



**VILLAGE OF BARTLETT**  
**ECONOMIC DEVELOPMENT COMMISSION**  
**MEETING MINUTES**  
**April 14, 2025**

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1. CALL TO ORDER

Chairman Kubaszko called the regular meeting of the April 14, 2025 Economic Development Commission (EDC) of the Village of Bartlett to order at 7:00 PM

2. ROLL CALL

PRESENT: Commissioners Kubaszko, Gorski, Suffern, Densford, Erickson, and Gudenkauf

ABSENT: Commissioners Perri and Lewensky

ALSO PRESENT: Economic Development Coordinator Tony Fradin, Assistant Village Administrator Scott Skrycki

3. APPROVAL OF February 10, 2025, MEETING MINUTES

Motion by Suffern, Seconded by Densford

MOTION CARRIED

4. PUBLIC COMMENT

None

5. BRANDING UPDATE

Mr. Fradin stated that we are about to begin a new fiscal year and will resume the community branding initiative.

He detailed our efforts over the last fiscal year including a summary of the process by which the village selected a5 Branding & Digital, and the media outlets we engaged with, events that we promoted the We Belong brand, branded items, and press coverage. He reminded the EDC that we use "You Belong" branding for economic development purposes including at the ICSC show in Chicago.

Tony shared some statistics from the media coverage on Fox News and WGN TV and Radio, reaching hundreds of thousands of viewers and listeners.

Tony detailed the plan to move forward in the new fiscal year, including the creation of a branding guide, promotion of the new Lake Street TIF district, and Route 59 corridor. He described the branding guide as providing consistent imaging across signage, the village website, social media, and more.



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Tony told the EDC that we would continue updating them and the Village Board as the community branding campaign moves forward, including analytics.

## 6. LEGACY BUSINESSES

Mr. Fradin introduced this program as an effort to formally recognize long-term businesses in town that have been in business for at least 25 years. Now that it is 2025, it is an ideal time to launch this.

It is a great accomplishment to remain in business for 25 years and proves that a business can withstand the test of time and serve as an anchor of a neighborhood, such as your favorite restaurant, shop, salon, or a reliable auto repair shop.

We will invite participation via email blasts and will do our best to compile a list of these long-time businesses to reach out personally. It would be nice to visit them when the weather improves.

Tony noted that Commissioner Suffern and his wife, Jan, and their partner Sandy are a great example of a legacy business with Banbury Fair now over forty years in business.

Commissioner Erickson suggested tying this in with the Chamber of Commerce. Tony replied Yes, we will partner with the Chamber in getting the word out to their members. Some businesses do not email a lot, so we'll try to reach them too. Bob's Auto Body, for example, has been in business for fifty years.

Tony mentioned that we'll tie this into our branding that we just spoke about, such as "this legacy business Belongs in Bartlett."

Commissioner Erickson suggested we tie this into Oktoberfest. Tony replied that seems like a long time from now, but it is a great suggestion and will be here before we know it.

## 7. NEW BUSINESS

Tony mentioned that Bartlett Mart will be opening soon right across the street from Village Hall at the former dry cleaner space at 331 S. Main Street.

On the industrial side, the village's largest business, Rana Meal Solutions, is constructing a 300,000 SF production facility, their third in Bartlett along with two additional cold storage facilities. Rana employs over 1,400 as of a few years ago, and continues to grow and expand in town.



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Tony noted that he worked with them recently on a Cook County Class 6B property tax incentive, which the Village Board approved at a meeting last month. Due to the massive disparity between Cook County and DuPage County with commercial and industrial property taxes, this reduction is significant, potentially half a million dollars or more per year. Rana and other large industrial developers and businesses would not build new here without it, since we are right on the border between counties. The village now has 8 approved Class 6B incentives.

Commissioner Erickson asked if we could discuss EDC meeting time at an upcoming meeting. We have not had resident or business participation, partly because of the time of the meeting.

Mr. Skrycki replied that some other towns have different meeting times, including during the day. They can engage the business community more. We must investigate it.

(inaudible question)

Tony replied that we will look into it, since there seems to be a consensus among commissioners and we do want to increase engagement.

Commissioner Suffern mentioned the great success of Brewster Creek Business Park and suggested that we take steps to let residents know about what is going on out there; it is not just a bunch of huge buildings.

Tony agreed that we could do a better job promoting it internally. In the industrial real estate market, the business park is well-known. We have not been promoting it as much recently due to it being mostly built out. He always refers to Brewster Creek Business Park as the economic engine of the village and, as economic development commissioners, they can also help spread the word about what successful business parks we have. It is mostly comprised of newer Class A and Class B buildings, so it has attracted many businesses from older business parks and build-to-suit projects.

Commissioner Gorski suggested a LinkedIn post with more information about Brewster Creek Business Park. He then asked for an update on the BEDA program.

Tony reported that there has only been one BEDA grant payment this fiscal year, \$50,000 to the Boss's Signature. The work has not yet been completed on JC Mexican's new fire alarm system, so that \$11,000 will be paid out in the coming fiscal year. We have two more in the works, one for a new restaurant in the former Wee-Dee's location, and another for a long-term, but not quite legacy twenty-five-year-old downtown restaurant.



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8. ADJOURNMENT

Motion by Commissioner Densford, Seconded by Commissioner Erickson

The meeting was adjourned at 7:50 PM.