



**MINUTES
WHITESIDE CARROLL
ENTERPRISE ZONE
MANAGEMENT ORGANIZATION**

January 19, 2021

CALL TO ORDER

EZMO Chair, Everett Pannier, called to order the regular meeting of the Whiteside Carroll County Enterprise Zone Management Organization at 1:30 p.m. on October 13, 2020 via teleconference. The number (617) 691-8409 was based in room 108 at the Whiteside County Courthouse, with Administrator Camarano present.

A verbal roll call was taken of each person in attendance. EZMO members in attendance, via teleconference call, were Ben Adolph, Robbin Blackert, Jim Duffy, Kim Ewoldsen, Chris King, Skip Lee (arrived later), Jamie McIntire, Bo Mays, Everett Pannier, Bud Thompson, Mick Welding, and William Wescott. Also in attendance were Gary Camarano, Enterprise Zone Administrator and Sandy Prescott, Enterprise Zone Assistant.

PUBLIC COMMENT

EZMO Chair, Everett Pannier, called for public comment. No requests had been submitted prior to the meeting and hearing of none, the Chair ruled that there was no public comment.

APPROVAL OF MINUTES

EZMO Chair, Everett Pannier, called for a motion to approve the previous minutes dated October 13, 2020. A motion to approve minutes was made Bud Thompson with a second by Jim Duffy. A vote by roll call was taken as follows; Aye: Ben Adolph, Robbin Blackert, Jim Duffy, Kim Ewoldsen, Chris King, Jamie McIntire, Bo Mays, Everett Pannier, Bud Thompson, Mick Welding, and William Wescott. Nay: None. All approved, motion carried.

ADMINISTRATORS FY20 PROJECT AND FINANCIAL REPORTS

Projects Recorded FY20 (12/1/19 to 11/31/20)

FY20 Projects Report	# of Projects	Investment	Jobs Created	Fees Collected
12/1/19 to 11/31/2020	15	\$40,880,128	37	\$69,042.34

There were 15 projects recorded in FY20 (12/1/19-11/31/20) with a total investment of \$40,880,128.00. The 15 projects estimated 37 new jobs would be created with 242 employees being retained and 370 current employees.

FY20 (12/1/19-11/31/20) Project fees were collected in the amount of \$69,042.34

Balance of Funds (Check Book Ledger)

December 1, 2019 to November 31, 2020 the EZone had total receipts for project fees of \$69,042.34. There were additional project fees, from previous years projects who expanded their original project amounts. These collected, additional fees were for \$5,412.03. There were also additional fees from workshops for \$510.00.

There was interest in the amount of \$367.60 which brought the FY20 receipts to \$75,331.97. Interest of \$54.55 was disbursed to the Jo Carroll EZone. Whiteside Carroll EZone FY20 interest is in the amount of \$313.05. FY20 had disbursements in the amount of \$89,700.05 leaving a total balance in the account at \$105,667.18

The balance for the Jo Carroll EZMO is \$13,752.90. This brings the total Whiteside Carroll Enterprise Zone expendable funds to the amount of \$91,914.28. This report balances with the Whiteside County Treasurer.

With no questions on the administrator's projects and financial reports, Chairman Pannier called for a motion to approve the Administrators Project and Financial Reports, as presented. Bill Wescott made the motion to approve the Administrators Project and Financial Reports as presented, with a second by Bo Mays. A verbal vote by roll call was taken as follows: Yea: Ben Adolph, Robbin Blackert, Jim Duffy, Kim Ewoldsen, Chris King, Jamie McIntire, Bo Mays, Everett Pannier, Bud Thompson, Mick Welding, and William Wescott. Nay: None. All approved, motion carried.

FY20 EXPENDITURE REPORTS, APPROVAL OF EXPENSES & FY20 BUDGET

In each packet sent to the EZMO board, there were an approved FY20 budget dated 2.12.20, for comparison, only, and a FY20 Expenses report. The report is used to determine reimbursement to Whiteside County. We are under budget mostly due to COVID-19 interrupting some activities such as conferences, seminars and mileage expenses. We did have a better year investment wise, compared to the previous year. All in all reason to be cautiously optimistic for the next year. Administrator Camarano shared a potential large project that is looking to come in.

Mayor Wescott has concerns, that were also voiced last year, about future consideration for funding, the splits with the county, and if it remains the status quo for future budgets or if something is being re-negotiated with the county. There are several expense areas that have gone up, understandably in the areas they are in. Even with projects coming in the projected budget FY21 the EZone portion may be larger than our income, which brings up, again, the sustainability of the Zone. Mayor Lee, shared this was his concern a year ago and the board had been told, by Joel Horn, in past years, when the zone had a shortfall of funds, the county had covered the shortfall. The expenditures, while legitimate were not matching the income levels. The county had indicated that they might be willing to change the split. Mayor Lee would be interested in hearing what the county has to say. Jim Duffy shared that he believed this goes way back to a time when the administrators salary had been more evenly divided but the EZMO board, at that time had wanted to pay the administrator more so they agreed to assume more of the salary. Mr. Duffy thinks this is how we ended up with the split that we have in place now. He does not think there is anything to stop the EZMO board from approaching the county to assume a more even split for the cost of the salaries. That is the largest portion of what we have in the budget. Weather we can get the finance committee to agree is another subject. Bud Thompson shared that Mr. Duffy's recollection is correct. Mayor Wescott is concerned about what the Zone is able to collect from projects. The 1/2 percent (0.005%) is what we are limited to by statute. If we have a good year, we may be stable. If we do not, are we able to raise funds any other way? Administrator Camarano shared he is not comfortable with some of the other ways that other zones have "creatively" raised funds for their zones. It was stated that our zone would not likely, agree then, either. Mayor Wescott shared that we may need to approach this subject again, maybe not today, but perhaps in the near future as we see if a surplus or shortfall is at hand, about half way through the year, to make sure the EZone is sustainable as many communities have used and seen the benefit of the zone. Some areas that have increased are benefits. In the past, Gary had not taken the county's insurance. He is now using the county insurance benefit. In addition, the Conference and Seminar line

item has increased along with the Advertising budget. Gary shared that in reviewing the parcel inclusions there are many residential areas that had been approved in the application that will never become commercial or industrial. We will be approaching the EZMO board to submit an application to delete the residential territory. Mayor Ottens of Fulton has already discussed removing Fulton's residential properties, as they will remain residential. He feels we need to recoup as much acreage as possible with future expansions already in the talks. Each zone, no matter how many units of government they have, are only allowed 15 square miles. We currently have 13.78 square miles in the Zone, leaving 1.22 square miles left for additions of territory. Plans are still in the works for a large project in Fulton and will determine how much we need to submit an application to the State for an Addition of Territory. When we have numbers Gary will call a special meeting, if needed, of the EZMO board to request authority to submit the deletion of territory and the addition of territory.

With there being no further questions, Mayor Wescott made the motion to approve the FY20 Expenditure Report with reimbursement to Whiteside County in the amount of \$86,092.98. Mick Welding seconded the motion. A verbal vote was taken as follows: Aye: Yea: Ben Adolph, Robbin Blackert, Jim Duffy, Kim Ewoldsen, Chris King, Jamie McIntire, Bo Mays, Everett Pannier, Bud Thompson, Mick Welding, and William Wescott. Nay: None. All approved, motion carried.

Chairman Pannier called for a motion to approve the FY21 Budget. Jim Duffy made the motion to approve the FY21 Budget as presented. Robbin Blackert seconded the motion. A verbal vote was taken as follows: Aye: Yea: Ben Adolph, Robbin Blackert, Jim Duffy, Kim Ewoldsen, Chris King, Jamie McIntire, Bo Mays, Everett Pannier, Bud Thompson, Mick Welding, and William Wescott. Nay: None. All approved, motion carried.

OLD BUSINESS

There was no old business.

OTHER

There was no "other" business

NEW BUSINESS

ADMINISTRATOR'S UPDATE

Administrator Camarano shared that he expects to have surveys from the Union Pacific project, for the April EZMO meeting. Gary has already identified the areas that will be part of the deletion of territory and has spoken with some mayors and will be meeting with others in regards to their communities residential areas that are in the current zone that perhaps should not be.

COMMUNITY UPDATES

A few very positive community updates were shared by Mayor Lee. They are continuing to work on the National Hardware and Lawrence buildings. The K-Mart plaza did sell to a developer. The plan is to develop the site into the new VA (Veterans Administration) location and the other half being developed for business. Also the Advanced Auto building across the street is being leased. IDES moved out of the old Schmidt sisters strip mall. The plan is to move them into what is now the VA building.

ADJOURMENT

There being no other business Chairman Pannier called for a motion to adjourn the meeting of the Whiteside Carroll Enterprise Zone Management Organization. Bud Thompson made the motion to adjourn, second by Skip Lee. The motion carried with a "collective" aye, and the meeting adjourned at 2:12 p.m.