

ECDC: Economic & Community Development Committee

Tuesday June 6th, 2023, 5:00 PM

Oregon Coliseum

124 N. 4th Street

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

Also, present: City Manager Darin DeHaan, Mike Delaney, Cheryl Hilton, Chris Manheim, and Mayor Ken Williams.

Absent: Rebecca Hazzard, Phil Lehmann, Tom Mahoney, and Randee Mennenga.

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

No public comment.

Mike Glenn moved to approve the May 2nd, 2023 Minutes, Seconded by Erin Folk.

Motion carried. No nays.

Terry Schuster moved to approve a Facade Grant for Ogle County Brewery, Seconded by Erin Folk.

Discussion: City Manager Darin DeHaan said they have done an extensive amount of work and are asking for a facade grant to offset some of the costs. Terry Schuster stated people may comment about the building not being the traditional brick. City Manager Darin DeHaan said they had originally thought the brick could be redone but due to extensive damage they decided to go with stucco. Erin Folk asked if they had to follow the color palette that was approved by the city. Mayor Ken Williams said the slate is the final color and is an approved city color. He said the next step is for them to put in more color, a sign or scrolling. They needed to have this on first and let it set. Terry Schuster said one of the issues they are facing is they do not have cash flow for the business currently. Don Griffin said he has received comments that the building does not fit in the downtown and asked if a rendering of the project could be publicized. Erin Folk asked what the dollar amount would be for the project. City Manager Darin DeHaan said the grant would be for five thousand dollars.

Motion carried. No nays.

Mike Glenn moved to approve a Commercial Lease Subsidy Grant for Kimberly Parkinson, Seconded by Erin Folk.

Discussion: Mayor Ken Williams excused himself from the conversation. The mayor owns the building being discussed. City Manager Darin DeHaan said the subcommittee was unable to meet. Kimberly is from the area. She moved to Arkansas and established her business there. She has since moved back and has leased the building owned by the mayor. The rent subsidy grant would help her establish her business here. She does a lot of custom bridal orders. Terry Schuster said it is not a walk-in retail location but fits in the community. City Manager Darin

DeHaan said her anticipated rent is seven hundred fifty dollars a month. Erin Folk asked what the stipulations are for the grant. City Manager Darin DeHaan said half of the rent for twelve months. He also said there are current lease subsidy grants that are nearing the twelve-month mark and will no longer receive funding. The grants are usually paid for out of the TIF fund but since the mayor owns the building this grant will be paid for with economic development funds.

Motion carried. No nays.

Consulting Services-County ECDC-Manheim: Chris Manheim said he has renewed his company's membership in the ICSC. He has heard back from Nicor gas, and they have an agreement with Nextsites. Nextsites did a retail trade analysis for Byron and will quote a price for our area. This will give us resources for the local retail market. DCEO has grants that are available for small businesses. Mercy Health and OSF decided they are not interested in opening an urgent care facility locally. Mayor Ken Williams sent letters to both healthcare facilities asking for feedback. The county has been working on the bylaws for the county economic development committee. The next meeting will be June 15th.

Update on Comprehensive Plan: City Manager Darin DeHaan said the next meeting is June 13th from 11:30 pm to 1 pm at City Hall. The visitors survey just went out. He is working on contacting DNR to place the survey in State Parks.

TIF/Enterprise Zone Updates-additional acreage: Mayor Ken Williams stated the State of Illinois allocated an additional three thousand acres to the TIF's throughout the state. This gives the area more opportunity. They have discussed putting this additional acreage into a land bank.

Budget Report: City Manager Darin DeHaan updated the committee on the TIF fund and Economic Development fund. The TIF fund has a fund balance of three hundred fifty-seven thousand dollars. Accomplished projects include the Trestle Ridge development and River's Edge Experience. Terry Schuster stated at the end of the fiscal year the fund balance was thirty-eight thousand dollars. Everything was spent and nothing was added to the reserves. He also said for next year there should be more total revenue with the increase of EAV's in town. He said the Economic Development fund started the year with ninety-six thousand dollars. The fund was overspent by twenty-two thousand dollars. The fund balance is seventy-three thousand dollars. Revenues for this fund are from video gaming excess, franchise licenses, and miscellaneous income. Internet sales tax should be about ten thousand dollars but was not included in the report. One of the largest expenses for this fund is downtown beautification. City Manager Darin DeHaan will continue to provide updated budget reports.

Chamber News/Oregon Together Report/Schools/Community Events: Terry Schuster said the Chamber president resigned from the position. The Vice president is also retiring. They are looking to fill both positions. The nominating committee has made a recommendation for one of the positions and is hoping a member of the Emerging Leaders program would like to take a place on the Chamber board. Randee has been creating a small retail section in the front of the Chamber office. She is also working on notebook packets for Airbnb's with focus on local businesses and attractions, as well as finishing the updates to the website. The focus for the

second half of the year will be working on memberships. The Emerging Leaders are also working on a mural featuring a local artist with the theme of better together.

Erin Folk said the big focus at the Oregon Park District is the ITEP grant. They are in the process of completing interviews with qualified engineers. The Mix Park playground has been completed. She said there is a significant difference in ADA accessible and fully inclusive. Every property the Oregon Park District has is required to be ADA accessible but not fully inclusive. Park West does have a fully inclusive playground. She said the cost to update Mix Park was about ninety-eight thousand dollars with a forty-seven-thousand-dollar grant to offset the costs. Installation would have been about seventy-six thousand dollars but having the work done with Park District employees, the cost was about fourteen thousand dollars. She has received tons of positive feedback on how great the park looks and has become an active place.

Mike Delaney said the 4-H groups are getting ready for the fair season. The extension office has just piloted a career orientation program for youth development called The Real World. They are also creating a career video series with the objective of educating youth in the area on career paths available locally.

Mayor Ken Williams said Boss Roofing is a new business in town and has purchased the old Oregon Autobody location.

City Manager Darin DeHaan said the cement work at the Sarah Phelps Plaza has been completed. The old columns have been removed and new columns have been ordered. Outdoor furniture has also been ordered. He has been working with the Kiwanis on a memorial bench and Dale Beesing for the fence. The inside of the building has been completed.

Mike Glenn said the grand opening for the CMAAA museum will be on July 14th from 5 – 8 pm. There will be music, food, and drinks. The ribbon cutting will be held at 5:30 pm. They have also hired an administrative assistant. They are lining up artists and working on memberships.

Meeting adjourned at 5:54 PM. ,

Submitted by City Clerk Cheryl Hilton