

**ECDC**

Economic Community Development Committee  
Committee Meeting Agenda  
Tuesday April 2<sup>nd</sup>, 2024, 5:00 PM - 6:00 PM

City Hall Conference Room  
115 N. 3<sup>rd</sup> Street, Oregon, IL 61061

**Public Access to Zoom Meeting**

Meeting ID: 875 7250 9421

Passcode: 938509

One tap mobile

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1. Call to Order and Roll Call
2. Public Comment
3. Approve March 5<sup>th</sup>, 2024, Minutes
4. Update of County ECDC – DeHaan
5. Discuss Ogle County Bike and Rec Committee - DeHaan
6. Oregon ED Update – Manheim
7. Business Development Update - DeHaan/Williams
8. TIF and Enterprise Zone Updates – Williams
9. Discuss Redefining Future of ECDC - Griffin
10. Chamber News/Schools/Community Events/CMAAA
11. Any other business or discussion
12. Adjournment

**Committee Members**

Don Griffin, Chairman

Chris Chapman, Erin Folk, Mike Glenn, Rebecca Hazzard,  
Phil Lehmann, Tom Mahoney, Terry Schuster

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

**Tuesday March 5<sup>th</sup>, 2024 5:00 PM**

**Committee Members Present:** Don Griffin, Chris Manheim, and Terry Schuster.

**Also, present:** Charlene Coulombe, Mike Delaney, Cheryl Hilton, Mark & Michelle Mongan, and Mayor Ken Williams.

**Present via Zoom:** City Manager Darin DeHaan, Rebecca Hazzard, and Tom Mahoney.

**Absent:** Chris Chapman, Erin Folk, Mike Glenn, and Phil Lehmann.

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

Don Griffin called roll call. Chris Manheim was appointed as a city institutional member for the evening. A quorum was present.

No public comment.

Terry Schuster moved to approve the February 6<sup>th</sup>, 2024 Minutes, Seconded by Chris Manheim.

Motion carried. No nays.

**Budget Report:** City Manager Darin DeHaan gave the committee a summary of the TIF and Economic Development funds. He said the ECD fund has remained under budget and the year-end transfer of gaming revenue has not been done yet. He also said the TIF fund was looking good as well.

Terry Schuster moved to Approve a Façade Grant for Michelle Mongan/M. Mongan Décor – 1000 Pines Road – Repair/replace business signage, Seconded by Rebecca Hazzard.

**Discussion:** Owner Michelle Mongan said significant work has been done to the building. The location has a retail store and an event space at the back of the building. They would like to repair the sign and awning. City Manager Darin DeHaan said the building is being utilized and they have a vision for future growth as well. He recommended the committee approve the façade grant request. Don Griffin thanked Michelle and Mark for their investment in the community.

Motion carried. No nays.

City Manager Darin DeHaan also asked the committee to discuss additional TIF redevelopment incentives that could be available for the property located at 1000 Pines Road.

**County ECDC:** City Manager Darin DeHaan introduced Executive Director Charlene Coulombe to the committee. She gave a brief update of the projects on which she is currently working. She has been meeting with Ogle County leaders and Mayors over the past few weeks. She said she is here to help everyone in Ogle County. City Manager Darin DeHaan said he has completed the lease with the Chamber of Commerce. Charlene will have office space there and she will be the central point of contact for the county economic development committee.

**Business Development Update:** Mayor Ken Williams said additional information is needed on housing incentives before they can present it to the school board. He also said he continues to meet with area Mayors to discuss many challenges facing municipalities as well as current projects. They continue to work on the potential of a public works mutual aid agreement.

**TIF and Enterprise Zone Updates:** Mayor Ken Williams said he has visited about seventy-eight rental locations. He said the additional acreage amendment added many apartment complexes to the enterprise zone for the city. Owners of these apartment buildings have the potential to save money on sales tax when doing maintenance and repairs to these buildings. He also mentioned creating a neighborhood grant to help with residential homes that need repair. Terry Schuster said TIF money could also be used for residents to make home improvements. He said the homes need to be in the TIF district which would include the south and east sides of town.

**Chamber News/Oregon Together Report/Schools/Community Events:**

Terry Schuster said they have five applicants for the Chamber Director position. Interviews are being held on March 19<sup>th</sup>.

Tom Mahoney provided information on the 1% Sales Tax that will be on the voting ballot.

Rebecca Hazzard said people want to buy homes here however there continues to be a lack of inventory.

Mike Delaney said he attended the Regional Economic Development Conference last week. He also stated the Sauk Valley Chamber of Commerce has created a childcare work group.

City Manager Darin DeHaan said the city is working with Richard Haan on the Bela's building located at 317 W. Washington Street. The owner of the building has plans to repair the brick on the building and may be applying for a façade grant.

Don Griffin asked when the City Council would review the Comprehensive Plan. City Manager Darin DeHaan said the Planning Commission suggested rezoning some of the parcels. Once that has been completed, the City Council will review the plan.

Don Griffin also suggested the Economic Development Committee tour the Trestle Ridge Subdivision during a future meeting. He also reminded everyone to vote.

Meeting adjourned at 5:42 PM.

Submitted by City Clerk Cheryl Hilton