

MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION
May 19, 2021

The virtual meeting of the Libertyville Economic Development Commission was called to order at 7:30 a.m. via GoToMeeting.

Members Present: Acting Chairman Thomas Kreuser, Commissioners Dmitry Dukhan, Brian Grano, Dan Marks, Steve Martin, and Sara Rolsma

Members Absent: Chairman John Cortesi, Commissioner Edward Werdell

Staff Present: John Spoden, Director of Community Development, Nicholas Mostardo, Director of Finance

Others Present: Mark Anderson, Main Street Libertyville, Jennifer Johnson, Main Street Libertyville

Minutes: The Commission approved the minutes of the April meeting (Motion-Rolsma/Second-Marks)

Introduction of Commissioner Dukhan

Acting Chairman Kreuser opened the meeting with an introduction of new Commissioner Dmitry Dukhan. Commissioner Dukhan is the Vice-President of Real Estate, Facilities, Security for Medline Industries. Members welcomed Mr. Dukhan to the Commission and expressed their appreciation for his background and for sharing his expertise with the Village.

COVID-19 Local Impacts

Director of Finance Nicholas Mostardo reviewed Village Sales Tax numbers and stated that the Village received the February 2021 remittance in May. On-line purchases are bolstering the March and April figures. He noted that under the American Rescue Plan Act of 2021, the Village will not receive funds directly but will receive them through the state. Libertyville anticipates to receive 2.5 million dollars in funds. One payment would be received in approximately 60 days and the next one year later. A portion will be reserved for a Business Support Program.

Director Mostardo reviewed Village finances with the Commission and noted that preparation for the annual audit is underway.

Commissioner Sector Discussion

Commissioner Marks stated that demand is high and supply shrinking in the auto business. He reviewed that March and April sales were high, but concerns continue for the next six (6) months. The chip shortage will affect the market.

Commissioner Martin reported that they were very fortunate to retain all tenants that wished to stay. He anticipates a more active market as time moves along.

Commissioner Grano stated that they are pointed in the right direction but the continued issue is staffing. Some will be addressed through college students during the summer, but long term will be more difficult. Food and supply costs have increased at an elevated percentage.

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Commissioner Marks relayed his concerns regarding the private towing of vehicles from the Liberty Theater lot. The Commission concurred that this sends a bad message and will not assist in the future redevelopment of land uses at the site. Members noted it was disheartening to see and that all downtown property owners and businesses should be working towards the same goal.

Commissioner Durhan stated that Medline has signed a twelve (12) year lease at Innovation Park which allows for up to 800 people at the site. The current warehouse and distribution center at Peterson and Midlothian has seen a significant interest by manufacturing and warehousing uses.

Other Communications and Discussion

Staff updated the Commission on a possible developer proposal for the Young Property at Rt. 21 and Peterson. Townhouses are proposed in the rear ten (10) acres. The Wildberry parking lot is also planned to be expanded and realigned. Site work and construction continues at the Encompass Rehabilitation Hospital site at Rt.45 and Winchester.

Main Street Executive Director Jennifer Johnson reported that events are moving ahead such as Car Fun on 21 and the Farmer's Market. Main Street is also looking to have maintenance completed on the rooftop lighting downtown. However, re-installing lights at the former Harris Bank Building could cost between \$2500 - \$3000. Main Street membership remains strong.

With no further business, the meeting was adjourned at 8:34 AM. (Motion - Martin/Second - Grano).

Respectfully submitted,

John P. Spoden, AICP
Director of Community Development