

**MEETING MINUTES  
ECONOMIC DEVELOPMENT COMMISSION  
WEDNESDAY, JANUARY 9, 2019  
VILLAGE BOARD CONFERENCE ROOM**

**Present:** Chairman Knott, Commissioners Hantsch, Pawlowicz, Richter (arrived at 7:35 a.m), Rizzo and Wilkie.

**Absent:** Commissioners Alberty and Wonais and Ex-Officio Members Boyle and Carballo

**Also Present:** Eric Ertmoed, Village Manager; Michael Smetana, Development Services Director; Derek Rockwell, Village Planner

These minutes constitute a summary of the discussions and events that transpired during the subject meeting and do not purport to be a transcript of such meeting. Where transcripts exist, they are available for public inspection under the Illinois Freedom of Information Act.

Chairman Knott called the meeting to order at 7:32 a.m.

**PUBLIC COMMENT** (no members of the public provided comment)

**REVIEW/APPROVAL OF MEETING MINUTES FOR DECEMBER 12, 2018**

**Commissioner Wilkie moved to approve the meeting minutes for December 12, 2018; Commissioner Pawlowicz seconded.**

**VOICE VOTE**

**AYES APPROVED THE MOTION**

**MOTION CARRIED**

**ITEMS FOR CONSIDERATION**

**ECONOMIC DEVELOPMENT & SALES TAX REVENUE SHARING AGREEMENT WITH WEST SIDE TRACTOR SALES CO., 3300 OGDEN AVENUE**

Manager Ertmoed stated in December 2018, West Side Tractor Sales Co., a dealer of John Deere construction equipment, submitted a sales tax incentive program application.

Attorney Russ Whitaker and Diane Benck of West Side Tractor Sales Co. presented an overview of West Side's business, redevelopment project, and request for a sales tax sharing agreement for \$1.4 million.

Manager Ertmoed stated that three term sheets for economic development and sales tax rebate agreements have been provided for EDC's consideration.

Chairman Knott inquired about the financials for John Deere when compared to Caterpillar. Diane Benck responded that John Deere is second behind Caterpillar for North American market share and third globally for construction equipment.

Commissioner Rizzo asked what incentives the City of Aurora was offering to West Side Tractor. Diane Benck stated that Aurora minimally offered \$60,000 per year with a less expensive redevelopment.

Commissioner Wilkie stated he had discussions with the Planning & Zoning Chairman, and that the PUD package was submitted to PZC without a discussion/request for sales tax sharing. Cost-benefit analysis was provided without a request for the sales tax abatement.

Development Director Smetana explained that the economic development incentive process is separate from the zoning process.

Commissioner Wilkie stated that the view from the Zoning Board is that the cost-benefit analysis was misrepresented to them.

Discussion occurred as to how the property qualifies for an economic incentive under state statute.

Discussion regarding business's traffic operations (specifically deliveries) was discussed.

Manager Ertmoed provided an overview of the term sheets for economic development and sales rebate agreements.

Attorney Whitaker expressed concern related to a 100%/20-yr clawback, and preferred a 15-year term 90%/10% split and clawback of last 5-years with the cap being based upon 10% of project costs or \$1.52 million and a base-local amount of \$55,000.

The Commission discussed the terms of the pending Volvo agreement compared to the terms of a proposed West Side Tractor request.

The timing of the project and approvals was discussed. The Commission decided to schedule a special meeting for Monday, January 14, at 7:30 a.m. to consider a revised term sheet.

## **COMMUNICATIONS**

Village staff provided the EDC with an overview/update on the following topics:

Marq on Main – the Village issued a temporary certificate of occupancy for Get Fit Together; Strip mall proposal for Ogden/Lacey public hearing February; permit received for Manna Organics Kitchen on Ogden; and permit issued to R. Urban Cafe.

Commissioner Wilkie stated he had spoken with John Carpenter of Choose DuPage and offered to coordinate a meeting with Choose DuPage and the Village to discuss filling the Corporate Corridor.

Commissioner Rizzo expressed concern about the parking impact to the Downtown with the Family Square center closing. The need for additional signage directing to available parking was discussed.

**ADJOURN**

**Commissioner Hantsch moved to adjourn the Economic Development Commission Meeting; Commissioner Rizzo seconded and the meeting adjourned at 9:26 a.m.**

**ALL AYES APPROVED THE MOTION**

**MOTION CARRIED**

Respectfully submitted,



Eric Ertmoed  
Village Manager

These minutes of January 9, 2019 were passed and approved on this 13th day of February 2019.

  
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Joe Knott, Chair

  
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Jennifer Rizzo

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Linda Alberty

  
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Michael Hantsch

  
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Deb Pawlowicz

  
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Bret Richter

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Bill Wonais

  
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Richard Wilkie