

**MINUTES OF A COMMITTEE OF THE WHOLE MEETING OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF HARWOOD HEIGHTS
HELD ON THURSDAY AUGUST 4, 2022**

A. CALL TO ORDER at 7:00pm by Mayor Arlene Jezierny

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL –

Mayor	Arlene C. Jezierny
Clerk	Marcia L. Pollowy
Trustees	Eugene Brutto Annette Brzezniak-Volpe (Absent) Anna Brzozowski-Wegrecki Zbigniew Lewandowski Lawrence Steiner Giuseppe Zerillo
Attorney	Rob Bush

Also present: Chief John DeVries
Accountant Mary Ventrella
Economic Development Coordinator Dan Gardner

D. AGENDA ITEMS

Presentation by Steinhafels

- Economic Development Coordinator Dan Gardner updated the board on his outreach and work in securing a new retail customer for the former Art Van Furniture site. Steinhafels of Waukesha, Wisconsin is interested in renting the Art Van site for an initial 10-year lease with 4 – five-year options.
- Chad Dern, Vice President of Marketing for Steinhafels, presented to the board Steinhafels history and desire to occupy the Art Van site noting Steinhafels investment to improve/retrofit the new store, employment opportunities, sales projections and a proposed tax split. A discussion ensued with Mr. Dern answering the board’s questions/concerns. (A copy of Steinhafels history/proposal is attached at the end of these minutes).
- After Mr. Chad Dern & Mr. Dan Gardner concluded their presentations and left the meeting room the Mayor and board had a brief discussion on the prospect of Steinhafels coming to Harwood Heights and the benefits of occupying an established building site that would conform to their business needs and the tax incentive proposed.
- The consensus of the board was to move forward with bringing Steinhafels into the old Art Van space and for them to move forward with the property owners, Fortress, regarding the finalizing of a lease.
- Mayor Jezierny will contact our Economic Development Coordinator Dan Gardner tomorrow to notify Steinhafels to move forward with their plans to lease the former Art Van store. The Village Attorney will prepare an incentive agreement for the board’s review and approval at the next Committee of the Whole meeting on September 1, 2022.

Approval of Committee of the Whole minutes for July 14, 2022

Motion by Trustee Zerillo, seconded by Trustee Brutto on July 14, 2022 COW minutes:

- Approval of the Committee of the Whole Minutes for the meeting held on July 14, 2022.

On a voice vote, all in favor (Trustee Brzezniak-Volpe – Absent), the motion carried and the minutes of the July 14, 2022 Committee of the Whole meeting were approved.

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Paving/Parking Spots – Taco Bell

- Mayor Jezierny provided the board with a cost proposal from ARRP Trucking & Hauling, Inc. in the amount of \$27,400.00 for the excavation/demolition/restoration/concrete work for the 7 parking spaces on Carmen Avenue east of the entrance to Taco Bell. The cost is considerably lower than the \$130,000+ cost quoted for the work by Taco Bell’s developers. The village already approved an agreement with Ampler/Taco Bell regarding the Carmen Avenue sidewalk easement and the proposed parking spots.
- The motion will be placed on the August 11, 2022 Consent Agenda for board approval.

Water Collector

- Item moved to Closed Executive Session discussion.

Round Table Discussion

Trees – The Village of Harwood Heights is teaming up with the Morton Arboretum and the Chicago Region Trees Initiative for a community volunteer tree planting event on September 20, 2022 from 1pm – 4pm planting 50 free trees throughout the village. The Mayor will promote this event in her next “Mayor’s Message” mailing with a copy of the flyer describing the trees types available and the order request form.

IML - After a brief discussion on the IML sessions at this year’s conference it was decided that the Village Board would not be attending this year’s conference.

Cross Community Climate Collaborative – Memorandum of Understanding (MOU) – Mayor Jezierny asked the board to review the memorandum and to let her know if the village wishes to be a part of this partnership with other surrounding communities; the village needs to respond by August 31, 2022 to let them know if we will be participating.

Harwood Heights Senior Club Anniversary Luncheon Celebrating their 49th Anniversary – Please let the Clerk know if you will be attending on Wednesday, August 10th at the Elmcrest Banquet Hall in Elmwood Park.

Illinois Family Relief Plan – Illinois residents could soon see checks in the mail or in their bank accounts regarding the new income and tax rebates approved under Gov. Pritzker’s Illinois Family Relief Plan. Single tax payers to receive \$50 dollars and joint tax payers to receive \$100.

Triton College Event – On Wednesday, September 28, 2022 is the 28th Annual Triton College Foundation President’s Reception; please notify the Mayor if you will be attending.

WCMC Annual Dinner – Friday, September 23, 2022 at the Donald E. Stephens Convention Center. The village will submit an AD for the program booklet and purchase a table for board participation. A motion will be placed on the August 11th Board Agenda for board approval.

Skores Bar & Grill – Morrison Roadhouse will be buying the Skores Bar & Grill property. They have already applied for a liquor license through the state, a village liquor license will not be issued until they officially close on the property. They will be remodeling the interior and redoing the parking lot.

Choice Furniture – Is being evicted due to non-payment on the rent. The store is now closed as of this past Sunday.

Ordinances/Sergeants/Pets & Children in Hot Cars – Trustee Steiner will review the current ordinances, make any necessary changes and forward the draft ordinance to the board for review and final approval.

Village Fest – Volunteers – Make sure that all appointees, village board members and employees are contacted and assigned time-slots in the various fest categories.

WSSRA Upcoming Events – The John Lannefeld Memorial Bocce Ball Tournament on September 10, 2022 in Elmwood Park and the “Fall in for Our Stars” Casino Night at the Cheney Mansion on Friday, October 14, 2022.

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New Ideas – Asked the board to bring new ideas to the table for discussion; things that we should or could be doing for our community; an educational session on health & nutrition or safety features or family community events.

Columbus Day Parade – The Police Department will have a police squad car to be part of the parade on October 10, 2022. Trustee Zerillo will forward the information to the Mayor and board regarding the reception following the parade at Casa Italia.

PUBLIC COMMENT

None

EXECUTIVE SESSION

Motion by Trustee Zerillo, seconded by Trustee Lewandowski to enter into Closed Executive Session at 8:36pm; on a roll call vote, all in favor (Trustee Brzezniak-Volpe – Absent)

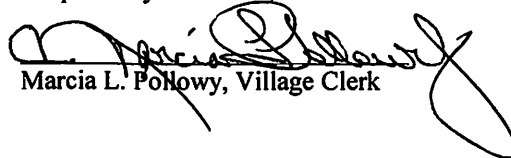
Motion to enter into Executive Session: pursuant to (5 ILCS 120/2) Sec.2. Open meetings © Exceptions. A public body may hold closed meetings to consider the following subjects: (1) The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity.

Motion by Trustee Brzozowski-Wegrecki, seconded by Trustee Brutto to Reconvene Open Session at 8:51pm; on a voice vote, all in favor (Trustee Brzezniak-Volpe – Absent)

ADJOURNMENT

Motion by Trustee Steiner, seconded by Trustee Zerillo to adjourn. On a voice vote, all present being in favor (Trustee Brzezniak-Volpe – Absent), the motion carried and the Committee of the Whole Meeting of the Board of Trustees of the Village of Harwood Heights was adjourned by Mayor Arlene Jezierny on Thursday, August 4, 2022 at 8:51pm.

Respectfully submitted,


Marcia L. Polnowy, Village Clerk



An Employee
Owned Company

August 4, 2022

Steinhafels was founded in 1934 in Milwaukee, WI with the goal of being the best furniture retailer for customers, our associates, business partners, and our communities in which we serve.

- Corporate Headquarters and 300,000 square foot distribution center in Waukesha, WI. Currently employing 600 associates in our stores, corporate, and distribution center. We currently have twelve furniture and mattress superstores in Wisconsin and Illinois, and two mattress stores in Wisconsin.
- Operating three stores in Illinois – Vernon Hills (2010), Crystal Lake (2019), Downers Grove (2021)
- Most recently opened our 12th Superstore in Green Bay, WI (2022)
- Completed our Fiscal Year in June with record sales of over \$200M
- We were ranked 49th in Furniture Today's Top 100 stores 2022 list, up from 53rd in 2021.
- Our mission is to help all customers create the home of their dreams
 - Steinhafels Customer Profile – HHI \$55K, Homeowners \$200K, Median age 37
 - Known for excellent customer experience – Average Google review 4.5 stars out of 5, with Downers Grove (4.7), Crystal Lake (4.6), Vernon Hills (4.4)

In 2021, the Steinhafel Family sold the company to an Employee Stock Ownership Plan (ESOP), making the company 100% employee-owned, and family-run.

- Our President, Andrew Steinhafel is a 4th generation Steinhafels family member to lead the company.

Steinhafels has been consistently recognized as a Top Workplace for associates

- Competitive Wages and flexible scheduling
- Health Insurance for full-time and part-time associates
- Employee-Ownership Stock Grants annually, 401k offered w/ Steinhafels match

Employee-owned, family run, local company committed to giving back to the communities in which we do business

- Actively support charities with furniture and mattress donations
 - Special Spaces, ACTS Housing, Habitat for Humanity, Fisher House for Veterans, Ronald McDonald House, Susan G. Komen, Meta House, Goodwill (Furniture trade-in events), Flight for life, Local police department family support rooms
- Use our stores as collection points for Coats for Kids, Salvation Army Toy drives, School Supplies, and Blood Drives

Proposed new Steinhafels Furniture and Mattress Superstore
 7304 W. Lawrence Ave. Harwood Heights, IL

Steinhafels Investment – Estimated \$1.8M-\$2.1M

- Exterior Rebranding
- New Floor Coverings
- Resealing/Striping of Parking lot
- Interior Remodeling – Adding display walls and paint

Employment Opportunity

- 35-40 Full-time PT+ (FT associates average \$52K annual)
- Brought on six months before opening, will train at other Illinois Steinhafels locations

Sales Projections

- Based on our experience in the market estimate first year sales of \$11-14M, with annual growth 2.7% for the initial 10-year lease (with 4 Five year options)

Proposed Tax Split

- Propose 60/40 city tax incentive
- Earned incentive equal to \$500K over the ten-year period

STF Retail Taxable Sales Estimates 2.7% growth estimate	1% Municipality Tax (60%/40% Split)	1% Home Rule Tax (100% Village)	Village Net Tax Revenue	Steinhafels Tax Incentive
\$11,000,000	\$110,000	\$110,000	\$176,000	\$44,000
\$11,297,000	\$112,970	\$112,970	\$180,752	\$45,188
\$11,602,019	\$116,020	\$116,020	\$185,632	\$46,408
\$11,915,274	\$119,153	\$119,153	\$190,644	\$47,661
\$12,236,986	\$122,370	\$122,370	\$195,792	\$48,948
\$12,567,385	\$125,674	\$125,674	\$201,078	\$50,270
\$12,906,704	\$129,067	\$129,067	\$206,507	\$51,627
\$13,255,185	\$132,552	\$132,552	\$212,083	\$53,021
\$13,613,075	\$136,131	\$136,131	\$217,809	\$54,452
\$13,980,628	\$139,806	\$139,806	\$223,690	\$55,923
\$124,374,255	\$1,243,743	\$1,243,743	\$1,989,988	\$497,497