

**ECONOMIC DEVELOPMENT COMMISSION OF THE  
VILLAGE OF OLYMPIA FIELDS**

Minutes of the Meeting of the Economic Development Commission held on Wednesday, January 31, 2018

**CALL TO ORDER:**

Chairperson Britt-Johnson called the Meeting to order at 5:00 p. m.

**ROLL CALL:**

**Members Present:**

Chairperson Trinette Britt-Johnson, Commissioner George Chandler, Commissioner Michael Lewis, Commissioner Johnny Morris, Board Trustee Willis Pennington, Village President Sterling Burke, Hilde Betts Planning/Zoning Commissioner, Gladys Foster Assistant to Village President/Acting Village Administrator/Economic Development Coordinator

**Members Absent:**

Commissioner Conn, Commissioner Gibb

**Guests:**

Phillip Paige  
Valerie Kretchmer  
Reggie Greenwood

**APPROVAL OF THE AGENDA and MINUTES**

Motion to Approve the Agenda and Minutes

Voice Vote:            All Ayes.            Motion Carried.

**South Suburban Mayors and Managers-Reggie Greenwood Economic Director**

- Presentation & Q/A
  - Regional collaboration approach; market larger region - market approach
  - Markets region to manufacturing industry to bring more workforce
  - Help promote property for market areas
  - Redevelopment of sites
    - Assemble land
    - Storm water analysis
    - Put properties back on tax roll
  - Bring investments for infrastructure improvements
  - Trained Workforce programs
  - Hiring events
  - Loan programs
  - Fulfillment centers

## **Market RFP Progress Update-Valerie Kretchmer of Valerie Kretchmer & Associates**

- Discussion & Q/A
  - Surprise that the medium age of VOOF is 51yrs; 29% of population over 65 yrs
  - Daytime population is 4600
  - Med home sales price increased by 16%
  - Interest from businesses – challenge is affordability of rent, tax & buildout
  - Modest retail gap (leakage)
  - Eating and drinking category is biggest opportunity; taxes are the issue at an overall tax rate of 13.38% (need broader tax base)
  - Class 8, 7 makes a big difference in occupancy rate
  - Businesses should not pay more than 10% of their sales in their occupancy cost
  - Businesses request: more tax rebates for retail & office tax rates
  - Opportunities-building off the hospital; allied health use; restaurant uses on Vollmer
  - Retailer can start more ecommerce returns (will draw more people in) beautification on Vollmer
  - Add rooftops- bring in more younger population
  - Allied uses ex. Physical therapy, dialysis, orthopedic clinics

## **Economic Development Coordinator Report-Gladys Foster**

- Some responsibilities include business outreach efforts and property data base updates
- Presentation made regarding available property for lease/sale with appropriate contact information.
- Businesses in VOOF- 155 existing businesses with Jenny Craig and Flatbelly's as newest businesses
- Website discussion regarding business advertisements and other updates

## **EDC Calendar of Events**

- April 19<sup>th</sup> Business Roundtable

## **Planning & Zoning Update-**

- Joint Planning/Zoning & EDC Work session February 20<sup>th</sup>. Time tbd.

## **ADJOURNMENT:**

Chairman Britt-Johnson adjourned the meeting at 7:06 p.m.