

**VILLAGE OF LAKE VILLA**  
**ECONOMIC DEVELOPMENT COMMITTEE**  
**COUNTY OF LAKE, LAKE VILLA, ILLINOIS 60046**  
**MINUTES OF SPECIAL MEETING OF THE ECONOMIC DEVELOPMENT**  
**COMMITTEE**  
**MONDAY, JUNE 2, 2008 – 7:00PM**

Present

Absent

**BOARD MEMBERS**

Mr. Robert E. Frank, Chairman  
Ms. Karen Harms  
Mr. Frank Lofredo, Mayor  
Mr. Ted Nielsen  
Dr. John Van Pelt  
Mr. Jeff Nielsen  
Ms. Greta Berna  
Ms. Connie Olker, Secretary

Mr. Tom Crichton  
Ms. Joyce Heneberry  
Mr. Bill Stanley  
Mr. Steve Trkla

The regular meeting of the Lake Villa Economic Development Committee was held on Monday, June 2<sup>nd</sup>, 2008 in the Meeting Room at The Lake Villa Village Hall. Mr. Robert E. Frank, Chairman, presided over the meeting, calling it to order at 7:00pm.

**APPROVAL OF 07APR08 MINUTES**

Prior meeting minutes were approved by Ms. Berna. Second by Ms. Olker.

**VILLAGE OF LAKE VILLA – ECONOMIC DEVELOPMENT COMMITTEE MINUTES**

Which firm should we consider to help us begin with the revitalization of Lake Villa?

- Ms. Olker was very impressed with Teska. Ms. Berna said both firms sounded very similar and focus on close-knit relationships and shared the EDC's vision of our community.
- Teska is a smaller company and Friedman has a larger scope.
- Chairman Frank said Lake Villa is a small community and he is comfortable with Teska. They gave more of a 'down-home' presentation.
- Mr. Lofredo asked to bring menus to the table from both firms to make a well educated decision.
- Both Mr. Lofredo and Chairman Frank agreed that we need to poll the community and get buy-in to begin the redevelopment direction. We want more refined vs. a Big Box development.
- Mr. Nielsen said we should take bits and pieces of each proposal and pull out what we want.
- Mr. Lofredo agreed.
- Dr. Van Pelt said is sounded like both have strengths; yet, sometimes a smaller firm is hungrier for the business.
- Ms. Berna was concerned with S.B. Friedman & Company. He canceled his initial presentation due to sickness. Is he a delayed person? Can we count on him? She also got the impression that Teska seemed more excited about the project.
- Mr. Crichton emailed his opinion...feels Teska has a better advantage.
- Ms. Harms said that Teska appears to be more goal oriented.

**MONDAY, JUNE 2, 2008 – PAGE TWO**

Common thread among the EDC...we want to set a precedent of high standards. Create a theme then determine how much it will cost.

We need momentum, buzz, and enthusiasm to get this off the ground. Get the community involved. Open house...invite the community to talk about our vision and plan for revitalization.

- Ms. Harms wants the Village to share what we're doing – community involvement is very important.
- Mr. Lofredo agrees. We want community input.
- Ms. Berna believes that people want to spend their money here vs. Gurnee or Lindenhurst.
- Mr. Nielsen said it would be best to start with the nucleolus (downtown) and build out.

Mr. Lofredo said this will not be a hard sell. We've got our ducks in a row and have researched options. Now is the time to make a decision. People will appreciate that we did our home work.

Mr. Nielsen stated that 1<sup>st</sup> impressions are very important. Eventually, we need to remove the bad sights and move the beauty in.

Mr. Nielsen asked for a motion from the floor to support the Teska firm. Ms. Berna seconds the motion.

Ayes: 8  
Nays: 0

Chairman Frank thanked everyone for their input.

Our next meeting will be held on Monday, June 30<sup>th</sup>, 2008.

**ADJOURNMENT**

Mr. Lofredo moved the June 2, 2008 meeting of the Lake Villa Economic Development Committee be adjourned. Second by Mr. Nielsen.

The meeting adjourned at 8:28pm.

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Chairman

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Secretary