

AGENDA
****Rescheduled Meeting****
Economic Development Committee
Thursday, September 14, 2023
7:00 p.m. – Darien City Hall

- 1. Call to Order**
- 2. Public Comment**
- 3. Approval of Minutes – August 3, 2023**
- 4. New Business**
 - a) Business Visits by EDC Members (PAGE 4)**
 - i. Business Survey**
 - ii. Business List (Ward 4 & Ward 5)**
 - iii. Mission Statement & Incentive Overview**
 - b) New Development Ideas**
- 5. Old Business**
 - a) Monthly Update – Concept Plans & Key Areas**
- 6. Staff Updates & EDC Member Updates**
- 7. Next Scheduled Meeting – October 5, 2023**
- 8. Adjournment**

City of Darien
Minutes Economic Development Committee
Thursday, August 3, 2023

1. Call to Order

The meeting was called to order at 7:02PM. Committee members present were Jonathan Christ, Bob Hahn, Lou Mallers, Tom Papais, Bob Taft, Matt Weberling, and Steve Wernecke. Also present was City Clerk JoAnne Ragona and City Planner Jordan Yanke.

2. Public Comment

None.

3. Approval of Minutes – June 1, 2023

Minutes were approved by unanimous consent.

4. New Business

a) Year-to-Date (YTD) Recap & Summary

Chairperson Papais gave update on Committee activities through the first half of 2023. Discussion revolved around accomplishments by the Business Liaison and Recruitment Coordinator and past reports given to the Committee from business visits and surveys. The Committee spoke about future direction, which led to the fact that the EDC members will begin business visits again.

b) EDC Initiatives, Duties, & Tasks

i. Business Visits by Members

Dovetailing off of the prior meeting and earlier meeting discussion, the Committee spoke about re-initiating business visits by the members. Staff was directed to provide a list of businesses within one or more wards to so the members could decide which businesses to visit first. Along with the list of businesses staff will provide an overview of the current Economic Incentive process and send out the survey that was initiated by the Business Liaison and Recruitment Coordinator. All of these items will be further discussed at the following meeting to formalize a plan for the business visits by members.

ii. Other Ideas

This item was looped into the prior agenda item, as the Committee decided it is most important to initiate the business visits again. Other

incentive ideas and program examples should be discussed in the near future.

5. Old Business

a) Monthly Update – Concept Plans & Key Areas Discussion

City Planner Jordan Yanke stated there are no substantial updates on any of the key areas. It should be noted that internal efforts are ongoing to bring prospective business tenants and redevelopment to the key development areas throughout the City.

6. Staff Updates & EDC Member Updates

Chairperson Papais gave update on Chamber of Commerce activities and events. The main highlight pertained to the Annual Darien Fest in mid-August.

7. Next Scheduled Meeting

The next regularly scheduled meeting will be tentatively rescheduled for Thursday, September 14, 2023.

8. Adjournment

Meeting was adjourned at 8:24PM.

APPROVED: _____

CHAIRPERSON

DARIEN BUSINESS SURVEY

First and foremost, thank you for having your business in Darien. We appreciate you and want to do what we can to help you grow and succeed in your business. Please take a few moments to answer this brief survey for the City of Darien to better assist the business community.

1. What attracted you to open your business in Darien?
2. How long have you had your business in Darien?
3. What recommendations would you suggest to the City to further enhance the business community?
4. Would you recommend other types of businesses that would complement your business and/or the overall Darien community?
5. Are you aware of our Chamber of Commerce, and if not, would you consider being a part of it?
6. Would you be interested in attending Chamber “Lunch & Learns” or “After Hours” networking events at area establishments?
7. Are you aware of Economic Incentives and what would be most beneficial to you?

Thank you for your time and input. The results of this survey will be presented to our Economic Development Committee for discussion and review.

Name of Business _____

Your Name _____

Phone Number _____

E-Mail _____

WARD 4 BUSINESSES

BUSINESS NAME	ADDRESS
Culvers	541 Plainfied Rd
Darien Sportsplex	451 Painfield Rd
McDonalds	809 Plainfield Rd
Teddy's Red Hots	737 Painfield Rd Unit 8
Patriot Gaming Darien VFW	801 Plainfied Rd #12
Modern Way Dry Cleaners	737 Plainfield Rd. #6
Pizzeria K LLC	737 Plainfield Rd, #4
Power Printing	737 Plainfield Rd. #9
Tizzy's Treats & Eats	737 Plainfied Rd.#2
Babba Grill	801 Plainfield Rd
Bua Thai Kitcen	737 Plainfield Rd. #7
D'Pelos Hair Salon	737 Plainfield Rd. #3
Eco Green Beauty	801 Plainfied Rd. #A
Eco Green Beauty B	801 Plainfield Rd # B
Darien Pantry	737 Plainfield Rd. #5
Hanan's Hair Salon	801 Plainfield Rd.

WARD 5 BUSINESSES

BUSINESS NAME	ADDRESS
Circle K #4706713	8975 Lemont Rd
Hairs 2 You	2805 8rd Street 105
Hicx Solutions	8328 Lemont Rd
Kirtley Technogies	8328 Lemont Rd
American Sleep Medicine	2510 N. Frontage Rd
Chapo Construction	1535 N. Frontage Rd
Carriage Greens CC	8700 Carriage Green
Speedway #1425	10250 Lemont Rd
Wight & Co	2500 N. Frontage Rd

Economic Development Mission Statement

The City of Darien is dedicated to help create opportunities for economic development through desirable business growth, expansion, retention and attraction in working as partners to develop a climate conducive in maintaining the quality of life in the City of Darien

We are dedicated to creating a more vibrant and cultivated community by:

- Serving as a conduit between the commercial economic interests in Darien, including property managers, local business managers, government agencies, and national corporate leaders
- Encouraging the economic well-being, retention, and expansion of the existing commercial businesses located within Darien;
- Engaging community residents to participate in the process of attracting, developing and supporting business in Darien;
- Supporting the local Chamber of Commerce to facilitate communication and cooperation for local businesses;
- Responsibly assisting in developing properties within the City of Darien in an effort to both improve the aesthetics of the City and provide additional revenue; and,
- Properly reviewing City ordinances, policies, and practices to determine their impact on existing and proposed commercial businesses.

Economic Incentives

The City of Darien can offer a number of attractive incentives that help create healthy businesses. Darien is a home rule unit of government and has a great deal of flexibility in creating economic development financial incentives. New, as well as established businesses, reap the benefits of the City's economic development program. Darien can offer sales tax abatements, low cost financing programs, business/zoning variances, and other economic development incentives. Darien has encouraged development and expansion of the business community and is committed to a vibrant economic environment that fosters business growth.

Darien has been, and will always continue to be, committed to economic development. We seek, welcome and appreciate our businesses which range from major retail to smaller family owned businesses. We understand the needs of business and can tailor a package of economic incentives to assist with their development and expansion in Darien.

Today, Darien is a City of 24,500 that continues to enjoy healthy partnerships with business and industry. Our city government is committed to enhancing the quality of life for residents while nurturing opportunities for growth in our local economy.

CITY OF DARIEN ECONOMIC DEVELOPMENT APPLICATION

Applicant's Name _____

Address _____

Phone Number _____

Email Address _____

Name of Business or Project Name _____

Owner's Name and Address (if different than above) _____

Description of Project (attach any site plans, drawings, etc.) _____

Type of Incentive Being Requested (sales tax, property tax, low cost financing program, etc.) and Amount Being Requested (if applicable) _____

Total Development Costs _____

Project's Proposed Start and Estimated End Date _____

Please Provide Comment(s) on How This Project Would Benefit the City's Initiatives Below (check all that apply):

- Generates Additional Sales Tax/Property Tax Dollars or Retains Existing Sales/Property Tax to City
- Contributes to the Local Economy (e.g. job growth, increased foot traffic, etc.)
- Creates Public Infrastructure Improvements
- Develops, Redevelops, or Repurposes Vacant, Distressed or Blighted Areas
- Produces Non-Fiscal Benefits to City (e.g. enrichment to resident's lifestyles, beautification, etc.)
- Incurs Extraordinary Costs to Developer that Make Project Difficult to Attain without Incentive
- Formulates a Strong Business Plan, Ability to Financially Complete Project, and Minimize Risk to City
- Satisfies an Additional Community Benefit (e.g. targeted business model, competitive advantage with neighboring communities)

Explanation of Added Benefits to City _____

What Percentage of the Cost Needs Financing and What is the Project's Financial Business Plan? _____

Has Applicant Applied for Any Other Forms of Assistance through the City or Other Government Entity (e.g. grants, permit fee waivers, etc.)? _____

Signature of Applicant _____

Date: _____

BY SIGNING, APPLICANT AFFIRMS ABOVE IS TRUE AND ACCURATE TO THE BEST OF THEIR KNOWLEDGE. APPLICANT AFFIRMS THEY HAVE NO OUTSTANDING DEBTS TO CITY AND IS IN GOOD STANDING. THIS APPLICATION EXPIRES THREE (3) MONTHS FROM DATE APPLICATION IS SIGNED. IF APPLICATION EXPIRES, CITY MAY REQUEST AN UPDATE TO ABOVE STATED INFORMATION.