

ECDC: Economic & Community Development Committee

Tuesday May 4th, 2021 5:00 PM

Committee Members Present: Don Griffin, Phil Lehmann, Tom Mahoney, Rick McCanse, and Terry Schuster.

Absent: Erin Folk, Rebecca Hazzard, and Liz Vos.

Also, present: Darin DeHaan, Chris Manheim, Mayor-Ken Williams, and Cheryl Hilton.

Don Griffin called the meeting to order and called roll at 5:03 pm.

Phil Lehmann moved to approve Minutes from April 6th, 2021 Seconded by Rick McCanse.

Motion carried. No nays. Abstain: Rick McCanse.

ECDC Budget Report: Terry Schuster will have a full report at the next meeting.

Retail Economic Development Incentives: Terry Schuster reported he is working on the committee for the incentive program. Committee currently includes Aaron Sitze and Commissioner Melanie Cozzi. They are in the process of identifying properties to be included. The committee will then contact owners to see if they have interest in the program and match them to new businesses. The program will be supported by TIF. Mayor Ken Williams also stated there has been some inquiries into the program and the City is working with interested individuals.

Consulting Services: Chris Manheim and Darin DeHaan met with the IEPA. An environmental consultant with the IEPA will begin the property assessment of the Dayton Superior building around the end of June. This service is being done with zero cost to the City, which will save between \$25,000.00 to \$50,000.00 dollars. He also stated a developer is interested in the property at 990 Pines Road, an area that is zoned residential.

SBA Loans: Chris Manheim stated DCEO will be opening HUD grants soon.

Housing Development: Terry Schuster has been involved with multiple committees regarding housing development. The committee is working on workforce housing, training, and employment as well as needs of 2nd shift employees, day care, and many other things. He stated that Oregon is very well represented on these committees.

Broadband Progress: Don Griffin shared a completed IFiber map. It could potentially cost 1.2 million dollars to complete the loop from Mt. Morris to Oregon. The county is looking for grants to help with the cost but can see how it will be beneficial to schools and farmers. Terry Schuster said the housing study is also looking into broadband services. Tom Mahoney mentioned Elon Musk's satellite internet service. He said it will be interesting to see if the service is strong. He said it is taking between 6 and 8 months to get the equipment out.

Riverfront: Mayor Ken Williams said the City received money towards the river walk from the Rock River sweep committee. City Administrator Darin DeHaan and Commissioner Melanie Cozzi will be meeting with the Oregon Fire Department tomorrow to discuss this.

TIF Plan/TIF Applications/Façade Grants: City Administrator Darin DeHaan is looking into shifting façade grants to TIF. He will be finishing this up within the week.

Chamber News: Tom Mahoney said it is nice to see the Chamber and Exelon doing the Community Hero project.

ECDC Goals/Other Business: Don Griffin stated the Economic Development committee has had a lot of success over the last few years that the community may be unaware of. City Administrator Darin DeHaan recently released to the media a list of successful stories that have been completed by the City of Oregon and the Economic Community Development Committee. Don Griffin would like to create a more simplified document that would provide residents with local accomplishments such as Iron Mike and the new subdivision. Mayor Ken Williams reminded everyone of the possible grow facility applicants. He said the applicants have been contacted to see if they are still interested and could hear something within the next 60 days. Terry Schuster has been working on a list of downtown building owners and their information. He said he has been documenting changes over time. Since 2019 the City has added 14 new businesses and filled empty locations that were in large spaces. The few vacancies that are in the downtown now are in smaller locations.

Meeting adjourned at 5:49 PM

Submitted by City Clerk Cheryl Hilton