

**VILLAGE OF PRAIRIE GROVE
Economic Development Commission
Meeting Minutes**

Mar 11, 2009 at 7:30 AM

Call to Order: Economic Development Chairman, Keith McConnell, called this meeting to order at 7:40 AM.

Roll Call: Present were EDC members Bob Gray, Chairman Keith McConnell and Village Administrator, Jeannine Smith. Members Rene Zamudio and Sean Rathjen absent.

Public Comment: None.

Approve Jan 12, 2009 Minutes: Approved as amended by unanimous vote.

Old Business:

a. Route 176 corridor plan review:

- Ms. Smith reported that the grant for the corridor plan project currently requires completion of the project by June but she will be requesting an extension to December to allow for revisions to the plan and additional public input. Next steps are to have a Q&A session with residents and form new subgroups including representation from all the neighborhoods. Also, she recently met with the owner of the Carlos River Cafe property as well as Randy Keif about impacts to them of IDOT's plan and discussions they have had with residents about Nish Rd realignment.
- (Rene Zamudio Entered)
- Chairman McConnell suggested that for the next round of subgroups the village do whatever it takes to gain representation from every neighborhood.
- Ms. Smith added that there is a need to double check that IDOT and our Rt 176 corridor plan are aligned, that an additional water agency now has jurisdiction and needs to become involved, and Obama's stimulus package is causing many government entities to make plans in parallel that need to be coordinated.
- Economic Impact Analysis:
 - The board agreed to conduct a basic analysis of the economic impact of the Rt 176 corridor plan. Variables to consider are Current and Alternative village borders, impacts on the School district, the Village of Prairie Grove, and residents (taxes, property values, water & sewer hookup)
 - Chairman McConnell agreed to prepare a first pass template that all the board members could use.
 - The first scenarios to look at are the current 'as is' situation and the current proposal from Houseal & Lavigne. An additional scenario will be added later based on the future revised version of the proposal (based on additional community input).
 - Mr. Gray noted that it is very difficult to calculate property value impacts of rezoning an adjacent property.
 - For funding of water & sewer, the commission is to consider the potential benefits to American Water, Boulder Capital, future owners of the "tall grass" property, property owners along rt 176 and to the school district.
 - Ms. Smith noted that the county is considering a rule to encouraging property owners to incorporate with a village before developing their land. Mr. Zamudio believes that if this is passed many property owners will be annexing to municipalities.
- Planner's Q&A Responses: Chairman McConnell indicated that answers from Houseal & Lavigne to the EDC's emailed questions had not been received in time to review in today's EDC meeting but will be a topic for the next meeting.

New Businesses:

a. ICSC Trade Show Report:

- Ms. Smith reported outcomes of her participation in the event where she promoted Prairie Grove to businesses including distributing our new wildflowers business district brochure. She also identified some near term prospects including a pharmacy, fast food restaurants and "Roundies".

Next Meeting: Tentatively March 31 based on availability of the EDC members.

Adjournment: Motion by Mr. Gray, 2nd by Mr. Zamudio to adjourn at 9:00 AM. On a roll call vote all members voted aye. Motion carries.