

# **MACOMB/BUSHNELL ENTERPRISE ZONE**

## **MINUTES OF THE MANAGEMENT BOARD MEETING 9AM • THURSDAY • JANUARY 19, 2023 1406 EAST CARROLL STREET, MACOMB, ILLINOIS**

Chairman Dennis Moon convened the meeting at 9AM with the following board members present: Todd Hamilton, Scott Schwerer, Mike Inman, Chuck Laird, Jeff Rench, Robin Wilt, and staff: Kim Pierce (EZ Administrator).

Guest(s) present: John Bannon, Macomb Community Development Office

Media present: Patrick Stout (*Community News Brief*)

There was no public comment.

First on the agenda was the approval of the 4Q/October 27, 2022 board meeting minutes. The minutes were reviewed for comment and/or revisions. There were none.

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

Next, was the treasury report. Pierce briefly explained the 4Q expense reimbursement report. She said the total amount due for reimbursement to MAEDCO was \$618.76 and is reflected by month (October, November, December) in the attached summary report. She directed the board to the 12/28/2022 bank statement included in their meeting packet. The ending balance of \$237,506.47 ties with both the reconciliation summary as well as the QuickBooks ledger. Revenue received was comprised of account interest earned, a project fee (Family Dollar/Dollar Tree) and the 5<sup>th</sup> and final 2022 tax distribution check.

She commented that the EZ received a total tax distribution of \$37,210.07 from property taxes due 2021 payable in 2022—the county clerk's office overestimated the distribution by \$48.06 from the actual amount received. The only expense paid was to MAEDCO for the third quarter expenses. Pierce asked the board to approve MAEDCO's reimbursement of \$618.76 for operating expenses incurred on behalf of the Enterprise Zone for 4/Q – 2022. Hamilton addressed transferring some of the account balance into certificate of deposits. Pierce said she'd had those same thoughts and would investigate interest rates and will transfer some of the money by the next quarterly meeting. She thanked Hamilton and asked if there were any other concerns and/or questions. There were none.

**TODD HAMILTON MOVED TO APPROVE THE TREASURY REPORT AS PRESENTED AND TO REIMBURSE MAEDCO \$618.76 FOR THE EXPENSES INCURRED ON BEHALF OF THE ENTERPRISE ZONE. MIKE INMAN SECONDED. MOTION PASSED UNANIMOUSLY.**

Governing unit updates were next on the agenda. **BUSHNELL:** Mayor Wilt said nothing happening as it relates to enterprise zone. She said the Cole Street Coffee House is slated to open January 25 but they did not partake in any EZ incentives. Additionally, Family Dollar/Dollar Tree (she referenced the EZ project fee paid by Williamson Construction (in October) saying they've had a very fast construction period.

**MACOMB:** Inman said there was nothing active happening. **MCDONOUGH COUNTY:** Schwerer reported no EZ activity, but shared that just found out that Mel Cream donuts are now being sold at the Conoco gas station. He was very excited to purchase this confection locally because the company is located in Springfield, Illinois.

Next on the agenda was an update on the TIF/EZ Amending Ordinance. Pierce briefly summarized the activity to date saying that the City of Macomb passed its Amending Ordinance on December 05, 2022 after holding their public hearing beforehand (November 21). She invited both Mayor Inman and John Bannon to interject their comments whenever they felt compelled. Pierce further reinforced to the board that the amending ordinance that was adopted by Macomb City Council does not change any enterprise zone boundary and is in fact, in place to protect those overlapping properties of its EZ benefits. Each city's Ordinances will mirror the other.

Pierce said the reasoning behind the City of Bushnell following suit with Macomb was based on conversations she had with the Illinois Department of Commerce & Economic Opportunity (DCEO) regarding the overlapping of TIF and EZ. The State does not want there to be any confusion between the two municipalities as it pertains to EZ incentives/benefits. So, by having the amending ordinances in place now (for both Macomb and Bushnell) the uniformity of the EZ incentives and benefits will remain in place and mirror the other. Plus, ensuring that if and when Bushnell wants to create a TIF District there will be no issue concerning the benefits of each program because the Ordinance will have been adopted. She said the Amending Ordinances must be certified via application with DCEO and she hopes to have the application complete soon after Bushnell conducts their public hearing and adopts its Amending Ordinance.

Schwerer again asked for clarification regarding the two programs and what the overall effect may be for the EZ in the future. Bannon clarified that (in Illinois) only municipalities are allowed to create a TIF District and that the Amending Ordinances ensure that there's no "double-dipping" of incentives. Decades ago, Macomb was abating property taxes and collecting; especially, downtown where the EZ and TIF have always overlapped—that issue was corrected by legislation and now it is law that a TIF District will always supersede the EZ when pertaining to property taxes. A TIF District collects the taxes and an EZ abates the collection of taxes. However, the project will still qualify for the EZ sales tax exemption on permanently affixed building materials.

Pierce asked if there were any other questions. There were none. She also reiterated that there is no action needed from the EZ Management Board as it pertains to the amending ordinance. She said after the City of Bushnell holds its public hearing and city council adopts its Amending Ordinance; she'll file the application for a technical correction to DCEO.

Moon asked for any old/new business. There was none. Moon asked for a motion to adjourn.

**MIKE INMAN MOVED TO ADJOURN AT 9:15AM. CHUCK LAIRD SECONDED. MOTION PASSED UNANIMOUSLY.**

Respectfully submitted,

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Kim Pierce, Zone Administrator