

ECDC: Economic & Community Development Committee

Tuesday October 1st, 2024 5:00 PM

Committee Members Present: Don Griffin, Phil Lehmann, and Terry Schuster.

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

Present via Zoom: Mike Glenn and Mike Delaney.

Absent: PJ Caposey, Erin Folk, Rebecca Hazzard, and Chance Munroe.

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

Don Griffin called roll call. A quorum was present.

No public comment.

Phil Lehmann moved to approve the July 2nd, 2024 Minutes, Seconded by Terry Schuster.

Motion carried. No nays.

Budget Review: City Manager Darin DeHaan provided an update on the cities Economic Development Fund and the TIF Fund. The revenue created by franchise licenses has been declining over the past few years. He said there is a possibility to capture new funds for streaming services.

Oregon and County Economic Development: Chris Manheim spoke regarding Lennar and affordable housing. He is also preparing for the upcoming workshop being held on October 23rd where John Grueling will be speaking. City Manager Darin DeHaan said there may be an opportunity for growth and development around the car wash property on Rt 64. Fehr Graham and Sterling Federal Bank have both joined Ogle County Economic Development Corporation. Charlene Coulombe will be meeting with the City Manager of Rochelle in hopes of continuing their membership in the OCEDC. They also discussed the rezoning of ComEd property, the old Kable News building, and a local investor for a healthcare facility in Mt. Morris.

Business Development: Mayor Ken Williams spoke about the meeting with Lennar. They are looking at potential locations in Oregon and Byron to build homes. They have been given contact information for property owners in the area. He also spoke about the Lorado Taft campus closure. He said the buildings and infrastructure need about twelve to fourteen million dollars in repairs. The committee discussed what could happen to the property after the closure. Mayor Ken Williams said a ribbon cutting was held for Brooks Jewelers and Jen's Artisan Breads will be open this weekend.

TIF and Enterprise Zone Updates: No updates.

Overview of October 23rd Workshop: City Manager Darin DeHaan said John Grueling will be speaking at the economic development workshop. The goal is to set a vision for the future, the next list of to-dos. Terry Schuster said he would like to see project leads or project managers that spearhead specific projects and goals. Chris Manheim said the cities priorities are listed in the Comprehensive Plan, which would be a good place to start.

Chamber News/Oregon Together Report/Schools/Community Events: Terry Schuster said the Chamber of Commerce will have an information table at Autumn on Parade. Darin DeHaan said the Chamber is also

hosting a Pink or Drink pub crawl on October 26th. Terry Schuster also stated the Oregon Library will be having an art sale/auction on October 27th. The art pieces are not part of the Eagles Nest collection.

Mike Glenn with CMAAA said they now have two weekly drawing classes. They also have thirteen authors signed up for a book fair in November.

Phil Lehmann said all communities are looking for affordable housing.

Mike Delaney is preparing for the workshop on the 23rd. He has spoken with John Grueling in preparation. He also said Pam Schallhorn will be leading a program for marketing rural tourism. The workshop will be held on October 24th from 6 to 7pm. The workshop is open to all community leaders.

Don Griffin said E.D. Etnyre will be holding an open house on October 8th at noon. Mayor Ken Williams said Woods Equipment is also holding an open house on the 8th at 8:15am.

Meeting adjourned at 5:44 PM.

Submitted by City Clerk Cheryl Hilton