

# COMMITTEE REPORT

**COMMITTEE:** Development & Planning (D&P)

**CHAIRPERSON:** Steve Rutz

**DATE/TIME:** July 28, 2015, 7:05 p.m.

**PRESENT:**

<input checked="" type="checkbox"/> Steve Rutz	<input checked="" type="checkbox"/> Robert Heuerman	<input type="checkbox"/> RJ Winkelhake
<input checked="" type="checkbox"/> Merri Berlage (8:12)	<input checked="" type="checkbox"/> John O'Boyle	<input checked="" type="checkbox"/> Ron Smith
<input checked="" type="checkbox"/> Rick Dittmar		

A quorum was established.

Other Board members:

Others: Linda Delvaux, Lisa McCarthy and Dan Reimer

**1. Approval of Minutes**

- a) **Review and approve minutes for the June 22, 2015 Development & Planning Committee meeting** – Robert Heuerman made a motion to approve the minutes of the June 22, 2015 Development & Planning Committee meeting. Seconded by John O'Boyle and motion passed.
- b) **Review and approve minutes for the July 14th, 2015 Development & Planning Committee meeting** – Rick Dittmar made a motion to approve the minutes of the July 14, 2015 Development & Planning Committee meeting. Seconded by Robert Heuerman and motion passed.

**2. Citizens' Comments**

**3. Unfinished Business**

- a) FY2014 Strategic goals – The committee reviewed their 2014 Strategic Goals and decided to continue support of the Hwy 20 four lane project as well as passenger rail transportation, develop revenue generating ideas for economic development for Jo Daviess County and investigate grant opportunities for the JDC Capital Improvement Plan. The Brown fields grant application item was removed.
- b) Update on Enterprise Zone – Merri Berlage reported that the Freeport /Stephenson County Enterprise Zone has not met recently, but a meeting will be scheduled in the next week or so. The Warren Cheese expansion project will be on that agenda. The Swift assisted living project has been accepted by the state. Berlage reported on the application process for a new enterprise zone. There are several items needed for an intergovernmental agreement including bylaws, voting rights, location of meetings and the hiring of an administrator.
- c) Discussion and possible action regarding the Jo Daviess County CEDS Committee – The committee discussed the possibility of dissolving this county CEDS committee. The Regional Blackhawk Hills CEDS Committee does represent Jo Daviess County. A resolution will be needed in order to dissolve the CEDS committee. This will be brought back to a future Development & Planning Committee meeting.
- d) Update on proposed text amendment to the Jo Daviess County Zoning Board – Linda Delvaux discussed that the County Board adopted a resolution regarding the text amendments so the next step is to take it to the Planning Commission and public hearing. Delvaux is currently working with Mel Gratton to schedule a date for a public hearing to address the proposed text amendments.

**4. New Business**

- a) Discussion and possible action on committee assignments from the 2015 County Board retreat – The committee discussed each item of their assignments from the 2015 County Board retreat. The subdivision ordinance needs to be reviewed, but not this year. It is a pretty big undertaking

and Linda Delvaux would like complete a few other items before beginning work on this ordinance. Attract new businesses is the top item on the committee assignment list. There have been six calls to the River Ridge School regarding the billboard campaign. The Committee discussed ways to promote economic development. It was suggested that rather than hire an economic development coordinator the County should provide more resources to TCEDA. New businesses prefer one point of contact when seeking a location for their business. Dan Reimer reviewed the Jo Daviess County Economic Development Investment budget. Lisa McCarthy commented that there is an opportunity in our region for ag technology and with the advent of drones being used in agriculture and wineries and the technology that the equipment has today along with our small manufacturers in our region it is something we could look at as far as attracting new business because we would have a wealth of test sites for this type of technology if there were small technology companies that wanted to specialize in ag who might want to come here if the ag community is receptive to something like that. Merri Berlage discussed the CVB community outreach program and suggested having a town hall meeting in each district, preferably following an already scheduled township meeting. The committee discussed other ways to promote attendance.

## **5. Staff Reports**

### **a) Building & Zoning**

- i. Monthly Report – Linda Delvaux provided an update on nuisance complaints and building permits. Building permits are down year to date compared to 2014. However building permit fees and construction values are up. The Building & Zoning office is working with TKI on the permit process, continuing to investigate electronic payment options, and waiting for chip technology to come out in the industry.

### **b) Economic Development**

- i. CVB Monthly Report – Merri Berlage reported that the resolution in front of the CVB Board was voted 5 nays and 3 ayes to bring forward to the County Board. They have given direction to Katherine Walker to meet with Chris Hamilton to once again reach out and see if there can be talks to come back to the next CVB Board meeting with. Celestino Ruffini, Director of Sales & Marketing, has resigned and has accepted the position of Executive Director at Visit Beloit.
- ii. TCEDA Monthly Report – Lisa McCarthy provided an update on Thomson prison, approximately 210 employees have been hired. According to the prison another round of 300 opportunities are to begin Oct 1. A second Chamber showcase for persons relocated will be held on Sat Oct 17 at Tipton Auction House in Thomson. Neumiller Farms submitted a 0% loan through USDA Rural Development. This grant program has run out of funds. The grant is in line if/when funds are replenished Oct.1. TCEDA is currently assisting eleven existing businesses with expansion or location to our region. TCEDA, the village or Elizabeth, the Village of Hanover, River Ridge High School and Highland CC hosted a free, regional job fair on Saturday June 27 at River Ridge. Businesses that committed to participating included: Bureau of Prisons, Metform, Elkay, Signcraft Screenprint, Eagle Ridge Resort & Spa, Midwest Medical Center, Furst Staffing, Visit Galena (for tourism), Citizens Bank, Millwright Careers, BEST, Inc., Withers Broadcasting, Company One Fire, and Walmart. Another job fair is planned with evening hours – Location undetermined at this time. TCEDA and the LRA are scheduling meetings with property owners at the Savanna Depot to determine their intentions for development on the properties they have purchased. First meeting is April 10. TCEDA hosted its first Build It Grow It program on Thursday July 9 at the Elizabeth Community Building. Another education session is scheduled for Aug 13 8:30-9:45 with private consulting sessions. McCarthy also updated that she has two part time employees (10 hours per week) on a contract with TCEDA for assistance with database updates and business interviews. TCEDA new business included a business from Dubuque has relocated to East Dubuque with 15 new full

time employees. A proposed freight study with IA on all modes of transportation has been approved by IDOT and IA DOT. Counties included Jo Daviess. This study is important to complete for Highway Trust Fund and infrastructure dollars since earmarks no longer exist. Rep. Brian Stewart is offering up to five paid internships for the summer and fall of 2015. TCEDA now has 33 rental listings on its public database of rental properties for our region. TCEDA's Education/Workforce Development Committee has collected research regarding existing training programs in our region. The IL Office of Trade & Investment's schedule for 2015 is available. The next TCEDA Board meeting is Thursday, September 10, 6:00 – 7:30 pm at Il Bank & Trust, 971 Gear Street, Galena, IL. Dana Sullivan is working part-time (10 hrs. per week) on a contract for TCEDA for assistance with database updates and business interviews. Visit TCEDA's website to sign up for their newsletter, like their Facebook page and follow them on Twitter for updates on economic Development activities in our area.

**6. Citizens' Comments** – None

- 7. Board Member Concerns** – Ron Smith commented that he was introduced to a gentleman from the Illinois Commerce Commission. The governor had asked him to come to Galena to see what the area has to offer. Smith extended the invitation to the governor to come for a visit and he will be following up. He also handed out information on the new Secretary of Transportation. Merri Berlage and Randy Jobgen are not able to access the ftp site. John O'Boyle will bring this up at the next IT Committee meeting.

The next Development & Planning Committee meeting will be Tuesday, August 25 2015, at 7:00 p.m.

The meeting adjourned at 9:25 p.m. following a motion made by John O'Boyle and seconded by Steve Rutz, motion carried.