

MINUTES
BUSINESS DISTRICT DEVELOPMENT AND REDEVELOPMENT COMMISSION
REGULAR MEETING
October 8, 2025

Chairperson Grimm called the meeting to order at 4:05 pm, with the following present: Voting Members – Bill Aupperle, Brett Bisping, Jenna Grimm, Brian Getz, Amanda Pyle, Jim Ritthaler, and Krystal Sondag. Non-Voting Members present – Trustee Leitch, Village representative Jessica Vasquez. Absent: Voting members – Andrew Hertenstein, Nate Zeller.

Presentations –

Brian Getz introduced himself as a new Commissioner on the Business District Commission.

Joe Springer, the representative of Hambrick Commercial Properties, presented their grant application.

Public Comment – None.

Grant Applications –

- Hambrick Commercial Properties - Commissioners reviewed the grant application and documents. Motion by Aupperle, seconded by Ritthaler, to approve the grant application. Motion carried by the following voice vote:
 - Yes: Aupperle, Bisping, Getz, Grimm, Pyle, Ritthaler, Sondag
 - No: None
 - Abstain: None
 - Absent: Hertenstein, Zeller

Approval of the Minutes – August 13, 2025, minutes were reviewed by the Commission. Motion by Aupperle, seconded by Sondag, for approval. Motion approved by unanimous voice vote.

Unfinished Business –

There was no unfinished business to be discussed by the Commission.

Grant Reimbursements –

- Titan Fitness – Commissioners reviewed the invoices, proof of payment, and updated photographs. Motion by Aupperle, seconded by Ritthaler, to approve the grant reimbursement. Motion carried by the following voice vote:
 - Yes: Aupperle, Getz, Grimm, Pyle, Sondag, Ritthaler
 - No: None
 - Abstain: Bisping
 - Absent: Hertenstein, Zeller

Fund Balance Report – Commissioners reviewed the financial report. A brief discussion took place between Trustee Steve Leitch and the Commissioners regarding the \$300,000 land purchase in the projection for October 2025. No additional questions were presented.

Additional Discussion – Trustee Leitch asked the Commissioners to clarify their approval of the grant application presented by Hambrick Commercial Properties so that he can properly present their recommendation to the Village Board. The lowest quote provided totaled \$58,194.00 which represents more than half of the remaining funds budgeted for the grant program for the fiscal year. The Commission discussed the configuration of the property in question and past precedent regarding applications for multiple properties. After some discussion, the Commission agreed they were recommending a \$10,000 grant reimbursement for the PIN associated with the addresses 646-664 W. Jackson St. They also agreed the applicant could reapply for a grant reimbursement up to \$5,000 for the remaining PIN for the building at 640 W. Jackson St.

Adjournment - With no further business Ritthaler moved to adjourn at 4:45 pm, seconded by Sondag, approved by a unanimous voice vote.