

COMMITTEE REPORT

COMMITTEE: Development & Planning (D&P)
CHAIRPERSON: Brandon Behlke, Chairman
DATE/TIME: February 26, 2019 @ 7:00 p.m.

PRESENT:

<input checked="" type="checkbox"/> Brandon Behlke	<input checked="" type="checkbox"/> John Schultz	<input checked="" type="checkbox"/> Robert O'Connor
<input checked="" type="checkbox"/> Robert Heuerman	<input checked="" type="checkbox"/> Staci Duerr	<input checked="" type="checkbox"/> Ron Smith
<input type="checkbox"/> Scott Toot		

A quorum was established.

Other Board members: None

Others: Lisa McCarthy, Dan Reimer and Eric Tison

1. Approval of Minutes

- a) Review and approve minutes for the September 25, 2018 Development & Planning Committee meeting – **Ron Smith made a motion to approve the minutes for the September 25, 2018 Development & Planning Committee meeting. Seconded by John Schultz and motion passed.**

2. Citizens' Comments - None

3. Unfinished Business

- a) FY2017/FY2018 Strategic Goals & Plans – Timelines/Responsibilities – The committee reviewed their committee assignments from the 2017 County Board retreat.
- b) Update on Enterprise Zone – Ron Smith reported that the Northwest Illinois Enterprise Zone Board meeting was Wednesday, February 19th. The Board checked with DCEO on the status of their application for a new enterprise zone and the response was that they are currently in the process of preparing all applications for their initial review.
- c) Update on Ag promotion/support – No report.
- d) Update on the Jo Daviess County Revolving Loan Fund Program – Brandon Behlke briefly reviewed the JDC Revolving Loan Fund policy/application. Behlke asked the Committee to review the document and consider ideas for possible revisions/changes. The policy will be placed on the March and April Committee agenda with a goal of making final recommendations at the April meeting.

4. New Business

- a) Discussion and possible action on establishing meeting dates and start time for the FY2019 Development & Planning Committee meetings – **John Schultz made a motion to approve meeting dates as presented for FY2019 with a start time of 7:00 p.m. Seconded by Lisa Duerr and motion passed.**

5. Staff Reports

a) Building & Zoning

- i. Monthly Report – Eric Tison, Planning & Development Administrator, reported that is not a great time for building permits right now. We were down a little bit last year overall. Tison gave a brief update on the International Building Code. Our Code Enforcement Officer procured the new 2018 International Building Code and has completed his review of those codes. Tison discussed that his department will continue to monitor activities as other entities adopt the new codes and will bring back recommendations for changes to this committee and the County Board for adoption.

Tison provided a summary of solar farm projects, there have been a total of eleven special use permits throughout the County. Those are all in Jo-Carroll service territory with the exception of two that are in the ComEd service territory. The application deadline was on February 13th. That was delayed from the end of January. Renewable energy credit considerations will be reviewed through mid to late March. There were 375 projects totaling more than 740 MW submitted for the Group B block in ComEd and rural electric cooperatives service territories. This is going to be very competitive. There are only about 60 some renewable energy credits available this first round. Tison is cautiously optimistic that the County is well positioned demographically to get one of these. The State has big plans for solar energy. We have 530 active guest accommodations licenses. Most of those are up for renewal. The renewal process is going very well and we have gotten a lot of responses. We inspect half of the licenses every year so that they don't all have to be done in the same calendar year. We are continuing to monitor the VRBO/AirBnB difficulty licensees are experiencing. Education on this is needed to inform the property owners on the issues. Tison added that there is a Zoning Board meeting tomorrow night. There are three cases one of which is an amended special use request for Oak Hill Weddings. They want to add a more permanent pavilion in place of the tent that they have been using on the property.

b) Economic Development

- i. NW Illinois Economic Development Monthly Report – Lisa McCarthy, NW Illinois Economic Development Executive Director, gave special thanks to the County Board members and employees that attended and participated in the Rotary of Galena Roundtable at Eagle Ridge featuring Jason Tyska, co-creator of Talent Pipeline Management, U.S., Chamber of Commerce foundation. There has been very positive feedback on the event which NWILED co-sponsored. They are following up with those who signed the list for more information. Thursday, March 14th from 11:30 am – 1:00 pm is the date for the 10th Anniversary Annual Meeting at Eagle Ridge. The theme is Lessons in Leadership. The keynote speaker is Todd Colin, CEO, Rockfarm Supply Chain Solutions, a national company working internationally. Colin began his business in a barn in Scales Mound and the company has won numerous awards. Tickets are \$38 each or a table of 8 for \$285. Update on the Bi-State Freight Study – There were two priority projects designated for Illinois. One was a safety study of Highway 20 which has been completed and sent to IDOT. The other project is a feasibility study of the IEI Barge Services terminal in East Dubuque. The study will last about 12-14 months once a consultant is selected. NWILED is participating on the Steering Committee for the project. Thanks to the County and all the private sponsors that made the original study, and the following studies possible. NWILED met with Economic Growth Corp. about their plans to redevelop the Campbell Center in Mt. Carroll. The business uses new market tax credits to create residential or mixed use housing. They are going to start with two buildings on the campus and restore them historically. They are looking to add a Senior Center, residential housing among other things as well as a possible craft brewery. NWILED offered to introduce them to a personal contact, Richard Driehaus, founder of the Driehaus Foundation, Economic Growth accepted and applied for a \$450,000 grant for historic restoration of the property. The grant was not approved this round. NWILED recommended Economic Growth Corp. host a tour of the property and will consider submitting in 2020. NWILED is following up a lead from a capital company and transportation company outside of the Opportunity Zone region. They have asked the Mayors of Stockton and Savanna to identify possible projects in their communities. The Enterprise Zone application has been submitted. The State of Illinois will award the zones in September, 2019 which begin January 2020. In the Entrepreneurial Scholarship Competition, NWILED has narrowed the competition to three high school seniors who is an entrepreneur or would like to own their own business. One will be chosen for a \$1,000 scholarship. No students from Jo Daviess County applied even though there were many reminders to the school counselors. Our Healthcare Collaborative completed

Strategy 5 requiring setting measurements for successful talent retention for CNs, LPNs, RNs and EMTs. NWILED is recruiting additional healthcare businesses to participate. The Hospitality Collaborative completed Strategy 5 requiring setting measurements for successful talent retention for food preparation and serving, dishwashers, housekeeping and landscaping. The talent providers met to learn about the program. Highland Community College presented to the Collaborative their hospitality courses. The Collaborative will present TPM to the high school guidance counselors January 31st at CTE Academy. NWILED is also exploring expanding Talent Pipeline to Freeport and Green County, WI. The Build It Grow It businesses education program is held at the Stockton Township Library on the second Thursday of the month, January – October from 8:30 am to 10:00 am. Brian McIntyre will have five hours of private consulting available each month from 10:15 am to 3:30 pm at Illinois Bank & Trust in Stockton. Businesses can sign up for the free consulting. All these services are at no charge to the business owner or manager. The Galena consulting sessions will assist three businesses to complete 152 hours of private consulting over 10 months with McIntyre at \$900 per business. A free hour of consulting is offered January – October from 8:00 am – 9:00 am at Illinois Bank & Trust on Main Street in Galena. Build It Grow It's Entrepreneurial Mastermind Forum will be held on the fourth Thursday of the month, January – October from 8:00 am – 9:00 am at Prairie Ridge in Galena. All businesses in the region are welcome. The cost is only \$15 per session. Honeywell will offer a job fair for its employees in September. Several businesses have expressed interest and NWILED will contact local businesses once the details are known. The Honeywell plant is scheduled to close by the end of 2019. NWILED is working with Jo Daviess County transit to judge viability of a transit bus from Galena to Freeport on Highway 20. NWILED has hosted five Hour of Code programs in the County. All the participants have indicated they would like to take more classes on computer coding. NWILED is scheduling second-level classes for middle schoolers and plan to form teams to compete on coding challenges. NWILED is continuing to supply data to consultants, is creating a new web site and a marketing plan for the Savanna Industrial Park with Weston Solutions. We hope to complete the work by the end of the first quarter. The next NWILED Board meeting is the 10th Anniversary Annual Meeting on Thursday, March 14th from 11:30 am – 1:00 pm at Eagle Ridge Resort & Spa.

- c) **LRA Board** – Ron Smith reported that the LRA Board hired a consultant, Western Solutions to conduct a study on the whole LRA property. The consultants have done an excellent job and we are still working on finalizing that. We hope to be done with the study by the end of the first quarter. The LRA and the Port Authority held a meeting on February 19th, to begin a succession plan discussion.

6. Citizens' Comments – None.

- 7. Board Member Concerns** – Brandon Behlke commented that he would like to schedule a meeting of the Ad-Hoc Economic Development subcommittee for some time in March or April.

The next regular Development & Planning Committee meeting will be Tuesday, March 26, 2019 at 7:00 p.m.

The meeting adjourned at 8:07 p.m. following a motion made by John Schultz and seconded by Bob O'Connor, motion passed.