



Agenda Item Executive Summary

AGENDA ITEM: MORE Brewing BEDA application

BOARD OR COMMITTEE: Board

BUDGET IMPACT

Amount	\$50,000	Budgeted	\$250,000
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Fund: Incentives **Corresponding Activity Measure:** BEDA grants made

EXECUTIVE SUMMARY

MORE Brewing Company has requested a \$50,000 Business and Economic Development Assistance (BEDA) grant to support a \$250,000 rooftop patio enhancement at its downtown Bartlett location (121 W. Railroad Avenue).

MORE Brewing proposes installing a louvered roofing system with motorized retractable siding, weather sensors, LED lighting, and electrical integration to make its rooftop patio weather-resistant and usable year-round, addressing a 30-40% seating capacity loss during inclement weather.

The upgrade is expected to increase revenue by 10-12% through expanded event programming (e.g., private parties, beer releases, corporate gatherings) and support year-round staffing, preventing seasonal layoffs and potentially creating new jobs.

The total project cost is approximately \$250,000 after design fees and contingencies, with MORE Brewing funding 80% privately. The \$50,000 BEDA grant (20% of costs) will be reimbursed upon project completion and submission of proof of payments.

On July 14, 2025, the Economic Development Commission unanimously recommended approving the \$50,000 BEDA grant, contingent on project completion to code and verified payments.

The Committee of the Whole reviewed this request at its September 16th meeting, at which time it was forwarded to the full Village Board for a final vote.

ATTACHMENTS (PLEASE LIST)

Memo, MORE Brewing's BEDA application, July 14, 2025 EDC meeting minutes

RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: Revisit, refine and execute the village's overall economic development incentives

Short Term (1-3 Years): Routine Complex

Long Term (3-5 Years): Routine Complex

ACTION REQUESTED

Motion – I move to approve a \$50,000 BEDA grant for MORE Brewing's new rooftop system, following all improvements made to Village Code and proof of payment is submitted.

Staff: Tony Fradin, Economic Development Coordinator

Date: October 13, 2025

ECONOMIC DEVELOPMENT MEMORANDUM

To: Paula Schumacher, Village Administrator
From: Tony Fradin, Economic Development Coordinator
Date: October 13, 2025
Re: BEDA Application for MORE Brewing Company

Background

MORE Brewing Company has been operational in downtown Bartlett for nearly two and a half years.

The business was previously approved for a BEDA grant in late 2022 based on its initial \$4M+ investment in constructing its 8,000+ SF multi-level facility at 121 W. Railroad Avenue and is eligible to apply for another grant.

This project represents another meaningful investment in the downtown Bartlett business district and aligns with the Village's goals to support revenue-generating businesses, enhance community amenities, and retain and create local jobs.

Project Summary

MORE Brewing Company, located at 121 W. Railroad Avenue, is proposing the installation of a louvered roofing system and motorized retractable siding on its rooftop patio. This system includes motorized louvers with weather sensors, retractable solar mesh siding, LED lighting, and electrical integration — all designed to make the rooftop space weather-resistant and usable year-round.

Currently, weather fluctuations restrict the use of the rooftop patio, which results in the loss of 30–40% of total seating capacity during inclement weather. This investment would help prevent those closures and allow MORE Brewing to host events throughout the winter and other seasons, including private parties, beer releases, and corporate gatherings.

MORE projects a 10–12% increase in overall revenue due to expanded programming.

Just as important, this expansion supports workforce retention and job creation. During colder months, seasonal dips in foot traffic currently force staffing reductions. The upgraded rooftop space will help the business maintain staffing year-round and potentially hire additional event-focused personnel.

Cost and Funding

The total anticipated cost of the project is **\$208,000**. A detailed contractor proposal from Status Technology, Inc. outlines the following project components:

- **Louvered Roofing System** – \$179,364
- **Electrical Package** – \$11,621
- **Motorized Retractable Screens** – \$17,827
- **Total Project Cost** – **\$208,812**, with additional contingencies and design fees bringing the full investment to approximately **\$250,000**.

MORE Brewing is requesting a **\$50,000 BEDA grant**, which would account for 20% of the total project cost and serve as a reimbursement upon completion or 24% of the documented eligible costs for the louvered roofing system.

BEDA Program Eligibility and Alignment

This project meets several key criteria of the BEDA program:

- **Sales Tax Generating Use:** MORE Brewing is a restaurant and brew pub, a prime example of a sales-tax-generating business.
- **Private Investment Leverage:** The applicant is contributing approximately 80% of the total cost from private funding.
- **Job Retention and Creation:** The project will help avoid seasonal layoffs and lead to new job opportunities.
- **Aesthetic and Functional Improvement:** The rooftop upgrades significantly enhance the usability and appeal of the space, making it a stronger downtown destination. This will be a permanent, non-removable fixture and an expansion of the outdoor dining area.
- **Diversifying Our Local Economy:** The business continues to invest in downtown Bartlett, is an important regional draw, the village's only brew pub with a rooftop beer garden.

EDC Recommendation

Ross Davis, Director of Operations for MORE Brewing, presented this request and answered questions at the July 14, 2025 Economic Development Commission meeting, at which time the EDC unanimously recommended in favor of making a **\$50,000 BEDA grant** once the project is completed to all applicable codes and proof of payments are submitted.

September 16, 2025 Committee of the Whole meeting

MORE Brewing's BEDA request, along with minutes and the positive recommendation from the Economic Development Commission, were presented to the Committee of the Whole on September 16th, at which time this item was forwarded to the Village Board for a final vote.

Assistance

The Bartlett Economic Development Assistance (BEDA) grant program provides grants up to a maximum of \$50,000 for **sales tax producing** uses including retail establishments and restaurants. Grant funds will be distributed on a reimbursement basis once projects are substantially completed.

Building owners or lessees (who produce written consent from the building owner for all proposed improvements) are eligible to apply. The program applies Village-wide, with the exception of properties that are located within existing Tax Increment Financing (TIF) districts.

The amounts of incentives granted will vary based upon the improvements made and each application will be reviewed on a case-by-case basis. All improvements must conform to the Village's regulations including, but not limited to, the Zoning Ordinance and Building Codes. Bartlett's municipal code is available online [Bartlett Municipal and Zoning Code](#).

Individual properties will be eligible for grants regardless of who the current tenant may be once every two fiscal years. The Village of Bartlett's fiscal year runs from May 1st of every year through the following April 30th.

Targeted Businesses

Priority will be given to those generating sales tax for the Village as defined by those offering merchandise or food and beverage services to the public, the sale or providing of which is subject to sales tax ("Retail sales"), and from which the revenue derived constitutes the majority of the revenue of the business. Example of eligible businesses include, but not limited to, retail stores, restaurants, and specialty food stores.

Additional consideration will be given to projects that will create new job opportunities as a result of the project.

Only businesses located in commercially-zoned areas are eligible to participate in this program. Existing businesses wishing to expand and/or upgrade are also encouraged to participate.

Eligible Project Costs Include:

- Façade Renovations
- Interior Build-Outs and/or Rehabilitation
- Windows and Doors
- Signs or Awnings
- Outdoor Dining Areas - Permanent Improvements Only
- Code-Required Landscaping Improvements

- ADA Compliance
- Improvements in Energy Efficiency
- Lighting
- Code-Compliance Related Items

Approval Process for Successful Grant Applications

1. Schedule a pre-application meeting with Bartlett's Economic Development Team. Contact Tony Fradin at (630) 540-5937 or tfradin@bartlett.il.gov.
2. Submit a complete application.
3. Staff reviews application and presents it to the Economic Development Commission, which reviews the application and makes a recommendation to the Village Board.
4. Village Board approval or denial.
5. Following approval of grants, the recipient must sign an Economic Incentive Agreement including a recapture agreement should the business fail to remain open or meet its obligations within the following two years.
6. Following approval of grants, all applicable permits and licenses must be obtained per the Village Code. All work must begin within six months of awarding of grant and be completed within twelve months.
7. Grant recipients shall provide a request for reimbursement and required documentation for work completed. Once work is completed in accordance with submitted plans, the Village will reimburse the approved funds.

Criteria that Will Be Considered on Applications

1. The amount of private investment in the project and the ratio of private investment to the rebate.
2. Jobs anticipated to be created or retained as a result of the new business or expansion.
3. The type of use, with priority given to sales tax generating businesses.
4. The amount that the project demonstrates a significant improvement over the existing situation including the reoccupation of vacant buildings or spaces within commercial buildings.
5. The extent to which the project will improve the aesthetics of the property.

6. That the project will enhance Bartlett's appeal to new businesses and visitors and add value to the Village
7. The Village of Bartlett supports local businesses and contractors and encourages applicants to purchase materials and services locally. Consideration will be given to the extent to which materials are purchased and local contractors are engaged in the project, or provided an opportunity to compete for participation in the project.

Applicant Information

Is the Applicant the Primary Contact for the Project?*

Yes

Applicant is or will be*

Property Owner

Number of years in business*

8

Number of years in Bartlett*

2

Contact name for applicant's agent or architect

Ross Davis

Property Information

The property is . . . (check all that apply)

Retail

Restaurant

Other

Number of businesses on site:*

1

Size of building (dimensions or square feet)*

18,000

Stories in building:*

3

Number of parking spaces on property:*

0

Amount of last real estate taxes paid:*

661.67

Property Tax Index Number(s) (PIN)*

06344090010000

County*

Cook

Project Information

Total anticipated cost \$:*

250000

Project scope:*

We are looking to cover our rooftop patio with a louvered roofing system. In addition, we are looking to have the same company provide retractable siding to make the space usable year-round.

Affidavit

I hereby make application to participate in the Bartlett Economic Development Assistance (BEDA) program. In making this application I understand that the purpose of BEDA is to help encourage and leverage private investment in the Village's business community and help my business bring an underperforming property into more productive use.

I understand that prior to commencing any work, the Village must first approve both my participation and proposed scope of work for the project. Applicants must meet with Economic Development staff prior to paying for improvements in order to review how much, if any, the Village may reimburse for the project.

I understand that all improvements made through the help of BEDA must be in accordance with all Village plans and codes. Moreover, as a condition of approval, I understand the Village may require changes to the scope of work I am proposing.

In making this application, I understand that the BEDA program is competitive, funds are limited and selection for participation is at the sole discretion of the Village of Bartlett. I understand that the Village will review my application and at the Village's discretion may reject or approve my participation in the program. I recognize that a project that enhances the Village's business climate by returning an underutilized property into economic productivity, increases local employment opportunities and includes a larger percentage of private investment than public stands a greater chance of being funded by the Village.

I also understand that if selected for this program, the Village will establish a maximum grant award for the project. I also understand that if selected for this program, I will be required to enter into an Economic Incentive Agreement with the Village governing the terms and conditions of the BEDA grant award, and that the Village will not issue any grant funds unless and until I have fully executed the Economic Incentive Agreement in the form required by the Village.

I acknowledge that BEDA operates as a **rebate program** and, therefore, if selected for participation, Village funds will be disbursed to me at the conclusion of the work, after submittals by me of copies of all bills and satisfactory evidence of their payment, either by lien waivers or bills stamped "Paid" by all contractors. I understand that the actual rebate amount will be calculated at some percentage as recommended by staff in relation to the documented actual costs by me for eligible expenses to complete the agreed upon improvements, up to the maximum grant amount awarded by the Village for the project.

I acknowledge that the project is to be completed within 12 months, and that an extension request must be made in writing by the applicant and presented for approval to the Grant Administrator, EDC, or Village Board if necessary.

I acknowledge that if the final costs come in less than what was estimated to determine the reimbursement amount, then the grant amount would be reduced accordingly.

I acknowledge that the Village will perform a background check on myself and the other owners of my business, and I hereby agree to provide the Village with all necessary authorizations to conduct such background checks. I also acknowledge that my business must hold a valid, current business license issued by the Village and that my business must be current on all payments due to the Village in order to be eligible to receive any BEDA grant funds.

By signing this application, I hereby acknowledge that I have read the above statement and understand these important features about the BEDA Program.

Digital Signature - I agree that my electronic signature is equivalent to a handwritten signature and is binding for all purposes related to this transaction*



Ross
Davis
Jun 30,
2025



13980 Automall Dr
Huntley, IL 60142

126 S Villa Ave
Villa Park, IL 60181

121 W Railroad Ave
Bartlett, IL 60103

How a Louvered Roof Will Help Us Grow

At our brewery, we've always aimed to create a space where people can relax, enjoy great beer, and feel part of something—rain or shine. But as much as we'd like to control the weather, it's been one of our biggest limitations, especially when it comes to using our rooftop. One minute it's sunny and packed, the next we're moving tables, scrambling to remove chair cushions, or closing early because of a passing shower. We've lost too many good days to bad weather.

Installing a louvered roofing system changes all of that. This motorized, weather-sensing roof opens and closes automatically depending on conditions, giving us the flexibility to keep the rooftop open even when the weather isn't ideal. Right now, we lose about 30–40% of our total seating capacity every time we shut down the rooftop due to rain, wind, or cold. With this system in place, we're essentially weatherproofing one of our biggest assets.

More importantly, it allows us to use the space year-round. We'll be able to host events in every season—private parties, beer releases, corporate get-togethers, winter beer dinners, you name it. Based on current numbers and projected bookings, we anticipate a 10–12% increase in overall revenue just from being able to program and rent the rooftop space throughout the winter and during unpredictable weather stretches in spring and fall.

That kind of growth means more consistency in our business—and for our staff. Seasonal dips in foot traffic during the colder months have historically forced us to reduce hours or temporarily lay off team members. With the rooftop active year-round, we'll be able to retain more staff through the off-season, keeping our core team together and strengthening the service we offer. It also opens up new opportunities for additional hires, especially on the events side, which is good for both us and the local job market.

This isn't just about weather—it's about leveling up what we can offer. It gives our guests more reasons to come back, it brings in new customers who want unique event space, and it makes our brewery more resilient and community-focused.

At the end of the day, this investment lets us do what we love—serve great beer to great people—365 days a year. And that's a win for everyone.



STATUS
TECHNOLOGY OUTDOORS



COMMERCIAL PROPOSAL - 2263 / 01

CLIENT/CONTRACTOR:

ATTN: PERRY PATEL
MORE BREWING CO.
121 W RAILROAD AVE
BARTLETT, IL, 60103
PHONE: (847)852-0182

PROJECT INFORMATION:

MORE BREWING CO. PERGOLA
121 W RAILROAD AVE
BARTLETT, IL, 60103

Jul 7, 2025



INTRODUCTION

GREETINGS

THE ARCHITECTURAL SOLUTIONS TEAM AT STATUS TECHNOLOGY, INC. IS PLEASED TO PRESENT YOU WITH THE ENCLOSED HIGH-LEVEL BUDGET PROPOSAL. STATUS IS A LEADING INNOVATOR OF LUXURY OUTDOOR LIVING SPACES. WE SPECIALIZE IN OUTDOOR COMFORT WITH A FULL LINE OF PRODUCTS TO IMPROVE YOUR OUTDOOR LIFESTYLE.

PROPOSAL DETAILS

WE HAVE INVESTED A SIGNIFICANT AMOUNT OF TIME TO PUT TOGETHER A PROPOSAL FOR YOUR PROJECT. THIS MAY ALSO INCLUDE A DESIGN TO SHOW WHAT THIS PROJECT WOULD ENTAIL AS WELL AS DETAILS AND SELECTION OPTIONS. IF YOU HAVE ANY QUESTIONS ABOUT THIS PROPOSAL, PLEASE DON'T HESITATE TO ASK. WE TRY OUR BEST TO MAKE THINGS AS CLEAR AS POSSIBLE. WE FIND THAT THIS EXTRA TIME UP FRONT ALMOST ELIMINATES THE NEED FOR CHANGE ORDERS, AND THEREFORE ALLOWS US TO FINISH THE PROJECT WITHIN BUDGET. WE ARE CONFIDENT THAT WE CAN OFFER A PROJECT THAT FITS YOUR NEEDS.

OUR STANDARDS

THERE IS NO COMPROMISE WHEN IT COMES TO MATERIALS AND BEST CONSTRUCTION PRACTICES. WE STRIVE FOR PERFECTION IN EVERYTHING THAT WE DO. WE ARE INTENTIONAL WITH ENVIRONMENTAL INNOVATION, FROM THE CHOICE OF LIGHTWEIGHT MATERIALS AND LEAN PRODUCTION METHODS TO EFFICIENT TECHNOLOGY AND DESIGN. OUR PRICES ARE FAIR AND REFLECT THIS QUALITY. STATUS DESIGNED PROJECTS ARE DESIGNED WITH YOU TO FIT YOUR SPACE DIMENSIONALLY, AESTHETICALLY AND FUNCTIONALLY. CUSTOM IS THE STATUS STANDARD.

OUR WARRANTY

BY LAW, WE ARE REQUIRED TO OFFER A WARRANTY FOR OUR PROJECTS FOR ONE YEAR AFTER COMPLETION. HOWEVER, WE FEEL THAT IF SOMETHING IS DONE RIGHT, IT SHOULD LAST MUCH LONGER. THIS IS WHY WE OFFER A MUCH LONGER WARRANTY FOR EVERYTHING THAT WE DO. THIS OBVIOUSLY DOES NOT INCLUDE ORDINARY WEAR AND TEAR, NEGLIGENCE, OR UNUSUAL ABUSE. THE TERMS OF OUR WARRANTY ARE AVAILABLE BY REQUEST.

COST-EFFECTIVE | RAPID CONSTRUCTION

COMPARED TO TRADITIONAL CONSTRUCTION ALTERNATIVES, NOTHING COMES CLOSE TO THE FLEXIBILITY, FUNCTIONALITY, AND QUALITY OF A PROJECT DESIGNED BY STATUS. INSTEAD OF TRADITIONAL CONSTRUCTION TAKING WEEKS AND SOMETIME MONTHS TO COMPLETE A PROJECT, STATUS PROJECTS ARE OFTEN INSTALLED IN A MATTER OF DAYS.

WE ARE COMMITTED TO SUPERB CUSTOMER SERVICE AND ON-TIME, ON-BUDGET COMPLETION. THANK YOU FOR THIS OPPORTUNITY AND WE LOOK FORWARD TO A SUCCESSFUL COLLABORATION.

PROJECT TEAM

OUR PROJECT TEAM OF DEDICATED CONSTRUCTION SPECIALISTS IS THE MOST EXPERIENCED DESIGN AND PROJECT MANAGEMENT ORGANIZATION IN THE INDUSTRY. OUR PROJECT MANAGERS REMAIN WITH A PROJECT FROM BEGINNING TO END, INCLUDING BEING AVAILABLE FOR ALL CALLS AND MEETINGS THROUGHOUT THE PROJECT.

MICAH RAYBURN

PRESIDENT & CEO
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M: 561.203.5672
E: MRAYBURN@STATTUS.TECH

NICHOLE RAYBURN

VICE PRESIDENT
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CORPORATE CONTACT

9611 N US HWY 1 STE 341
SEBASTIAN, FL 32958
O: 833.STATTUS
E: OFFICE@STATTUS.TECH
WWW.STATTUS.TECH

SINCERELY,

MICAH RAYBURN
PRESIDENT & CEO



PROPOSAL | SCOPE OF WORK

DATE: Jul 7, 2025
TO: MORE BREWING CO.
VALID UNTIL: Aug 7, 2025
PROPOSAL: 2263/01

LOCATION: 121 W RAILROAD AVE
BARTLETT, IL, 60103
PHONE: (847)852-0182
E-MAIL: PERRY@MOREBREWING.COM

WE PROPOSE TO FURNISH ALL MATERIALS AND PERFORM ALL LABOR AND SUPERVISION NECESSARY TO COMPLETE THE FOLLOWING:

\$ PRICE	INDIVIDUAL PROJECT DESCRIPTION	INITIAL TO ACCEPT
\$179,364.00	<p>LOUVERED ROOF - OVERALL SIZE: ~53'-8" x 36'-1"</p> <ul style="list-style-type: none"> • Louvered Roofing System: • [5] Operable zones • Motorized Louvers • Structural Aluminum Frame on top of the existing steel structure • Color - Frame: BLACK Gutters: BLACK Louvers: BLACK • [1] Rain Sensor • [1] Wireless Control of Louvered Zones • [15] Accessory Beams <p>NOTE: Construction drawings and engineering are included in the price</p>	
\$11,621.00	<p>ELECTRICAL PACKAGE:</p> <ul style="list-style-type: none"> • Wiring and all electrical hookups • Installation of [36] LED lights • Installation up to [9] FAN BOXES • Electrical Plans 	
\$17,827.00	<p>MOTORIZED RETRACTABLE SCREENS PACKAGE:</p> <ul style="list-style-type: none"> • [1] 10'-6" x 10'-3" Motorized Retractable Screen with Solar Mesh <ul style="list-style-type: none"> ◦ Fabric type and color: TBD ◦ Frame color: BLACK • [1] 29'-8" x 10'-3" Motorized Retractable Screen with Solar Mesh <ul style="list-style-type: none"> ◦ Fabric type and color: TBD ◦ Frame color: BLACK • [1] Handheld Remote • 5 YEARS WARRANTY 	
EXCLUDED	<p>STRUCTURAL PERMIT:</p> <ul style="list-style-type: none"> • By Others 	

Signature: _____ Date: _____



TERMS & CONDITIONS

TOTAL PROJECT PLAN AND ACCEPTANCE OF PROPOSAL | SCOPE OF WORK:

THIS PROPOSAL WILL BECOME A CONTRACT BETWEEN BOTH PARTIES WITH THE SIGNATURE OF BOTH PARTIES (EXECUTION - PAGE 6). WE PROPOSE TO FURNISH ALL MATERIAL AND LABOR NECESSARY, COMPLETE IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS.

FOR THE TOTAL SUM OF: TWO HUNDRED EIGHT THOUSAND EIGHT HUNDRED TWELVE DOLLARS AND ZERO CENTS **\$208,812.00**

IMPORTANT NOTES

- DELIVERY, INSTALLATION, AND PROJECT MANAGEMENT SERVICES ARE INCLUDED IN THE ABOVE PRICES. ALL PRODUCT DELIVERED MAY BE DIRECT TO SITE FOR A CONTINUOUS INSTALLATION. ANY SPECIAL PHASING OR DELIVERY LOCATION REQUEST WILL CHANGE FREIGHT AND INSTALLATION COSTS.
- CLEAR AND FREE ACCESS TO JOB SITE MUST BE PROVIDED BY THE OWNER.
- CONSTRUCTION DRAWINGS AND SITE-SPECIFIC STAMPED ENGINEERING IS INCLUDED IF REQUIRED.
- ALL NECESSARY BUILDING PERMITS ARE INCLUDED IF REQUIRED.
- PAYMENTS WILL BE MADE ACCORDING TO THE DRAW SCHEDULE.
- DISPOSAL OR RECYCLING OF ALL PACKAGING IS INCLUDED. SITE TO BE LEFT IN BROOM CLEAN CONDITION.

EXCLUSIONS

- NOTE: ELECTRICAL SUPPLIES AND LABOR ARE NOT INCLUDED IN PRICING UNLESS SPECIFICALLY INCLUDED IN THE SCOPE OF WORK.
- ELECTRICAL POWER MUST BE PROVIDED BY THE OWNER. THIS TYPICALLY INCLUDES A JUNCTION BOX FOR STATTUS TO PLUG IN AND ANY NECESSARY SWITCHES FOR LIGHTING OR OTHER ACCESSORIES.
- PRICING DOES NOT INCLUDE UNION LABOR, OVERTIME OR HOLIDAY TIME.

LOCAL CODES, REGULATION & PERMITS

STATTUS TECHNOLOGY INC. WILL COMPLY WITH ALL LOCAL LAWS, CODES, AND REGULATIONS APPLICABLE TO PRODUCTS AND SERVICES PROVIDED UNDER THIS PROPOSAL. STATTUS WILL PROVIDE COMPLETE PRODUCT INSTALLATION DOCUMENTATION AND ALL NECESSARY DETAILED DRAWINGS INCLUDING STRUCTURAL ENGINEERED STAMPED DRAWINGS REQUIRED FOR PERMITS. THIS IS TYPICALLY SUFFICIENT FOR PERMITTING, HOWEVER, IF THE BUILDING DEPARTMENT OR GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE STATTUS PORTION OF THE PROJECT REQUIRES "PROJECT SPECIFIC" STRUCTURAL ENGINEERED CALCULATIONS, ADDITIONAL CHARGES MAY APPLY.

PAYMENT TERMS - THE DRAW SCHEDULE IS SEPARATED BASED ON EACH INDIVIDUAL PROJECT CATEGORY; PAYMENTS MAY NOT NECESSARILY BE IN ORDER. ALL PAYMENTS ARE NON-REFUNDABLE UNLESS AGREED TO THROUGH A CHANGE ORDER. SEE TERMS AND AGREEMENT FOR FURTHER DETAILS.

%	PAYMENT TERMS - DRAW SCHEDULE	\$ TOTAL
10%	DEPOSIT AT SIGNING OF AGREEMENT	\$20,881.20
50%	PAYMENT UPON COMPLETION OF ENGINEERING	\$104,406.00
20%	PAYMENT UPON COMPLETION OF POWDER COATING	\$41,762.40
15%	PAYMENT UPON SUBSTANTIAL COMPLETION OF INSTALLATION NOT INCLUDING FINAL ELECTRICAL HOOKUPS.	\$31,321.80
5%	STANDARD RETAINER PAID UPON COMPLETION OF ANY REMAINING PUNCH LIST ITEMS. (CUSTOMER SIGN OFF)	\$10,440.60

Signature: _____

Date: _____

Bartlett Economic Development Commission Meeting Minutes

July 14, 2025

1. CALL TO ORDER

The Bartlett Economic Development Commission meeting was called to order at 1:00 PM on the afternoon of July 14, 2025.

2. ROLL CALL

The following members were present: Jerry Kubaszko, Kirsten Erickson, Bruce Suffern, Nanette Gudenkauf, Robert Gorski, and Mike Densford. Robert Perri was absent. Commissioner Lewenski arrived during the meeting.

3. APPROVAL OF PRIOR MEETING MINUTES

The first agenda item was the approval of the previous meeting minutes from June 9, 2025. A motion to approve was made by Mike Densford and seconded by Bruce Suffern. All were in favor, with Robert Gorski abstaining, and the motion carried.

4. PUBLIC COMMENT

No public comments were made, so the meeting moved to the next agenda item: a BEDA grant request from More Brewing.

5. MORE BREWING BEDA GRANT REQUEST

Tony provided background on MORE Brewing's prior engagement with the EDC in late 2022, when they received a BEDA grant for their initial \$4 million investment, including construction and soft costs.

The current application is for a louvered roofing system with advanced outdoor technology to enhance their rooftop beer garden. The proposed system includes motorized louvers to improve weather resistance, addressing challenges from snow, ice, heat, and rain.

The project is expected to increase seating capacity and revenue, particularly for private events like weddings. The total project cost is approximately \$209,000, with additional costs bringing the estimate to \$250,000.

MORE Brewing requested a \$50,000 grant, which is less than a quarter of the total cost. This is the second BEDA application for the fiscal year starting May 1, with \$28,000 already allocated and ample funding still available.

Ross Davis, representing MORE Brewing, elaborated on the project. The louvered system will make the rooftop usable year-round, mitigating weather-related disruptions that reduce guest satisfaction and increase labor costs. The system maintains the open-air feel pitched originally, with retractable louvers and sidewalls made of aluminum and screens for shade and heating efficiency.

The system features a weather-sensing mechanism and a gutter system to prevent leaks, built by a reputable company experienced in extreme weather conditions. Installation is straightforward, with offsite construction and quick assembly, allowing advertising for events as early as December.

The project is expected to conservatively increase annual revenue by 10-12%, adding at least \$200,000 to their \$2 million annual revenue, with capacity for 125-150 people on the rooftop and 95 on the first floor.

Commissioner Suffern raised a concern about other restaurants facing similar patio dining challenges, citing JC's and Atlas Chicken as examples. He suggested the village proactively inform the restaurant community about the BEDA grant program to encourage similar improvements.

Tony confirmed that the village promotes the program through email blasts and social media, though not specifically targeting patio enclosures. The commission discussed the importance of raising awareness, with Davis noting that supporting such projects benefits the entire town by increasing revenue.

A motion to recommend the approval of the \$50,000 BEDA grant for MORE Brewing was made, seconded, and unanimously approved by commissioners Kubaszko, Suffern, Lewensky, Gorski, Densford, Gudenkauf, and Erickson. The recommendation will be forwarded to the village board for review and a final vote.