



**MINUTES
WHITESIDE CARROLL
ENTERPRISE ZONE
MANAGEMENT ORGANIZATION**

January 15, 2019

CALL TO ORDER

EZMO Chair, Everett Pannier, called to order the regular meeting of the Whiteside Carroll County Enterprise Zone Management Organization at 1:31 p.m. on January 15, 2019 in the County Board Room of the Whiteside County Law Enforcement Center Building, 400 N. Cherry Street, Morrison, Illinois.

EZMO members in attendance were: Ben Adolph, Robbin Blackert, Randy Boonstra, Jim Duffy, Paul Engwall, Kim Ewoldsen, Glen Kuhlemier, Skip Lee, Les Mitchel, Everett Pannier, Doug Sherf, Scott Shumard, Bud Thompson, Vicky Trager and William Wescott. Also in attendance were Gary Camarano, Enterprise Zone Administrator and Sandy Prescott.

PUBLIC COMMENT

EZMO Chair, Everett Pannier, called for public comment. There was none.

APPOINTMENTS/REAPPOINTMENTS

A new appointment for the Village of Tampico was needed due to a work schedule conflict with meeting times. Jamie McIntire was submitted, by email, to fulfill the unexpired term of Deb Terbush. Term will expire at the EZMO October 2021 meeting. Bud Thompson made the motion to approve the appointment to the EZMO board with a second by Randy Boonstra. All approved, motion carried.

APPROVAL OF MINUTES

EZMO Chair, Everett Pannier, called for a motion to approve minutes dated November 20, 2018. A motion to approve minutes was made by Vicky Trager, second by Glen Kuhlemier. All approved, motion carried.

ADMINISTRATORS FY18 PROJECT AND FINANCIAL REPORTS

Projects Recorded FY18 (10/1/18 to 11/30/18)

FY18 Projects Report	# of Projects	Investment	Jobs Created	Fees Collected
10/1/2018-11/30/2018	4	\$3,312,554.00	4	\$5,062.34

There were 4 projects recorded in the 4rd quarter of FY18, with an investment of \$3,312,554.00 and 4 new jobs created or retained due to the project. These projects currently have 563 employees. \$5,062.34 in fees were collected for the 4th quarter.

Projects Recorded FY18 (12/1/17 to 11/30/18)

FY18 Projects Report	# of Projects	Investment	Jobs Created	Fees Collected
12/1/2017-11/30/2018	13	\$10,546,100.00	9	\$27,307.05

There were 13 projects recorded for the FY18, with an investment of \$10,546,100.00 and 9 new jobs created or retained due to the project. These projects currently have 636 employees. Fees were collected for the FY18 in the amount of \$27,307.05

BALANCE OF FUNDS TO DATE

Administrator Camarano reported that the Enterprise Zone fund balance as of November 30, 2018 was \$135,689.22; at The Farmer's National Bank. There remains a \$500 deposit in the account for the Rock Falls Film Office. Interest for the quarter in the amount of \$178.77. Project fees were collected for the quarter, in the amount of \$5,062.34. There were additional deposits accounted for at the end of page 3 on the ledger, in the amount of \$343.5, leaving a balance of \$135,689.22.

The FY18 balances as of November 33, 2018 for total interest in the amount of \$700.97. With the \$500 remaining for the Rock Falls Film Office, and Fees collected in the amount of \$27,650.56. Project fees collected for the year were \$27,307.05. There additional collected fees were listed in the amount of \$343.51. 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 \$120,042.19. Funds are balanced with the Whiteside County treasurer's office.

The EZMO Chair called for a motion to approve the FY18-4th Quarter and the FY18, Financial Reports; Project's Recorded, Fees collected and Balance of Funds reports. The motion was made by Bill Wescott; second by Randy Boonstra. There was no further discussion. All approved, motion carried.

Everyone had in their packet, a copy of the Approved Budget 1.9.18 for FY18. We came in close to budget using the budget process recommended by the county for better disclosure of our actual budget. A motion was made to approve the Expense Report and approve reimbursement to the county in the amount of \$90,846.51 and approve the FY19 Budget, by Bill Wescott and seconded by Les Mitchell. All approved, motion carried.

There was an error found in the FY19 Budget after approval. The error will be located, corrected the error and resent, by email, to the EZMO board.

OLD BUSINESS

WALMART DC STATS

County Administrator Joel Horn, had approached Gary, in October, to put together an update on the Walmart DC. The county had been having some negativity on what they actually do for the county. Mr. Camarano shared information at the November EZMO meeting and would be willing to share that information with any board member who was not in attendance.

EZ PROMO MEETING

Two educational and promotional Enterprise Zone meetings were held in Whiteside and Carroll County. While attendance was low, it was felt a good group of people attended and feedback was positive. In Carroll County we were able to speak with property owners, some who were told by an individual in the community that they were not in the zone. The Carroll County GIS was able to confirm, with our records and the property owners, to show they are indeed in the zone. We were also able to tour one site that is looking to put their project in to the Zone. We will make it a goal to visit each of our municipalities to review with zoning departments that they are the first point of contact for many projects. The EZ office also watches the local area newspapers for projects

that we see plan to have a project and approach them to let them know the benefits they may qualify for by submitting their project to the Zone.

OTHER

There was no other old business.

NEW BUSINESS **BUSINESS ATTRACTION**

Mr. Camarano gave a presentation about benefits of doing business in Whiteside, Carroll Counties and the Northwest Illinois Region at the German American Chamber of Commerce in Chicago on Friday, January 11th. The Multicraft program really stood out for them as they look for apprentice programs that are available in the areas they are interested in as potential FDI locations. Other programs have seen an average of 12 students at 5 test facilities, who have enrolled whereas our program has seen an average of 64 students at Sauk Valley Community College's MEIP. This is good for the region and the length of time the program has existed. Workforce development is key to them coming over. Word is getting out that the region is open for business.

The office is working with several small to large projects on the horizon. They are all anticipated to begin by Spring into Summer of this year.

OTHER

Administrator Camarano has spoken with several enterprise zone projects that are on the horizon.

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.

Fulton: City Administrator, Randy Boonstra shared some positive happenings in the City of Fulton. The Steak and Ribs has been formally purchased, early, as business has been very good. The City has closed out on their revolving loan fund. They are in process of building a new access road off of 4th street in to the industrial park. Blacktop will be added in the Spring when weather permits. This was necessary due to selling some acreage in the industrial park to a business that will be putting up a rather large building on acreage purchased from the City, in the industrial park. This property is located in the Enterprise Zone and we expect the project to be submitted by the owner. There are solar parks interested and beginning their processes with the City.

Prophetstown: Bud Thompson says the City has a person interested in a commercial bakery location. Congratulations to Gary and Whiteside County GIS person, Lauren Lee on their Mural Trail collaboration that is posted on the Whiteside County web site under the Building Art NW Illinois thumbnail. Prophetstown will be having a 25 years of being "Main Street" event.

Rock Falls: Mayor Wescott confirmed that the new tourism director, Megan Horsman, has been hired and is working on RB&W area events. The new director knows how to make Apps and is going to make one for the Art in the Park sculptures. Visitors will be able to download the app onto their smartphone and see and hear about each piece of art. City Administrator, Robbin Blackert is applying for a grant to finish the roof and add restrooms to the amphitheater. She is also working on a grant for the limestone building. The plans for the second hotel with planned retail space is moving along as is the former Rock River Tool & Dye building that is being renovated for banquet and event. The owner is pushing to open in April of this year. Mayor Wescott attended a convention where he heard the there is a huge push for prevailing wage being attached to Enterprise Zones and Opportunity Zones. There is great concern for how that will affect our projects. Talk is for every 2 union jobs 1 apprentice will also be required.

Sterling: Mayor Lee shared the Open House news on the Mercantile Building. It was deemed a success. Grants are being applied for on the National/Black & Decker building. Gary visited Mayor Lee and they shared information on the updates that Mayor Lee had approached the board for on the status of projects that Mr. Camarano had been charged with when he had been hired. This information was shared with the board in November but Mayor Lee was unable to attend. He thanked Mr. Camarano for sharing but still feels he would like to see more discussion. The roundabout is still a heated topic but the city's plans are moving forward. City Manager, Scott Shumard asked if the county considers a solar farm to be economic development and how the county feels they fit in with the comprehensive plan. Sterling is also being approached by solar entities. He also asked if the county had any ordinances on spot zoning for them. Mr. Duffy shared that they are granted "Special Use", not spot zoning. Once the solar is removed the land reverts back to Ag. The county does have ordinances in place. The Building and Zoning office can help with giving him information. Mr. Camarano shared that a new Economic Development plan is being created. The ED plan is intended to be a guide which can be modified based on changing circumstances. Mr. Duffy also shared that the solar farm projects are relying on the renewable energy credits and without them the projects will not move forward. Mayor Lee asked on any given project when someone wants to build, who is the lead on any given project? Any project in county jurisdiction but still a mile and a half outside city limits should start at the city level. If outside of that area, the county would begin the process.

Whiteside County: Mr. Duffy says they are working on the landfill project for marketing the methane. They are currently putting out 2,100 cubic feet of methane per minute. Mr. Duffy explained some of the process and options of 1. Electric Generation, 2. Condense to natural gas for vehicles, 3. Convert methane to fertilizer. Mr. Camarano shared that these larger projects often take a long time to come to fruition.

Morrison: Kim Ewoldsen excitedly shared that Loft 112 has celebrated their first year and are completely on their own! They have had M.A.D.C.'s support as Kim has been acting as director for them. They will be managed by volunteers. The last available property in the industrial park is possibly being sold.

Mayor Pannier talked about the office on the city lot South of town. An SRO officer was approved at last night's city council meeting. The downtown project is moving forward. The city's revolving loan fund was transferred and submitted back to the bank. There were no delinquencies on loans they had out! The new well is doing good. No issues at this time.

Milledgeville: Ben Adolph shared that he has not been working in the Milledgeville plant since May of 2018. He had no news on Milledgeville.

Lyndon: Paul Engwall says the Village continues to work on the water tower and water main system. They experienced a wonderful event at Christmas – a group came and "Lit the Bridge". It was a beautiful sight and they hope to make it an annual event. Since the Village is along the river they are looking to access the river by putting in boat access.

Mt. Carroll: Doug Sherf shared the excitement that is all a buzz in Mt. Carroll. The Campbell Center (Former Shimer College) has been sold. The property has already transferred. They will be developing apartments for sale and for rent. There will also be space for smaller businesses. The developer has been in touch with Mr. Camarano about the Enterprise Zone benefit. There was a concern expressed for the botanical garden that has flourished there and preserving it. The company is also concerned about preserving this area as well. They have already made plans to hold the "May-Fest" on the property.

Thomson: Vicky Trager, Village President provided the following information: Community Information: Buffalo Bill Gaming and Chuck Wagon BBQ is under new management. Live entertainment, 6 beers on tap,

wine, daily specials (including smoked prime rib on Friday), video gaming as well as an arcade have made it a popular family-friendly destination.

Village Business: The Village has applied for two grants offered by Representative McCombie (\$50,000) and Senator Neil Anderson (\$45,000) through the IL Dept. of Commerce and Economic Opportunity. If awarded, the project funds will be used to construct and improve sidewalks in designated areas to comply with ADA standards. The IEPA Loan process is proceeding for about \$1mm which will cover upgrading and relocating a major lift station, and upgrading clarifiers at the waste water treatment plant.

The Village contracted with the Illinois Municipal League Risk Management Association for Village Casualty, Liability, and Workers Compensation Insurance coverage, resulting in a savings of approximately \$20,000 per year. Chief Balk received a \$5,000 grant for a dashcam in the new squad. AUSB Thomson: The federal government shutdown has not affected the continuing activation; however, staff are now working without pay. 56 high-security inmates have arrived, with more expected this week. SMU inmates will begin arriving in the near future. Two more Job Fairs are planned for February & March. One will be in Rockford, and the second is TBD.

ADJOURNMENT

There being no other business Chairman Pannier called for a motion to adjourn the meeting of the Whiteside Carroll Enterprise Zone Management Organization. Vicky Trager made the motion, second by Randy Boonstra. The motion carried, unanimously and the meeting was adjourned at 2:51 p.m.