

DRAFT
Economic Development Committee
Minutes
July 11, 2012

The DeKalb County Economic Development Committee met on Wednesday, July 11, 2012 @ 7:00p.m., in the Administrative Building's Conference Room East. Chairman Pat Vary called the meeting to order. Members present were Bob Brown, Julia Fauci, Jeff Metzger, Sr., Riley Oncken and Jeff Whelan. Others present were Gary Hanson, Paul Borek, Kathy Curtis, President of Maple Park, Pat Lunardon, Trustee of Maple Park and Bob Seyller, President of Cortland.

APPROVAL OF THE MINUTES

Moved by Mr. Oncken, seconded by Mr. Whelan, and it was carried unanimously to approve the minutes from June 13, 2012.

APPROVAL OF THE AGENDA

Moved by Mr. Oncken, seconded by Ms. Fauci, to approve the agenda.

CHAIR'S COMMENTS

Chairman Vary said that she had no comments for this month.

VILLAGE OF MAPLE PARK ECONOMIC DEVELOPMENT OFFICER - PRESIDENT KATHLEEN CURTIS

The Village of Maple Park Economic Development Officer, President Kathleen Curtis, introduced herself to the committee. She said that they have 5 elected board members on their board. In April there will be five board members up for re-election. They are having a difficult time trying to get people to sit on their planning commission because the Village is currently comprised of seniors and young people with families who are racing off to school events, sporting event with their kids, etc. Even on the board of appeals they can't get people to sign up.

Their goal is conscious growth choices without losing sight of the hometown feel. They have been fighting the last three years to become sustainable, so that they can stay a viable community. Their waste water treatment center is at its maximum. They have about 100 lots

that will be able to “hook up” to the treatment plant. After that, if there is any new development, they will need a new waste water treatment plant. They were in a position to take on SSA bonds with the developers but then the recession started. They just recently reduced their plans of the Waste Water Treatment plant. They had plans for the mega plant, but now they are building the smaller plant. The treatment center is on the DeKalb County side of the town.

In January she called a meeting for anyone to attend to let the public and businesses know what is going on in their Village. In the last 3 years they have hired a new police chief, a new public works director, a new Village Clerk, new Village Attorney, a new Village Engineer, and they are hoping to have a new Building Inspector by the end of the month.

They have put in a new diner in the last year, which has now closed. They have opened a new pizza restaurant that is thriving. They have a new auto body shop, a new auto repair shop and a new law office. They have also done some downtown revitalization in the last year. Kane County paved their main street and they had some donations for aesthetic façade work, too.

In 2011 they did a water main project with matching funds. They also did a street project, a roof project to improve their village hall and civic center, and they are working on a storm water mitigation project on the DeKalb County side.

President Curtis further explained that since the Maple Park waste water treatment plant is at capacity, they have been trying to find viable ways to expand the plant, which they can't really do because they have to build a new one. Their license is expiring December 31, 2012 and the developers have pulled out. So they put in a T.I.F. District to generate some revenues to pay back bonds for the waste water treatment plant and any other improvements.

Ms. Curtis further stated that in 2011 they depleted all of their funds, trying to revitalize their community to make it look inviting for them. She said they are at the fork in the road where they are just sustainable at this point.

Mr. Whelan asked which side did more of the population live in, the Kane County side or DeKalb County side?

President Curtis said the DeKalb County side, which is where most of the young families live.

The committee thanked Ms. Curtis for sharing her information with the committee.

**TOWN OF CORTLAND ECONOMIC DEVELOPMENT OFFICER -
PRESIDENT ROBERT SEYLLER.**

Mr. Bob Seyller, President of the Town of Cortland, introduced himself to the committee. He said that they have hired a new police chief, 3 new full-time police officers, 9 or 10 part-time police officers, 3 people in the public works department, and they bought the Grinding Building, which was remodeled to be the new public works facility. They have a T.I.F. District on the south side of the tracks. Ms. Curtis and President Seyller have talked about sharing building inspectors so that when they come out on an inspection they can handle both towns.

The builder of the building that houses the new Dollar General Store is committed to constructing another commercial building. They have another person who has committed to erecting a multi-use building where the commercial use will be on the lower level and then possibly a story or two of age restricted senior housing. The builder is also looking at doing some other age restricted housing, a little bit at a time to fill in by the Dollar General store. They also have two restaurants in the town.

President Seyller said that on Route 38 in the Montebano development, the developer has declared bankruptcy. The school is great that they built and it is occupied. Of the 16 homes that were built in the development, 8 homes are occupied. There are 4200 people who live in the Town of Cortland.

They have built a water treatment center and they have capacity. They built a 1.5 million gallon-a-day treatment center and they are currently using about 300,000 gallons a day. So they have a lot of capacity. It is designed for about 3,000 lots that are platted and ready to go in Cortland. Out of those 3,000 lots there are probably 300 or 400 altogether that have utilities, roads, and are ready to build on. The rest are still farms that you wouldn't know but they are all platted and all annexed. That capacity, theoretically, is all spoken for and paid for. So even if we were to have a new developer show up and build 100 new homes there would be no space. This is because their system was built on a SSA system where developers mortgaged each one of the lots on the farm that they platted.

The committee also thanked President Seyller for sharing his information with the committee.

ECONOMIC DEVELOPMENT CORPORATION UPDATE - MR. PAUL BOREK

Mr. Borek said that they have started an industrial initiative that Mr. John Brady, ex-engineer for the City of Sycamore and the Economic Development Corporation's intern will be collecting information on industry and business sites, water & sewer connections and capacities for site selectors. They will be starting with Cortland and Genoa first. They will place this report on their website.

He mentioned that Ryerson Steel, is now housed in the Old World Mill Works offices. Venture One was one of the owners that had acquired the building and they rented it to Ryerson. Ryerson will employ 20 employees to start.

Morningstar Media is working with DeKalb County Economic Development Corporation now on business success stories to help capture why companies are here in DeKalb County, why they are successful, the labor force, etc.

The 25th Anniversary Annual Meeting is scheduled for October 16, 2012 from 5-9:00p.m. at the Duke Ellington Ballroom at NIU.

ADJOURNMENT

Moved by Mr. Oncken, seconded by Mr. Whelan, and it was carried unanimously to adjourn the meeting.

Respectfully submitted,

Patricia Vary, Chairman