



Whiteside Carroll
Enterprise Zone
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MINUTES
WHITESIDE CARROLL
ENTERPRISE ZONE
MANAGEMENT ORGANIZATION

April 9, 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 April 9, 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 Carl Bates, Randy Boonstra, Jim Duffy, Kim Ewoldsen, Kristine Hill, Skip Lee, Jamie McIntire, Everett Pannier, Doug Sherf, Scott Shumard, Heather Sotelo, Bud Thompson, and William Wescott. Also in attendance were guests, Larry Russell, Mick Welding, Gary Camarano, Enterprise Zone Administrator and Sandy Prescott.

PUBLIC COMMENT

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

APPROVAL OF MINUTES

EZMO Chair, Everett Pannier, called for a motion to approve minutes dated January 15, 2019. A motion to approve minutes was made by Jim Duffy, second by Bud Thompson. All approved, motion carried.

ADMINISTRATORS FY19 PROJECT AND FINANCIAL REPORTS

Projects Recorded FY19 (12/1/19 to 3/31/19)

FY19 Projects Report	# of Projects	Investment	Jobs Created	Fees Collected
12/1/201-3/31/2019	7	\$13,153,586.00	18	\$30,210.28

There were 7 projects recorded in the 1st quarter of FY19, with an investment of \$13,153,586.00 and 18 new jobs created or retained due to the project. These projects currently have 1,139 employees. Project fees were collected in the amount of \$30,210.28 for the 1st quarter. There was also an additional overdue project fee collected from the Compliance Signs project in December, 2018 in the amount of \$38.97.

The EZMO Chair called for a motion to approve the FY19-1st Quarter Project's Recorded and Fees collected reports. The motion was made by Bill Wescott; second by Randy Boonstra. There was no further discussion. All approved, motion carried.

BALANCE OF FUNDS TO DATE

Administrator Camarano reported that the Enterprise Zone fund balance as of April 1, 2019 was \$70,165.09; at The Farmer's National Bank. Interest for the quarter was in the amount of \$158.13. Project fees were collected for the quarter in the amount of \$30,210.28 and one overdue fee of \$38.97 for a total of \$30,407.38 collected and disbursements in the amount of \$95,931.51, which includes the reimbursement to the county for FY18 expenses.

The EZMO Chair called for a motion to approve the FY19-1st Quarter Balance of Funds reports. The motion was made by Bud Thompson; second by Carl Bates. There was no further discussion. All approved, motion carried.

Administrator Camarano shared a comparison chart with the EZMO board that detailed the new zones progress. In FY18 the new zone had a total of \$10,56,100.00 in investment with the 1st Quarter showing \$453,047.00 of that investment.

OLD BUSINESS

SHOVEL READY SITES

A "Shovel Ready Sites Self Evaluation Checklist" sample sheet was handed out to everyone. This checklist is provided to assist the site sponsor or developer to familiarize themselves with the program guidelines and judge if they are ready to apply for Shovel Ready Certification. The "Shovel Ready Guide", "Build Now-Whiteside County, IL" development profiles and the "Frequently Asked Questions" will be available on our website: www.nwillinoisadvantage.com. Any questions regarding the checklist should be directed to Gary.

OTHER

An Enterprise Zone "Total Investment FY18 to Present" comparison sheet was given to the board. FY18 had a total investment of \$10,546,100.00. In the first quarter of FY18 the total investment was \$453,047.00. So far, in the first quarter of FY19 the Enterprise Zone has already exceeded the entire FY18 with an investment of \$13,153,586.00 and several more projects who have been in contact with the office expecting to be submitted either in the spring or early summer of this fiscal year.

NEW BUSINESS

BUSINESS ATTRACTION

Mr. Camarano showed the Whiteside County Promotion Video to the EZMO board. Any municipality who would like to run the video on their web page and show it to their boards are welcome to do so. Please let the office know and we will get a copy to you. Please share and show the video for as much exposure as possible. The promotional video will air on public television in a shorter version.

BUSINESS RETENTION AND EXPANSION

There was further discussion on the Shovel Ready Certification process and the need to have the number of parcels available and all of the information on each site available on community websites as well as on the Shovel Ready Self Evaluation Checklist.

OTHER-2019 FEDERAL RESERVE REPORT "STRENGTHENING WORKFORCE DEVELOPMENT IN RURAL AREAS"

Administrator Camarano along with other area business leaders were a part of listening sessions in 2017 with the Federal Reserve System as a part of the "Investing in America's Workforce" initiative. A handout titled "Strengthening Workforce Development in Rural Areas" was given to each board member, in their packet, detailing the results of that session. There will be ongoing initiatives to target areas of need in our workforce and how to implement improvements. A small committee has been set up which will then be branched in to

other committees that will be specific in areas of necessity to refine goals to best fill the gaps in our current workforce needs.

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 the county has submitted an application to Senators McCombie and Anderson for the Capital Improvements Bill. Gary Camarano, in his capacity as Whiteside County Economic Development Director, is hosting an economic development workshop titled "Community Supported Enterprises" which will be held at Morrison Institute of Technology on April 23rd for all area economic development partners. Information on the workshop was handed out to the board.

Prophetstown: Bud Thompson says that Mayor Swanson is forming private and public relationships for the empty buildings and there are new efforts on the water/sewer treatment plant.

Rock Falls: Mayor Wescott shared his excitement that the new banquet facility on the Southside of the riverfront property is moving along. The Hotel is expected to start the last week of April. And the old CGH building is nearing its outer facelift and new roof. The new business, "Carry On Range" is very busy since their grand opening. They have begun hosting classes and are seeing lines of folks waiting to join their membership. Area police are asking to qualify small firearms on site, which they will be able to do.

Sterling: Mayor Lee says They have relocated the former warehouse to the Meadowlands Business Park. Expansion is coming soon with business name yet to be released bringing an expected 300 new jobs. He also wanted to remind everyone of the covered farmers market in Sterling.

Mt. Carroll: Mayor Bates was able to let us know that the former Campbell Center property has transferred and 2 buildings are to start renovation this spring. Mt. Carroll is beginning the process for accepting bids for the new waste water treatment plant. The Dollar General franchise, after much negotiation, is coming to Mt. Carroll. There will be no other incentives from the city's TIF. This location is in the Enterprise Zone and is eligible to apply for the benefit of the sales tax savings on the building materials. A donation of 10 acres was made from a citizen for a new senior center in Mt. Carroll, too.

Tampico: Mayor, Kristine Hill says they are almost complete with the first phase of the village water system. Tampico Days musical guests this year will be "Brushville" and will be held June 18th – 21st. They will host a car show and anticipate a large turnout. The former "Pub N Grub" which is now called the "Break Room" is set to open in May.

Fulton: City Administrator, Randy Boonstra shared the new access road off of 4th street in to the industrial park will be called "Progress Drive". This is the access road for the new 3D Trailer Sales location that will be visible from Highway 30. The J.T. Cullen Company has a 90 railcar contract with a possible 60 more. The city will be doing 1.3M in street work. Winter has been rough on all our area roads. A 4th ball field will be added to the ball field area. The "Fulton Steak and Ribs" restaurant is planning their first rib-fest.

Morrison: Mayor Pannier, asked guest Mick Welding, who will be joining our board to fulfil the unexpired term of Dale Eizenga in July, to speak of happenings at the Morrison Community Hospital. Mick spoke of many, many wonderful things that will be of great improvement to Morrison residents and the surrounding communities. The new expansion will include but are not limited to a brand new emergency room, new operating rooms, adding orthopedic operating rooms, 8 new medical/surgical recovery rooms, the lab department moving to the front of the building, the radiology department expanding and so many other exciting medical expansions. The expansion has gone from a \$6M to a \$18M project. They hope to complete by 2021 and look to have 165 employees.

Mayor Pannier updated the board that the city of Morrison is working with the county on the bridge by the High School and hope to complete the project by 2020. A new officer is hoped to be in place in about 2 weeks. The downtown project is design is in Phase I with plans to begin in Spring of 2020 with new water lines and new lights, many positive changes. The Farmer's Market is moving to French Creek this year it has grown and more room is needed. The last lot in the Industrial Park has transferred and has plans to build a new day care facility.

ADJOURMENT

There being no other business Chairman Pannier called for a motion to adjourn the meeting of the Whiteside Carroll Enterprise Zone Management Organization. Carl Bates made the motion, second by Jim Duffy. The motion carried, unanimously and the meeting was adjourned at 2:10 p.m.