

# COMMITTEE REPORT

**COMMITTEE:** Development & Planning (D&P)

**CHAIRPERSON:** Ron Smith, Chairman

**DATE/TIME:** August 28, 2018 @ 7:03 p.m.

**PRESENT:**

<input checked="" type="checkbox"/> Ron Smith	<input type="checkbox"/> Brandon Behlke	<input checked="" type="checkbox"/> Rick Dittmar
<input checked="" type="checkbox"/> Robert Heuerman	<input checked="" type="checkbox"/> Steve McIntyre	<input checked="" type="checkbox"/> John Schultz
<input checked="" type="checkbox"/> RJ Winkelhake		

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 July 24, 2018 Development & Planning Committee meeting – **John Schultz made a motion to approve the minutes for the July 24, 2018 Development & Planning Committee meeting. Seconded by Rick Dittmar and motion passed.**
- b) Review and approve minutes for the August 14, 2018 Special Development & Planning Committee meeting - **RJ Winkelhake made a motion to approve the minutes for the July 10, 2018 Special Development & Planning Committee. Seconded by Steve McIntyre. Motion Passed.**

**2. Citizens' Comments - None**

**3. Unfinished Business**

- a) FY2017/FY2018 Strategic Goals & Plans – Timelines/Responsibilities – The committee bypassed this item.
- b) Update on Enterprise Zone – Moran Associates is the consultant working on the Enterprise Zone application.
- c) Update on Ag promotion/support – No report.
- d) Update on the Jo Daviess County Revolving Loan Fund Program – Ron Smith discussed that he is working on revising the policy.

**4. New Business**

- a) Discussion on proposed amendment to County Code (Title 4, Chapter 8 Telecommunications) regarding Small Wireless Facilities - Eric Tison, Planning & Development Administrator, reviewed a draft small facilities deployment ordinance for Jo Daviess County, which is modeled from an IML Small Wireless Facilities Deployment Ordinance. The proposed ordinance would amend County Code (Title 4, Chapter 8 Telecommunications) regarding small wireless facilities.

**5. Staff Reports**

**a) Building & Zoning**

- i. Monthly Report – Eric Tison, Planning & Development Administrator, reported there are several ongoing investigations into nuisance/zoning violations. Building permits issued in July are down slightly when compared to June. In July a total of 14 building permits were issued including two new homes, in June 18 building permits were issued. Permit value of \$803,000 was down from \$1,500,000 in June, new home construction value accounting for nearly half of the total. A summary report was included in the packet. East Dubuque Nitrogen submitted a permit for a small commercial addition to their facility. The Planning Commission will have reviewed five (5) Special Use requests at their meeting on August 22. Staff intends to mail Guest Accommodations renewals at the

end of August. Following the approval of an amended fee schedule relating to mandates in the Small Wireless Facilities Deployment Act, staff secured a model ordinance from IML in an attempt to provide an update to the County Code, Title 4, Chapter 8, Telecommunications Facilities. This will allow for administration of new or collocated small wireless facility installations, within the framework of the existing application for Telecommunications construction. The DRAFT redline version of the ordinance was reviewed earlier this evening. As mentioned at the last meeting, this is not an update to the Zoning Ordinance. Given the relatively short turnaround of this information, the Committee may want to consider reviewing this in more detail before making a recommendation to the County Board.

**b) Economic Development**

- i. NW Illinois Economic Development Monthly Report – Lisa McCarthy, NW Illinois Economic Development Executive Director, reported that the Rotary Roundtable Forum – Economic Development will be held Wednesday, January 9, 2019 at Eagle Ridge featuring Jason Tyska, Co-creator of Talent Pipeline Management, U.S. Chamber of Commerce Foundation. Save the Date for the 10<sup>th</sup> Anniversary Annual Meeting on Thursday, March 14, 2019. Location to be determined. The report from the Highway 20 safety study was delivered to IDOT, which is reviewing the study to determine next steps. ECIA received an IDOT grant award of \$80,000 to study the feasibility of expanding IEI Barge Services' existing port facility in Jo Daviess County, IDOT's \$80,000 commitment is matched by ECIA/the Dubuque MPO's \$35,000 and IEI Barge/Alliant Energy's \$35,000. The feasibility study will exclude bulk in liquid and dry form – both of which are reasonably accommodated by facilities within northwest Illinois and east central Iowa. Proponents of the project prefer instead to focus on roll-on/roll-off (RORO), break bulk, and project cargo. Key portions of the feasibility study include the benefit cost analysis (BCA), which should reveal whether investment is warranted, and the market study, which should identify interested shippers and forecast use of an upgraded facility. The project is expected to take just under 1.5 years and will begin with an RFP process to select a consultant. NWILED is still awaiting rules and regulations for the Opportunity Zone Stockton was awarded this spring. They were instructed that the rules would be released at the end of the year. They met with Mayor Lain, Savanna, and will be meeting with Mayor Brandt, Stockton, to discuss what they know to date and how to prepare for development opportunities. NWILED is assisting with the Enterprise Zone application and have met with businesses to determine future plans for the application due December 31, 2018. Moran Associates has been hired by the Enterprise Zone Board to complete the application. As the economy improves our chances for a successful application diminish. Amy May Photography, Stockton, won the Seed Money Competition and was awarded \$1,000 for their new service idea and implementation plan. The Build it – Grow it businesses education program has had 14 – 18 regular business attendees for the past eight months. NWILED has hosted entrepreneurial guest speakers for 30 minutes plus Q & A each month. They are planning education and consulting sessions in Stockton in 2019 for 10 months, 3 – 4 businesses at the Galena session will compete for 15 hours of private consulting with Brian in 2019. A Build it – Grow it Interactive Forum is also being created once a month for 10 months in 2019 in Galena. Our Healthcare Collaborative completed Strategy 5 requiring setting measurements for successful talent retention for CNs, LPNs, RNs and EMTs. The Collaborative is deciding when to make the data public and when to invite talent providers to the process. The Hospitality Collaborative launched with five businesses participating and have completed Strategy 5 requiring setting measurements for successful talent retention for food preparation and serving, dishwashers, housekeeping and landscaping. The meeting date for talent providers to learn about the program is Sept. 19, location TBD. The committee is invited to attend. NWILED is continuing to supply data to consultants for the LRA contract with Weston Solutions. A draft report was delivered to the Board. Their work with creating a marketing plan will begin soon once a business plan is completed and approved. If you know of anyone who would like to interview for the Development Assistant position, please ask them to email cover letters and resumes to [lmccarthy@nwiled.org](mailto:lmccarthy@nwiled.org). The National Manufacturing Day date for regional tours is Thursday, October 18. They

anticipate 7 – 8 regional manufacturers opening their doors to over 284 attendees. Consider volunteering on this date from 8:00 a.m. – 2:30 p.m. and learn about the businesses that are producing goods and hiring in our region. Visit NWILED’s new website to sign up for their newsletter. They have asked for feedback for the investor’s portal regarding what content you would like to see as investors in the password-protected site. Additional public tabs would include “Room to Grow” designed as a classified ad area for developers looking for partners for projects, and “Funds to Grow” with projects looking for investors. Like their Facebook page and follow them on Twitter for updates on economic development activities in our region. They often use #growNWIL and #ruraldevelopment in their tweets for easy searches and sharing of content. The next NWILED Board meeting is scheduled for Wednesday, September 19 from 5:30 – 7:00 p.m. at Prairie Ridge in Galena.

c) **LRA Board** – No report.

6. **Citizens’ Comments** – None.

7. **Board Member Concerns** – None.

The next regular Development & Planning Committee meeting will be Tuesday, September 25, 2018 at 7:00 p.m.

The meeting adjourned at 8:44 p.m. following a motion made by Steve McIntyre and seconded by John Schultz, motion passed.