



Whiteside Carroll
Enterprise Zone
Serving EZone Properties in Carroll and Whiteside Counties

MINUTES
WHITESIDE CARROLL
ENTERPRISE ZONE
MANAGEMENT ORGANIZATION

November 20, 2018

CALL TO ORDER

Vice-Chairman Duffy called to order the regular meeting of the Whiteside Carroll County Enterprise Zone Management Organization at 1:30 p.m. on November 20, 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: Carl Bates, Robbin Blackert, Randy Boonstra, Jim Duffy, Dale Eizenga, Kristine Hill, Glen Kuhlemier, George Logan, Jr., Les Mitchel, Scott Shumard, Bud Thompson, and William Wescott. Also in attendance were Gary Camarano, Enterprise Zone Administrator and Sandy Prescott, Assistant and guest Ryan Wolber, Energy Systems Group.

PUBLIC COMMENT

Vice-Chairman Duffy called for public comment. There was none.

APPOINTMENTS/REAPPOINTMENTS

There were several appointments, reappointments and new appointments on the agenda. The Cities of Rock Falls-Robbin Blackert, Prophetstown-Bud Thompson and Sterling-Heather Sotelo, all submitted, by email, to have their representative reappointed. These terms are set to expire at the October 2021 EZMO meeting. William Wescott made the motion to approve the reappointments to the EZMO board with a second by George Logan, Jr. All approved, motion carried.

The City of Mt. Carroll's Mayor, Carl Bates, had brought with him the email to appoint Doug Scherf as their representative to the board, to fulfil the vacant term that will expire at the October 2020 EZMO meeting. The Village of Tampico emailed prior to the meeting their representative, Deb Terbush. This new appointment's term will expire at the October 2021 EZMO meeting. A motion was made by Glen Kuhlemier to approve the vacant and new appointments to the EZMO board with a second by Carl Bates. All approved, motion carried.

APPROVAL OF MINUTES

Vice-Chairman Duffy called for a motion to approve minutes dated July 10, 2018 with corrections submitted and re-emailed, to the board, prior to the meeting. There were no other corrections or edits found by the board. A motion to approve minutes was made by Bud Thompson, 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
7/1/2018-9/30/2018	5	\$4,080,500.00	0	\$10,008.00

BALANCE OF FUNDS TO DATE

Administrator Camarano reported that the Enterprise Zone fund balance as of September 30, 2018 was \$130,354.72; 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. Interest for the quarter in the amount of \$171.87. Project fees were collected for the quarter, in the amount of \$10,008.00. There were disbursements in the amount of \$660.00 leaving a balance of \$130,354.72. The 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 \$114,207.69. Funds are balanced with the Whiteside County treasurer's office.

Dues for the 2017-2018 Fulton Chamber of Commerce membership was \$165.00. After the Chamber disbanded, members received a pro-rated refund in August 2018. The Whiteside Carroll Enterprise Zone refund was deposited in the amount of \$96.25 on August 29, 2018.

Vice-Chairman Duffy called for a motion to approve the FY18 to date, Financial Reports; Project's Recorded, Fees collected and Balance of Funds reports. It was asked what chambers we belong to? Administrator Camarano replied, "All area Chambers within the Zone". A motion was made by Robbin Blackert; second by Dale Eizenga. There was no further discussion. All approved, motion carried.

OLD BUSINESS

EZ PROMO MEETING

Two educational and promotional Enterprise Zone meetings have been set up. In order to best serve both counties represented by the Zone, there will be one meeting in each county. Area businesses and interested parties will be hosted in Whiteside County on Tuesday, December 18th in the Whiteside County Board Room from 1:30 p.m. to 3:30 p.m. and in Carroll County on Wednesday, December 19th in the Carroll County Conference Room, also from 1:30 p.m. to 3:30 p.m.

OTHER

There was no other old business.

NEW BUSINESS

ENERGY SYSTEMS GROUP

Guest Ryan Wolber from Energy Systems Group came to share what his group does. A brief PowerPoint presentation was given. Ryan fielded questions from the group and some additional questions on methane were asked. Ryan will send a more informational video that explores the uses of methane. Ryan's PowerPoint presentation will be emailed to the board members who are in attendance.

ECONOMIC GOALS & OBJECTIVES UPDATE

At the July 2018 meeting Mayor Skip Lee stated that he felt it was time the board had an update of the Economic Development Plan with Goals and Objectives that was one of the items discussed when Mr. Camarano was hired as the Enterprise Zone Administrator. Chairman Pannier and Vice-Chairman Duffy held a status meeting in October, with Mr. Camarano. Mr. Duffy could only speak for himself as Mayor Pannier was unable to attend today's meeting, but felt they were satisfied with what Mr. Camarano had shared with them from start to present. Mr. Camarano said that he had been provided with a ready laid course of action in the *Whiteside County Comprehensive Plan's Economic Prosperity* Chapter that outlined county goals. The comprehensive plan had also been a part of the submitted Enterprise Zone Application to the state for the new

zone. Studies and Suggestions over the years from *NIU's West Whiteside "Assessing Economic Opportunities September 2011"* and *Promoting Prosperity in Northwest Illinois, April 2013* delivered direction for Mr. Camarano. He provided the board with handouts: "*Whiteside Carroll Enterprise Zone THREE YEAR GOALS AND OBJECTIVES*", "*Whiteside County Economic Development Department's Goals, Objectives and Metrics, 2019*". He included a copy of the Whiteside County Comprehensive Plans *Economic Prosperity* section. Mr. Camarano could promote county goals more effectively if each municipality would provide him with their own comprehensive plans. This would assist him in promoting Whiteside County and businesses, enabling him to act as advocate for our businesses. Mr. Duffy asked the board if they had any additions to what was shared. Mayor Wescott of Rock Falls said that Gary has been a blessing. He has expanded the Economic Development office and is a professional. Gary always puts his best foot forward and he and the office always answers quickly and even has documentation to back up his information. Mr. Duffy shared that he and Joel Horn, County Administrator, are satisfied with his efforts and believes the finance committee is too. Bud Thompson backed up Mr. Duffy's statement for the finance committee. Randy Boonstra, City of Fulton, Administrator, wanted to echo what the City of Rock Falls had to say and thanked the county for having this department. He stated Gary and the office have provided him, too, with guidance and information. Directionally, all would like to see more emphasis on workforce development but recognize that we are limited by demographics for use of funds. Businesses are frustrated and lobbying to get a draft that will allow the regulation of money flow to better use. IMA and the Illinois Chamber will help with the language. Mr. Camarano stated we are all working together. Bud Thompson mentioned what a wonderful program the Whiteside Area Career Center had in the CEO program and would like to see more entrepreneurial opportunities. Mr. Camarano also mentioned the Sauk Valley Community College Multi-Craft program and the 60X20 program.

OTHER SIZEUP

Mr. Camarano spoke about a new business tool that is about to go live. It is called SizeUp and will be available to help businesses make smarter decisions through data with SizeUp and learn the answers to the burning questions that keep every business owner and aspiring entrepreneur up at night. "How do I compare?", "Where are my customers?" and "Where should I advertise?" Once the link is live on the county site and the Economic Development site, Mr. Camarano is happy to share the link with our municipalities and partners to place on their websites for as much exposure as possible for our businesses in the county.

MURAL TRAIL

Mr. Camarano has initiated, with the help of Whiteside County GIS technician, Lauren Lee, a "Mural Trail" to be launched on our websites as an "Art Destination". Any feedback or additional information to highlight other areas in the county are appreciated. You may contact either Gary or Lauren.

WALMART DISTRIBUTION CENTER

The county has had several inquiries on the traffic counts and road conditions near the Walmart Distribution Center. Mr. Camarano shared information on the taxes that the distribution center has paid since it first appeared on the tax rolls and will confer with Russ Renner from the county highway department.

GERMAN CHAMBER OF COMMERCE

The German Chamber of Commerce in the Chicago area has invited Gary to do a presentation about our county on January 11, 2019.

"DOING BUSINESS WITH..." FORUM

Representatives from Consulates and Trade Organizations representing Ecuador, Greece, Lithuania, Bulgaria, South Africa and Hong Kong accepted our invitation to visit and discover the region, and meet with our exporters and export ready businesses, and key stakeholders. Hong Kong was delayed in Chicago traffic and was unable to make the departure deadline. They are hoping to reschedule.

In addition to touring some of our local manufacturers, our guests participated in a “Doing Business with” Forum and Networking event that was held at Sauk Valley Community College in the Riverview Conference Room.

Our goal is to promote our region, our businesses, present import/export opportunities for our businesses, attract potential trade missions, and provide networking opportunities. Word is getting out that “Whiteside County is open for Business”, stated Mr. Camarano.

LOFT112

Kim Ewoldsen was unable to attend today’s EZMO meeting due to the Loft112 receiving the “Hometown Governor’s Award” in Springfield today. Congratulations, Kim!!

AIRPORT BOARD MAPPING SESSIONS

Mr. Duffy shared that Mr. Camarano played a big part in the Whiteside County Airport mapping sessions and will be involved with the retreat for planning on November 26th at 9:00 a.m.

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.

Prophetstown: Bud Thompson spoke of the Jr. Achievement program that used to be so successful, had to shut down due to lack of funding. He then stated that Prophetstown “broke a record” this year. Sadly, in how many times the state park had to close due to flooding.

Rock Falls: Mayor Wescott stated that the new tourism director is slated to start Monday, pending appointment at tonight’s city council meeting. The plans for the riverfront development are progressing as is the former Rock River Tool & Dye building that is being renovated. The Opportunity Zone information is still hard to find but the Federal First draft is available.

Mt. Carroll: Mayor Bates says the \$10M waste water treatment plant is coming along. Sieverts, a local eatery, has been sold and is currently closed for renovation. Completion is estimated, with opening, in the Spring. The Campbell Center has exciting news! A developer out of the Quad Cities will be renovating the entire property for multi-use and senior housing. Also, property has been donated, along with a building, that will be used for a new senior center. The city will get water and sewer to the site as soon as plans are finalized.

Tampico: Village President, Kristine Hill shared the village’s infrastructure project is in its first stage. The Pub-N-Grub has been sold and the new owner will be reopening it as a restaurant. IDOT’s project is making school and other traffic rather tedious for the residents as signage is not clearly marked and the area is tough to navigate during school drop off and pick up times.

Sterling: City Administrator, Scott Shumard shared that Halo is planning another expansion in the Spring. The Meadowlands Business Park is getting another business and their building is nearing its move into the park as well.

Fulton: City Administrator, Randy Boonstra updated the board on the bike paths and new bridge that is finished. The city sold 10 Acres in the Industrial Business Park. The city will put in the road but are not able to provide water and sewer. A SRO Officer for the schools and a K-9 Officer will be added. The Steam Anchor Coffee & Café will be expanding their business. The city will be conducting a market survey.

Morrison: The city will be re-doing 5 blocks of Main Street. It was determined, by public input, that traffic will remain the same direction on Main Street.

Thomson: Les Mitchell has seen a lot of construction happening at the prison. They have had many training events and happenings at the entrance and the armory. The long-time business, McKee Lumber has been purchased by Frary Lumber.

Whiteside County: Glen Kuhlemier shared that he attended the Blackhawk Hills RC&D Annual Meeting and that is was well attended. Mr. Duffy spoke of the numerous solar farm applications the county has received. Scott Shumard asked if the county had an ordinance for solar development. Mr. Duffy responded that the county has an ordinance in place. The Building and Zoning office, at the county, could provide information on the ordinance. The wind farms by Deer Grove expect to be operational in a year.

ADJOURMENT

There being no other business Vice-Chairman Duffy called for a motion to adjourn the meeting of the Whiteside Carroll Enterprise Zone Management Organization. Bud Thompson made the motion, second by George Logan, Jr. The motion carried, unanimously and the meeting was adjourned at 2:38 p.m. The 2019 EZMO meetings will be emailed and a postcard will be mailed, to all board members, as soon as the county calendar becomes available after the county board meeting in December.