

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

**Tuesday January 3<sup>rd</sup>, 2023, 5:00 PM**

**Committee Members Present:** Mike Glenn, Don Griffin, and Phil Lehmann.

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

**Absent:** Erin Folk, Rebecca Hazzard, Tom Mahoney, Terry Schuster, and Randee Mennenga.

Don Griffin called the meeting to order and called roll at 5:00 pm. A quorum was not present.

**Lease Subsidy Grant-Happily Handmade:** City Administrator Darin DeHaan met with a new business owner, Tanya Hardy, to discuss the Lease Subsidy Grant program. The name of her business is Happily Handmade. The rent for the location of the business is twelve hundred dollars a month. She will be selling handmade art and art supplies. She will also be offering art classes and workshops which may include pottery classes. The Lease Subsidy Grant committee has reviewed the application and asked to move the application to the Economic Development Committee for approval. The building inspector and fire chief will need to inspect the location since there is a potential for a kiln to be installed at the business. The committee agreed to ask for City Council approval.

**Consulting Services-County ECDC-Manheim:** Chris Manheim said OSF Saint Anthony Medical Center is very enthusiastic about a potential urgent care facility. Mayor Ken Williams said they are preparing a fifteen-to-eighteen-minute proposal presentation that may include TIF incentives. A survey is being completed to show who would use the facility. Phil Lehmann stated that urgent care facilities usually retrofit the building to suit their needs and it could be costly. Don Griffin asked if there was an update on the empty office space next to Subway. No update currently. Chris Manheim also stated Dominick Moreno produces videos for municipalities and counties to use on their websites. He said not for profits can use the videos free of charge.

**Update on Comprehensive Plan:** City Administrator Darin DeHaan said the comprehensive plan survey will be sent out in a few weeks. A copy of the survey is included in the committees packet for review. There were a few questions from the steering committee, one of which was to make the survey accessible from a mobile device. This survey will go out via email, school email, and QR codes, every way possible.

**TIF and Enterprise Zone Updates:** City Administrator Darin DeHaan said an individual is interested in putting a unique furniture store into the space next to Athletico. The back half of the building would be used for production and the front half would be used for staging. Furniture can be bought off the sales floor or custom made. The interested individual will be doing most of the construction himself, which has been an issue with many people who have looked at the space. There is still fifty thousand dollars in TIF funds available for the project. Mayor Ken Williams said we have to start somewhere, and this will at least get the space built out for future businesses if this one does not work out. The individual is very well known within the community and has a good background. City Administrator Darin DeHaan also said an existing Freeport business is looking to open a second location in Oregon, potentially where O's

Bakery was. The business would be retail like Simply Home. Mayor Ken Williams said there is the lease subsidy and façade grant programs that could be offered for this location. Ogle County Brewery will also have two retail locations in the front of the old theater location. City Administrator Darin DeHaan also said he is going to attempt to get approval of the elevations for the Dollar General location on Rt. 64 at the next City Council meeting. This is not an approval of the project.

**Chamber News/Oregon Together Report/Schools/Community Events:** City Administrator Darin DeHaan reached out to invite the new Oregon Chamber of Commerce Executive Director, Randee Mennenga to the meeting. Don Griffin said it will be nice to have that connection with the Chamber of Commerce again. Mike Glenn, CMAAA Executive Director, said he met with Tanya Hardy, and they will be partnering with other artists she is familiar with. He said forty-eight display cases have been put in, installation of the art rails has been completed and there is artwork hanging up in some spaces. CMAAA has about one hundred followers on Facebook and local art and artist are being featured. They have had artists reaching out to them as well. City Administrator Darin DeHaan said they have also worked on new door locks to secure the building.

**Any other business or discussion:** Don Griffin said the old jail is down. Sidewalk and blacktop work will be done, and three memorial benches will be put in. Mayor Ken Williams said rehabilitation of the inside of the old drive up facility will be taking place. This will be a place for the community to use such as the Lions pork chop dinners. The project is out for an estimate currently. The second stage of the project is to clean up the outside. Create a plaza area outside with permanent seating, chess boards, a bicycle rack, and places for people to sit and relax. A foundation is providing a third of the money for the rehabilitation. The blacktop path from the park to the bridge is completed. The ITEP grant results will come in around April. Don Griffin asked about WIFI hotspots. Mayor Ken Williams said the county is doing a WIFI survey. The city is looking for location to put in hotspots, such as the Coliseum, the drive up, and other buildings. These will also need to be set up with time limits. Don Griffin said there is an app for your phone to test your speed. City Administrator Darin DeHaan said in order to get an accurate speed you need to be hooked up to the WIFI.

Meeting adjourned at 5:40 PM.

Submitted by City Clerk Cheryl Hilton