

ECDC: Economic & Community Development Committee

Tuesday December 6th, 2022, 5:00 PM

Committee Members Present: Mike Glenn and Don Griffin.

Also, present: Darin DeHaan, Chris Manheim, Terry Schuster, and Mayor Ken Williams.

Present via Zoom: Erin Folk and Phil Lehmann.

Absent: Rebecca Hazzard and Tom Mahoney.

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

Phil Lehmann moved to approve minutes from November 1st, 2022, Seconded by Erin Folk.

Motion carried. No nays.

City Administrator Darin DeHaan said there have been discussions for another Dollar General location. The Mayor and City Council have given Dollar General a lot of structural requests and Dollar General has met all the requests. An overview with the developer and the Planning Commission was held. One of the questions regarded having another grocery option for the city. The Mayor wanted to have the ECDC committee look at the plans for more input. Don Griffin asked if they had made any adjustments to the front of the building. Mayor Ken Williams stated the requests made to Dollar General regarding the front of the building included a bump out, the addition of more windows, and an exterior lighting plan. A landscaping plan will come after the city approves the project. This project will go to the Planning Commission for a public hearing for annexation and then to the City Council if ECDC approves. City Administrator Darin DeHaan said there is no investment from city. There are no TIF incentives, and they will run the water and sewer lines.

Phil Lehmann moved to approve Dollar General Plans for a Public Hearing and Planning Recommendations, Seconded by Mike Glenn.

Motion carried. No Nays.

Consulting Services-County ECDC-Manheim: Chris Manheim said Mercy Health has invited the city to a meeting to discuss their facilities. He also said the County Economic Development retreat was held on the 17th and a follow-up meeting with ad-hoc committees is scheduled for Thursday. He is also updating marketing research and reports submitted by Nicor.

Update on Comprehensive Plan: City Administrator Darin DeHaan said the first meeting was held and about ninety percent of the steering committee was in attendance. The next step will be to get the initial survey out. Don Griffin asked what the initial kickoff plan will be. City Administrator Darin DeHaan said the survey will go out around January and project completion in about six to eight months.

TIF and Enterprise Zone Updates: Mayor Ken Williams said they are still working on the old pet store location and looking for ways to help with the "three sisters" building, on Rt. 64. There is also a plan to use ARPA funds to provide a grant similar to façade grants but for electronic

vehicle charging stations. Three matching grants in the amount of ten thousand dollars for businesses in the city limits of Oregon, potentially starting with gas stations. He said there is about one hundred and ninety thousand dollars in the fund for the Enterprise Zone. There is quite a bit of participation with the businesses and there are no large enterprise zone projects currently. There is a corridor project scheduled in Lee County towards Rochelle. They are looking for a southern access route. There is an Enterprise Zone meeting scheduled for tomorrow.

Chamber News/Oregon Together Report/Schools/Community Events: Mike Glenn said CMAAA held their 1st board meeting. Galleries are done and most of the paintings are done. He has been in contact with multiple artists, and everyone seems extremely excited to be a part of this project. Terry Schuster stated interviews for a new chamber director are being held tomorrow night and a decision should be made within the next week.

Any other business or discussion: Don Griffin said he sent out pictures of the old jail today. The demolition has begun. They are working from West to East to protect the monument in front of the courthouse. Terry Schuster asked about the possibility of getting the Seven Muses sculpture moved from NIU Lorado Taft Campus to CMAAA museum was still a possibility. Mayor Ken Williams said this was discussed several years ago. There are issues with funding the move of this large sculpture. Mayor Ken Williams will touch base with NIU. They also discussed moving the Corn Ball sculpture.

Meeting adjourned at 5:25 PM.

Submitted by City Clerk Cheryl Hilton