

# COMMITTEE REPORT

**COMMITTEE:** Development & Planning (D&P)  
**CHAIRPERSON:** John Schultz, Vice-Chairman  
**DATE/TIME:** April 23, 2019 @ 7:00 p.m.

**PRESENT:**

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

A quorum was established.

Other Board members: None

Others: Dan Reimer and Eric Tison

**1. Approval of Minutes**

- a) Review and approve minutes for the March 26, 2019 Development & Planning Committee meeting – **Scott Toot made a motion to approve the minutes for the March 26, 2019 Development & Planning Committee meeting. Seconded by Robert O'Connor 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 and updated the status of each assignment
- b) Update on Enterprise Zone – Ron Smith reported that the enterprise zone application for Stephenson/Jo Daviess County was submitted in December to the State. Smith read an email that the enterprise zone application is advancing through the process. The first review phase is nearly complete. So far there are no questions; therefore, we are still in the running. April 30<sup>th</sup> begins the legal review phase. Decisions are due by September 30<sup>th</sup>. There were 14 applications received. There will be eight zones awarded. John Schultz added that he had attended the Jo-Carroll Enterprise Zone meeting on the 16<sup>th</sup>. 2017 and 2018 generated exactly zero dollars each month for those two years. They also had a shovel ready self-evaluation checklist that they have some locations in the enterprise zone that are shovel ready.
- c) Discussion and possible action on the Jo Daviess County Revolving Loan Fund Policy/Application – Dan Reimer reported that since the last meeting Lisa McCarthy and Staci Duerr reviewed and suggested updates to the Jo Daviess County Revolving Loan Fund Policy/Application. Both Lisa and Staci had other commitments and were not able to attend the meeting this evening. The committee reviewed the policy/application and will make decisions at the May committee meeting. Reimer discussed that the Jo Daviess Community Development Corporation (CDC) is no longer in existence so they will not be able to review the loan applications. IN the policy/application CDC was replaced with NW Illinois Economic Development. Reimer explained the revolving loan fund application process. The actual loan from Jo Daviess County is serviced by one of the loan banks thru a participation agreement. The bank handles the paperwork and in return receives an administrative fee which is currently a quarter of a percent.
- d) Update on Revolving Loan Application request from Dittmar Farms, LLC – Dan Reimer reported that Mike Dittmar was unable to attend the meeting this evening. When Reimer and Staci Duerr met with representatives from the bank they recommended that Dittmar Farms LLC receive a special use permit before the County approves the revolving loan. Eric Tison, Planning & Development Administrator, discussed that he is looking forward to working with

Dittmar Farms on the Special Use Permit process including the guest accommodations licensing process.

#### 4. New Business

- a) Discussion and possible action on Hotel/Motel Tax Q&A distribution – Eric Tison discussed that this evolved out of the hotel/motel tax situation that was far more layered and complicated than even he realized and it became a compliance issue and he is working with the Treasurer’s office. Tison reported that the Galena Gazette which had a nice educational article in this week’s paper on quest accommodations, rental homes and online travel agencies. Following discussion with this committee, the Finance Committee and the Executive Committee, and based on some feedback from Hilary Dickerson, he ended up tweaking and condensing what he had initially presented in the form of a one page Q & A. This is easier to understand than what Tison presented previously. **Scott Toot made a motion to approve the Hotel/Motel Tax Distribution Letter as presented with one correction, “Things to Know About Renting a Place to Stay in Jo Daviess County”. Seconded by Robert Heuerman and motion passed.** This item will move to the Finance, Tax & Budgets Committee for further approval.

#### 5. Staff Reports

##### a) Building & Zoning

- i. Monthly Report – Eric Tison, Planning & Development Administrator, reported that the gas station is no longer at the intersection of Highway 20 and 84. They continue to monitor that. The code enforcement officer was out there earlier and tagged the two inoperable vehicles for removal as well. There have been some legal issues with that property that have been ongoing for the better part of two plus years now so hopefully we will get some resolution to that. There are no leaking underground storage tanks. Tison has gotten some feedback on our solar farm projects. One project from Blue Stem Energy, those were the six applications in the Jo Carroll service territory, they had a project selected for in full by the lottery. Dynamic Energy’s project was partially approved. Blue Stem’s project on the mine site was withdrawn for due diligence. The remaining projects were placed on a wait list. They are continuing to move along with their guest accommodations and there has been an uptick in the number of building permits coming across Tison’s desk in the past few weeks.

##### b) Economic Development

- i. NW Illinois Economic Development Monthly Report – Lisa McCarthy, NW Illinois Economic Development Executive Director, was unable to attend. Her report was included in the informational packet.

- c) **LRA Board** – Ron Smith reported that there is nothing new to report.

#### 6. Citizens’ Comments – None.

7. **Board Member Concerns** – Bob Heuerman commented that if we are waiting for better economic times we have about as good as we are going to see, things need to improve. Ron Smith added that Lisa McCarthy has been working with the LRA on a new website. Dan Reimer shared some economic statistics from the Management Discussion and Analysis section of the FY2018 Jo Daviess County audit report. Since the recession Jo Daviess County has lost more than 1,700 jobs. According to the Illinois Department of Employment Security (IDES) in 2007, 9,178 individuals were employed by employers in Jo Daviess County in 2018 the average number had decreased to 7,426. More than 1200 of those jobs have been lost in the manufacturing sector. There is some positive areas of the economy. Real estate sales in 2018 of \$139,900,000 were the most since 2008, transfer declarations of 943 were the most since 2016, and sales tax for sales in Jo Daviess reached a new record high in 2018. Robert O’Connor feels the marijuana/hemp industry is going to be huge. Scott Toot doesn’t understand how something that is wrong can now be right. He doesn’t know how they will get around federal law.

The next regular Development & Planning Committee meeting will be Tuesday, May 28, 2019 at 7:00 p.m.

The meeting adjourned at 8:20 p.m. following a motion made by Scott Toot and seconded by Robert O'Connor, motion passed.