

ECDC: Economic & Community Development Committee

Tuesday June 7th, 2022, 5:00 PM

Committee Members Present: Don Griffin, Phil Lehmann, Terry Schuster, and Liz Vos.

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

Present via Zoom: Tom Mahoney.

Absent: Erin Folk and Rebecca Hazzard.

Don Griffin called the meeting to order and called roll at 5:00 pm.

Phil Lehmann moved to approve minutes from May 3rd, 2022, Seconded by Tom Mahoney.

Motion carried. No nays.

Consulting Services-Manheim -Update: The hotel feasibility study showed the city would not be able to support a hotel. The city could support an additional 18-22 rooms by means of short-term rentals and upscale housing. The report from the study will be helpful for the city for future planning.

Ogle County ECDC: The county is offering fifty thousand dollars in ARPA funds to help other communities and entities within Ogle County. They have received three applications so far. The city also plans to submit an application. The applications are reviewed by the county finance committee and then approved by the Ogle County Board.

Enterprise Zone: The housing study has been completed and is in draft form. Each community is welcome to drill down from the county wide study for more detailed information. When the study is finalized, a copy will be sent to all ECDC committee members.

TIF Updates: The committee reviewed the fiscal year 2023 expenditures. The fund is in decent shape to do some larger projects this year.

Chamber News: Good Day Stateline will be filming segments to feature on their TV program that will be airing June 27th, 2022. The third Thursday in August will be the annual Chamber Dinner. A fundraiser will be held at Stronghold on July 23rd, 2022. Proceeds from the fundraiser will be used to create mountain bike trails.

Reports: Mayor Ken Williams said Dollar General has approached the city to build a new store on the east side of Oregon. The property they are interested in would need water and sewer hook-ups, be annexed into city limits and an EPA study. The committee discussed positive and negative impacts to other local businesses and the need and appearance required for another Dollar General location.

Theater: A campaign has been started to reach investors that are farther away. Liz Vos with the Chamber of Commerce will be creating a new social media page called Develop Oregon to promote opportunities with the city, including the theater project. She also plans on advertising in newspapers with a farther reach. The city is offering \$140,000.00 in TIF incentives to help

with the rehabilitation of the building. Willett Hofmann and Associates have performed an analysis of the building. Structurally the roof is in poor condition and would require replacement within a year, as of December of 2021. If the roof does collapse, the building would become a vacant lot. There has been interest from a local business to the purchase the building, however the intended use is not for another theater.

Comprehensive Plan Update: The city would like to do another community survey.

Reports: Liz Vos would like to set a date for the Emerging Leaders group to meet with the Economic Development Committee. The committee discussed having them attend the next ECDC meeting.

Meeting adjourned at 6:03 PM

Submitted by City Clerk Cheryl Hilton