



**MINUTES
WHITESIDE CARROLL
ENTERPRISE ZONE
MANAGEMENT ORGANIZATION**

July 10, 2018

CALL TO ORDER

Chairman Pannier called to order the regular meeting of the Whiteside Carroll County Enterprise Zone Management Organization at 1:30 p.m. on July 10, 2018 in the County Board Room of the Whiteside County Law Enforcement Center Building, 400 N. Cherry Street, Morrison, Illinois.

EZMO members in attendance were: Robbin Blackert, Jim Duffy, Kimberly Ewoldsen, Kristine Hill, Glen Kuhlemier, Skip Lee, George Logan, Jr., Les Mitchel, Everett Pannier, Scott Shumard, Bud Thompson, Vicky Trager, William Wescott and Galen Wirth. Also in attendance were Gary Camarano, Enterprise Zone Administrator and Sandy Prescott, Assistant.

PUBLIC COMMENT

Chairman Pannier called for public comment. There was none.

APPOINTMENT/REAPPOINTMENT

The City of Fulton designated Mr. Randy Boonstra, to fill the unexpired term of Dale Sikkema for appointment on the Enterprise Zone Management Organization board. Term will expire at the October 2020 meeting. Bud Thompson made the motion to approve the appointment to the EZMO board with a second by George Logan, Jr. All approved, motion carried.

APPROVAL OF MINUTES

Chairman Pannier called for a motion to approve minutes dated April 10, 2018 as submitted to the board online via email. Motion to approve minutes as presented online, was made by Galen Wirth, second by George Logan, Jr. All approved, motion carried.

ADMINISTRATORS FY18 PROJECT AND FINANCIAL REPORTS

Projects Recorded FY18 (4/1/18 to 6/30/18)

FY18 Projects Report	# of Projects	Investment	Jobs Created	Fees Collected
4/1/2018-6/30/2018	1	\$2,700,000	0	\$10,912.50

BALANCE OF FUNDS TO DATE

Administrator Camarano reported that the Enterprise Zone fund balance as of June 30, 2018 was \$120,738.60; at The Farmer's National Bank. There is a \$500 deposit in the account for the Rock Falls Film Office dues from Blackhawk Waterways CVB to be distributed when the film office has a need. Jo Carroll Enterprise Zone maintains funds in the amount of \$15,647.03 leaving a balance of expendable Whiteside Carroll funds in the amount of \$104,591.57. Interest for the quarter in the amount of \$152.55 with a FY18 amount of \$350.33. Disbursements of \$140.00 for Morrison and Sauk Valley Chamber of Commerce Dues. Funds are balanced with the Whiteside County treasurer's office.

Chairman Pannier called for a motion to approve the FY18 to date, Financial Reports; Project's Recorded, Fees collected and Balance of Funds reports. A motion was made by Bill Wescott; second by Bud Thompson. All approved, motion carried.

OLD BUSINESS

SITE CERTIFICATION AND VIRTUAL SPEC BUILDING

Mr. Camarano stated these two items on the agenda actually go hand in hand and gave an update on the progress and the benefits of having a “shovel ready” site with a permitted spec building that could go up in 4 to 6 months rather than waiting a year or more for the process if the site was not “shovel ready” nor a permitted spec building, ready for a business to start on immediately.

OTHER

The Rock Falls Film Office has five projects that have either finished or are near completion.

NEW BUSINESS

2018 ENTERPRISE ZONE BROCHURE

A copy of the 2018 Enterprise Zone brochure was given to the board. These were mailed to all of the Enterprise Zone parcels as required in our Intergovernmental Agreement.

WEBSITE

Whiteside County Economic Development has a new website. A handout is in each packet with the web address. Mr. Camarano shared that from 1987 to present there have been over 1,000 patents applied for by citizens of Whiteside County. We need to bring awareness to the entrepreneurs and all we have to offer in the county. Mr. Camarano presented many of the categories throughout the website with an overhead presentation by visiting and displaying the actual site on the internet. The general consensus was that the site looks good and a comment, from Mayor Lee, was made that he looks forward to going through it. Mr. Camarano stated that links to all the municipalities are within the site and urged each community to place a link to this new site, www.NWillinoisAdvantage.com on their websites as well. The Economic Development category, on the Whiteside County web page, has a button to take visitors to the new website, as well. Extra brochures were available to take back to zoning departments or to have available at city hall.

EZ PROMO MEETING

A meeting for area businesses will be held later this fall to bring awareness of the benefits of the zone, how to apply and reporting.

OTHER

The Federal Reserve Economic Data (FRED) Unemployment Rate for Whiteside County shows the unemployment rate fell to 3.5% in April 2018. This is down from the high of 12.4% in January 2010 and lower than the prerecession low of 4.0% in October 2006. The last time the county saw rates in the mid 3% range was 1998. Available jobs, in our area, will soon exceed 1,000 positions. Mr. Camarano expressed the next hurdle will be the Talent pool from which to fill these jobs. Mayor Lee expressed concern that jobs have become available but holing at or near the poverty rate level. How do we attract higher paying jobs? The \$20/\$30 per hour jobs have been replaced with \$15/ per hour or less jobs. Mr. Camarano felt the demand for jobs will

attract the talent pool necessary to bring the pay scale back up. Home based jobs with connectivity, lower congestion, lower crime rates will all attract talent to our area. Millennials need to be able to reach anywhere in the world and are working from anywhere in the world as solo entrepreneurs. Mr. Camarano gave examples of uses for a community environment such as the Northland Mall. This could be used for shared space between entrepreneurs on part time or shared time basis. We need to have “Out of the Box” ideas. Bud Thomson gave an example of the CEO Program that is being done at the Career Center in Sterling.

OTHER **COMMUNITY UPDATES**

Each community who was represented at today's meeting was able to share some of the upcoming events and positive happenings in their communities.

Whiteside County: Mr. Duffy shared that there is a burst of interest in solar in the county.

Rock Falls: Mayor Wescott stated that Rock Falls is still in process of several projects but are nearing completion.

Prophetstown: Bud Thompson emphatically shared the successful 4th of July event in Prophetstown. Despite the water levels in previous weeks, the park water levels had gone down allowing the fireworks display to be a success. Mr. Thompson has been quite busy, donating his time, retouching the 5 murals in Prophetstown and one in Tampico.

Morrison Area Development Corporation: Kim Ewoldsen shared happenings with the Parks & Rec program and the Bikes & Trails. They are near completion with the remapping of the 100 year flood plain issue. The vacant Hardee's building has sold. Kim has been busy with the Art Gallery, Loft 112, promotion and has been talking with the Blackhawk CVB about developing an “Arts Trail” much like the Foods Map that Mr. Camarano and Whiteside County GIS, Lauren Lee, developed.

Tampico: Village President, Kristine Hill shared the village's excitement that that MediaCom High Speed Internet has come to town. Many residents have already signed up.

Sterling: Mayor Lee spoke of the Roundabout's progress and improvements going on at Platt Park. There was a group who met with Senator Tony McCombie earlier this morning and there was a heads up that a Recreational Marijuana bill is coming. The State is also revisiting the Video Gaming issue. Vicky Trager has a synopsis on it if anyone would like to see it. Mayor Lee also reminded the board that when Mr. Camarano was hired, one of the things they wanted was to formalize an Economic Development Plan with goals and objectives. It was agreed that Mr. Camarano would spearhead a committee, formed from the board. The board will revisit this subject and hold a future meeting to discuss and adopt a plan.

Thomson: Village President, Vicky Trager gave an update on the opening of the A USP Thomson. As reported to her it is in its final phase of activation. Lower risk prisoners are being phased elsewhere and higher risk are being phased in. Full activation is expected by December 2019. Thomson is having a rough time enticing businesses to the area as many have seen past hopes and failures, due to broken promises and delays from the past state and federal administration. Vicky has personally reached out to businesses like HyVee, Nieman's Foods, Shaw Food and others, to no avail. Gary will approach Norm Walzer at NIU. Jo Carroll land, North of Thomson Corporate Limits, has sold 10 acres to Dairyland Power for a solar farm. Thompson is using govpay.net to enable village residents to pay their Water/Sewer bills online. They are getting a new piece of playground equipment, to be specific, a Big Green Grasshopper! Elkay donated another water fountain for the park.

Milledgeville: Village President, Galen Wirth shared that Midwestern Bioag has listed their extra lots for sale. The TIF funds were used to improve the downtown. Brown Construction did an amazing job. It took 4 years and 1 M in TIF funds to complete. Vicky Trager added how nice it looks. The TIF has been renewed for another 12 years. Galen shared that Blackhawk Hills Regional Council will be hosting a Comprehensive Economic Development meeting on July 24th at 6p.m., meeting at MIT in Morrison. This will envelop 6 counties.

Morrison: Mayor Pannier says Morrison expects to have “in-house” street work will be complete within the next week. Route #30 is also undergoing upgrades. The state did emergency patching on Route #78 south. Completion is near for the downtown renovation plans 5 block expansion. The Morrison Community Hospital is putting on a \$15-\$18 M expansion. The city’s revolving loan fund is being turned over to the state. A safety tax increase will be approached for adding a police officer to the Morrison staff. And plans are being developed to add an armed resource officer.

ADJOURMENT

There being no other business Chairman Pannier called for a motion to adjourn the meeting of the Whiteside Carroll Enterprise Zone Management Organization. Skip Lee made the motion, second by George Logan, Jr. The motion carried, unanimously and the meeting was adjourned at 2:29 p.m. The next EZMO meeting will be October 16, 2018.