

# CITY OF PALOS HEIGHTS



## Business/ Economic Development Advisory Committee Meeting Minutes January 25, 2021

### **CALL TO ORDER**

Chairman Grossart called the meeting of the Business/Economic Development Advisory Committee was held on January 25<sup>th</sup>, 2021 and was called to order at 12:00 p.m. The meeting was held at the Recreation Center in Palos Heights. Present were: Bob Grossart, Ken Busse, Alderman Jeff Key, Dr. Chuck Polcaster, Rick Powell, Barbara Bergamo, Judi Weber, Carri Sirigas, Michael Coogan, Lori Mazeika and Recording Secretary Jessica Swiedals.

### **APPROVAL OF MINUTES**

Chairman Grossart made a motion to approve the minutes of the November 16, 2020 meeting, seconded by Judi Weber. On a unanimous voice vote, the motion carried.

### **New Business**

Alderman Key notified the committee that City Administrator Dan Nisavic will be retiring in February. The Mayor and Alderman will enter the process of selecting a new City Administrator in the coming weeks and in the meantime Mayor Straz is now retired from CNB Bank and is available to run day to day City business.

### **Intern 2020**

Ken Bussee contacted Trinity inquiring about their availability of providing an intern. Trinity is currently in the process of hiring an Intern Coordinator and they are requesting a general outline of the number of hours and skills that are needed to qualify for the internship. More than half of the students are remote learning from home and that significantly reduces the number of candidates to select from. There was discussion of the possibility of using a part-time employee versus an intern and whether that is an option however, the intern program coincides with the Welcome Back Trinity program and all agreed that an intern was a more suitable option.

### **Fusion59**

During the fall semester and over winter break, Royalberry Restaurant used Trinity students for their social media marketing. This ended in December and the owner of Royalberry was pleased with this arrangement. It is stated he will consider the program for the upcoming semester.

### **Welcome Back Trinity**

Lori Mazeika discussed a letter that was received from a recently accepted applicant of Iowa State University. The letter was from the city of Ames where the University is located. The letter told about the city and what it has to offer, as well as information about public transportation and discounted membership to local businesses. There was discussion of how this can be an addition to the Welcome program for incoming and returning students as a gesture from the City of Palos Heights as well as local businesses in the community.

### **Mayor Survey**

A Survey was sent out to the Aldermen of Palos Heights. Included in this survey were questions pertaining to the economic growth and development of the City of Palos Heights. The idea is to gather information about how each Alderman feel about topics such as how to preserve or change the city and what are potential barriers to economic growth to name a small few. The Alderman have all submitted their answers and they are being reviewed. The committee will be updated during the next meeting.

### **Holiday in the Heights 2021**

There are plans to host the event this year. The logistics of the event as well as capacity and details will be further discussed in future meetings as the state of the virus and vaccinations will determine what the event will look like.

### **Splash Pad**

The topic of the splash pad has been put on hold to be revisited at a meeting in three months. Alderman Key spoke in support of postponing further discussion of the splash pad due to budget restraints and no availability of grants for said project.

### **Property Focus 2021**

GW Properties who is the developer of the proposed 7/11- Mobil gas station approved the PUD amendment and were making plans for the property. During the fall of 2020, 7/11 acquired Speedway. There are many local locations of not only Speedways but also the 7/11 and Mobil brands. 7/11- Speedway have put a hold on the construction of any new mini-marts in the Chicagoland area until research is conducted to see what repercussions if any there will be with the addition of another mini-mart. If time-extension is needed for this project, the City will need notification of this and there is thought that after a certain time frame, there may be a deadline to either move forward with the project or the project will be over. Meanwhile Spectrum contacted the City and inquired about the property in the event the deal does not continue with GW Properties. Spectrum is interested in acquiring the property and questioned whether they would be able to step in however, the City spoke to Tom Brown City Attorney and he stated that would not be possible and the entire process would have to start from the beginning. Currently GW Properties has plans to continue with the process and when there is an update the committee will receive notification.

CIBC Bank will be moving their teller windows near the bank building. Currently this is at the conceptual plan stage and these plans have been submitted to the Building Department. This property would free up one acre of land and to the north of this area is the Tiffany Square property which is an L shaped property. Together these properties would be a total of four acres. This creates more plot area for development in areas like medical offices, residential properties and retail properties. The owner of the Tiffany Square property reached out to Ken Busse about a possible deal. The asking price of the property is what is in question and the assessment of the property. It was suggested by Michael Coogan, that the City may want to reach out to a local Tax Attorney Tom Sweeney, for help with the tax assessment and issues and finding ways to get

this project moving forward. Ken agreed to speak with Dan Nisavic about contacting Tom Sweeney. The committee will revisit this topic at the next meeting.

There is a drop dead date for the lease of the old Dominick's building. That date is November 1<sup>st</sup>, 2021. There is a prospective buyer for the property however, they wish to remain anonymous until the sale is able to go through for fear of Albertson's pulling the deal and renewing the lease. The property would qualify for a 7B special classification incentive due to the building and out lot sitting vacant for many years.

#### **ADJOURNMENT**

There being no further business, Bob Grossart moved to adjourn the meeting with all in favor. The meeting was adjourned at 1:05 pm.

Respectfully Submitted,

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Jessica Swiedals  
Recording Secretary