host a Summit for elected and appointed members to get acquainted with one another and all are encouraged to attend. It will be held at the Dole Mansion.

#### City of Crystal Lake (Staff)

Mr. Richter reviewed several recent development projects that have gone before the City Council. They included the apartment conversion at 95 Grant Street; Oak Hollow – 59 single family home development south of Crystal Lake Avenue and north of the railroad tracks; two office buildings – one for a dental practice – on Carlemont just north of the veterinary clinic; and Murphy's Oil – a gas station in the parking lot of WalMart on Route 31.

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**Adjourn**

The meeting was adjourned at 8:30 a.m.