

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 19th Business Roundtable

Planning & Zoning Update-

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

ADJOURNMENT:

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