



Economic Development Commission
Draft Minutes

Wednesday, March 22, 2023
Lincolnwood Village Hall
Council Chambers
6900 N. Lincoln Ave.
Lincolnwood, IL 60712

Commissioners Present: Chairman James Kucienski, Vice Chair James Berger, Jennifer Spino, Leonard Weiss, Rivak Albazi, Richard Sloan, and Robert Garcia

Commissioners Absent: Maureen Ehrenberg

Staff Present: Community Development Director Scott Mangum, Planning and Economic Development Manager and Management Analyst Jake Litz

1. Call to Order/ Quorum Declaration

Noting a quorum of six members present, the meeting was called to order by Chairman Kucienski at 8:00 a.m.

The following EDC members were present: Chairman Kucienski, Vice Chair Berger, and Commissioners Spino, Weiss, Sloan, Albazi, and Garcia.

2. Minutes Approval

Chairman Kucienski asked the Commission if any edits were to be made to the February 22, 2023. Hearing none, Commissioner Sloan moved to approve the minutes and Commissioner Berger seconded the motion. There was a consensus to approve the minutes.

Aye: Kucienski, Berger, Spino, Weiss, Sloan, Albazi, and Garcia

Nay: None

Motion Approved: 7-0

3. Sales Tax Revenue Data

Management Analyst Jake Litz presented information related to Sales Tax Revenue in the SY 2023 Budget. He overviewed General Fund revenues and highlighted the categories with substantial year-to-year changes. State Sales Tax and Home Rule Sales Tax projections for FY 2023 were presented along with a 10-year history for these items. Additionally, a breakdown of sales tax based on category was overviewed. Discussion surrounding the substantial year-to-year increases in the Automotive & Filling Station and Drugs & Misc. Retail categories occurred. Lastly, the locally administered Food and Beverage Tax was presented. The 10-year history was overviewed with projections showing increases in the year-to-year tax revenue.

Inflation was cited by several commissioners for one of the reasons for the increase in each category.

4. Development Updates

Mr. Mangum discussed the Lincolnwood Town Center. He overviewed the potential sale on the mall that had fallen through. He stated that JLL would hold onto the property for another 12-18 months. Commissioner Albazi asked what the Lincolnwood Town Center mall property would sell for. Mr. Mangum stated that it would likely be in the \$20-30 million range. Commissioner Weiss asked if the mall was looking to attract new tenants. Mr. Mangum stated their focus was on keeping the anchor stores. The impact on crime in the surrounding area and the impact it had related to economic development was discussed.

Mr. Mangum stated that Holy Buckets, a new restaurant, will be occupying the former Chipotle space on McCormick Blvd. by the Lincolnwood Town Center mall. The group discussed the new restaurant coming to the Village.

Mr. Mangum also provided and updated on the District 1860 development. He stated that the new restaurant in the development, Fat Rosie's, had applied for a building permit and was anticipating opening by the end of 2023.

5. Property Assemblage Guidelines

Mr. Mangum updated the group on Property Assemblage Guidelines. At the Committee of the Whole meeting a night prior, the Village Board discussed the Property Assemblage Guidelines the Economic Development Commission had previously recommended for the Board's approval. The Village Board came to a consensus to adopt these guidelines.

6. Other Business

Commissioner Albazi asked if the Village staff works with ComEd for Energy savings. Mr. Mangum stated that staff would get back to the commission regarding this matter.

7. Public Forum

No members of the public were present.

8. Adjournment

Commissioner Sloan moved to adjourn the meeting; Commissioner Albazi seconded the motion. By consensus, the meeting was adjourned at 8:47 a.m.

Aye: Kucienski, Berger, Spino, Weiss, Sloan, Albazi, and Garcia

Nay: None

Motion Approved: 7-0

Respectfully submitted:

Jake Litz
Management Analyst
Finance Department