



**MINUTES
WHITESIDE CARROLL COUNTY
ENTERPRISE ZONE
MANAGEMENT ORGANIZATION**

April 12, 2016

CALL TO ORDER

Chairman Pannier called to order the special meeting of the Whiteside Carroll County Enterprise Zone Management Organization at 9:08 a.m. on April 12, 2016 in the County Board Room of the Whiteside County Law Enforcement Center Building, 400 N. Cherry Street, Morrison, Illinois.

EZMO members in attendance were: Gary Camarano, Les Mitchell, Glen Kuhlemier, Everett Pannier, Jim Duffy, Bill Wescott, Dale Eizenga, Ed Cannon, Skip Lee, Larry Russell and Kim Ewoldsen. Also in attendance were Sandy Prescott, Ezone Secretary, and Immediate Past Enterprise Zone Administrator, Betty Steinert.

Absent members were: Randy Balk, Carl Bates, Robbin Blackert, Tim Crady, Paul Engwall, Tony McCombie, Kevin Reibel, Bill Robinson, Larry Russell, Scott Shumard, Heather Sotelo, Steven Swanson, Bud Thompson, and Vicky Trager.

PUBLIC COMMENT

Chairman Pannier called for public comment. There was none.

APPROVAL OF MINUTES

Chairman Pannier called for a motion to approve the distributed minutes dated October 6, 2015, February 11, 2016 and March 10, 2016. Motion to approve minutes was made by Jim Duffy, second by Skip Lee. Motion carried, unanimously.

ADMINISTRATORS FISCAL YEAR 2015 PROJECT AND FINANCIAL REPORTS

Fiscal year Reported	# of Projects	Investment	Jobs Created	Fees Collected
12/01/14-11/30/15	18	\$14,197388	61	\$32629.90

Ms. Steinert reported that the Enterprise Zone fund balance as of November 30, 2015 was \$289,637.83; at The Farmer's National Bank. Betty reminded the board that \$19,634.50 of the funds belongs to the JoCarroll Enterprise Zone, leaving a balance of expendable funds of \$270,003.33.

A motion was made by Bill Wescott to approve the Administrator's reports for projects; fees collected; fund balances and investments FY15, second by Skip Lee. Motion carried, unanimously.

EXPENSES REPORT FOR FY2015

Glen Kuhlemier made a motion to approve the Expense Report for Reimbursement to Whiteside County for FY15 in the amount of \$66,477.99, Jim Duffy seconded the motion. Motion carried, unanimously.

ESTIMATED BUDGET FY16 FOR APPROVAL

Discussion was held on the FY16 Budget. This can be amended if needed. However, the budget as presented may be adequate for FY16. Joel Horn, County Administrator would like to go over the budget with Administrator, Gary Camarano and verify that no other items will need to be amended. A motion was made to approve the FY16 Budget, (December 1, 2015 through November 30, 2016) by Bill Wescott with a second by Ed Cannon. Motion carried, unanimously.

ADMINISTRATORS QUARTERLY PROJECT AND FINANCIAL REPORTS FY16

Quarterly Report	# of Projects	Investment	Jobs Created	Fees Collected
12/05/15-3/31/16	2	\$211,713	0	\$704.14

Ms. Steinert reported that the Enterprise Zone fund balance as of November 30, 2015 was \$280,107.28; at The Farmer's National Bank. Betty reminded the board that \$19,634.50 of the funds belongs to the JoCarroll Enterprise Zone, leaving a balance of expendable funds of \$260,472.78.

A motion was made by Bill Wescott to approve the Administrator's reports for projects; fees collected; fund balances and investments FY16, second by Ed Cannon. Motion carried, unanimously.

OLD BUSINESS

UPDATE ON ADDITION OF TERRITORY FOR MORRISON

Everett Pannier gave the board an update on the developer for the Morrison Addition of Territory. He is working with Indiana Legacy Group on his business plan. They anticipate 1.7 M in investment. The Developer wants to venture in the direction of an Ag adventure. He will be taking another 30-40 days to complete everything and is still very interested in the site. He does understand that without a commitment in writing, another potential buyer could still purchase the site. This activity has put the application on hold. However, Ms. Steinert is ready to move forward as soon as the developer is ready. New law requires that the public hearing be held at a property within the Enterprise Zone. The courthouse is not in the Ezone, therefor the public hearing will be held at Morrison City Hall and now requires a stenographer.

NEW ZONE APPLICATION PROCESS

Ms. Steinert reported that the new application is in the early stages. There is a problem with obtaining data from NIU's web site as he State has not paid for the information produced by NIU for last year. With the budget impasse, NIU will however, work with a case by case for each zone rather than state wide demographics. The plan is to include a larger area which will include Rock Island and Lee Counties for a broader qualifying criteria base. Ms. Steinert had two handouts for the board: "Qualifying Criteria to Create New Enterprise Zone" and "New Zone Application for Whiteside and Carroll Counties". She will be approaching each municipality for the information on their area. These give a detailed list of what will be needed in the application from them, possibly by the end of June 2016.

Ms. Steinert reminded everyone that the process for the application of the new zone will require additional EZMO meetings as well as meetings with each community and county.

She has been working with MSA on the legal description and Lauren Lee; GIS Whiteside County and Jeremy Hughes; GIS Carroll County will be producing maps of those legal descriptions. Once this is done, it will be easier to see if any properties will need to be removed, such as a non-qualifying property.

Ms. Steinert is setting up her email at GSDC. It will be bsteinert@greatersterlingdevelopment.org. She may also be reached at her home email: b.steinert@mchsi.com. Her cell phone number is: (815) 535-8610.

NEW BUSINESS

Enterprise Zone Administrator, Gary Camarano updated the board on his activities these past 3 weeks since accepting the position of Whiteside County Economic Development Director and Whiteside Carroll County Enterprise Zone Administrator. He has met with many community leaders and will be meeting with more. He had a meeting with Norm Walzer from NIU on a Value Added Ag Grant. This is in its beginning talks. Mr. Camarano plans on attending a seminar on April 18-19, 2016 to make contacts from other countries who want to bring business to the States.

Ms Steinert gave a list of bills to keep an eye on: HB6317, HB1346, HB6161 and SB571.

Mr. Camarano approached the possibility of updating the By-Laws. The last update was in 2009. It was suggested after the new zone application is hopefully accepted, and we are issued a new zone, this would be a good time to update them. The ongoing issue of the number of members needed for a quorum that represents a majority is the main concern. This will be placed on the agenda once we know if we are granted a new zone.

OTHER

Mayor Lee asked how the Dispensary in Fulton was coming along. Mayor Russell shared that the building is going up and they have an inspection in May. There will be 6,000sf of space available split on each side of the dispensary.

Mayor Pannier shared that there will be a Small Business Development night at the Morrison Odell Public Library on April 20th at 5:30 p.m.

ADJOURMENT

There being no other business Chairman Pannier called for a motion to adjourn the meeting of the Whiteside County Enterprise Zone Management Organization. Jim Duffy made a motion, second by Dale Eizenga. The motion carried, unanimously and the meeting was adjourned at 10:14 a.m.