

AGENDA
Economic Development Committee
Wednesday, July 10, 2019
7:00 p.m. – Carriage Greens Country Club

- 1. Call to Order**
 - a. Introduction of Committee Members**
- 2. Public Comment**
- 3. New Business**
 - a. Purposes and Powers of Committee**
 - b. Workshop - Business Retention/Business Growth**
 - c. Mayor's Four Incentive Areas**
 - d. Carriage Greens Business Incentive Proposal**
- 4. Other Business**
- 5. Next Scheduled Meeting**
- 6. Adjournment**

City of Darien

Economic Development Committee

Carriage Greens Country Club

Transmittal

7:00 pm

Call To Order:

- Chairperson Beilke

Introduction of Committee Members:

- Tina Beilke (Chair), Louis Mallers, Bryan Gay, Matt Weberling, Frank Burns, Robert Hahn, Angelo Imbrogno, Mary Coyle Sullivam (Liaison), Joseph Marchese (Mayor)

Purposes and Powers of Committee: (7:00 pm – 7:30 pm)

- Review of Ordinance
- Timelines and Reporting to Council
 - Strategic Planning (1 -2 Year Plan)
 - Committee Logistics
 - Common Email
 - Electronic (zoom) Meetings
 - Individual Roles/Strengths
 - 1 – 2 Ideas Regarding Business Retention/Group (Per Member – Come prepared to share)

Workshop on Business Retention/Business Growth: (7:30 pm – 7:45 pm)

- Bryan Gay Presentation
 - Aurora Model
 - Priorities for Darien

Mayor's Four Incentive Areas: (7:45 pm – 8:15 pm)

- Cass/Plainfield Corridor
- 75th Street/Lemont Road Corridor
 - Current Vacancies
 - Possible Incentives/Businesses
- Business Survey Development and Marketing Darien
 - Alkaye Media Video

Carriage Greens Business Incentive Proposal: (8:15 pm – 9:00 pm)

- Review of Proposal
- Presentation by CGCC Staff
- Facility Tour
- Questions

Future Meeting Dates:

Adjournment

DEAR MAYOR MARCHESE,

ON BEHALF OF HEIDI, TONY, LOU AND MYSELF, WE WOULD LIKE TO THANK YOU FOR THE OPPORTUNITY PRESENTED TO US REGARDING CARRIAGE GREENS. ENCLOSED IS A LIST OF ITEMS REQUESTED IN DETAIL THAT WILL ALLOW US TO NOT ONLY BEAUTIFY, BUT MAINTAIN AND FURTHER DEVELOP CARRIAGE GREENS INTO THE CROWN JEWEL OF DARIEN.

AS YOU CAN SEE WE HAVE IDENTIFIED 3 DIFFERENT AREAS OF IMPROVEMENT: GOLF, BUILDING AND KITCHEN. YOUR CONTRIBUTION/INVESTMENT INTO CARRIAGE GREENS WILL ALLOW US TO CATAPULT THIS ESTABLISHMENT TO A NEW LEVEL. LEAVING IT NOTHING SHORT OF THE PREMIER DESTINATION OF DARIEN.

WE FULLY ANTICIPATE THESE IMPROVEMENTS TO NOT ONLY IMPROVE OUR CURRENT CUSTOMER EXPERIENCE, BUT ALSO TO DRAW NEW CUSTOMERS IN, THUS INCREASING OUR SALES AND AMUSEMENT TAX INCOME.

WE ARE EQUALLY EXCITED ABOUT HOSTING A SUMMER FESTIVAL THROUGHOUT THE SUMMER ON OUR BEAUTIFUL GROUNDS FURTHER INVITING THE RESIDENTS OF DARIEN TO COME OUT AND ENJOY AN ENTERTAINMENT DESTINATION WITH DELICIOUS FOOD AND BEVERAGE FROM ALL THE LOCAL BUSINESSES.

ONCE AGAIN WE WOULD LIKE TO THANK YOU FOR YOUR FAITH AND TRUST IN US AS WE EMBARK ON THIS EXCITING JOURNEY TOGETHER.

THANK YOU



BRIAN BRODERICK

OWNER

CARRIAGE GREENS COUNTRY CLUB

630-390-0478 (CELL)

CARRIAGEGREENS@GMAIL.COM



Carriage Greens Capital Improvements - 2019

| | | | | |
|-----------------------------|---------------------|---------------------|------------------|--|
| GOLF | | | | |
| VIRTUAL GOLF RANGE | \$60,000.00 | | | |
| ROUGH MOWER | \$25,000.00 | | | |
| FAIRWAY MOWER | \$20,000.00 | | | |
| BUNKER SAND | \$20,000.00 | | | |
| MULCH | \$5,000.00 | | | |
| GOLF TOTAL: | \$130,000.00 | | | |
| BUILDING | | | | |
| FRONT YARD FOUNTAIN | \$20,000.00 | | | |
| SANDTRAP PATIO | \$40,000.00 | | | |
| CONCRETE CIRCLE DRIVE | \$40,000.00 | | | |
| HVAC UNIT - GRAND BALLROOM | \$50,000.00 | | | |
| SANDTRAP & LOBBY CARPET | \$28,000.00 | | | |
| BUILDING TOTAL: | \$178,000.00 | | | |
| KITCHEN | | | | |
| | | \$ PER UNIT: | Quantity: | |
| STEAM TABLE | \$529.00 | | | |
| SOFT SERVE ICE CREAM | \$11,625.00 | | | |
| 6 PAN STEAMER | \$5,400.00 | | | |
| BURNER/GRIDDLE/OVEN COMBO | \$7,824.00 | | | |
| 2100W MICROWAVE | \$1,638.00 | \$819.00 | 2 | |
| CHARBROILER/FRIDGE COMBO | \$5,198.00 | \$2,599.00 | 2 | |
| SALAMANDER 36,000 BTU | \$1,199.00 | | | |
| 81" REFRIDGERATOR | \$3,199.00 | | | |
| CONVECTION OVEN 108,000 BTU | \$13,887.00 | \$4,629.00 | 3 | |
| DEEP FRYER | \$8,288.00 | \$2,072.00 | 4 | |
| KITCHEN TOTAL: | \$58,787.00 | | | |
| GOLF TOTAL: | \$130,000.00 | | | |
| BUILDING TOTAL: | \$178,000.00 | | | |
| KITCHEN TOTAL: | \$58,787.00 | | | |
| TOTAL: | \$366,787.00 | | | |

1. Virtual Golf Range

Currently we have 2 raw bays, perfectly suited for a top of the line Virtual Golf Range. No construction or electrical work is needed. These bays would be paired with an adjacent lounge suitable for food and beverage, service via the Sandtrap Grille.

ESTIMATED COST: \$60,000.00



2. Rough Mower

2013 Toro Groundsmaster 4500-D



AVAILABLE FROM: MICHIGAN TURF

PRICE: \$23,950.00 plus Tax and Shipping

Mowing the rough on a more frequent basis will greatly improve the customer experience.

3. Fairway Mower

2013 Toro Reelmaster 5410



AVAILABLE FROM: MICHIGAN TURF

PRICE: \$18,950.00 plus Tax and Shipping

This additional Fairway Mower will free up labor to beautify other sections of the course and grounds.

4. Bunker Sand

Chesapeake

\$88.50 per ton

Penetrometer Value: 2.8

Infiltration Rate: 22.5 in/hr



Approx. 216 Tons need to complete all sand traps for a cost of \$19,000.00 in sand.

5. Mulch



Mulch can be used extensively in lieu of “no-mow” areas.

6. Front Yard Fountain



A statement piece located between the circle drive. This would function as a great photo opportunity for brides and grooms.

7. Sandtrap Patio



8. Stamped Concrete Circle Drive with Vendor Drop-Off



9. HVAC Unit - Grand Ballroom & Sandtrap Grille





Search

< Stationary Electric Steam Tables

ServIt EST-3WE Three Pan Open Well Electric Steam Table with Undershef - 120V, 1500W

★★★★★ Item #: 423EST3WE



Only

\$529.00/Each

1

Add to Cart

Search

< Soft Serve Ice Cream Machines

Spaceman 6235H Soft Serve Ice Cream Machine with 2 Hoppers

Item #: 7156235 208/2301



Free Shipping

\$11,625.86/Each

Login for details

Ships free with

Search

< Commercial Steamers

Cleveland 1CEMCS SteamCub 5 Pan Electric Countertop Steamer - 208V, 12 kW

Item #: 3901CEMCSB MFR #: 1CEMCS 208/1

①



Free Shipping

\$7,932.00/Each

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< Commercial Gas Ranges

Garland G60-2G48RR Natural Gas 2 Burner 60" Range with 48" Griddle and 2 Standard Ovens - 214,000 BTU

Item #: 372G60248RRN MFR #: G60-2G48RR-NAT

①



Note: 4 burner model with 36" griddle shown

Free Shipping 🚚

\$7,824.00/Each

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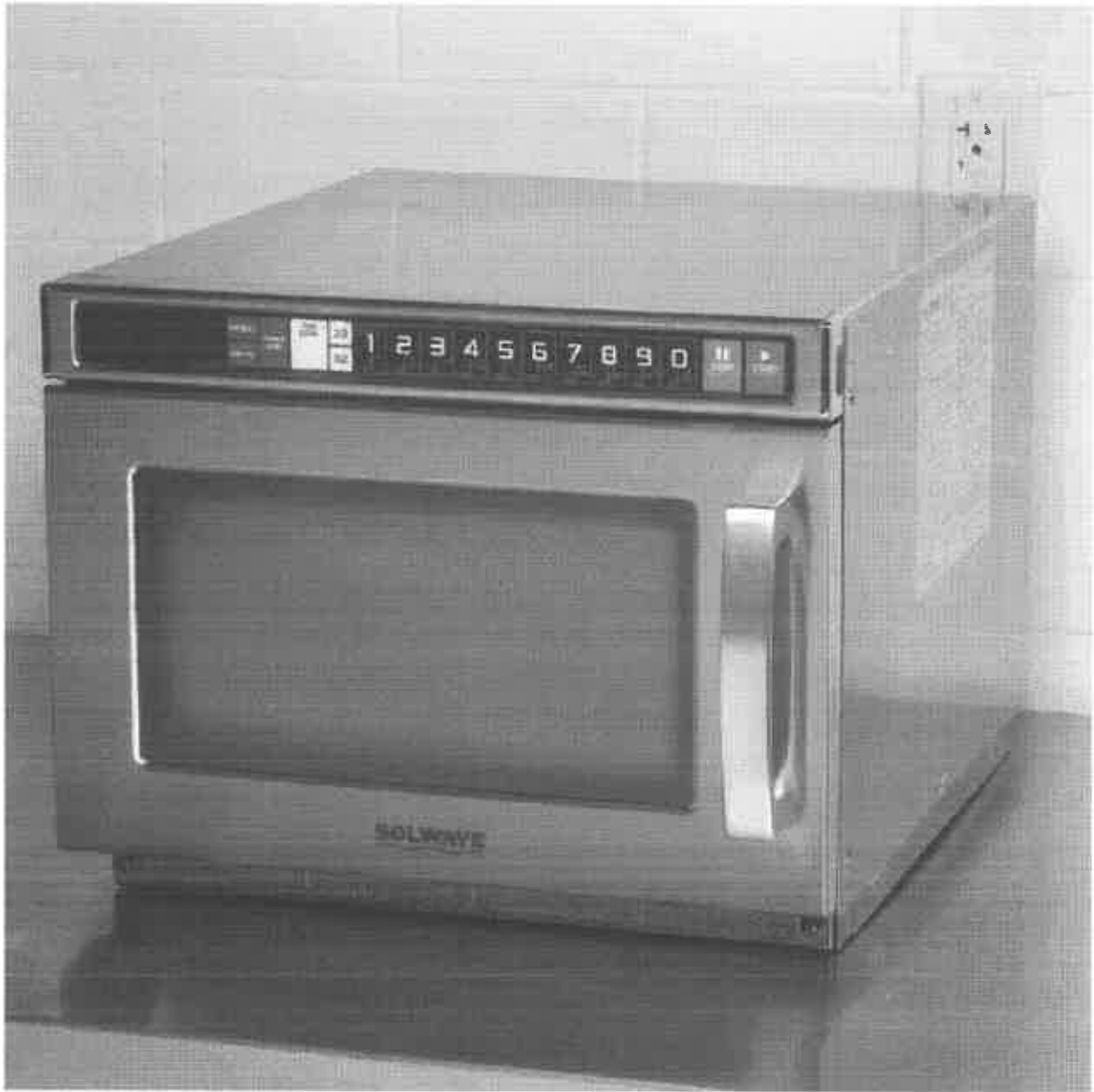
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< Commercial Microwaves

Solwave Space Saver Stainless Steel Heavy-Duty Commercial Microwave with USB Port - 208/240V, 2100W

★★★★★ Item #: 180MWH21

2



Top Free Shipping

Only \$819.00/Each

Search

< Charbroilers

Cooking Performance Group 48CBLRBNL 48" Gas Lava Briquette Charbroiler with 2 Drawer Refrigerated Chef Base - 160,000 BTU

Item #: 35148CBLRBNL



Only

\$2,599.00/Each

1

Add to Cart

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< Salamander Broilers and Cheese Melters

Cooking Performance Group S-36-SB-N 36" Natural Gas Infrared Salamander Broiler with Wall Mounting Bracket - 36,000 BTU

Item #: 351S36SBNWK



Only

\$1,199.00/Each

1

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< Reach-In Refrigerators

Avantco SS-3R-HC 81" Solid Door Reach-In Refrigerator

★★★★★ Item #: 178SS3RHC



Free Shipping

Only **\$3,199.00**/Each

Ships free with

Search

◀ Commercial Convection Ovens

Cooking Performance Group FGC200N Double Deck Full Size Natural Gas Convection Oven with Legs - 108,000 BTU

★★★★★ Item #: 351FGC200NK

3



Free Shipping

Only
\$4,629.00/Each

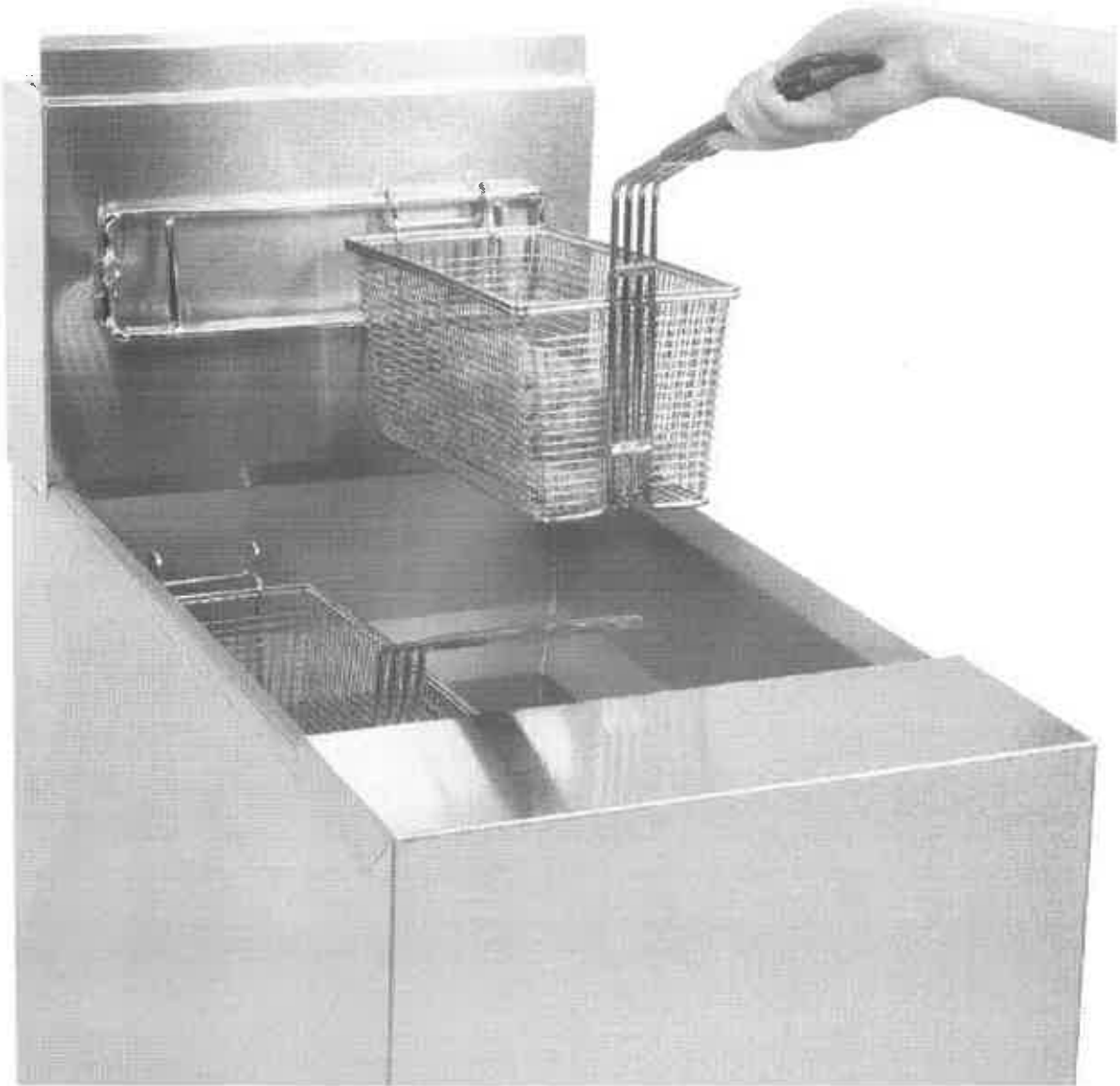
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< Gas Fryers

Frymaster GF40 Natural Gas Floor Fryer 50 lb.

★★★★★ Item #: 369GF40N MFR #: GF40 NAT

④



Free Shipping

\$2,072.00/Each

Login for details