

CITY OF PALOS HEIGHTS



Business/ Economic Development Advisory Committee Meeting Minutes March 15, 2021

CALL TO ORDER

Chairman Grossart called the meeting of the Business/Economic Development Advisory Committee to order at 12:00 Noon at the Recreation Center in Palos Heights. Present were: Bob Grossart, Ken Busse, Alderman Jeff Key, Dr. Chuck Polcaster, Rick Powell, Judi Weber, Veronica Studnicka, Carri Sirigas and Recording Secretary Jessica Swiedals.

APPROVAL OF MINUTES

Chairman Grossart made a motion to approve the minutes of the February 22, 2021 meeting, seconded by Rick Powell. On a unanimous voice vote, the motion carried.

Intern 2020

There are two interested candidates for the intern program. Ken will get the projected start date.

Fusion59

Bob Grossart inquired about any updates. Rick Powell indicated there is no future meeting set to date and there are no Fusion59 updates for the committee.

Welcome Back 2021

Trinity will wait until closer to the summer months to make any decisions as plans for this upcoming school year have not been set. Plans will need to be made by June or July to ensure time for planning.

Business Occupancy Report

The Business Occupancy report is being drafted. Ken Busse believes it will be ready for review at the next meeting.

Modified Holiday in the Heights

The Committee discussed how late in the year they can wait to make final decisions about this event. It was agreed that June would be the latest time frame to ensure sufficient time for planning. The main financial risk is the tent payment. Eleven thousand dollars was spent in 2019 on tents. Bob Grossart reached out to the tent rental company to inquire about the time-frame for reserving a tent in 2021, and is currently waiting for a response.

Mayor Survey

There are two Alderman who have not responded to the Mayor's Survey that was sent out. Bob Grossart emailed the Mayor requesting he reach out to the Aldermen who did not respond and ask for their responses. Bob Grossart summarized the responses given and compiled them into one document.

Property Focus 2021

Properties discussed were the gas station project (NE corner 119th and Harlem), Tiffany Square, Rini's, the Mona Lisa property, and the old Dominick's building. The gas station project is still possible. Currently the developer is waiting on 7-11/Speedway for their decision to move forward. The Rini's property has been sold to Dave Heidi, and Chalet Florist will relocate into the north half of the building. The south half of the building is in the conceptual stage for a new business that will complement existing uses, and provide a use that is not currently in the community. The City Council approved a Special Use Permit to allow United Trust Bank (UTB) to occupy the old Mona Lisa property. UTB will join other banks in retail districts that contribute to a Payment In Lieu Of Tax (PILOT) for lost retail space in a retail district. UTB will begin by contributing \$5,000 annually, which will increase by 2% per annum. Talk of the bank agreeing to a Cross Access Agreement got lost in the payment discussion, and there is currently no planned agreement to ensure vehicular circulation within the block, and particularly through the bank property. Simple Taste has closed. Quality Plus Photo (QPP) may move into the space immediately to its south. That move is dependent on successful negotiations between QPP and the landlord. Unless that happens, Quality Photo will stay in the space they currently occupy. The broker of the Indian Trails Shopping Center and the vacant Dominick's space continues to work with prospective buyer(s). Any sale of the building will not change the control of the Dominick's lease by Albertson's. Albertson's has eight 5-year renewal provisions. The next renewal will be April 2022. We should know by December 2021 whether Dominick's intends to renew its lease.

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:30 pm and the committee entered into an executive session.

Respectfully Submitted,

Jessica Swiedals
Recording Secretary