

COMMITTEE REPORT

COMMITTEE: Development & Planning (D&P)
CHAIRPERSON: Merri Berlage
DATE/TIME: January 28, 2014

PRESENT:

<input checked="" type="checkbox"/> Merri Berlage	<input checked="" type="checkbox"/> John O'Boyle	<input checked="" type="checkbox"/> Robert Heuerman
<input checked="" type="checkbox"/> Steve Rutz	<input checked="" type="checkbox"/> Ron Smith	<input type="checkbox"/> RJ Winkelhake

Other Board members:

Others: Geoff Barklow, Linda Delvaux, Lisa McCarthy, Katherine Walker and Dan Reimer

1. **Minutes** – RJ Winkelhake made a motion to approve the minutes of the November 26, 2013. Seconded by Bob Heuerman and motion passed.
2. **Citizens' Comments.** None

Chairperson Berlage moved agenda item 5a forward at this time. **Discussion and possible action regarding a request by the City of East Dubuque for an expansion of the Freeport/Stephenson County Enterprise Zone to include RT&T Logistics property.** Geoff Barklow, East Dubuque City Manager, reviewed the potential economic impact that RT&T Logistics would have on the area if they move forward with their proposed project. The project would bring high paying jobs to East Dubuque and help diversify the property tax base. The property is located in an East Dubuque district adjacent to Highway 20. TCEDA Executive Director, Lisa McCarthy reviewed a power point of the proposed project which includes RT&T Logistics, Rockfarm, PQF, and Gabbro Global. The expansion of the Enterprise Zone would allow RT&T Logistics to build a 10,000 square foot building with an initial investment of approximately \$1.25 million dollars. The proposed facility will be used for the Rockfarm Supply Chain Solutions corporate relocation initiative. Rockfarm plans to employ an estimated 30 corporate employees by 2017 with an average compensation package of approximately \$60,000. The benefits available under the Illinois Enterprise Zone program are critical to the financial viability of this project. Other states are offering RT&T Logistics incentives to relocate to their state. The economic development support afforded by expansion of the Freeport/Stephenson County Enterprise Zone is a critical component of RT&T Logistics' ability to move forward with this project in Illinois. McCarthy explained that this is not only a locally owned and based company but they also do work internationally. McCarthy asked that Jo Daviess County approve a letter of support for expansion of the Freeport/Stephenson County Enterprise Zone to include RT&T Logistics. **Steve Rutz made a motion to approve a letter of support for approval of a request by the City of East Dubuque for expansion of the Freeport/Stephenson County Enterprise Zone to include RT&T Logistics property. Seconded by John O'Boyle and motion passed.**

Chairperson Berlage moved forward agenda item 5d at this time. **Discussion and possible action regarding Freeport/Stephenson County Enterprise Zone projects.** Berlage reported there are concerns with the slow progress in receiving State approval of the Sunflower project in East Dubuque. The project was approved several months ago by Freeport/Stephenson County Enterprise Zone but there has been a lack of communication as to the status of this project. Berlage read an email that she sent to DECO Regional Manager, Lee Trotter in which Berlage asked the following questions: Is it a fact that the Sunflower project application was never received by the State? Do we have documentation or statement from the State office verifying that they did not receive? How do we get the administration to move on the current project applications? Berlage also explained in the email that she had spoken with Gary Quinn, President of the Freeport/Stephenson County E-Zone and he is going to speak with the Administration about calling a meeting. In addition Berlage offered her assistance to setting up the meeting. Trotter replied to Berlage with an email the same day and stated; I have confirmed again this am that no application has been received in Springfield regarding a Sunflower/East Dubuque E zone extension. Berlage discussed that she did reach Enterprise Zone Administrator Ron Kane by phone and talked with Gary Quinn about scheduling a meeting to discuss the Enterprise Zone Administrator position and the status of Jo Daviess County Enterprise Zone projects including the recently submitted Prairie Ridge project. The committee discussed the approval process for Enterprise Zone projects. Berlage discussed that the purpose of this agenda item was to bring the Committee up to date on issues with the Enterprise Zone. Berlage plans to work with Ron to set up a meeting of the Enterprise Zone Committee in the next week so.

3. Staff Reports

- a) **Building and Zoning.** Building and Zoning Administrator Linda Delvaux reported that the Building & Zoning office is continuing to work with the States Attorney's office on several nuisance/zoning violations. Two of these violations are in the Woodbine area and may result in citations. Delvaux discussed the violations and the IEPA has been brought in on one of the violations. Delvaux reported that the Guest Accommodations software program will be installed in February. Building and Zoning is now working under the 2012 International Codes, informational letters are available for contractors. Building permits for 2013 were similar to 2012, new homes were down. Guest Accommodation renewals are proceeding, 261 have been completed, 130 first inspections are ready to be done, documents are pending on 90 and 12 licenses are waiting for repairs to be completed. Approximately 38 have not sent in a renewal. Delvaux reported that per EMA Director Tom Lange there are two designated emergency landing areas in Jo Daviess County – Midwest Medical Center and the old Hospital in Galena. Delvaux also reported that since her department took on addressing duties for the County in May of 2013, 12 new addresses issued and there have been 11 additional requests to repair or place signage for an existing number where a sign had not yet been erected. Delvaux stated that she did not see an agenda item for a proposed Zoning Ordinance amendment regarding Temporary Uses. Berlage discussed that this item was discussed at a previous meeting and regards revisions to the Zoning Ordinance for temporary housing in lieu of personal property disasters.
- b) **Discussion and possible action regarding Zoning Ordinance revisions in regards to temporary housing in lieu of personal property disasters.** The Committee discussed possible temporary uses and asked that this item be placed on the agenda for the February Development and Planning Committee meeting.
- c) **Economic Development.** CVB Executive Director, Katherine Walker discussed the new form that will be used to report Hotel/Motel tax. The form will require reporting hotel/motel tax by parcel number. The CVB is also working on a new form for reporting year end activity. Walker reported on a collaborative effort to celebrate the 25th anniversary of the Field of Dreams movie and the 2014 Tour of Galena bicycle race which is currently going thru the approval process. Ron Smith asked if everyone was receiving the TCEDA newsletter which is sent out via email, everyone indicated that do receive the newsletter.

4. Unfinished Business

- a) **FY2013 Committee goals.**
- b) **Update on the Guest Accommodation licensing process and Review of Guest Accommodation Ordinance.** These two old business agenda items will be combined on future agendas.
- c) **Review on Guest Accommodation Ordinance by Committee members.** Delvaux reported that she made revisions to the quest accommodations ordinance as suggested and sent them to the States Attorney office. Berlage discussed that Delvaux should work with the States Attorney's office to review the quest accommodations ordinance and bring back to the February Committee meeting.
- d) **Update on dates for touring Gavilon facilities and Revolving Loan Fund facility.** Berlage reported that she been in contact with Gavilon Grain, Hoskins Lumber and the Elizabeth Assisted Living and they are all open to scheduling a date. Berlage will check again and bring back next month for discussion.
- e) **Update on Blackhawk Hills County Development Survey and Infrastructure Needs/Want List.** Ron Smith reported that the Blackhawk Hills survey for Jo Daviess County has been completed and submitted to Blackhawk Hills. The Committee reviewed the Jo Daviess County infrastructure projects list.

5. New Business

- b) **Discussion and possible action regarding a notice amending the village of Scales Mound Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project.** RJ Winkelhake asked what was being amended. Berlage explained that a parcel of property located in the southeast corner of the intersection of North Avenue and Jackson Street is being removed from the Scales Mound Redevelopment Project Area. **Ron Smith made a motion to approve an amendment to the Village of Scales Mound Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project. Seconded by Steve Rutz and motion passed.**
- d) **Discussion and possible action regarding Mediacom rate changes to be implemented on February 22, 2014.** The committee reviewed a letter received from Mediacom notifying the County

that on or about February 22, 2014 Mediacom will adjust their installation rates and begin to charge all new customers an activation fee of \$10.00 to offset associated costs. No action is required.

6. **Other Business** – Steve Rutz discussed his disappointment with the problems and issues being experienced with the Freeport/Stephenson Enterprise Zone, if this continues the County should look to establish their own Enterprise Zone. County economic development projects are being held up and other potential projects are being lost to other states. The Committee discussed Enterprise Zone issues and how to move forward with the projects that have requested expansion of the Enterprise Zone. The last Enterprise Zone meeting was held in August 2013, there is no regular meeting schedule. Berlage reported that she was told that East Dubuque is possibly not eligible for inclusion of an expanded enterprise zone because they are too prosperous and percentage of students in a reduced school lunch program. Berlage is working with the Enterprise Zone to schedule a meeting in the next week or two.

7. **Citizens' Comments**

8. **Board Member Concerns.**

Next meeting on Tuesday, February 25, 2014 @ 7:00 pm.

RJ Winkelhake made a motion to adjourn at 9:19 pm, seconded by John O"Boyle and motion passed.