



**MINUTES**  
**WHITESIDE CARROLL**  
**ENTERPRISE ZONE**  
**MANAGEMENT ORGANIZATION**  
**BY TELECONFERENCE (617) 691-8409**  
**April 13, 2021**

**CALL TO ORDER**

EZMO Chair, Everett Pannier, called to order the regular meeting of the Whiteside Carroll County Enterprise Zone Management Organization at 1:31 p.m. on April 13, 2021 via Zoom teleconference. The link was placed on the Whiteside County Economic Development’s county website with a zoom button. The call in number was (312) 626-6799, Meeting ID: 932 725 1750, Participant ID: 499809, and was based in room 203 at the Whiteside County Courthouse, with Administrator Camarano present.

A verbal roll call was taken of each person in attendance. EZMO members in attendance were Robbin Blackert, Jim Duffy, Kim Ewoldsen, Chris King, Skip Lee (arrived later), Jamie McIntire, Everett Pannier, Scott Shumard, Heather Sotelo (arrived later), Bud Thompson, 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 were 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 January 19, 2021. A motion to approve minutes was made Bud Thompson with a second by Robbin Blackert. A vote by roll call was taken as follows; Aye: Robbin Blackert, Jim Duffy, Kim Ewoldsen, Chris King, Jamie McIntire, Everett Pannier, Scott Shumard, Bud Thompson, and William Wescott. Nay: None. All approved, motion carried.

**ADMINISTRATORS FY20 PROJECT AND FINANCIAL REPORTS**

**Projects Recorded FY21 (12/1/20 to 3/31/21)**

<b>FY21 Projects Report</b>	<b># of Projects</b>	<b>Investment</b>	<b>Jobs Created</b>	<b>Fees Collected</b>
<b>12/1/20 to 3/31/2021</b>	<b>6</b>	<b>\$2,571,494.00</b>	<b>5</b>	<b>\$4,917.38</b>

There were 6 projects recorded in FY21 (12/1/20-3/31/21) with a total investment of \$2,571,494.00. The 6 projects estimated 5 new jobs would be created with 20 employees being retained and 184 current employees. Fees collected in the amount of \$4,917.38.

**Balance of Funds** (Check Book Ledger)

December 1, 2020 to March 31, 2021, the EZone had total receipts of \$5,020.23. There was interest in the amount of \$102.85. Interest of \$13.30 was disbursed to the Jo Carroll EZone. Whiteside Carroll EZone FY21 interest is in the amount of \$89.55. FY21 had disbursements in the amount of \$86,177.98 leaving a total combined balance in the account at \$24,509.43

The balance for the Jo Carroll EZMO is \$13,766.22. This brings the total Whiteside Carroll Enterprise Zone expendable funds to the amount of \$10,743.21. 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 Jim Duffy. A verbal vote by roll call was taken as follows: Yea: Robbin Blackert, Jim Duffy, Kim Ewoldsen, Chris King, Jamie McIntire, Everett Pannier, Scott Shumard, Bud Thompson, 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 has been working with the Fulton Mayor on residential properties that were placed in the Enterprise Zone that both parties are certain will never be commercial or industrial properties, therefore they will not qualify for Enterprise Zone benefits. Mayor Lain will also be discussing Savanna’s residential properties that were also included, with Administrator Camarano in the near future. Administrator Camarano is in process of applying to the state to reclaim acreage for expansion in our Zone, as we have projects on the horizon, which will require our zone to reclaim square miles in order to continue to encourage future growth. The Whiteside Carroll Enterprise Zone currently consists of 15 square miles. All properties currently, located within the Zone total approximately 13 square miles with 2 square miles for future development projects.

**C-PACE Ordinance**

Administrator Camarano will be presenting a Commercial Property Assessed Clean Energy (C-PACE) program ordinance at the Whiteside County Board meeting. C-PACE is an innovative program that provides long-term, fixed-rate, non-recourse financing to private building owners for energy efficiency, renewable energy, water conservation, electric vehicle charging and resiliency projects (“PACE Projects”) to be installed in commercial buildings. Property owners may obtain up to 100 percent financing from private capital providers for eligible improvements such as HVAC, lighting and solar photovoltaic (PV) systems and other improvements in both existing buildings and new construction projects. C-PACE financing is currently available in 37 states, including Illinois, and has funded approximately \$2.0 billion of qualified improvements on thousands of commercial properties.

The Illinois Property Assessed Clean Energy Act, 50 ILCS 50/1 et. Seq (“PACE Act”), permits governing bodies to establish a C-PACE Program across your entire Community. C-PACE financing stimulates local economies by funding the upfront capital cost(s) for PACE Projects that may lower operating costs, generate clean energy, instill resiliency and promote water use conservation in commercial properties.

## **COMMUNITY UPDATES**

Bud Thompson shared exciting news from Prophetstown's downtown area that had several buildings that had been torn down due to a devastating 8-block fire. There is a person of interest who has come forward to inquire about two of the 5 remaining lots. This is exciting news for Prophetstown and Whiteside County!

Mayor Pannier shared that the City of Morrison plans to begin the huge undertaking of redoing the downtown sewer line, Main Street and the sidewalks on April 26<sup>th</sup>. It is a 4 block, \$4M project. They plan on working on one block at a time. Kim Ewoldsen added that High Speed Broadband will be brought during the construction for businesses and to the business park, and to the West, as well. Mayor Pannier shared that the cemetery upkeep tax passed and will be used for road upkeep. He also shared that this is his last meeting with the EZMO board due to not running for another term as mayor of Morrison, and his election as the mayor will be ending in May. Scott Vandermyde will become the new mayor of Morrison. We thank Everett for all the knowledge and class that he has brought to the EZMO board and convey that he will be dearly missed. We wish him well in his final retirement.

## **ADJOURNMENT**

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 Jim Duffy. The motion carried with a "collective" aye, and the meeting adjourned at 1:51 p.m.