

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
September 2, 2014**

The DeKalb County Economic Development Committee met on Tuesday, September 2, 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, Paul Borek, Dianne Leifheit, Christine Johnson, Frank O'Barski and Anthony Cvek.

APPROVAL OF THE MINUTES

It was moved by Mr. Oncken, seconded by Mr. Pietrowski, and it was carried unanimously to approve the minutes from August 5, 2014.

APPROVAL OF THE AGENDA

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

ENTERPRISE ZONE: TAX ABATEMENT, ORGANIZATIONAL STRUCTURE AND MAP

Mr. Paul Borek, Executive Director of the DeKalb County Economic Development Corporation, updated the committee on the Enterprise Zone project. Mr. Borek said that he met with the Mayors from DeKalb, Sycamore, Genoa and Sandwich about the proposed Enterprise Zone. He said that the town of Waterman is already in the Mendota Enterprise Zone and should be made a part of our new one. Mendota and Waterman are both okay with changing to the new Zone in DeKalb County if we are approved. Monsanto does have a two year agreement yet with the Mendota Enterprise Zone. The new Enterprise Zone application is due by December 31, 2014 and then will be reviewed by the Department of Commerce and Economic Opportunity the first half of 2015. The 5-member committee appointed by the Governor will make the decision on the Enterprise Zones by September 30, 2015, effective the next state calendar year which would be July 2016. Mr. Borek also mentioned that Cortland is contiguous with the City of DeKalb's industrial property and Cortland has its own existing industrial property as well.

Shabbona's business leaders showed interest in the Enterprise Zone, but infrastructure is unavailable at this time for the industrial park, which is a prerequisite for the Enterprise Zone. When we will be competing with 30 other communities for the Enterprise Zone, we need to be as focused and strategic. Once we are approved for an Enterprise Zone we can then expand the Zone to include other communities.

Mr. Borek then passed out a packet to each committee member explaining the Enterprise Zone meeting schedule so far with the various towns, cities and villages in DeKalb County.

Mr. Borek also mentioned that some school districts in these communities and that they have forthcoming meetings with Genoa/Kingston and Sandwich schools. Page 1 in the packet shows the communities that

showed interest in the Zone. He said that we would need to cover these meetings to present the information on the Enterprise Zone.

Mr. Borek also put together a detailed inventory worksheet showing current Equalized Assessed Valuation and percent for industrial and commercial totals (page 2). They included Brownfield sites, industrial sites, Greenfield sites, shovel ready sites, commercial redevelopment sites and commercial development sites on page two of the packet. Commercial/office sites may also be included in Enterprise Zone sites, said Mr. Borek, because when we prepare a plan projecting the economic tax base and job creation outcomes projected over the initial 15-year period, we will get credit for all job creations. They included existing and shell ready industrial and planned industrial, but did not target it. They totaled the acreages and square miles and totaled them up to a rough evaluation of size and scale of commercial/industrial sites and the capacity for growth. He said that the total number of acres for industrial and commercial inventory for all communities was 7,098 acres or 11.09 square miles which are available. The highlighted communities that have shown interest in the Enterprise Zone show 6,690 acres available or 10.45 square miles. There is also 4.54 acres for expansion capabilities, Mr. Borek said. If we are approved for this Enterprise Zone it will extend for 15 years and then it could extend for another 10 years with good bookkeeping records and due diligence.

Page 3 shows the communities that our county is competing with for abatements. Page 4 shows the current community tax abatement policy.

The committee then discussed the boundary maps which can be found online as drafts. The maps include Genoa, Sycamore, DeKalb, Cortland, Waterman and Sandwich. The maps show red for commercial, purple for industrial and yellow for existing industrial.

Mr. Brown asked Mr. Borek if one city could be in the Enterprise Zone.

Mr. Borek said yes that it could.

Can you cross a railroad track?

Mr. Borek said that yes you can.

Mr. O'Barski asked if a T.I.F. District could be in an Enterprise Zone.

Mr. Borek said yes it could, but that the T.I.F. takes precedent.

Mr. Cvek asked Mr. Borek if the County Farm Property is on there for available commercial property.

Mr. Borek said that he would check on that.

Mr. Pietrowski asked about the old 84 Lumber site, if it was included?

Mr. Borek said that it needed to be added.

The committee asked Mr. Borek that if Cortland has some residential acreage and then rezones it for commercial use, do they notify you?

Mr. Borek said that they would notify him and say it is anticipated industrial and commercial development.

Mr. Borek explained that the Enterprise Zone Act calls for a labor market area that serves DeKalb County commercial and industrial area. It also includes the surrounding counties. Our County can also include unemployment as well as other areas of need within our labor market area. The Department of Commerce told him that it would be advantageous to include Will County, LaSalle County, Ogle County, Lee County, all the surrounding counties where we divide workers. He said that there are 10 criteria and unemployment and poverty are included in those ten. We are required to qualify in three of the ten categories, he further stated.

Mr. Borek said that the list of tax abatement programs that our communities compete with is Northern Illinois, Southern Wisconsin and Northern Indiana. He said that when Wal-Mart was looking for a Distribution Center they chose Indianapolis because they offered them a 10-year abatement program.

The Enterprise Zone would like a uniform 10-year tiered abatement program for large scale projects and a 3 to 5-year program for the smaller scale projects.

Mr. Metzger asked Mr. Borek if it would help us to have a uniform policy.

Mr. Borek said he thinks it would since it shows that the communities are working towards a complementary abatement policy.

Mr. Whelan asked if any community is opposed to this.

Mr. Borek said that no community was opposed to it. The school districts want to know more information and they want to know how it will benefit them.

Mr. Oncken asked Mr. Borek if he needed any action from the committee tonight on this issue.

Mr. Hanson said that they would be coming back to the committee in October on this issue.

Mr. O'Barski asked Mr. Borek if there was anything that the county board members can do to educate people on the Enterprise Zone.

Mr. Borek said that he would let the board know when the community and school board meetings will be held so that our board members could attend these meetings and show their support for the project.

Chairman Whelan asked Mr. Borek if a company, with a 5-year small plan, expands in 5 years and wants to upgrade to a 10-year plan, can we give them a little bit more of an abatement?

Mr. Borek said that we should write a policy for expansion into the plan and look at a retention policy too.

Mr. Metzger asked if everyone would have the same claw backs too.

Mr. Borek said that they could.

Mr. Borek then informed the committee that the law requires us to designate an administrative organization for the Enterprise Zone to administer and enforce the ordinance, manage the Zone, maintain records, prepare all reports for the State of Illinois and start an Advisory Board. There are many ways to have this done. Many communities and counties use the Economic Development Organization serves as administrator or the City or County could serve as one. The law encourages the establishment of an Advisory Board to search and review applications and perform other duties too.

Mr. Hanson said that our Economic Development Corporation (EDC) would act as our advisory board and Mr. Borek would be the Administrator. The EDC Board has said yes and they are very excited about it.

An agreement should have the flexibility and name the Executive Director and board at the Economic Development Corporation should be spelled out.

Mr. Borek said that our consultant will supply us with other agreements. He will bring documents to this committee next month.

The committee thanked Mr. Borek for his presentation.

UPDATE ON THE ARTS COUNCIL

Ms. Mary Supple, DeKalb County Board Coordinator, said that she is the County Liaison for the newly formed Arts Council. She briefly reviewed for the committee how the Arts Council was formed. Back in 2011 the Economic Development Committee held a meeting where they have invited various Arts groups and organizations to attend the meeting regarding the formation of an Arts Council. A group was formed and they are in the process of filing 501c3 paperwork. They have formed a board of volunteers that have been meeting for a while now. She further explained that they found out that it is much harder to file the paperwork and get approved. It can take up to nine months now to go through the process and get approved. Therefore, they are looking at having a firm locally help them with the filing.

They are working on their mission statement. They have suggested the following statement to be voted on next month by their board: "The arts enhance the quality of life and vibrancy of communities, and thus the DeKalb Area Arts Council supports, promotes and celebrates the arts throughout the greater DeKalb area."

They will be working on their Vision Statement in the next two months. Mr. Nerad will put together a budget and what it would look like for a year and bring it back to the Council to discuss.

Ms. Supple said that they will also be inviting the Rockford Arts Council to help guide them with their formation. They look to the Rockford Arts Council as a mentor.

They will also have a professor from NIU help them with their strategic goals and the formation of the Council.

Ms. Supple mentioned that she also is the County Liaison for the Convention and Visitor's Bureau. She mentioned some of the highlights from the last two months of meetings with them. They also are working on their by-laws and they should have them finished to show their full board at their next meeting. They voted on their FY2015 budget and passed it unanimously. They are still showing a \$15,000 partnership contribution from the County for this request. Jonomac Orchards is now open. They have expanded their donut operations and will install a new petting zoo. She also mentioned that Kathy Reichs, author and Executive Director of the TV show "Bones" will be coming in October to NIU to celebrate the 50th Anniversary of the Anthropology Department. Ms. Reichs is an ex-professor with NIU's Anthropology Department. Fatty's Restaurant was featured on the TV Show "Chicago's Best" as one of the best restaurants in the Chicagoland area and they highlighted their Cajun potato salad. Prairie State Winery opened their new establishment in downtown Genoa in one of the old Victoria's Crossing buildings. Once Victoria's Crossing closes for good at the end of September, Prairie State will expand their establishment to include that building too. The Microbrewery will be moving into the old Prairie State Building and will begin operations in late September/early October 2014.

ADJOURNMENT

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

Respectfully submitted,

Chairman Jeff Whelan

Mary Supple, Recording Secretary

**THE
FOLLOWING
MAPS ARE IN
DRAFT FORM**

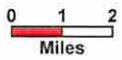
DEKALB COUNTY

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- Available Industrial
- Existing Industrial

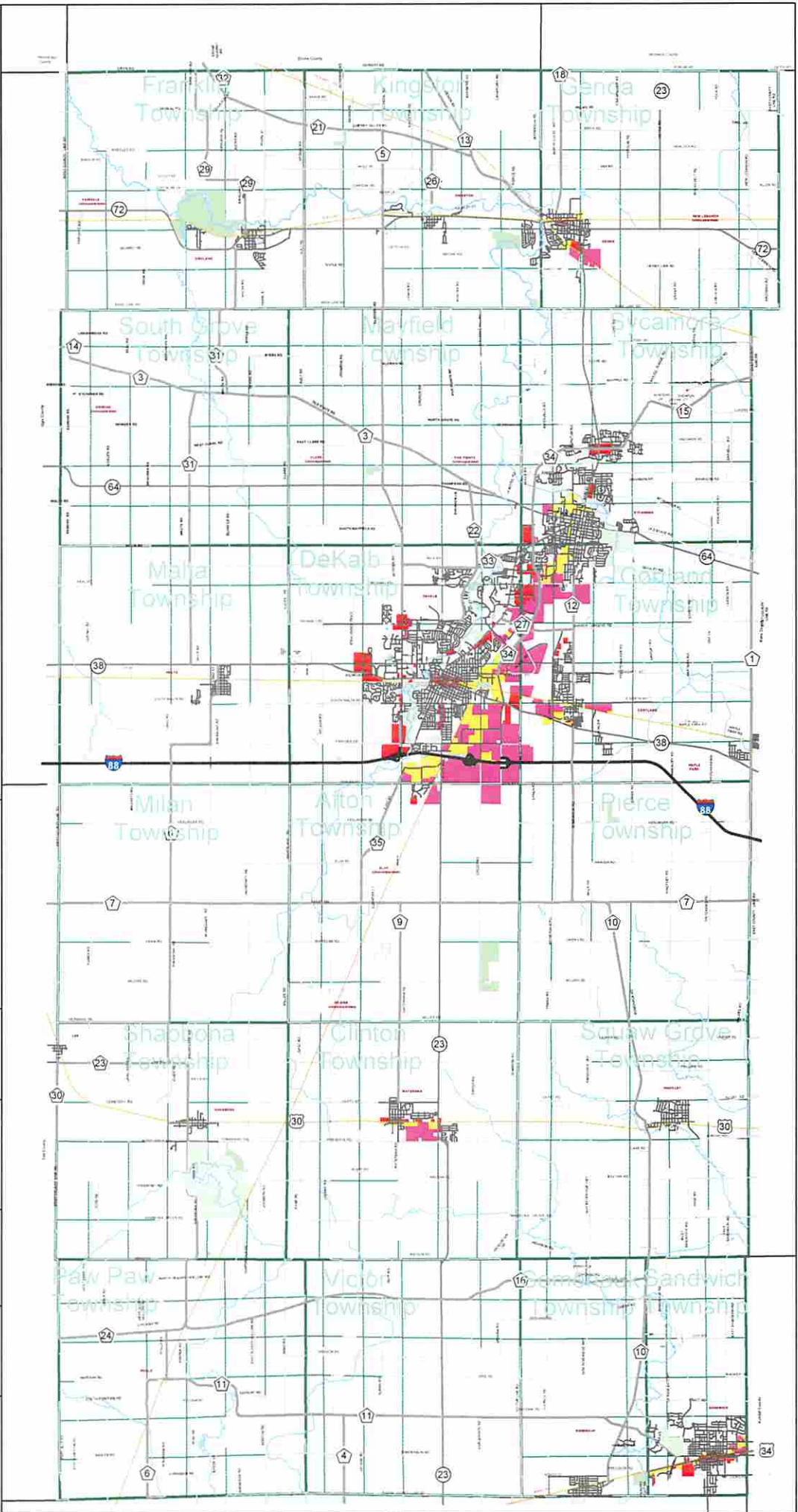
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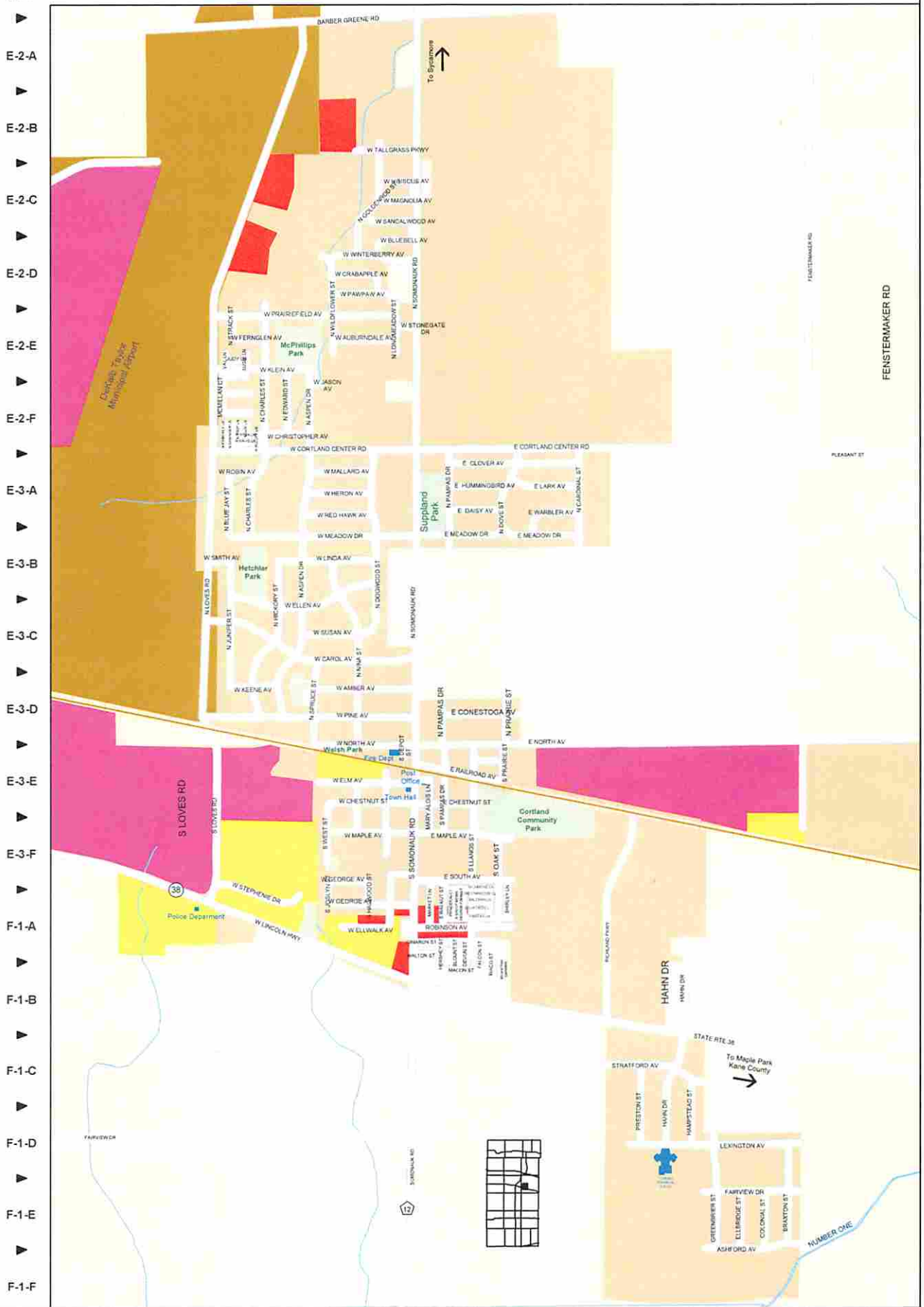


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 Approximate N-S Distance = 36 Miles
 Area 634.5 Square Miles



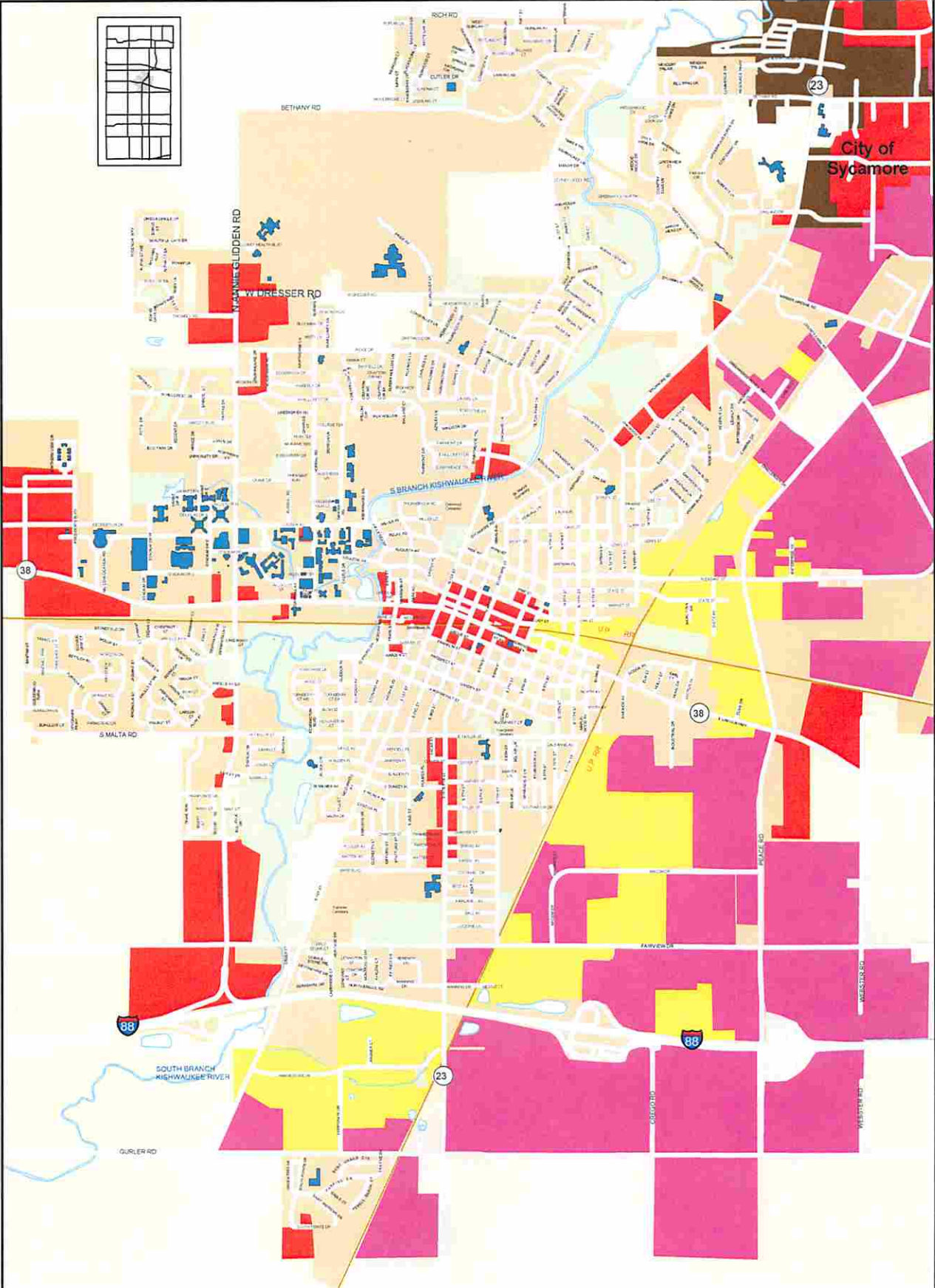
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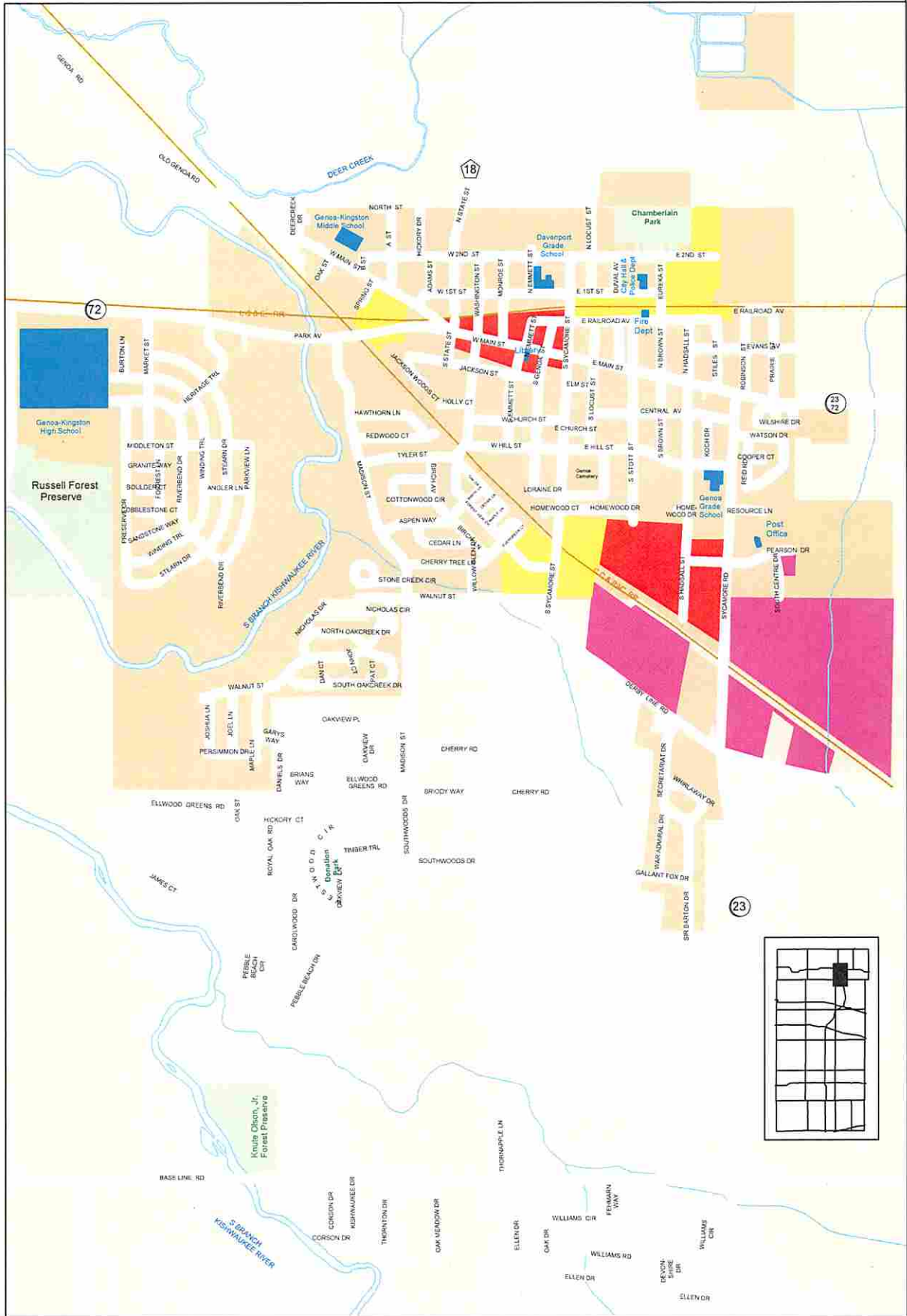


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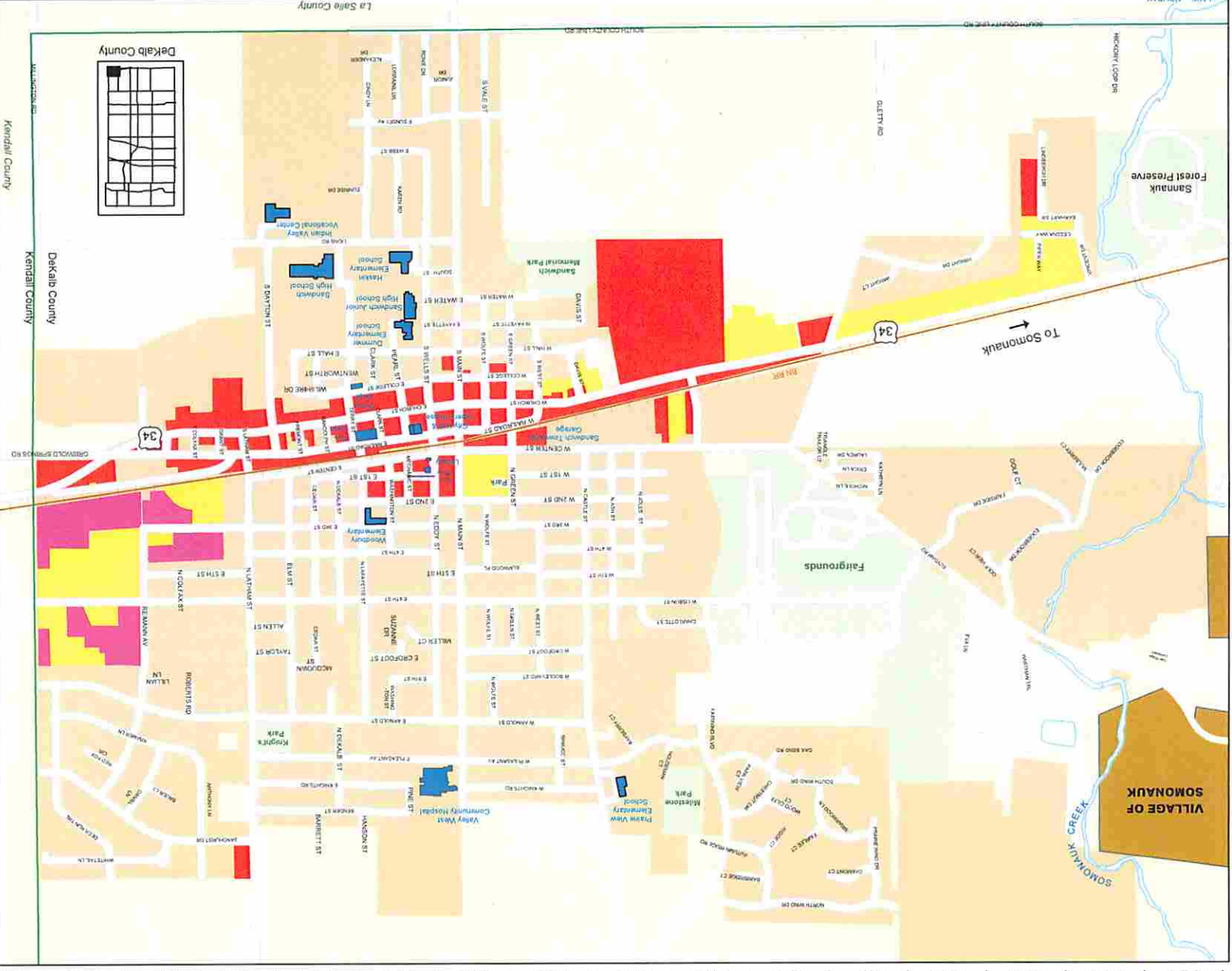
City of Genoa

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■ Commercial
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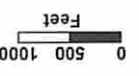
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City of Sandwich

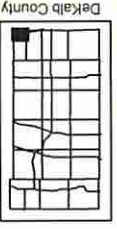
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Kendall County

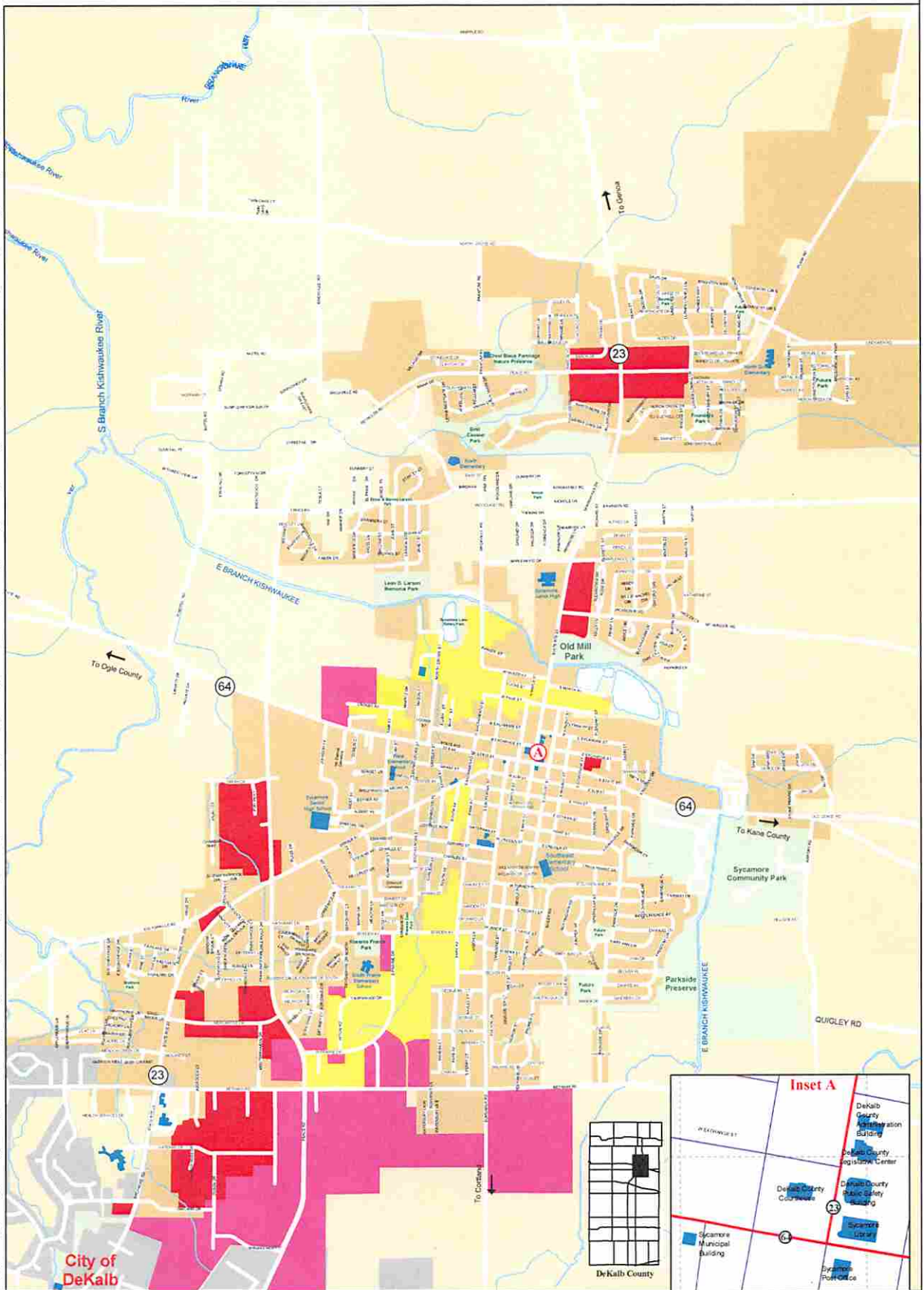
DeKalb County

Kendall County

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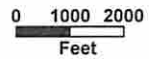


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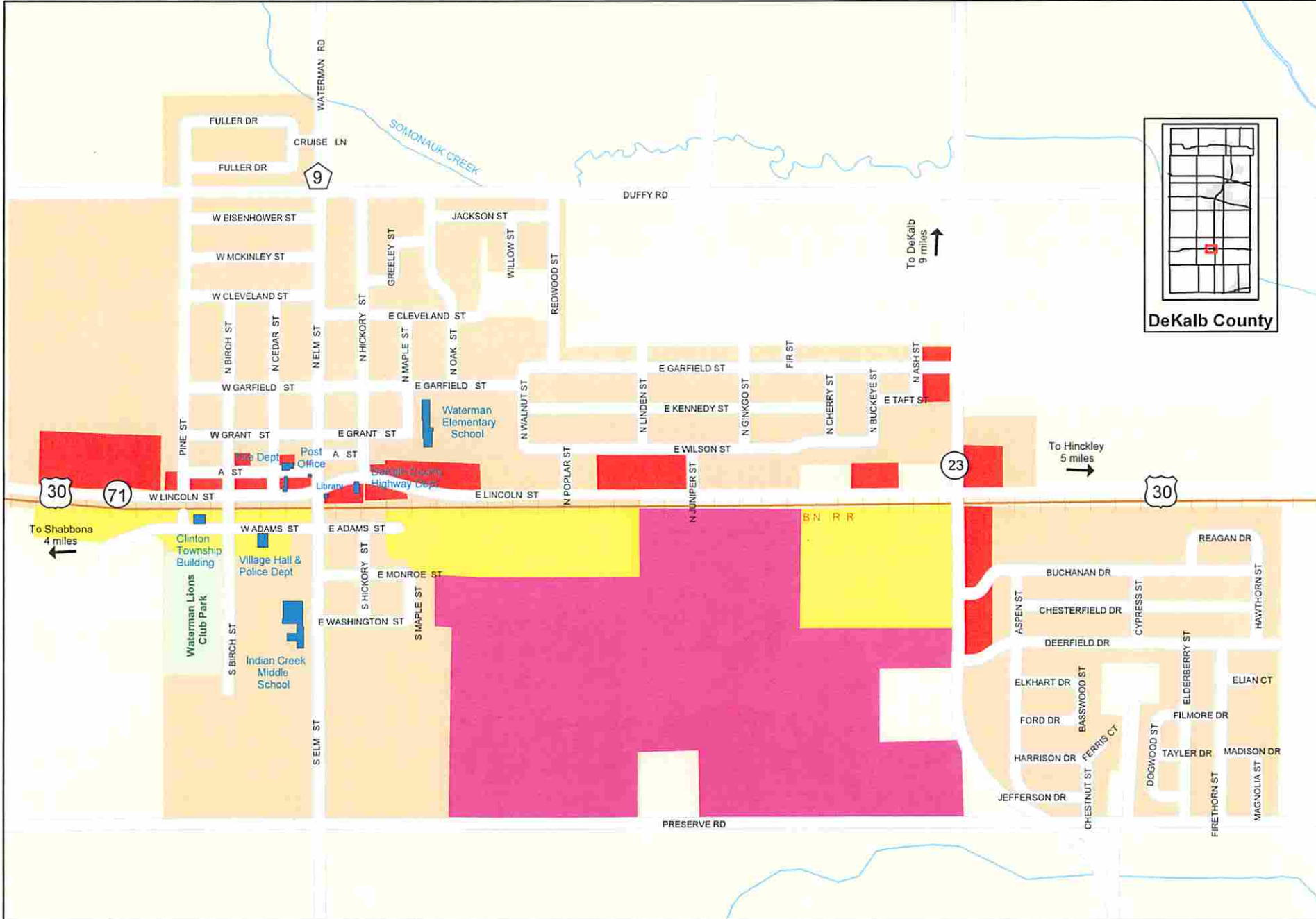
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■ Commercial
 ■ Available Industrial
 ■ Existing Industrial



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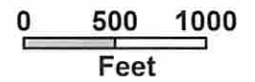
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Village of Waterman

Commercial Available Industrial Existing Industrial



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