

COMMITTEE REPORT

COMMITTEE: Development & Planning
CHAIRPERSON: Ron Mapes
DATE/TIME: October 23, 2006. 7:00 p.m.

PRESENT:

Baranski
 Berlage

Hasken
 Kluesner

Mapes
 Stoffregen

Other Board members:

Others: Pat Leitzen-Fye, Linda Delvaux, Betsy Eaton, Dan Reimer, Bob Skurla

MINUTES

1. Minutes

Beth Baranski made a motion to approve the committee minutes of September 26, 2006. Vince Hasken seconded and the motion passed.

2. Staff Reports

- a) **Building & Zoning.** Linda Delvaux reported that 591 guest accommodations licenses were issued in 2006 and so far there is 78% return for applications for licenses in 2007. Last year to date there were 260 building permits issued; for the same period in 2006 there have been 248 permits and there have been fewer new home permits issued this year. She sees the trend going down due to various factors. The same factors have been affecting nationwide trends as well.
- b) **CVB**
 - i. **Triathlon agreement.** CVB Executive Director Betsy Eaton reported that an agreement with the Apple Canyon Lake Property Owners Association was requested following a wrap-up meeting after this year's event. They are asking for payment of \$5.00 per athlete for the use of the lake. The committee discussed the cost of participation to the athletes. Hasken made a motion to recommend approval of the agreement with the Apple Canyon Lake Property Owners for the 2007 Triathlon as presented. Terry Stoffregen seconded and the motion passed.
 - ii. **Print recommendation for the Calendar of Events.** The staff is recommending that the print bid for 45,000 pieces is awarded to the low bidder, Union-Hoermann Press. This was presented to and approved by the CVB Advisory Board. Hasken made a motion to recommend approval of awarding the print bid for 45,000 pieces to Union-Hoermann Press. Baranski seconded. Merri Berlage entered the meeting at this time and reported that the Galena City Council has voted to begin collection of the hotel/motel tax in the city. She questioned how many events in the calendar take place in Galena. Hasken withdrew his motion.
- c) **Discussion of City Council meeting.** Berlage reported that the City Council voted 5-1 in favor of collecting the city's portion of the hotel/motel tax at tonight's council meeting. The City Administrator was directed to determine the best way to collect the tax beginning with their fiscal year, May 1, 2007. The committee discussed the scheduled joint meeting with the City Council for October 24 and

the possibility of positive outcome from the meeting.

- d) CVB Task Force. Berlage also reported that the CVB Task Force had a very good meeting and determined that a 501(c)6 is the most appropriate private structure. The committee made a motion to have a meeting in November and the tourism community is instructed to bring forward a plan for structure for the Task Force to compare with the current structure with the goal of developing a recommendation to this committee. Eaton and this committee discussed the effect on the CVB's print materials if Galena is not included. The committee discussed various options regarding collection of the hotel/motel tax.

Baranski made a motion to forward the three CVB action items, Triathlon agreement, Calendar of Events printing and Meeting Planner/Group Tour Guide printing to the County Board without a recommendation from this committee. Berlage seconded. The committee discussed how to proceed in the meantime. Eaton was instructed to continue with her data entry and layout for the publications in question. The motion passed.

- e) Economic Development
 - i. Monthly report. There were no additions to the monthly report.

3. Old Business

- a) Enterprise Zone agreement. Ron Mapes clarified for the committee that Section 5 is the only part that is new to this draft agreement. Baranski reported that she found out there are 96 zones in Illinois and only 3 of them charge fees. Bob Skurla reported that enterprise zone fees are significantly different than licensing fees; it is a prescriptive fee intended to cover costs but not be excessive. The benefit to the business that pays the EZA fee is approximately a 17 to 1 return through reduced sales tax and state income tax credits. Also, there is no utility tax for the life of the EZA. Berlage made a motion to accept the recommended changes to Section 5 and Section 8B. Baranski seconded. Skurla clarified information for the committee about legal fees incurred and paid by the Zone. He reported that Stephenson County has approved the agreement, Hanover will discuss it on November 14, and City of Freeport will discuss it on November 6. The committee that developed this agreement includes one member from Jo Daviess County, one member from Hanover, two members from Freeport, two members from Stephenson County and the Freeport Area Economic Development Foundation's Executive Director. The motion passed with Hasken voting no.
- b) CVB Building Committee. Baranski reported that there is not much point in further discussion until the hotel/motel tax and structure questions are resolved.
- c) Greenway Planning grant. Stoffregen reviewed the process of establishing the original committee and that the County Board voted in November 2005 to pursue the grant. A grant writing committee was appointed. Stoffregen reviewed the preliminary grant application prepared by Dave Dornbusch with the committee. There was some discussion about grant money and matching funds, including a grant received by the Conservation Foundation from Kodak. County Administrator Dan Reimer stated that the next step is to apply for the grant and

determine who or how the grant should be administered. Pat Leitzen-Fye explained her involvement and how there has been miscommunication to date regarding this project. The committee discussed the costs that other counties have paid. Baranski made a motion to submit the grant application with changes to: Prepared by Blackhawk Hills RC&D for Jo Daviess County, Project Contact is Dave Dornbusch (RC&D Coordinator), and Jo Daviess County replaces “committee” as referenced in the application. Stoffregen seconded and the motion passed.

- d) Revolving loan fund criteria review. Leitzen-Fye has continued to refine the criteria. She reviewed the changes with the committee. Hasken made a motion to forward to the County Board the changes to the revolving loan fund criteria as recommended. Berlage seconded and the motion passed.

4. New Business

- a) Amendment to the Comprehensive Plan. Delvaux reminded the committee that the City of Galena approached the County about the issue of entering into an intergovernmental agreement. Most of the discussion revolved around the IGA. This year, the committee consisting of Linda Delvaux, Merri Berlage, Ron Mapes, Terry Kurt, Beth Baranski, Dan Reimer, Rich Machala, Marc McCoy, Tom Brusch, Suzanne Hollingworth and John Cox, worked toward an intergovernmental agreement regarding issues in and around the City of Galena. The City also reviewed their contiguous growth area. Delvaux clarified that the contiguous growth area is all contained within the mile-and-a-half area. She reviewed the map with the committee members. Berlage made a motion to move the recommended City of Galena contiguous growth areas forward to the County Board to become a part of the Comprehensive plan. Baranski seconded and the motion passed. Delvaux stated that the Intergovernmental Agreement document was developed by the City of Galena’s attorney John Cox. The committee discussed the new Sections 4 and 5. Delvaux would like this committee’s input to refine the document, and then a final draft will be presented again for a recommendation to the County Board. She has concerns with the current document regarding compliance and enforcement. She discussed including a requirement for providing infrastructure before the new Sections apply. The consensus of the committee is to try and work out the concerns expressed, and including a period of time to review the agreement.

5. Citizens’ Comments

Mike Murphy of Chestnut Mountain Resort asked for clarification regarding to whom the CVB Task Force will report their recommendation. The committee would like the recommendation to be presented to Development & Planning and then it will be forwarded to the County Board. He also asked that the County Board consider contracting with the City instead of creating two CVBs. He feels that significant change needs to happen to stop this turmoil.

6. Board Member Concerns

Meeting adjourned at 10:12 p.m.