

Village of Lombard

*Village Hall
255 East Wilson Ave.
Lombard, IL 60148
villageoflombard.org*



Minutes

Monday, July 12, 2021

7:00 PM

Village Hall

Economic & Community Development Committee

*Anthony Puccio, Chairperson
Brian LaVaque, Alternate Chairperson
Dennis McNicholas, Garrick Nielsen, Matthew Pike,
Paula Dillon, Laine Vant Hoff, Gregory Ladle,
Alan Bennett and Patrick Kennedy
Staff Liaison: William Heniff*

1.0 Call to Order and Pledge of Allegiance

The meeting was called to order by Trustee Puccio at 7:00 p.m.

The Pledge of Allegiance was recited.

Roll Call

Present 6 - Anthony Puccio, Dennis McNicholas, Paula Dillon, Gregory Ladle, Alan Bennett, and Patrick Kennedy
Absent 3 - Garrick Nielsen, Matthew Pike, and Laine Vant Hoff

Also present: William Heniff, AICP, Director of Community Development, Jennifer Ganser, AICP, Assistant Director of Community Development.

3.0 Public Participation

None

4.0 Approval of Minutes

On a motion by Mr. Ladle, and seconded by Ms. Dillon, the minutes of the June 14, 2021 meeting were approved by the members present.

5.0 Unfinished Business

None

6.0 New Business

[200210](#)

Downtown Retail Business Grant; 5 S. Park Avenue Florence + Ice Cream (Time Extension Request)

The applicant is requesting a time extension due to construction delays of an additional six-month period (i.e., until January 15, 2022) for their previously approved grant.

Ms. Ganser reviewed the staff memo. She noted the business is asking for a time extension of the grant. Construction was delayed due to Covid.

On a motion by Mr. Bennett and a second by Mr. Kennedy, the ECDC approved

the grant time extension until January 15, 2022

Aye: 6 - Anthony Puccio, Dennis McNicholas, Paula Dillon, Gregory Ladle, Alan Bennett, and Patrick Kennedy

Absent: 3 - Garrick Nielsen, Matthew Pike, and Laine Vant Hoff

[210224](#)

Village Engagement Relative to Private Grant Applications

Staff seeks direction and concurrence by the ECDC and the Village Board to facilitate a potential federal grant application by the Village, on behalf of Prairie Food Co-op, to secure potential grant funding assistance. Should this be supported, the ECDC should recommend to the Village Board that staff be directed to develop a written policy for this situation in order to give guidance on similar requests on a going forward basis.

Mr. Heniff reviewed the staff memo. He said Prairie Food Co-op (PFC) is asking the Village to help facilitate an application for an USDA grant on their behalf. The grant could be between \$100,000 and \$300,000 and would help PFC with their implementation. He said Holladay Properties was briefed on the grant. Secondly, Mr. Heniff noted that staff could later work on a formal policy for guidance on federal and state grant program partnership with private entities. He said the PFC matter would go to the Village Board on July 15th.

Ms. Jessica Buttimer was present on behalf of PFC. She said the USDA changed the grant parameters this year therefore PFC can no longer apply directly.

Mr. McNicholas asked if there is risk to the Village and Mr. Heniff said no, and that the Village Attorney would review should the grant be approved. Mr. McNicholas asked if PFC will be opening if they receive the grant. Ms. Buttimer said they need to raise \$2.1 million dollars and this amount will help with their funding gap.

Mr. Bennett asked when they hope to open. Ms. Buttimer said the dates are ranges. Buildout will take 4-6 months. She noted the grant period is 36 months and they hope to use the grant, if approved, the full 36 months. Mr. Bennett said he appreciated the grant manager position and would recommend that be incorporated into a future grant policy.

Mr. Ladle asked if the Village Attorney will review the grant, if approved and Mr. Heniff said yes.

Mr. Bennett said he believes the budget is sound and this is a good opportunity. He said the grant is an individual item with no precedence for other future grants. Ms. Dillon agreed.

On a motion by Mr. Bennett and a second by Ms. Dillon, the ECDC recommended to the Village Board to direct staff to work with PFC on the grant application.

The motion carried by the following vote:

Aye: 6 - Anthony Puccio, Dennis McNicholas, Paula Dillon, Gregory Ladle, Alan Bennett, and Patrick Kennedy

Absent: 3 - Garrick Nielsen, Matthew Pike, and Laine Vant Hoff

Mr. McNicholas said the economic incentive policy can serve as guidance for this program. Mr. Bennett said the policy should be limited in scope and restrictive. It should note that no other alternatives are available. He added that a grant manager should be a requirement. Mr. McNicholas said it could have benefits like number of jobs or added sales tax. Trustee Puccio said this is good direction and we can review a policy at a future meeting. He asked for ECDC concurrence and the members present concurred.

[210223](#)

Introduction of Business Retention Economic Incentive Policy Concept

Village staff is introducing a discussion regarding a supplement to our established Economic Policy with a companion Business Retention Economic Incentive Agreement/Policy. This introduction is being made in response to the Lombard Village Board's ongoing Strategic Planning effort to address business retention efforts as well as inquiries made to Village staff regarding retention incentives.

Mr. Heniff reviewed the staff memo. He said this is in response to the Board's ongoing Strategic Planning efforts. He noted the Economic Incentive Policy from 2015 and said this would be a supplemental policy. He said a policy could examine what type of businesses would warrant consideration such as business type, number of jobs, length of time in Lombard, etc.

Trustee Puccio said this was a strategic plan discussion. The idea was that something is better than 100% of nothing, if a business were to

leave.

Mr. McNicholas said as a small business owner he knows that it's harder to retain a client than obtain new ones. He said the future applicants should have to answer the questions on cannibalism and benefits.

Mr. Heniff noted that staff would work with Kane McKenna and Associates on this project. He said the Finance Committee and Village Counsel would also review a future policy.

Ms. Dillon asked if this would include clawbacks and set up requirements; Mr. Heniff said yes.

Trustee. Puccio said the policy could also look at past investment in the community, number of years in Lombard and the amount of sales tax generated.

Mr. Bennett said this is difficult to quantify and we shouldn't reward mismanagement or postpone the inevitable. He said there are many subjective areas. Mr. Heniff said IEDC has resources available and staff would reach out to other communities.

The members present concurred with staff on a companion policy.

7.0 Other Business

None

8.0 Information Only

1. Downtown Economic Incentive Grant Signs - Update

Ms. Ganser showed the updated sign and noted this will be put in downtown businesses that receive a grant.

She said grant information is on our electronic message board signs.

She also discussed the new QR codes.

2. Existing TIF Grant Program and Competitiveness with Neighboring Jurisdictions

Ms. Ganser said staff reviewed other municipalities grant programs.

She said Lombard is competitive with our programs.

9.0 Adjournment

On a motion by Ms. Dillon and a second by Mr. Ladle, the meeting adjourned at 7:49 p.m.