

COMMITTEE REPORT

COMMITTEE: Development & Planning (D&P)

CHAIRPERSON: Ron Mapes

DATE/TIME: April 24, 2012

PRESENT:

Merri Berlage

Kim Monk

Ron Mapes

Steve Rutz

Ron Smith

Marvin Schultz

Other Board members:

Others: Dan Reimer.

1. **Minutes.** Merri Berlage made a motion to approve the minutes of the March 27, 2012 meeting. Seconded by Kim Monk and motion passed.
2. **Citizens' Comments**
3. **Staff Reports**
 - a) **Building and Zoning.** Linda Delvaux, Building and Zoning Administrator, was not available to attend the meeting, she did provide the committee with a written report.
 - b) **Economic Development.** Ron Smith reported that he had been in contact with Cindy Lenz, TCEDA Executive Director, and she would like to attend the May committee meeting to report on some organizational changes.
4. **Unfinished Business**
 - a) **FY2012 Committee goals.** The committee reviewed the goals and no changes were made.
 - b) **Update on DeBruce Grain, Inc request for expansion of Freeport/Stephenson County Enterprise Zone.** Ron Mapes reported that Gavilon Grain LLC has broke ground on their new grain storage and handling facility near Warren, Illinois; with substantial progress on earthmoving and site preparation. This item will remain on the agenda.
 - c) **Update on the renewal of the Jo Daviess County cable television franchise agreement with Mediacom.** Dan Reimer reported that he has been in contact with Lee Grassley, Governmental Affairs Director from Mediacom. Mr. Grassley indicated that his corporate office has not finished their review of the preliminary document submitted by Jo Daviess County. This item will remain on the agenda.
 - d) **Update on a resolution to establish the Blackhawk Hills Regional Council.** Kim Monk reported that with approval by Whiteside County all six counties in the Blackhawk Hills RC&D have now adopted a resolution to establish the Black Hawk Hills Regional Council. The Blackhawk Hills RC&D annual meeting is scheduled for May 24, 2012; an official announcement will be made at this meeting.
 - e) **Update on the Jo Daviess County Comprehensive Plan.** Ron Mapes discussed that Comprehensive Plan Consultant Mike Reibel has started work on compiling updated baseline information for the update to the comprehensive plan. Mapes stated that Linda Delvaux as agreed to be the primary point of contact for this project and suggested that Chairman Schultz appoint a committee to work with Reibel and Delvaux. The committee discussed that some members should be from the Jo Daviess County community and agreed that Linda Delvaux, Building and Zoning Administrator, should be the contact person for this project. Mapes has invited Reibel to attend the May 22nd meeting. Kim Monk and Ron Mapes volunteered to serve on the on Comprehensive Plan Update Committee. This item will remain on the agenda.

- f) **Update on amendments to the text of the Jo Daviess County Zoning Ordinance addressing County Zoning Ordinance Title 8: Chapter 2e-2 Authority to Amend/Who May File.** Linda Delvaux is researching and will provide more information at the May meeting. This item will remain on the agenda.

4. New Business.

- a) **Discussion and possible action on a Enterprise Zone fees received from the Freeport/Stephenson County Enterprise Zone.** Ron Mapes discussed that both the Rentech Energy project and the Gavilon Grain LLC project were accepted into the Freeport/Stephenson County Enterprise Zone and both entities have paid their required fees to the Enterprise Zone. With the payment of these fees the Jo Daviess County E-Zone account balance is \$247,677.29. Mapes explained that the policy of the Enterprise Zone is to pay out to the host governmental entity 50% of the fees collected, less the amount for annual dues, the remaining 50% is held by the Enterprise Zone and paid out when the project is completed. Jo Daviess County did receive a check in the amount of \$123,838.65 and these funds have been deposited in the 018 Economic Development Investment fund. Ron Mapes suggested that a resolution be written stating that the enterprise zone funds be earmarked for a specific purpose. After review of the approved fund description for the Economic Development Investment fund, which states in part, revenue from loan repayments, grants, the General Fund, fund balance interest, and enterprise zone fees, support this fund. It was the consensus of the committee that a resolution would not be necessary as the fund description already specifics the placement of revenue from enterprise zone fees into the Economic Development Investment fund.
 - b) **Discussion and possible action on a request from the US Army Corps of Engineers requesting a change to the land use designation fro the Smallpox Creek area in Pool 12.** The committee reviewed a letter dated 04.04.12 from the Department of the Army requesting to change the 35 acre portion of land use classification of "Smallpox Recreation Area" which was never built or used as a recreation area from Recreation-Intensive Use to Wildlife Management/Reserve Forest Land. The letter requests that comments regarding the proposed actions and any potential conflicts, interest, or issues on impacts to either natural or manmade resources be submitted by May 8th, 2012. Merri Berlage suggested that perhaps more information is needed before a recommendation can be made and the committee should contact the Department of the Army Corps of Engineers – Rock Island District and ask some clarifying questions. **Ron Mapes suggested that the committee state on the County Board agenda that this is not a recommendation of the committee. If additional information is received before the County Board meeting then the County Board can act on the additional information.** Merri Berlage will contact Wendy Frohlich of the Environmental Compliance Branch by email and forward any information received to the committee.
 - c) **Discussion and possible action on the economic development revolving loan fund.** Ron Mapes discussed that he has asked David Winter from The Galena State Bank to review the current Jo Daviess County RLF (Revolving Loan Fund) program and process. Mapes asked the members of the committee to review the Jo Daviess County Revolving Loan Fund application package which includes guidelines and procedures and bring back questions, comments, or suggestions to next month's committee meeting.
5. **Other Business.** Marvin Schultz reported that he received a letter of intent from Blackhawk Hills asking Jo Daviess County to state that they are a part of the economic development district. Schultz informed the committee that he did send the requested letter. Mapes discussed that the City of East Dubuque had asked to extend the enterprise zone to include an area to allow the Sunflower Company to be included in the enterprise zone as a non-voting member. Ron Smith discussed that the LRA infrastructure committee has been approached an interested party who is interesting in taking over the infrastructure at the LRA when the Army turns over the remaining land to the LRA.

6. Citizens' Comments.

7. Board Member Concerns.

Next meeting on Tuesday, May 22, 2012 @ 7:00 pm

Merri Berlage made a motion to adjourn at 8:45 pm, seconded by Kim Monk and motion passed.