

ECDC: Economic & Community Development Committee

Tuesday October 4th, 2022, 5:00 PM

Committee Members Present: Mike Glenn, Don Griffin, and Terry Schuster.

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

Present via Zoom: Phil Lehmann, Tom Mahoney, and Chris Manheim.

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

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

No public comment.

City Administrator Darin DeHaan introduced CMAAA Executive Director Mike Glenn to the committee. He said with Mike's role helping the city with economic development and drawing tourism into the city, it was appropriate to have him on the committee.

CMAAA Executive Director Mike Glenn said he is glad to be a part of the committee and is looking forward to helping in any way he can. Everyone welcomed him to the committee. Don Griffin said he was glad to have him on board and it will be good to have communication from all angles, keeps everyone in the loop and working together.

Coliseum Update: Mike Glenn said the flooring is down, most of the wiring has been done, and the cases and pocket doors are done. He said he also did a Facebook post on the new windows. He also has his office set up. He hopes to get the map set for next year.

Tom Mahoney moved to approve minutes from September 6th, 2022, Seconded by Terry Schuster.

Motion carried. No nays.

Tom Mahoney moved to approve the TIF Agreement with Ogle County Brewery for the Theater building, Seconded by Phil Lehmann.

City Administrator Darin DeHaan said he has been working with Mayor Williams on this project to save the old theater for a while. Ogle County Brewery stepped in and bought the building. He stated the figures in Exhibit 1 in the TIF agreement shows fifteen thousand dollars for property acquisition, they have already invested forty thousand in demolition fees, and twelve thousand in professional fees. Their current plan for rehabilitation and renovation is to have two retail suites in the front of the building and have operations in the back of the building. They also plan to have an outdoor seating area out of the back of the building. Mayor Ken Williams said part of the rehabilitation of the building were repairs to the roof in the amount of roughly two hundred thousand dollars. City Administrator Darin DeHaan said the roof was the ticking time bomb for this project. In total, the estimated eligible project cost are four hundred fifty-two thousand dollars. The city is looking to give them one hundred and forty thousand dollars with this TIF agreement. Terry Schuster stated it is important to know that the one hundred and forty dollars was the anticipated cost to take the building down. This was a cost the city would have had

anyway. Mayor Ken Williams stated it is affordable within the current fund balance for the city. The city is not going outside the balance. He also said with the amount of revenue coming in yearly, it will be twice that much in TIF income, creating a positive balance. Don Griffin asked if Ogle County Brewery was planning to stay in the existing facility as well. City Administrator Darin DeHaan said yes.

Motion carried. No nays.

Consulting Services-Manheim-Update: Chris Manheim said the IEPA soil and water testing at the Dayton Superior site are still being worked on. He has also been in contact with a couple of contacts with healthcare agencies. He said the county partnership is continuing to move along. There will be a two-day county wide economic development retreat in November. He said the county was awarded a seventy-five thousand dollar grant from the DCEO. He continues to work on other projects for the city. Terry Schuster asked the group if the buildings at the Dayton Superior location would be taken down next year. City Administrator Darin DeHaan stated it is impossible to estimate the time frame due to the IEPA testing. Mayor Ken Williams said the report from the IEPA is needed before anything can be torn down. Funds have been allocated for the demolition of the buildings. City Administrator Darin DeHaan said he received the rehab costs for the building next to Athletico. A masseuse was interested in the building but the costs to do the renovations may be too much for her. He said the space may be marketable for an immediate care. Chris Manheim said the hard part will be finding a location that suits their needs as they require a specialized location. Don Griffin asked if anyone had reached out to the owner of the subway building for the office space available there. City Administrator Darin DeHaan said he has not.

Update on Comprehensive Plan: City Administrator Darin DeHaan said the kickoff meeting with NIU was well attended. He said we are looking for 12 to 14 people to serve on the steering committee. NIU is thinking four meetings in a 12-month period. The steering committee will be the group that helps identify the things to get done and help with the survey. He has also received material for news releases. He said a broad range of recruits would be beneficial. He asked members of the committee to help with the recruiting process.

TIF and Enterprise Zone Updates: Mayor Ken Williams said there has been a lot of housekeeping projects for the Enterprise Zone. Dixon is looking at a Raynor project, Amboy is working with Zibest, and Rochelle is still working on their additional rail capacity which will bring a lot of industrial business and capabilities to the area. There is an Enterprise Zone meeting tomorrow. Mayor Ken Williams also attending the IDOT fall conference in Rockford. He was impressed with the amount of funds being set aside for EV stations. They are scheduled to put an EV station every fifty miles on the major highways in the northern region of Illinois. They also went over grant information. There is funding available in the Safe Route to School grant program. The grant cycle for the program is every other year. If the city decided to apply for this grant the information would need to be submitted by September of next year. City Administrator Darin DeHaan asked Tom Mahoney if the grant funds could be used for the sidewalk between the grade school and the parks. Tom Mahoney said yes that may be an option to connect the school to the park. He also said a walking bridge over the gulley would

also be necessary to keep the kids from walking where there is traffic. Don Griffin said the Walkability Study has been extremely useful. Mayor Ken Williams said when the school, park district, and city all work together it helps with the scoring of the grants. He also said the ITEP grant for the walking path has been submitted, now must wait till spring to see if it is accepted. Sixty-four percent of the grants were approved in the last grant cycle in 2020.

Chamber News/Oregon Together Report/Schools/Community Events: Tom Mahoney said the school is looking to build a new bus barn and storage building on the campus. They are also looking to adding air conditioning to the Blackhawk Center. He said there are times in June, July, and August when the building is too humid to use. He also said there is significant work by the staff being done and they have seen academic growth in the district instead of the backward slide that is being seeing by the rest of the state and country.

Any other business or discussion: City Administrator Darin DeHaan said AOP seemed to be successful. He has also been in contact with Chris Davis who is the owner of Rockford Autoglass. They are looking at the old Dixon Autobody building by Pines and 7th Street. Chris has the money and willingness to do things within the community. He would like to put a facility here and his employees would rather work in a community like Oregon than Rockford due to safety concerns. Chris also stated to City Administrator Darin DeHaan that he gets involved with struggling businesses and he will influx cash and business ideas into these businesses. City Administrator Darin DeHaan said he would like to invite Chris to a meeting to introduce everyone. He said Chris could be a useful resource for development with either new businesses or struggling businesses. Chris has seven businesses and is looking to expand. Mayor Ken Williams said when you think about a company like Rockford Autoglass you think of a company that puts windshields in, but they are more than that. They do a huge amount of commercial work and have replaced window fronts in some of the downtown businesses. They also work hand in hand with Dixon Glass. Commissioner Terry Schuster asked if Chris had some investment properties located in town. City Administrator Darin DeHaan stated that Chris is familiar with Rebecca Hazzard and has purchased homes. Don Griffin stated it is nice to have him willing to help other businesses, which is what we need. Commissioner Terry Schuster said the location on Pines and 7th Street is not a completed deal yet.

Mayor Ken Williams said the company who applied for the solar farm is looking at the property located to the West of the previous property. A variance will be submitted to the Planning Commission at the end of the month. The project assesses at about a million dollars. Commissioner Terry Schuster stated the property would require annexation. Mayor Ken Williams said yes. The annexation agreement has been reviewed by the City Attorney and the city is ready to move forward. Don Griffin said this is a great opportunity for another tax base.

Don Griffin said bids for the demolition of the old jail will be coming in tomorrow at 1 PM.

Meeting adjourned at 5:26 PM.

Submitted by City Clerk Cheryl Hilton