

MACOMB/BUSHNELL ENTERPRISE ZONE

MINUTES OF THE MANAGEMENT BOARD MEETING THURSDAY • APRIL 18, 2019 • 4PM 1406 EAST CARROLL STREET, MACOMB, ILLINOIS

Chairman Dennis Moon convened the meeting at 4PM with the following board members present: Bill Butcher, Mike Inman, Jeff Rench, George Dixon, and Robin Wilt. Staff present: Kim Pierce and Caitlin Brown.

Absent Board Member(s): Todd Hamilton.

Guests Present: John Bannon, Community Development Coordinator

Media present: Patrick Stout, McDonough County Voice

There was no public comment.

Approval of the previous quarter's board meeting minutes (January 31, 2019) were reviewed for comment and/or revisions. There were none.

MIKE INMAN MOVED TO APPROVE THE MINUTES AS PRESENTED. ROBIN WILT SECONDED. MOTION PASSED UNANIMOUSLY.

Next on the agenda was the treasury report. Pierce referred to the summary sheet of the 1st quarter/2019 expenses in the meeting packet. She reported that MAEDCO (on behalf of the Enterprise Zone) paid a total of \$698.55 in expenses accrued over the months of January, February, and March 2019. Expenses included three months of telephone, Illinois Enterprise Zone Association member dues, and postage for the notice of the new Project Application Fee sent to all contractors and manufacturers. Pierce also reported that as of the end of the month (03/28/2019) the EZ had a bank balance of \$105,356.58 (the bank statement was included in the meeting packet) which included interest earned.

BILL BUTCHER MOVED TO APPROVE BOTH THE REIMBURSEMENT OF EXPENSES (\$698.55) AND THE TREASURY REPORT AS PRESENTED. ROBIN WILT SECONDED. MOTION PASSED UNANIMOUSLY.

Review and Approval of the Project Application Fee was next on the agenda. Pierce reiterated that at the last meeting the board voted in favor of instituting a project application fee for all projects applying for Enterprise Zone benefits, effective July 01, 2019. The fee (set by the Illinois Department of Commerce & Economic Opportunity—DCEO) is 0.5% of the total cost of permanently affixed building materials not to exceed \$50,000/per project. She asked the board to consider waiving the project application fee for those projects reporting less than \$5000 in permanently affixed building materials costs. Anything \$5000 or more will generate a minimum project application fee of \$25, and increase accordingly.

MIKE INMAN MOVED TO RE-ESTABLISH THE PROJECT APPLICATION FEE FOR ALL INCOMING PROJECTS AT 0.5% OF THE TOTAL COST OF PERMANENTLY AFFIXED BUILDING MATERIALS NOT TO EXCEED \$50K (PER PROJECT), WITH A FEE WAIVER FOR ANY PROJECT REPORTING LESS THAN \$5000 IN BUILDING MATERIALS, EFFECTIVE JULY 01, 2019. ROBIN WILT SECONDED. A VOICE VOTE FOLLOWED: MOON, BUTCHER, INMAN, RENCH, DIXON AND WILT VOTED "YAYS." THERE WERE NO "NAYS." HAMILTON WAS ABSENT. MOTION PASSED UNANIMOUSLY.

The governing unit updates were next on the agenda. **BUSHNELL:** Rench reported that Vaughan Manufacturing's expansion is still moving forward and creating new jobs—they currently have over 200 employees. Wilt announced a Mexican restaurant (Los Cantaros) had opened downtown and while they are located in the Enterprise Zone, they did not utilize its benefits. Additionally, there has been some demolition/rehab at the former USCO gas station; however, they are not the EZ. Wilt also reminded the board of the Steinjager Jeep Blitz happening at the end of May. **MACOMB:** John Bannon (Macomb, Community Development Coordinator) reported there is "hope" for a new restaurant in the downtown; more information to come on that as it develops and the former Modern Home building was purchased by Trotter Construction and is undergoing a complete transformation. Pierce noted the Lamoine has been completed and all enterprise zone projects are off the books. **MCDONOUGH COUNTY:** There are no projects to report, but Dixon updated the board on the Cardinal Point Wind Farm project. CPW has revised their turbine locations and will be relocating five turbines in Warren County into McDonough County. They relocation will not impact the layout or the road use agreements. Pierce also reported that she has been working more with the agri-business. She was contacted by Larry O'Hearn (Nature's Grace and Wellness) about possibly expand their medicinal marijuana facility into McDonough County. His operations are currently located directly across the McDonough County line into Fulton County. O'Hearn has been looking into enterprise zone options for their planned future expansion. Their facility is in Fulton County now and WIEDA made their initial EZ application. He's trying to determine if he should continue utilizing WIEDA for the next expansion or request the Management Board to expand the McDonough County zone boundary to include his parcel (in Vermont, Illinois). Pierce said Larry O'Hearn has expressed his concern about the time constraints should he request to expand into McDonough County; especially since there's no guarantee the boundary request application will be approved by the State. Pierce said if the project was to move forward in McDonough County (without WIEDA administrating) the EZ would receive that fraction of a percent collected in property tax over the ten year abatement. The only concern is the connector strip, connecting the current zone boundaries and Nature's Grace and Wellness site, could take-up a considerable portion of the Enterprise Zone's allotted square miles. There was no further discussion.

There was no executive session.

Under old/new business, the next scheduled quarterly board meeting will be 4PM, July 18, 2019.

There being no further business the meeting adjourned at 4:35PM.

Respectfully submitted,

Kim Pierce, Zone Administrator