

VILLAGE OF HUNTLEY
VILLAGE BOARD MEETING
February 28, 2013
MINUTES

CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, February 28, 2013 at 7:05 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

ATTENDANCE:

PRESENT: Mayor Charles Sass; Trustees: Pam Fender, Ron Hahn, Nick Hanson, Niko Kanakaris, Harry Leopold and John Piwko.

ABSENT: None

IN ATTENDANCE: Village Manager David Johnson, Senior Assistant to the Village Manager Lisa Armour, Management Assistant Barbara Read, Business Retention Coordinator Margo Griffin, Business Recruitment Coordinator Vic Narusis and Village Attorney Mike Coppedge.

PLEDGE OF ALLEGIANCE: Mayor Sass led the Pledge of Allegiance.

PUBLIC COMMENTS: None

CONSENT AGENDA:

(All items listed under Consent Agenda have been discussed at the Committee of the Whole and may be approved/accepted by one motion. The Village Clerk will number all Ordinances and Resolutions in order, following approval)

- a) Approval of the February 28, 2013 Bill List in the Amount of \$303,167.62
- b) Approval of an Ordinance approving a Simplified Residential Zoning Variation for a building addition encroaching into the Rear Yard Setback – 10318 Oxford Drive
- c) Approval of an Ordinance approving a Simplified Residential Zoning Variation for a building addition encroaching into the Rear Yard Setback – 10191 Bennington Drive
- d) Approval of a Resolution Approving the Purchase of a 2013 Ford F250 Pickup Truck equipped with Snowplow and Lift Gate through State Bid in the amount of \$32,030.00
- e) Approval of a Resolution Approving the Purchase of a 2013 Ford F550 Cab and Chassis through the State Bid in the amount of \$39,985 and Waiving the Formal Bidding Process to Purchase Chassis Truck Package from Bonnell Industries, Inc. in the amount of \$54,934.00
- f) Approval of a Resolution to Approve Waiving the Formal Bidding Process and Purchasing Two (2) Kaeser 75hp Com Pak Blower Packages Equipped with STC Control Panels and Unloaded Start Valves from LAI, Ltd. in the amount of \$81,200.00

- g) Approval of an Ordinance Authorizing an Intergovernmental Agreement to extend the Northern Illinois Governmental Electric Cooperative (NIGEC)
- h) Approval of a Resolution authorizing the approval of an Intergovernmental Agreement (IGA) between the Village of Huntley and the McHenry County Sheriff's Office for the McHenry County Gang Task Force

Mayor Sass asked if the Village Board had any changes to the Consent Agenda; there were none.

A MOTION was made to approve the Consent Agenda.

MOTION: Trustee Fender

SECOND: Trustee Kanakaris

AYES: Trustees Fender, Hahn, Hanson, Kanakaris, Leopold and Piwko

NAYS: None

ABSENT: None

The motion carried: 6-0-0

PRESENTATION: Village of Huntley Economic Development Program

Village Manager David Johnson read directly from the Village's Strategic Plan which states that "in 2020, Huntley will be a leader in the Chicago metropolitan region and the location of choice for residents, businesses, and visitors, offering a wide range of housing options, shopping and dining opportunities, employment centers, educational opportunities, and entertainment venues." The Village is currently building partnerships and collaborating with the private sector, community organizations, local taxing bodies and other communities to meet challenges and create opportunities for the future. Village Manager Johnson reported that Staff is working to enhance the business environment to attract quality commercial, office, service, and business park development, creating more opportunities for residents to work and shop in Huntley as well as attracting new dining, entertainment, and lodging facilities that serve not only Huntley residents, but also serve to draw visitors to the community.

Village Manager Johnson reported that Business Recruitment Coordinator Vic Narusis and Business Retention Coordinator Margo Griffin would review a Power Point Presentation outlining the achievements and goals of the Village's Economic Development Plan.

Mr. Narusis reported the following 2012 Top Stories:

Centegra Hospital: the Second new hospital approved in the State of Illinois in the Past 30 Years; \$233 Million Project; 1100 Permanent Jobs; 800 Construction Jobs; Groundbreaking Fall 2013

Full Interchange Project: will create more opportunity for continued economic development along Illinois Route 47 and will open up access between the Tollway and a regional north-south transportation route

Message and Media Cover:

Huntley's first separate and dedicated Economic Development website was launched on 1/27/2012 and addresses the benefits of locating in Huntley (answers the "Why Huntley" question); Includes numerous testimonials; CNN video aired nationally for two weeks in early 2012 in which VN was interviewed and communicated the benefits of locating in Huntley; Detailed demographic

information required by real estate professionals; Frequently updated including dozens of articles and press releases regarding business activities in Huntley; Japanese translated brochure; and Listing of properties

- 31 new media stories in 2012
- Printed or communicated in national publications and media outlets including:
 - CNN/Comcast
 - First Huntley EDC video in Feb, 2012
 - Follow up video in Feb, 2013
 - Fortune Magazine-Weber Grill
 - Site Selector Magazine-Huntley featured in the magazine's Illinois highlight
- Printed or communicated in local & regional media outlets including:
 - Crain's Chicago Business
 - Chicago Tribune
 - Northwest Herald
 - Daily Herald
 - Heartland Real Estate Business, first ad in this Midwestern publication
- Huntley First! message and branding as the key for recruiting activities:
 - located in Chicago's Golden Corridor, just 30 minutes west of O'Hare
 - at the crossroads of the NEW I-90 and Route 47 interchange,
 - Huntley provides all the transportation, labor, and utility benefits of being located in the Chicago market.
- Advertising in Site Selector and Heartland Business Real Estate to coordinate with ICSC (retailers/restaurants) and IEDC (industrial) conferences
- Meetings with Governor Quinn's and DCEO's senior contacts set-up Governor's attendance at the I-90 groundbreaking, the first time a sitting governor has visited Huntley in 40 years.

Restaurant /Retail Initiative

- Identify and market to restaurants/retailers NOT in the Randall Corridor
- Market the "Huntley Market" of 45,000 residents
- Programmed marketing effort to targeted restaurant owners, chains, tenant reps and retailers
 - Periodic contact managed via database
 - HuntleyFirst.com to provide detailed site selection info
 - Periodic email blasts (Hospital with 1100 jobs)
- Attend and focus on ICSC events

Challenges for Retail/Restaurant

- Must overcome Huntley's challenge of being located within the Randall Road trade corridor.
- Perception: Lack of approximately 5,000 to 10,000 residents west of Route 47 to support a fully developed Route 47 retail corridor.
- Restaurant Market continues to be weak:
- *"On Monday, Darden said it will cut construction of Olive Gardens by more than half, opening no more than 15 new ones annually for the next couple of years"* – Chicago Tribune, February 26, 2013

Continue Aggressive Marketing

- Restaurant /Retail Initiative: new ownership of Klein Parcel – Now that the parcel is out of the hands of the banks and in the hands of motivated owners and developers, greater marketing will occur and end users will entertain striking deals whereas less likely before;

Regency Square parcels are being actively marketed by Interstate Partners and we have some real projects being talked about. Horizon Group has hired a new leasing rep and they are very knowledgeable about the Chicago market and have great contacts with tenant representatives.

- Business Park Development: Continue to aggressively market the Industrial sites surrounding I-90; Identify and pursue industries and firms which receive significant benefit from: Proximity to other similar firms (Industry Clusters, supply chain programs), Healthcare, Packaging, Manufacturing, Data centers/call centers and new full interstate access.
- Continue to Aggressively Market Industrial Sites: Efficient and speedy municipal approvals; Direct access to a fiber optic communication; Nearby major electrical supply; Competitive wages, available workforce, and workforce training; Special buildings - needs not met by existing inventory in other communities (higher ceilings, special floors, datacenters, offices, etc.).
- Foreign Direct Investment Initiative: FDI initiatives began with focus on firms from Japan due to: long-term strategic goal to invest in US presence and production despite the slowed US and global economy; strong presence along the I-90 corridor; ability to leverage FYH presence; Contacts include: Real estate brokers which focus on work with Japanese firms Chase Banker responsible for all Japanese (and Chinese) lending in the Midwest; Japanese attorney's from Masuda Funai; FYH executives; JETRO; MCC International Trade Expo; Midwest US Japan Association (Huntley was the only municipal Illinois attendee); Governor Quinn introduced Village Staff to various attendees based upon his understanding of our economic development goals we communicated at the I-90 interchange groundbreaking which he attended; Caz Kadatoni from FYH USA visit with the new Consul General of Japan, Masaharu Yoshida, at a reception held by the Japan America Society.
- ISBDC International Trade Expo Held in McHenry County: ISBDC at MCC Shah Center – Consulate representatives from Australia, Czech Republic, Germany, Hong Kong, Israel, Italy, Japan, Lithuania, Mexico, Netherlands, Philippines, Taiwan, Thailand, and Turkey were available to discuss export opportunities for local manufacturers; Huntley businesses attending the Expo: Union Special, Impact Plastics, Image Industries, Tegel Design. FDI activities will be expanded to include Korean, German, Swiss and Chinese activities in 2013; Korea America Institute; leverage our relationship with new President (former congressman) Don Manzullo; German American Chamber; German Consulate economic development office.

Ms. Griffin reported the following on Increased Business Retention & Expansion Efforts:

Staff continues to identify avenues to provide community support for local businesses, solve immediate individual business concerns, and improve the competitiveness of local businesses in a way that fosters growth and expansion of businesses.

- Staff conducted 81 onsite business visits in 2012.
- Pack Expo - National expo at McCormack Place, Huntley the only Illinois municipal entity (other than Chicago) to attend
- IMTS – International expo at McCormack Place, Huntley the only Illinois municipal entity (other than Chicago) to attend
- Strengthen Ties With Chamber: Participated in ribbon cutting ceremonies; Presented information regarding Huntley's economic development activities to membership; Co-sponsored the Rt. 47 ribbon cutting ceremony
- McHenry County Economic Development Commission: Six (6) Huntley Businesses Nominated As Business Champions: Six Huntley businesses were nominated by MCEDC for

Business Champion Awards (Centegra, HS Crocker, Haiges Machinery, Tegel Design, Genesis Medical Imaging and Impact Plastics); Dave Johnson added as new board member; Participated in the economic modeling software acquired by MCEDC and made available to municipal members which Identifies specific economic benefits of prospective new firms and assists in the validation of requested incentives; the Software would have cost Huntley over \$7500 if purchased individually. Participated in numerous MCEDC sponsored informational meetings and referral opportunities.

- Local Workforce Development: Workforce is consistently identified as one of the top three issues of business along with site characteristics/supply chain and operating costs; Work with MCC to coordinate existing or company specific training programs; For BRE activities, this means surveying existing businesses to meet employment needs associated with expansion, changing technology, or workforce replacement (retirement of baby boomers); Worked with McHenry County and River Valley (Kane County) workforce investment boards to match employer needs and free/reduced training as well as employee recruiting-Impact Plastics; For Business Recruitment activities, this means working with WIB's to identify workforce and workers with appropriate skills within 30 miles (O'Hare to Rockford). Work with D158 to coordinate technology oriented students with area businesses and local colleges

Mr. Narusis reviewed the following:

High Speed Communication

- Expand fiber optic/high speed telecommunications initiatives: Certify qualified sites to aid in marketing; Market Huntley as a primary site for heavy communications users; Work with landowners and real estate professionals to expand their "fiber knowledge" in marketing the benefits of fiber optic availability; Attract a technical training organization by utilizing Huntley's high visibility location and fiber optic availability.
- Comcast: Huntley is the first community to engage in a cooperative effort with Comcast to deliver high speed fiber optic and coaxial cable to businesses; Currently focusing on Huntley Corporate Park, Kishwaukee Industrial Park and Bakley Industrial Park. Upcoming special event inviting approximately 175 businesses in and around these parks to identify sufficient interest by users to eliminate and/or significantly reduce the burden of fiber line extension to a handful of users AND make high capacity services available to all users in these parks
- ComEd: First community to engage in a coordinated marketing effort. Members of the Village and ComEd jointly marketed Huntley to data center users at a conference last week in NYC; ComEd partnership to focus on attraction of data center users; Joint marketing pieces; Joint marketing event attendance (local and national data center conferences); Other opportunities as may become available

Mayor Sass thanked Staff for the detailed presentation and asked if the Board had any comments or questions.

Trustee Leopold congratulated Staff for the hard work. Trustee Fender also thanked the Staff and stated that what Staff is doing is really cutting edge.

Trustee Hahn asked how many hits have been noted on the HuntleyFirst website; Ms. Griffin stated that Staff is currently working with the website development company to include that number on the website and Mr. Narusis reported that Staff is working with the Key Master to drive up the numbers. Trustee Hanson asked what other countries the Village is working with other than the Japanese. Mr. Narusis reported that Staff has now a relationship with the Korea America Institute whose President is former congressman Don Manzullo; German American Chamber; German Consulate economic

development office.

There were no other comments or questions.

This agenda item was for informational purposes and no Village Board action was required.

VILLAGE ATTORNEY'S REPORT: None

VILLAGE MANAGER'S REPORT: None

VILLAGE PRESIDENT'S REPORT:

Mayor Sass reported that Centegra will be holding their second public meeting in the Village Board Room on Wednesday March 6th from 6:30 – 7:30 p.m.

Mayor Sass reported that the Tollway will be holding an open house in the Board Room on Tuesday, March 12th from 4-7 p.m.

Mayor Sass wished good luck to the Huntley High School Girls Basketball Team heading to State. They play Friday night in the final four.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

EXECUTIVE SESSION: None

ACTION ON CLOSED SESSION ITEM: None

ADJOURNMENT:

There being no further items to discuss, a MOTION was made to adjourn the meeting at 7:48 p.m.

MOTION: Trustee Piwko

SECOND: Trustee Fender

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Barbara Read
Recording Secretary