

**RESOLUTION NUMBER 02-14**

**A RESOLUTION AUTHORIZING AND APPROVING THE CONTRACT  
BETWEEN DOUG BERGREN OF MAIN STREET CONSULTING AND  
THE VILLAGE OF EAST DUNDEE**

**WHEREAS**, the Village of East Dundee is a home rule unit of local government under and pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, has the authority to exercise any power and perform any function pertaining to its government and affairs, including but not limited to the power to regulate for the protection of the public health, safety, morals, and welfare; and

**WHEREAS**, it is deemed necessary and desirable for the Village of East Dundee to authorize and approve professional services with Doug Bergren of Main Street Consulting for professional services for economic development efforts from March 1<sup>st</sup> 2014 through February 28<sup>th</sup>, 2015.

**NOW THEREFORE BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS, AS FOLLOWS:**

**Section One.** That the Village of East Dundee hereby approves and the President be and he is authorized and directed to sign and the Village Clerk is directed to attest to the Professional Services proposal with Doug Bergren of Main Street Consulting for professional services for economic development efforts, from March 1<sup>st</sup> 2014 through February 28<sup>th</sup>, 2015, a copy of which agreement is attached hereto and made a part hereof.

**Section Two. Publication.** This resolution shall be in full force and effect forthwith upon its adoption, approval and publication in pamphlet form as provided by law.

Adopted this 3<sup>rd</sup> day of February, 2014, pursuant to a roll call vote as follows:

AYES: Trustees Gorman, Lynam, Skillicorn, Selep and Wood  
NAYES: Ø  
ABSENT: Trustee Ruffulo

Approved by me this 3rd day of February, 2014.



LAEL MILLER, President

Published in pamphlet form this 4th day of February, 2014, under the authority of the President and Board of Trustees.

**ATTEST:**



HEATHER MAIERITSCH, Village Clerk

Recorded in the Village Records on February 4, 2014.

# Main Street Development Consulting

202 N. Main St.

Mt. Carroll, IL 61053

email: doug\_bergren@yahoo.com

January 2, 2014

To: President Lael Miller and  
East Dundee Village Board

Mr. Robert Skurla  
Village Administrator  
East Dundee, IL 60118

From: Doug Bergren  
Economic Development Consultant  
East Dundee, IL 60118

Reference: Renewal of contract for 2014

Dear President Miller, Mr. Skurla, and Village Board of Trustees:

As you can see by the report of this past year's activities, many things have been accomplished, and many more are still in progress. The attached list of projects has begun or will soon begin, and I would like to be a part of their completion. Although all of them are very important, the most challenging will be:

- IAA & Adesa Projects
- Recycle Campus
- Downtown Redevelopment including a viable Farmer's "French" Market
- Continued use of the Façade Grant Program

Because I spend in excess of \$140 per week in gasoline, I would like for the Village to allocate a "travel allowance" of \$500 per month.

Please keep in mind that there are no "add on" costs to the Village in fringe benefits, withholding taxes or employer's contribution for retirement funding, etc. I consider it a privilege and honor to work for the Village of East Dundee, and would like to continue to serve the Village as your Economic Development Consultant.

Sincerely,

Doug Bergren

# Main Street Development Consulting

202 N. Main St.

Mt. Carroll, IL 61053

email: doug\_bergren@yahoo.com

January 2, 2014

To: President Lael Miller & Village Board of East Dundee, IL  
Robert J. Skurla, Village Administrator

From: Doug Bergren  
Economic Development Consultant  
East Dundee, IL

Reference: Projects and Economic Development efforts for 2014 and goals beyond

## **Projects Completed:**

### **Palumbo TIF:**

The “looped” water line for the Village water system has been completed. Utilizing TIF funds, it was constructed at no cost to the residents of the Village.

### **7 Hills Medical:**

The medical clinic is up and running (including Tri-Care for Veterans), and as of this year, the pharmacy has been licensed and is operational.

### **GAT Guns:**

In 2012, GAT Guns embarked on a large expansion program with the assistance of the Village. At last report, with the addition of the indoor rifle ranges and additional pistol ranges, business has almost doubled providing the Village with additional sales and amusement taxes.

### **Properties south of McGraw:**

Annexation was completed for GAT Guns, Premier Banquets (Torco), Sierra Studios, Pampered Pets, Steinland Property (Blue Flame Energy Group), MAS Accounting, and the Gauvin and Leadin properties. Blue Flame Energy Group is currently taking advantage of the Façade Grant Program for exterior and parking lot improvements. Premier Banquets would like to install a commercial kitchen to open a restaurant and serve its banquet operations.

### **Gardiner Place and River Haven Housing Projects:**

East Dundee’s largest project this past year, both facilities were completed in the spring, and the Grand Opening was held this past summer. River Haven is the first housing project in Illinois that is Veteran’s Preferred. Construction of the new fire station has also begun, with completion set the summer of 2014.

### **J.D. Byrider Dealership:**

With Village assistance, Zeburg-Brown Dundee, LLC purchased the vacated Saturn property and after extensive renovation, has opened for business. This new business has created 20-25 FT jobs, with a \$1,000,000 payroll.

### **Van's Custard:**

Exterior and interior renovation has been completed this past fall, and Van's has opened for business. Mr. Richard VanAcker has commented that Van's worse day here in East Dundee was better than his best day in Carpentersville. Van's is utilizing East Dundee's Façade Grant Program.

### **525 E. Main Street:**

The former Spring Hill property has had the large Quonset building removed and the lot has been improved with a fence at the northern boundary, and is for sale.

### **In The Neighborhood Deli (Meet Market)**

At 310 River Street, Mr. Tom Roeser renovated the storefront for a small delicatessen. He has leased the building to a business with a location in Elgin, and expanded to East Dundee.

### **Projects In Progress:**

#### **Discount Grocery Outlet:**

Although Discount Grocery Outlet has moved from their former location due to conflicts with the storefront owner, Mr. Fred Thompson has found a better location across the street in the former Taylor Rental building. With this larger square footage, he can expand his product line and his storage space. He also intends to collect food that can be donated and used by the area's food pantries.

#### **Insurance Auto Auction:**

Forty (40) acres of the Prairie Materials Property in Cook County is in the process of being purchased by IAA. IAA is a company which sells by auction, autos involved in accidents and deemed "totaled" by their respective insurance companies. A separate TIF District has been put in place, as the company will need assistance when it gets its first Cook County property tax bill. A \$10 transfer fee will be assessed on each auto purchased. When up and running, the company figures 25,000 cars a year will be sold.

#### **Walmart:**

Walmart has informed the Village that it will be leaving East Dundee for Carpentersville by Spring of 2014. It does not appear that this is happening. The store's lease expires at the end of January, 2017, and the company would have to buy out the lease if it moves before then. As far as the loss of sales tax revenue is concerned, with the annexation of GAT Guns and its expansion, along with the sales tax revenue generated by Thornton's Gas Station/Convenience store will more than make up for Walmart's loss.

#### **Al Piemonte's Dundee Chevrolet:**

All of GM's Chevy Dealerships have been mandated to renovate their facades as per corporate design. A redevelopment agreement was issued for the renovation and expansion costs. About 10-15 more FTE will be added.

#### **New Fire Station, Police Dept. remodeling, and Village Hall expansion:**

After construction of East Dundee's new Fire Station is completed (summer, 2014), and when the downtown Fire Station is vacated, the Police Department will take over the old Fire Station (winter 2014/2015), and Village Hall will expand into the Police Department's former space (winter 2015/2016).

#### **Summit School:**

Summit School is in the process of being remodeled for totally new uses. It will be "condoed" with part of the second floor being utilized by CAKE (Culture of Africa for Kids Everywhere). CAKE will also take over the gymnasium and swimming pool area on the first floor for use as a banquet facility. The first floor and part of the second floor has been renovated as per the needs of the Dundee Township for its offices. The Township moved in this past autumn. The former classrooms along Main Street will be made into offices.

### **Downtown East Dundee:**

With the assistance of Mr. Tom Roeser and Otto Homes, downtown properties of East Dundee are slowly being renovated. Mr. Roeser has purchased the site of the old Dundee Lumberyard, with an option to purchase the rest of the yard. Mr. Roeser convinced Mrs. DeLoris Doederlein to donate her barn near the Depot to the Village, and he would donate his property adjacent with the understanding to improve Meier Street. Otto Homes has moved the house at 319 Meier over to allow expansion of Diamond Jim's, and has renovated 320 River St. which is already occupied. Mr. Roeser has also purchased the Anvil Club and is currently renovating the entire premises, inside and out. The brilliant marketing guru, Karen Blair, has been hired to market the downtown businesses and events as well as other businesses in the Village.

### **Blue Flame Energy Group:**

Utilizing the Façade Program Grant, Blue Flame Energy (owners of the Steinland mini mall), is currently improving the exterior of their property, and improving the parking lot with new lighting.

### **Leverage Point Media, 111 Water Street:**

Another Façade Program participant, Mr. Jim O'Dea has purchased the building he was leasing and has plans to remodel the exterior so the architecture is closer to the surrounding buildings. Parking lot improvement and lighting is also included in his plans.

### **Partial Census for Gardiner Place and River Haven:**

An application and deposit has been made with the Census Bureau for a partial census to take place. An estimate of increased population for 325 was included. With the per capita amount now at \$136.00, the additional income for the Village will be in excess of \$44,000.

### **Projects in the Immediate Future:**

#### **Adesa Auto Auction:**

About eighty (80) acres of Prairie Materials Property adjacent to Palumbo's Terra Business Park just north of Route 72, is being considered for purchase by Adesa to give them better access to the Chicago market. Adesa is a wholesale auction service that sells fully functional used cars.

The company predicts that when fully operational, it will sell 250,000 cars per year. There will also be a \$10 transfer fee with each car sold.

#### **River Valley Square Grocery:**

A gentleman wanting to locate a small grocery store and adjacent video gaming lounge will be locating in the former location of the Discount Grocery Store. As of this writing, he has obtained his liquor licenses for both operations.

#### **Bootlegger's Speakeasy, 100-102 N. River Street:**

At the site of the former Pour House, a buyer is purchasing the building with plans to open a restaurant and pub. The new owner has over 20 years of experience in the restaurant business, and this establishment will be a welcome addition to East Dundee's Culinary District. Renovation is slated to take place the first quarter of 2014, with a proposed opening April or May.

#### **Bandito Barney's:**

Mr. Roger Shelton, owner of Bandito Barney's, has plans to invest over \$1.1 million for expansion and improvements. Buying the house behind, he plans to put a new kitchen there, will renovate the upstairs into a large room capable of a capacity of 200, and make substantial improvements to his outdoor beer garden. Mr. Shelton will utilize the Façade Grant Program and TIF for this project.

**Spring Hill Ford:**

Ford may compel Spring Hill Ford to make improvements inside and out as per their corporate guidelines, much like Chevrolet is with Dundee Cheverolet. Mr. Randy Kalin has asked the Village for participation.

**Taylor Rental Building:**

JAS Express has purchased the former Taylor Rental Building at 220 Dundee Ave. The buildings in back will be used for cargo transfer, and the building facing the street will house the Discount Grocery Store.

**F.R.E.D. (Friends Revitalizing & Energizing Dundee) Community Development Corp.**

President Miller and Village Administrator Robert Skurla has asked Karen Blair and me to look into the possibility of establishing a local Community Development Corporation.

**Recycle Campus**

A recycle/transfer station was proposed to the Village by Plote for a facility to be built and located north of Highway 72 on Commonwealth Drive. South of Highway 72, a construction waste recycle yard is being planned along with a compost area.

**Downtown Convenience Store**

207 Barrington Avenue, also owned by Mr. Tom Roeser, and is currently being used as a workshop and storage for his downtown projects has an interested party considering opening a Convenience Store there.

**Expanding the Downtown Farmer's Market into a "French" Market**

To create a true "Farmer's Market," area farmers who exhibit and sell at surrounding Farmer's Markets, will be approached and asked to set up in downtown East Dundee on Sundays. This is still in the planning stages. Downtown restaurants have been approached to shop locally for their produce and to promote their week's purchases on their menus.

# Main Street Development Consulting

202 N. Main

Mt. Carroll, IL 61053

815.541.4379

Email: doug\_bergren@yahoo.com

## CONSULTING AGREEMENT

THIS AGREEMENT entered into between the Village of East Dundee, Illinois, herein referred to as "Village." and Doug Bergren of Main Street Development Consulting, herein referred to "MSDC."

### RECITALS

A. Village desires to engage MSDC to implement the Village's economic development goals, including, but not limited to:

- Job growth and retention
- Expansion and diversification of tax base
- Façade Grant Program
- Improvement of the quality of life

B. MSDC shall provide oversight and supervision of the services to be provided under this Agreement.

C. MSDC will provide oral reports of progress of new developments or potential developments at Village Board meetings.

D. MSDC shall provide, on average for any four week period, not less than twenty (20) hours of service per week to the Village of East Dundee.

### AGREEMENT

NOW, THEREFORE, based upon the terms and conditions herein set forth, the parties agree as follows:

1. The Recitals as hereinabove set forth are a part of this Agreement and enforceable as such.
2. The scope of the work to be provided by MSDC shall be as follows:
  - In cooperation with the Village, develop a diversified approach to identifying, contacting and recruiting potential retailers and developers to East Dundee. This would include continuous creation and refinement of lists of potential/preferred users and developers,



contacting same through telephone, on-site visits, mail, email, or other means; preparation of reports as to reasons potential retailers/developers may not want to locate to East Dundee; and preparation of recommendations as to initiatives that would address the reasons and concerns as indicated by said potential/preferred retailers/developers.

- Work with other units of local government in pursuing regional economic development goals and objectives
- Respond to business location and expansion inquiries and act as liaison between potential business developers and various public and private entities involved in the business development process.
- Provide information on utilities, taxes, zoning, transportation, community services, financing tools, and any other information relevant to parties interested in economic development.
- Provide updated information for the maintenance of an economic development page on the Village website.
- Establish and maintain a collaborative working relationship with State, regional, and local economic development organizations.
- Make representations to boards, committees and civic groups.
- Ensure potential development activities are appropriately entered into and tracked within the Village's internal systems and processes. Ensure development topics are placed on the appropriate agendas, that explanatory materials are developed and provided for meetings and an appropriate and effective presentation of such materials is made.
- Submit bi-monthly activity sheets and prepare annual reports regarding economic development activities and accomplishments.

3. Village shall provide:

- All base data and graphics developed to date in electronic and "hard" form.
- Access to other professional staff and contractors working for the Village.
- Letters/emails of introduction to all current businesses, property owners and potential developers of the Village.

- Address and phone/email connection with the Village's offices.
- Weekly meetings with the Village Administrator and related Village staff/contractors.

4. Village shall pay MSDC the sum of \$4000 per month for work performed by MSDC during the term of this Agreement. The fees charged to the Village during the term of this Agreement shall be the sum of \$48,000 in a twelve (12) month period unless agreed to in writing by both parties. Plus, the Village agrees to pay a \$500 per month travel allowance to partially offset fuel costs. Payments shall be made bimonthly upon receipt of activity sheets for the period being billed.

5. Village shall provide MSDC office space for meetings in the Village of East Dundee. Village shall also provide access to fax, copying services, and the internet at said office.

6. Village shall reimburse MSDC for extraordinary expenditures during the term of this Agreement including travel and lodging for work performed outside of the Village if these expenses have been pre-approved by the Village in writing.

7. This Agreement shall commence March 1<sup>st</sup>, 2014, and terminate Feb. 28, 2015. Village may terminate this Agreement upon giving MSDC ten days written notice by Certified Mail, Return Receipt Requested. In the event of such termination, Village shall pay MSDC for all services performed prior to date of termination.

8. All services performed by MSDC under the terms of this Agreement shall be as an independent contractor, MSDC or any of its representatives are not to be considered employees of the Village for any purpose.

9. This Agreement shall constitute the entire agreement between the parties with respect to the subject matter hereof. No modification of this Agreement shall be binding except in writing and signed by a duly-authorized representative of both parties to this Agreement.

10. This Agreement shall not be assigned by either party without the prior written consent of the other party, which consent may be withheld in the parties' sole discretion.

11. This Agreement shall be governed by the laws of the State of Illinois.

IN WITNESS WHEREOF, the parties have executed this agreement.

Date: 2/4/14 Village of East Dundee L. Miron

Date: 4 Feb 2014 MSDC Douglas P. Bergeron