

COMMITTEE REPORT

COMMITTEE: Development & Planning
CHAIRPERSON: Vince Hasken
DATE/TIME: Monday, June 23, 2003 7:00 p.m.

PRESENT:

<input checked="" type="checkbox"/> Alexander	<input checked="" type="checkbox"/> Hasken	<input checked="" type="checkbox"/> Schultz
<input type="checkbox"/> Berlage	<input checked="" type="checkbox"/> Jackson	
<input type="checkbox"/> Bielenda	<input checked="" type="checkbox"/> Mapes	

Others: Duane Olivier, County Administrator
Janet Anderson, Economic Development & Planning
John Mazor, CVB Executive Director
Kristine Polo, Manager, Farm Bureau

MINUTES

1. Minutes

Dane Jackson made a motion to approve the minutes of May 22, 2003. It was seconded by Dick Alexander and the motion passed.

2. Economic Development & Planning

a. Business New/Expansions/Relocations/Buyouts

Using a current, what could have been a potential, business for Stockton by a Freeport resident, Janet expressed the challenges and complexities by those who have the talent but not the financial availability to move forward on a business because of funding criteria.

b. Community & County Economic Development

Janet has negotiated with Alliant Energy and specifically Jo-Carroll Electric to offer possible incentive packages to increase the opportunity for economic development in Jo Daviess County. One specific program that Janet is working with will have the most immediate use of and benefit from such an incentive.

Vital Economy presented by Paul Galligos, Executive Director of Illinois Rural Partners is an organization that researches and assists communities assess their current telecommunication situation. The compensation for this service is approximately \$24,000.00 of which each of three communities will pay up to \$2000.00. The three counties being considered, not separately but jointly are, Whiteside, Carroll and Jo Daviess Counties. If one County does not participate, the entire project is void. At the time the surveys, conversations and research with community individuals, service providers and others are completed, the project can move forward to completion by utilizing all the information and putting into place our telecommunication needs, but this can only be done if we meet the criteria of Vital Economy. If we do not meet the criteria, each community is given the results to use as they wish to pursue completion

on its own. This is one of our concerns; we do not know what the criterion is.

Janet hesitantly expressed her concerns about the lack of information and or criterion on this project because there are pieces of information that have been requested by her and recently by others that have not been provided in sufficient detail. Rather than request the monies to move on this project, she stated she wanted this conversation to be more of an FYI so, that the Planning and Development Committee were simply aware of the discussions on this subject. The origination of the project was brought to the attention of the counties through a seminar given by Blackhawk Hills RC & D.

c. Marketing Communities and County.

Another effort has been made to market Jo Daviess County/communities by Janet volunteering Jo Daviess County as the next site to host the Regional Economic Development Luncheon. Originally this luncheon was hosted by the Greater Dubuque Development Corporation out of Dubuque, Iowa. Several counties frequent the luncheon. The most recent luncheon was attended by more than 65 individuals: mayors, economic personnel, city administrators, utility company representatives and politicians representing more than three counties. Janet hopes to expand on the participation base for next year.

Janet presented, quickly, information in reference to a site selection magazine and data base that could help market Jo Daviess County as a site for prospective business. She mentioned that prior to attending tonight's Planning and Development meeting, she read an internal email describing the budget issues that required the County to tighten its belt and since the cost of this membership would be \$1500.00, it was probably not a good time to request this consideration, but if they wished to review it that would be good because it could help.

f. FYI

The attachment on Invensys Co. was referred to by Janet. She also discussed her conversation with Primera Foods in that they are doing well.

g. Business-New/Expansions/Relocations

Lehman Group has made an offer to the Mayor of Hanover to purchase land and relocate their businesses in Hanover from Chicago. Janet talked about negotiations and continuous effort to bring retail to East Dubuque.

h. Incentive Programs

The tax abatement was readdressed. A clause should be added that allows the County to increase the basis wage rate depending on the CPI and or at the discretion of the County Board. The contract that Janet created to be signed by the County Board and the company that receives abatement is to be submitted to Glen Weber for review and approval. At the next Planning

and Development Committee meeting, both the final rough draft of the Property Tax Abatement and the Agreement should be submitted for review.

Other types of incentive programs were addressed by Janet as an effort to compete with other communities to recruit prospective business. Janet completed a simulation of what the other incentives would be on a spreadsheet and offered them to the Planning and Development Committee as something to simply review and consider for a discussion: other abatements and rebates. She also mentioned that she is working with other types of service providers in the community to encourage incentive packages that she may then offer prospective businesses on a one to one basis; other factors considered.

i. Agriculture Business Forum

Janet referred to the attached copy of the Agriculture Business Invitation and summary of presentations. The overall cost of the project was also attached and referred to.

3. CVB

a) CVB Advisory Board Retreat Notes- John Mazor reviewed the notes from the CVB Annual Advisory Board retreat. Held on May 27, 2003, the all-day session served as the foundation for developing the 2004 marketing plan. A number of topics were discussed and a timeline was developed for future action. (see attachment)

b) Old Market House Visitor Center- In a recent phone conversation, Bob Coomer, with the Illinois Historic Preservation Agency, assured Mazor a new contract at the prior year's rate would be forthcoming. While no contract has been received, the State contributes \$17,000 a year to the county in return for operating the Old Market House Visitor Center. The contract period runs from July 1, 2003 to June 30, 2004.

Mazor also discussed a recent meeting with a committee of the City of Galena. During the meeting, the county shared its desire to relinquish its responsibility for staff the facility (see attached 20 Objectives for Tourism) by finding an entity interested in assuming staffing responsibilities. Members of the committee recognized the county's acceptance of the responsibility under some duress. No real solution was reached.

c) FY03 Budget Adjustment- John reviewed the current state of the CVB budget. Six months into the fiscal year, he highlights several changes to actual and projected income. Most notably, he is anticipating a 5% reduction in Hotel/Motel tax receipts. The committee reviewed the bureau's overall financial position and evaluated the appropriate level of reserve funding. After considering comparable CVB reserve policies,

After considering the state of the economy and desiring to stimulate additional overnight visitor traffic, the committee considered a proposal from Mazor to appropriate \$50,000 from CVB reserves to cover the costs of inserting 300,000 “minimag” in the Chicago Tribune. On a motion from Dick Alexander, 2nd by Ron Mapes the committee approved the motion.

- d) **20 Objectives for Tourism-** As they have in the past, the committee reviewed the 20 Objective for Tourism. This time the different items were broken down by decision-making authority. Objectives are incorporated into the business plan or fall under the authority of the county board. (see attached)

4. Jo Daviess Conservation Foundation zoning map grant.

The County has received a letter from the Jo Daviess Conservation Foundation offering a donation of \$2,000 to assist with the development of a revised zoning map as a part of the updated Zoning Ordinance (attached). On a motion by Dick Alexander, 2nd by Dane Jackson, the Committee approved a recommendation that the donation be accepted for the purpose indicated in the letter.

5. Annual meeting of the Joint Review Board for the Galena Tax Increment Financing (TIF) District.

A copy of the Minutes of the meeting of the Joint Review Board for the Galena Tax Increment Financing (TIF) District was distributed (attached).

Meeting adjourned.