

# VILLAGE OF PRAIRIE GROVE

## Economic Development Commission

### Meeting Minutes

#### September 26, 2007 at 7:30 AM

**Call to Order:** Economic Development Chairman, Keith McConnell, called this commission meeting to order at 7:43 AM.

**Roll Call:** EDC Members present: Chairman Keith McConnell, Bob Gray, Sean Rathjen, Stewart Connelly.

**Public Comment:** None

**Consent Agenda:** Motion was made by Keith McConnell to approve the August 31 EDC Meeting Minutes with amendments to start and end times. Approved by unanimous vote.

**Old Business:** Discussion regarding Wildflowers Development.

Review and Update of the Wildflowers Economic Impact Analysis Model:

a. After review of model, the EDC identified data needed to update the model. Assistance from Village Staff is to be requested to obtain the following data:

- Need two sets of data, (but Wildflowers set is the priority):
  - For Wildflowers Only (priority)
  - For all Prairie Grove
- Data Updates needed:
  - Usable Square ft of commercial space
  - # Homes per category
  - EAV per home/category
  - Cost of Police, Roads, etc
  - Current Businesses in the village (new ones in recent years- Auto dealer, etc)
  - Terms of rebate deal with Swanson
  - \$Sales per square ft per type of commercial business
  - Traffic Flow projections
  - Tax rates for different types of products (eg food vs liquor vs...)
  - Mix of types of product sold by different types of businesses (eg % of grocery store that is food vs liquor vs...)
  - Train station status & potential impact on attractiveness to commercial
  - McHenry Bypass status & potential impact on attractiveness to commercial in Prairie Grove

b. The following action items were taken:

- Keith McConnell volunteered to request help from Village staff to obtain the new data.
- Bob Gray volunteered to then enter the new Data into the model.
- Updates will be reviewed at the next EDC meeting.

**New Business:** None

**Next Meeting:** October 31, 2007 at 7:30 AM

**Adjournment:** Motion by Keith McConnell, 2<sup>nd</sup> by Bob Gray to adjourn this Economic development Commission Meeting at 8: 50 AM. On a roll call vote all members voted aye. Motion carries.

Minutes Submitted by \_\_\_\_\_  
Keith McConnell, EDC Commission Chairman