



**MINUTES
WHITESIDE CARROLL
ENTERPRISE ZONE
MANAGEMENT ORGANIZATION**

In Person or VIA Zoom

<https://us02web.zoom.us/j/84522990828?pwd=aDI3bVlXaEFaL09jbjRYV3pMWXhNZz09#success>

Meeting ID: 845 2299 0828, Passcode: 069128

July 13, 2021

CALL TO ORDER

EZMO Vice-Chair, Jim Duffy, called to order the regular meeting of the Whiteside Carroll County Enterprise Zone Management Organization at 1:30 p.m. on July 13, 2021 via Zoom teleconference. The link was placed on the Whiteside County website and emailed to the board, and was held in the County Board Room of the Whiteside County Law Enforcement Center Building, 400 N. Cherry Street, Morrison, Illinois.

ATTENDANCE

All members present introduced themselves as we had three of our newly elected mayors in attendance for the first meeting since they took office. We welcomed our new mayors: Wendy Ottens-Fulton, Scott Vandermyde-Morrison and Rodney Kleckler-Rock Falls.

EZMO members in attendance were Robbin Blackert, Jim Duffy, Rodney Klecker, Wendy Ottens, Scott Shumard, Bud Thomson, Scott Vandermyde and Mick Welding.

In attendance via Zoom were Kim Ewoldsen, Chris King, Skip Lee, Bo Mays, and Jamie McIntire. Representatives from MSA Professional Services, Inc., in attendance, via Zoom, were Ria Hull and Jason Valerius.

Also in attendance were Gary Camarano, Enterprise Zone Administrator and Sandy Prescott, Enterprise Zone Assistant.

APPOINTMENT/REAPPOINTMENT

With Everett Pannier no longer serving as the mayor of Morrison, the position of Whiteside Carroll EZMO Chair needs to appoint someone to fulfill his term. Mayor Skip Lee was nominated by Bud Thompson. Mayor Lee respectfully declined. There was small discussion on who could fill this vacancy. Bud Thompson was remembering that it needed to be one of the permanent members (mayors) who could hold this position. After some discussion, Mr. Duffy then requested that we hold off on this appointment until the next meeting, and we can clarify this information. All present, were in agreement. Mr. Duffy agreed, as vice-chair, to conduct the rest of the meeting.

PUBLIC COMMENT

EZMO Vice-Chair, Jim Duffy, 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.

MSA PROFESSIONAL SERVICES, INC.

Representatives, Ria Hull and Jason Valerius gave an update on the Whiteside County Comprehensive Plan update. Handouts were provided with a memo that outlined suggested policy changes and additions from the feedback received from the survey and focus groups. There was a lot of productive discussion, questions and suggestions and a few requested revisions. Mr. Duffy questioned what is considered a small business. Whiteside County has businesses with 50 employees or less but the State lists a small business at 500 or less. Can the county start at 500 or less and be inclusive of 50 or less? Kim shared that the SBA defines by industry. Mr. Duffy asked if the board could get a different definition of what a small business is. Gary will get this and send to Ria for inclusion. Jason Valerius, shared that it could depend on the circumstance and that the county could pick a targeted size. Everyone seemed pleased with the MSA representatives' updates and willingness to the boards concerns and suggestions.

APPROVAL OF MINUTES

EZMO Vice-Chair, Jim Duffy, called for a motion to approve the previous minutes dated April 13, 2021. A motion to approve minutes was made by Bud Thompson with a second by Mick Welding. A vote by roll call was taken as follows; Aye: Robbin Blackert, Jim Duffy, Kim Ewoldsen, Chris King, Rodney Kleckler, Skip Lee, Bo Mays, Scott Shumard, Bud Thompson, and Mick Welding. Wendy Ottens and Scott Vandermyde both abstained as they are new to the board as of today. Voting Nay: None. All approved, motion carried to approve the minutes dated April 13, 2021.

ADMINISTRATORS FY20 PROJECT AND FINANCIAL REPORTS

Projects Recorded FY21 (4/1/21 to 6/30/21)

FY21 Projects Report	# of Projects	Investment	Jobs Created	Fees Collected
4/1/21 to 6/31/2021	5	\$6,379,070.00	13	\$8,714.13

There were 5 projects recorded for 4/1/21-6/30/21 with a total investment of \$6,379,070.00. The 5 projects estimated 13 new jobs would be created with 427 current employees. Fees were collected in the amount of \$8,714.13.

Balance of Funds (Check Book Ledger)

December 1, 2021 to June 30, 2021, the EZone had total receipts of \$13,741.13. There was total interest in the amount of \$109.62. Interest of \$16.02 was disbursed to the Jo Carroll EZone. Whiteside Carroll EZone FY21 interest is in the amount of \$93.60. FY21 had disbursements in the amount of \$86,177.98 leaving a total combined balance in the account at \$33,230.33

The balance for the Jo Carroll EZMO is \$11,412.77. This brings the total Whiteside Carroll Enterprise Zone expendable funds to the amount of \$21,817.56. This report balances with the Whiteside County Treasurer.

With no questions on the administrator's projects and financial reports, Vice-Chairman Duffy called for a motion to approve the Administrators Project and Financial Reports, as presented. Robbin Blackert made the motion to approve the Administrators Project and Financial Reports as presented, with a second by Wendy Ottens. A verbal vote by roll call was taken as follows: Aye: Robbin Blackert, Jim Duffy, Kim Ewoldsen, Chris

King, Rodney Kleckler, Skip Lee, Bo Mays, Wendy Ottens, Scott Shumard, Bud Thompson, Scott Vandermyde and Mick Welding. Nay: There was none. They Aye's have it, the motion carried to approve the Administrator's project and financial reports.

OLD BUSINESS

C-PACE (Property Assessed Clean Energy Program) was passed on June 15, 2021 by the Whiteside County Board. This is for Commercial only. 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. Loans are made by approved lenders through the program, and are paid back by special assessment on the property tax bill. The special assessment stays with the property if sold, until the loan is paid in full. Gary will check to see if municipalities have to pass an ordinance or if a business can approach the county if the municipality does not chose to participate in the program. A handout explaining the C-Pace Program was included in the board packet. There will be an informational program for the public and contractors. Must be commercial properties not residential. There are two fees; one is a fee for collecting each assessment and for administrative fees. The county gets 1% like a finder's fee. A letter will be drafted to let each municipality know when the program is ready to begin taking applications. Applications come through the Economic Development office. There is some question on if each municipality has to pass an ordinance or if the county is the administrator and all projects come through their office. Gary will confirm if municipalities need to pass an ordinance or if the county is the only entity. Mayor Lee requested more information as they had bad history of special assessments in Sterling. Gary will send more detail on the program to Mayor Lee. The ordinance that the county passed, will be emailed to the EZMO board.

OTHER

There was no "other" business

NEW BUSINESS

ADMINISTRATOR'S UPDATE

Administrator Gary Camarano shared some exciting news for Whiteside County. Whiteside County has earned the 2021 Healthier Communities Badge from US News & World Report, in collaboration with the Aetna Foundation. U.S. News assessed nearly 3,000 county and county equivalents in 84 metrics across 10 key categories, including population health, public safety, equity, education, economy, housing, food and nutrition, environment, community vitality and infrastructure. Whiteside County placed 48th for Health and 17th for livability. Identifying our strengths and weaknesses, and how others see us, will make our planning and allocation of resources more effective. Being able to present our story to the residents, workers and businesses we are attempting to retain and attract with facts from unbiased sources is also a resource for us. It's a reinforcement to the good work the County, and its partners are doing. Gary is pleased with where we are in the rankings and feels we are a "solid B", not too bad, but room for improvement.

The FRED unemployment rate for Whiteside County was shared with the board. It included statistics, for comparison, from May 2019 through May 2021. The county is at 4.3%, which Administrator Camarano shared is approaching pre-pandemic numbers. Employers are looking for employees, raising wages, and willing to train. They are getting creative, and some are offering bonuses and 50% off childcare to sign on.

COMMUNITY UPDATES

Those present were able to share the positive happenings in their municipalities.

Sterling: Mayor Skip Lee shared they are busy with infrastructure projects and are still taking steps forward on the riverfront. They have a couple of younger citizens who have become council members, and bring high energy to the council.

Scott Shumard says they are still trying to get permission from UP to pull up the old spur track, since 2019, which is holding up the Wallace Street project. They do not use this rail for anything anymore. They had 2 buildings slated for demo and the Stanley National building as well, but the environmental findings has held them up. They have a draft master developer that has plans waiting to be finalized.

Morrison: Mick Welding shared the progress at Morrison Community Hospital. They are the parking lot this week and are “dangerously” close to an Open House in October. Everyone shared how nice it is looking. Mayor Scott Vandermyde shared how the downtown Main Street project is progressing. They intend to have a block party for each block as it is completed. The first block party will be held on July 25, on the section that goes from Orange Street to Base Street, and will continue until all is complete-about November. Progress and news is being posted on the city’s Facebook page.

Rock Falls: City Administrator, Robbin Blackert shared that the infrastructure grants will be announced 3rd quarter. However, the state says that is not going to happen. All applications had to be in last June 30th. So many projects could not wait and had to be done. Other major projects will have to wait and it is predicted that costs will go up.

Fulton: Mayor Wendy Ottens shared that they are working on a project for the 8th street but it has been postponed, mostly prices have gone very high, they want to wait until January and see if things settle down. The Fulton Dispensary is doing great. They held an open house that was well attended. They have 8 registers that are going all the time, and a waiting room for 30. Fulton was just named the 2nd small town in IL to visit. Fulton has hired a tourism director and a new website is going up. They have plans for several more events and next Tuesday, they will have a food trucks in town and beer gardens, which is new for Fulton.

Whiteside County: Mr. Duffy shared that the Whiteside County Airport has an event coming up and the 2021 Aviation Content Creator Awards will be held at the airport on Saturday at 8pm. There will be food vendors and tours of the planes as well as rides. The county is working on the Comprehensive Plan, revising the Hazard Mitigation Plan and the American Recovery Plan funds are in the preliminary stages.

Chris King shared that the event at the airport will held Saturday, July 24th, and will include a 2K run on the runway! The “Young Eagle” air rides have sold out. The air show will be from 2:00 pm to 4:00 pm. They will have food vendors on both Friday and Saturday with Bands playing both nights, too.

Prophetstown: Bud Thompson talked about the Farmer’s National Bank expansion project. They have just completed their huge expansion and it looks incredible!

ADJOURNMENT

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 to adjourn, second by Robbin Blackert. The motion carried with a “collective” aye, and the meeting adjourned at 3:13 p.m.