

Note: These minutes are not official until approved by the Economic Development Committee at a subsequent meeting. Please refer to the meeting minutes when these minutes are approved to obtain any changes to these minutes.

DeKalb County Government
Sycamore, Illinois

**Economic Development Committee Minutes
August 5, 2014**

The DeKalb County Economic Development Committee met on Tuesday, August 5, 2014 @ 7:00p.m. in the Community Outreach Building's Five Seasons Room. Chairman Whelan called the meeting to order. Members present were Mr. Brown, Mr. Oncken, Mr. Pietrowski, Mr. Metzger and Mr. Reid. Mr. Deverell was absent. A quorum was present.

Others present were Gary Hanson, Christine Johnson, Jason Anderson, Tracy Jones, Diane Leifheit, John Frieders, Jane Lux, Anita Turner, Anthony Cvek, Nathan Schwartz, Tasha Stogsdill, Paul Borek and Paul Callighan.

APPROVAL OF THE MINUTES

It was moved by Mr. Oncken, seconded by Mr. Pietrowski, and it was carried unanimously to approve the minutes from June 3, 2014.

APPROVAL OF THE AGENDA

It was moved by Mr. Oncken, seconded by Mr. Brown, and it was carried unanimously to approve the agenda.

PRESENTATION FROM: MR. JASON ANDERSON, EXECUTIVE DIRECTOR FOR THE GREATER ROCHELLE ECONOMIC DEVELOPMENT CORPORATION

Ms. Christine Johnson, DeKalb County Treasurer, welcomed and introduced Mr. Jason Anderson, Executive Director of the Greater Rochelle Economic Development Corporation. She gave a brief summary of what Mr. Anderson did before he became the Director of the Greater Rochelle Economic Development Corporation ten years ago. She mentioned that since 2005 Mr. Anderson has been the Director in Rochelle and they have seen 15 new industries and 17 plants have expanded their businesses. In this same time period Rochelle has seen industrial capital exceed \$1.2 billion. They have also seen 2200 new industry jobs created.

Mr. Anderson said that what has been happening in Rochelle over the last ten years is "Team Rochelle." The Greater Rochelle Economic Development Corporation is comprised of 13 members. He serves at the pleasure of the City Manager and City Council. He did not realize on how much business depends on government and how much government depends on business. There is a codependency on business success and government success. Where the City of Rochelle sits is all about their infrastructure for economic development. The City has its own utility company or power company for the past 112 years. It has its own Internet company and

created Rochelle.com. He said to remember that the decisions that the county board members make today impact the county board members in the next 100 years. This is something that he has noticed at Rochelle.

Their infrastructure is the next item that the City has too. The Interstate highways, bridges and roads create industrial gateways. RUM power lines are run to the Industrial sites. RMU water and sewer systems have capacity for New and Expanding Industries.

Their Railroad diamond, consisting of Union Pacific and BNSF Railroad, is very important to Rochelle, too. The City also built their own railroad in 1986 to connect the Union Pacific Railroad line and the BNSF Railroad line that goes into the single Industrial Park today.

Because they built their infrastructure they were able to secure the following companies to move to Rochelle and conduct business: Americold, Ryder, Boise Cascade, Hillshire Brands, Wausau, Boise Cascade, Nippon Sharyo 1 &2 and Nippon Sharyo 3, Coated Sand Solutions and CHS.

In the 1990's the City of Rochelle wanted to create an Information Technology Park. So they built it. Allstate Data Center was the first business to build there along with Western Data and Computing Center and the RMU Technology and Business Development Center. A fiber optic ring was laid by I-88 and IDOT spent \$3 million to install fiber optics along I-39 to create the Northern Illinois Technology Triangle (NITT), which DeKalb is a part of now. Mr. Anderson said that between the years 2003 – 2014 the City of Rochelle saw: \$1,250,000,000.00 in capital investment, \$60,000,000.00 in public infrastructure improvements, 4,500,000 sq.ft. in industrial space added and 2200 jobs that were created.

Now Rochelle is looking at rebranding itself. They have created a leadership team, got the whole community involved and are trying to create a vision of the City of Rochelle. Rural America is dying currently but they were able to raise \$100,000 through public/private entities that will pay for this consulting firm to create this rebranding.

What's next for Rochelle is the airport. They have added 1,000 more feet to the runway so that large planes can land there now. They have a company called Avionics at the airport and they would like to add even more companies around the airport.

Mr. Anderson said that if the County of DeKalb is interested in learning more about economic development and making it work to read the book titled "Boom Town USA" by Jack Schultz from Effingham, Illinois. He said that in the book he learned to ask himself and others, what do you want for Rochelle, what don't you want, and what are you willing to do to get it. The task groups with the City Council and the Greater Rochelle Economic Development Corporation are all working together to do this. He further stated that economic development occurs when the community forms a Team that shares common goals.

With regards to the Nippon Sharyo project they had 44 people and organizations that all worked together to successfully bring them to Rochelle. He also had ex-Speaker of the House Dennis Hastert come and speak to the Nippon representatives when they came to visit Rochelle. He also

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mentioned that Rochelle is looking at joining Lee County and Dixon, Illinois, to create a large Enterprise Zone.

In closing, Mr. Anderson said that there are 3 C's to Economic Development Success, which are collaboration, coordination and communication.

Mr. Anderson said that he would be happy to give a bus tour to the committee when they want of Rochelle and the various sites that he spoke about tonight. He said to just contact him and he will make the arrangements.

ADJOURNMENT

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

Respectfully submitted,

Chairman Jeff Whelan

Mary Supple, Recording Secretary

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**DeKalb County Board
Economic Development Committee**

August 5, 2014

**Infrastructure: If you build it...they
will come**



**Interstate Highways, Bridges and Roads
Create Industrial Gateways**



Western Industrial Gateway - Thorpe Road Overpass



Global III Gateway - Jack Dame Road



RMU Power Lines to Industrial Sites



**RMU Water and Sanitary Sewer Systems Have
Capacity for New and Expanding Industries**



Sanitary Sewer and NICOR Gas



Union Pacific and BNSF Railroad Diamond



Global III



Union Pacific

**Burlington Junction
Railway**

**Burlington Northern
Santa Fe**





City of Rochelle Railroad



Unit Trains

**Because we built the
infrastructure...**



Americold

Ryder

Boise Cascade

**Hillshire
Brands**

Wausau

Americold

Boise Cascade



**Nippon Sharyo
Shop 1 & 2**

**Nippon Sharyo
Shop 3**

Coated Sand Solutions

CHS

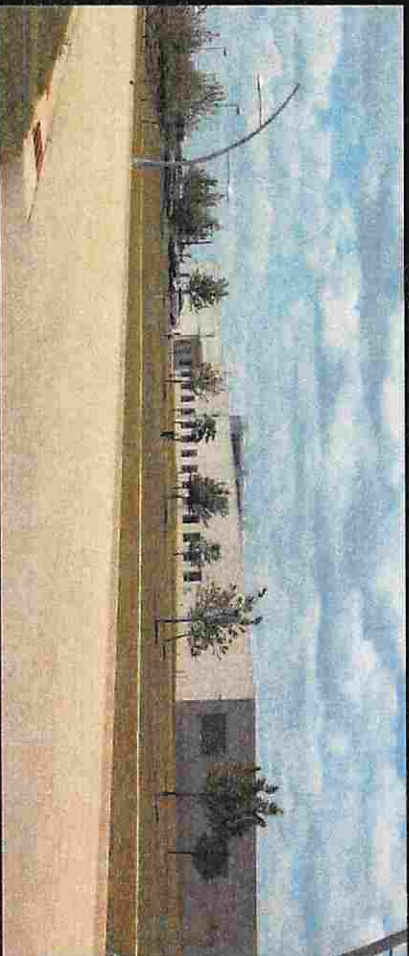




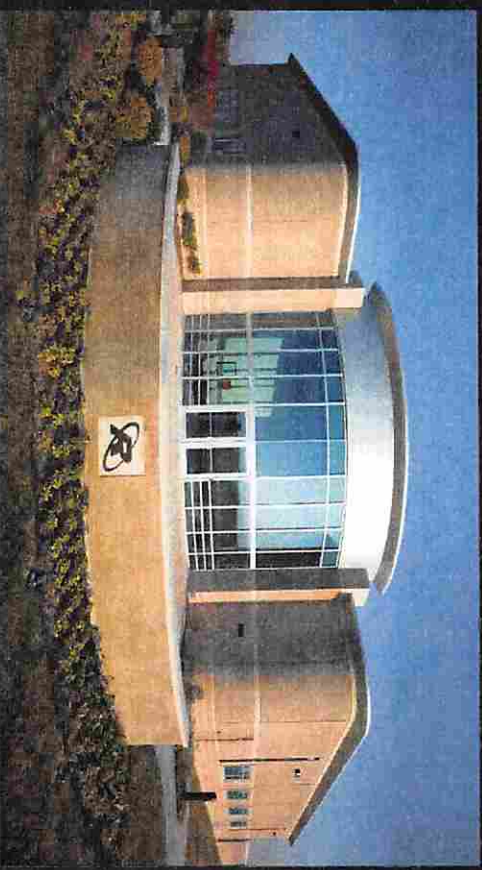
The Hub for Information Technology



Allstate Data Center



Western Data and Computing Center



RMU Technology and
Business Development
Center

2003 — 2014

- ✓ Capital Investment: \$1,250,000,000.00
- ✓ Public Infrastructure: \$60,000,000.00
- ✓ Industrial Space: 4,500,000 Sq. Ft.
- ✓ Jobs Created: 2200

**Economic Development
occurs when the
community forms a Team
that shares common goals.**



Nippon Sharyo Case Study

- Capital Investment: \$100 million
- Land Acquisition: 55 acres
- Jobs to be created: 600
- Infrastructure constructed for project:
 - Completion of Ritchie Road
 - Construction of Ritchie Court
 - Extension of Water, Sewer, Power, Fiber Optics, Storm Sewer
 - Extension and Construction of Rail
 - Construction of a new Power Transmission Line
- Public and Private Funding For Infrastructure:
 - Roads: \$1M
 - Water/Sewer: \$1M
 - Rail: \$5.5M
 - Power/Fiber: \$2,000,000

Project e-Rail (Nippon Sharyo) and TEAM Rochelle

Involved in Recruiting/Construction/Funding

1. City of Rochelle
2. Rochelle Municipal Utilities
3. Greater Rochelle Economic Development Corporation
4. Black Earth Companies – Developer
5. Prologis - Developer
6. IDOT Local Roads
7. IDOT Bureau of Railroads
8. Department of Commerce and Economic Opportunity
9. Economic Development Administration
10. Congressman Don Manzullo
11. Speaker of the House J. Dennis Hastert
12. Senator Brad Burzynski
13. Senator Christine Johnson
14. Representative Robert Pritchard
15. Senator Tim Bivins
16. Representative Tom Demmer
17. Governor Pat Quinn
18. Rockford Area Economic Development Council
19. Anderson Japanese Gardens
20. Kishwaukee College
21. Northern Illinois University
22. Fehr-Graham
23. Metra
24. Nippon Sharyo
25. Sumitomo
26. Lee & Associates
27. Ogle County
28. Lee County Enterprise Zone
29. Flagg Township
30. Dement Township/Dement Road & Bridge
31. Rochelle Township High School
32. Rochelle Elementary School District
33. Flagg –Rochelle Library
34. Flagg-Rochelle Park District
35. Creston-Dement Park District
36. Creston- Dement Library
37. Dement Lynnville Multi -Township
38. Kajima
39. Burlington Junction Railway
40. Ryder Corporation
41. Union Pacific Railroad
42. Burlington Northern Santa Fe Railroad
43. Metra
44. Federal Railroad Administration

3 C's to Economic Development Success

1. Collaboration
2. Coordination
3. Communication