

**MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION**  
**March 17, 2021**

The virtual meeting of the Libertyville Economic Development Commission was called to order at 7:30 a.m. via GoToMeeting (Motion-Marks/Second-Werdell).

Members Present: Chairman John Cortesi, Commissioners William Abington, Thomas Kreuser, Dan Marks, Steve Martin, Sara Rolsma, and Edward Werdell.

Members Absent: Commissioner Brian Grano.

Staff Present: John Spoden, Director of Community Development; Nick Mostardo, Finance Director; and Heather Rowe, Economic Development Coordinator.

Others Present: None.

**Minutes:** The Commission approved the minutes of the February meeting (Motion-Kreuser/Second-Werdell/Abstain-Marks and Abington).

**COMMUNICATIONS AND DISCUSSION:**

**COVID-19 Local Impacts – Updates & Discussion:** The Chairman introduced Mr. Mostardo who displayed 2020 sales tax data, and presented updates including the following highlights: increased non-restaurant Food sales throughout the year, a 4<sup>th</sup> quarter drop in Drinking & Eating establishment sales, overall decline in the Misc Retail category, fairly stable sales in Furniture & Household goods, Manufacturer sales up for the quarter and year, and he noted that the bottom line is an approximately \$1 million overall sales tax drop year over year. The Village has been able to manage the overall tax loss primarily due to funds distributed through the CARES Act paired with various cost savings efforts. The Hotel Motel Tax fund has been significantly impacted due to decline in room rentals and will need to utilize reserve funds this year and next to cover necessary expenses. Long term this fund should recover within a couple of years. He noted that funds from the Non-Home Rule Sales Tax will allow the Village to cover its capital program for the next year, including roads, IT and other needed infrastructure. Mr. Mostardo reviewed anticipated additional federal funds forthcoming and the hope there may be some portion available for a business support program. First remittance of online sales tax will be seen in April due to January start of required online tax collections and distributions to municipalities.

The Commission discussed some positive changes in business activity but noted continued consumer reluctance in physical dining and shopping. A likely vehicle inventory shortage due to manufacturing was noted which could impact sales in the next few months. The Commission felt that the stimulus funds should make their way from local consumers to area businesses which will hopefully boost sales activity for a bit. The restaurant industry was discussed, the Commission noted pent up demand but some reluctance. Ms. Rowe noted one restaurant closure, two restaurants temporarily closed, some significant weakness at new restaurants that opened at start of the pandemic but was hopeful for few closures overall.

**Libertyville Rewards:** Ms. Rowe noted that consumers were able to use certificates through the end of February and that business requests for reimbursement are coming in at a steady pace. Since the reimbursements are permitted through May, Staff will provide a formal program update at that time. The dealerships are preparing their presentation to local charities.

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**Development Activity:** Mr. Spoden and Ms. Rowe provided updates on the following: Infiniti dealership has relocated and car wash construction continues, staff is working with the townhome developer on the rear portion of the Young property towards their pending application, a special use application is under consideration for an axe throwing business on Peterson Road, Kinzie Development's townhome proposal is under consideration for the credit union property at 4<sup>th</sup> & Broadway, Encompass Rehabilitation Hospital construction is proceeding steadily, public hearing for the Midwest Industrial proposal on the Sports Complex land site continues pending IDOT authorization, the Liberty Theater building sale was completed but no plans yet received, RollUp at Innovation Park is steadily gaining occupancy, continued communications with an interested vehicle dealer for a Mile of Cars vacancy are under way, and some smaller retail occupancies are starting to come in that should fill some vacancies. The Commission discussed plans for the future of the Sports Complex, noting a temporary lease to GLSA, and their desire that the facility reopen to offer needed athletic programs to the community.

Mr. Spoden noted that the Village is working towards greater temporary sign compliance along commercial corridors, and that a letter was sent asking businesses to make an effort to do so by May.

**Other Communication and Discussions:** Ms. Rowe asked the Commission to please consider attendance at the upcoming Committee of the Whole meeting for the South Milwaukee Avenue Corridor planning effort.

Mr. Anderson reviewed Main Street Libertyville's event plans. First Friday approval has been received and will be starting up next month. The IL Liquor Commission is granting approval for this event on a month-to-month basis. Main Start is pushing towards bringing back Out to Lunch and Car Fun on 21 soon.

With no further business the meeting was adjourned at 8:26 AM. (Motion- Abington/Second-Rolsma).

Respectfully submitted,

Heather J. Rowe, AICP  
Economic Development Coordinator