

***ECDC: Economic & Community Development Committee***

**Tuesday September 6th, 2022, 5:00 PM**

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

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

**Present via Zoom:** Erin Folk, Rebecca Hazzard, and Tom Mahoney.

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

No public comment.

Terry Schuster moved to approve minutes from August 2<sup>nd</sup>, 2022, Seconded by Tom Mahoney.

Motion carried. No nays.

**Discuss adding CMAAA as an Allowable Organization for ECDC Membership:** Mayor Ken Williams said CMAAA would be added to the Economic Development Committee as an alternate member. CMAAA will be attracting people to the community and membership will be extremely useful to them. They will be working with the city twenty-five percent of the time, and this would allow them access to the meeting minutes. City Administrator Darin DeHaan said this would be an allowable membership. Don Griffin asked for a recommendation from the Economic Development Committee. No member was opposed. The recommendation will be presented to the City Council at the next City Council meeting. City Administrator Darin DeHaan updated the committee on the progress at the Coliseum. He said they held the first Executive Director Committee meeting. He stated Mike Glenn brought the committee up to speed on the progress that has been made. He said a lot of the framing and some of the electrical for the galleries has been completed. The entire Coliseum has been rekeyed for security purposes. He also said there are significant issues with the building which includes repairs made to the roof. Tom Mahoney said there has been a delay due to supply chain for materials and managing the sub-contractors. Terry Schuster asked if community members would still be able to use the upstairs of the building for presentations and activities. Tom Mahoney said the initial agreement was to allow the community to use the space.

**Consulting Services-Manheim Update:** Chris Manheim said the IEPA is still working at the Dayton Superior site. There are also property owners interested in redeveloping in the area. The space would be about one to two acres. One of the vacant locations that is on the list is located at 118 N. 3rd Street. There is a possibility of an urgent care facility to go into that location. He has also continued with LOIS updates.

**Update on County ECDC:** Chris Manheim reported there have been two working meetings consisting of Byron, Oregon, Polo, Mt. Morris, Stillman Valley, and Rochelle. Everyone seems to be ready to move ahead. Private partnerships will be a part of the next stage. A bi county economic development group could be created. Mayor Ken Williams stated the importance that each community's needs are different and a need for a flexible approach towards economic development. Chris Manheim also stated the budgeted funds available for each

community is also quite different and the county needs to be consistent in the way all communities are treated. Terry Schuster said not all communities are equally invested and participating. Chris Manheim also stated that Pat Nordman was able to get six counties to work together on the Middle Mile project for broadband. Don Griffin said everyone is trying to work together for continuity. Chris Manheim said the farm bureau and the U of I Extension are participating on the working committee. Don Griffin said a digital seminar is being held.

**Comprehensive Plan:** City Administrator Darin DeHaan said the contract with NIU has been signed. The kickoff meeting will be held September 22nd at two o'clock. He also said there was enough interest from the elected officials that the meeting will be a public meeting. The first meeting will focus on who will do what and what the next step will be. Terry Schuster said various stakeholders in town will create the steering committee.

**TIF and Enterprise Zone Updates:** Mayor Ken Williams said a couple housekeeping items were presented to the City Council regarding the Enterprise Zone. Some of the agreements were updated, generally focused around the Rochelle area. He said the Enterprise Zone is a combination of Lee and Ogle Counties. At the Enterprise Zone level, a complete package is presented, such as the name of the company, how many people they will employ, and the location. He said Economic Development at the county level will be looking at recruitment. He also stated a solar request was presented to the City Council however it was rejected due to the location. A discussion was held with the property owner and the solar company about moving the project to the parcel west of the one that was originally chosen. There would be a three-hundred-foot buffer between the subdivision, park, and the solar farm. The property would need to be annexed into city limits. Chris Manheim said there would be no special use permits issued in the enterprise zone.

Mayor Ken Williams said there is work being done with the Ogle County Brewery and TIF, there were some questions regarding income tax liabilities with the TIF grant. The city is working with the TIF attorneys to get the questions answered. He said the space next to Athletico has been completely redone and he toured the location with the owner. There is someone interested in the property. He also said another building is the location next to Subway. The city is looking to find one or two more retail locations for interested business owners. Commissioner Terry Schuster asked if the county had interest in the building next to Subway. Don Griffin said the county was interested in purchasing the property however the owner may not be ready to sell. City Administrator Darin DeHaan said Subway is a key business in town. Mayor Ken Williams said there is a vacant storefront in the Washington Corners building. There are several people interested in this location. Don Griffin asked if there was any idea of what the Ogle County Brewery was going to look like. Mayor Ken Williams shared photos of what Ogle County Brewery is going to look like.

**Chamber News:** Liz Vos said this Saturday is the community clean-up day and the city is providing a dumpster from 8-3 at the old Dayton Superior location. Proof of residency will be required. On the 11th volunteers will be out around town to help with clean-up as well. The Farm Tour event is October 9th, the Trick or Drink event will be held the Saturday before Halloween, and Candlelight Walk will have a Sip & Shop at the new RiversEdge location.

Multiple locations will be involved with Octoberfest which will start on October 6<sup>th</sup>. Commissioner Terry Schuster said there will be three hundred bicyclists in town for the TOSOC event. There were also about 170 bicyclists in town last Sunday evening for the nighttime gravel road bike ride. Liz Vos also said Al Snow, a famous wrestler, was at Maxon Manor for a meet and greet.

Tom Mahoney said the school is still short bus drivers, there is a national shortage. There is also a shortage of officials for sports.

Mayor Ken Williams said the Zephyr is now at the train station. There will also be an event held at the Depot Museum soon. City Administrator Darin DeHaan said the rail car seems to be popular and drawing people in.

Phil Lehmann said there is still a housing shortage. There is also a shortage of general contractors.

Don Griffin said bids for the demolition for the old jail should be coming in the first part of October. The plan for the space will be green space, extra parking, and possible charging stations.

Commissioner Terry Schuster said an ITEP grant is being applied for to provide funds for the recreational path. Most of the property is owned either by the city or the park district. He also said this city path will tie in with the park district path that will go up to Lowden State Park. City Administrator Darin DeHaan said the park district is willing to do lane sharing to create connectivity. He thanked the park district.

Meeting adjourned at 5:39 PM.

Submitted by City Clerk Cheryl Hilton