

## COUNTY OF KENDALL, ILLINOIS

## SPECIAL ECONOMIC DEVELOPMENT COMMITTEE

County Office Building County Board Room 210 111 West Fox Street Yorkville, IL 60560

## Friday, June 7, 2019 at 9:30a.m. MEETING AGENDA

- 1. Call to Order
- 2. Roll Call Audra Hendrix (Chair, Scott Gryder (Vice Chair), Amy Cesich, Matthew Prochaska, Robyn Vickers
- 3. Approval of Agenda
- 4. Approval of Previous Month's Meeting Minutes
- 5. Committee Business
  - Discussion of Kendall County Economic Development Corporation
  - > Stakeholder List Update
- 6. Updates and Reports
- 7. Chair's Report
- 8. Public Comment
- 9. Executive Session
- 10. Adjournment

## COUNTY OF KENDALL, ILLINOIS

## **Economic Development Committee**

## Meeting Minutes Friday, April 26, 2019

## Call to Order

The meeting was called to order by Chair Audra Hendrix at 9:00a.m.

## Roll Call

Attendee	Status	Arrived	Left Meeting
Amy Cesich	Present		
Scott Gryder	Here		
Audra Hendrix	Here		
Matthew Prochaska	Here		
Robyn Vickers	Here		

Staff Present: Mera Johnson, Scott Koeppel

<u>Approval of Agenda</u> – Member Gryder made a motion to approve the agenda with the amendment to move the Public Comment section before the Approval of the previous month's meeting minutes, second by Member Cesich. <u>With five members voting aye, the motion was approved</u>.

<u>Public Comment</u> – Gabriel Murcia introduced himself as the One-Stop operator/manager, which works with Kane, Kendall and DeKalb counties. One-Stop is contracted through the three counties to administer jobseeker services and resources, and other types of services to anyone that has barriers to employment. They also work with senior citizens, veterans, and other citizens. Mr. Murcia stated that Member Hendrix is on the One-Stop Committee that was recently formed to oversee how One-Stop is being viewed in their successes. Mr. Murcia met with Member Hendrix to discuss some of the challenges and successes in Kendall County.

<u>Approval of March 29, 2019 Meeting Minutes</u> – Member Gryder made a motion to approve the February 22, 2019 meeting minutes, second by Member Vickers. <u>With five members voting aye, the motion carried by a vote of 5-0.</u>

#### **Committee Business**

➤ Discussion of Kendall County Economic Development Corporation – Mr. Koeppel updated the committee of the letter and survey that is being sent out to local stakeholders (Chambers, EDC, Cities, School Districts, Large Employers, and other taxing bodies). The committee reviewed and discussed the responses received.

There was consensus by the committee to forward to the Committee of the Whole for discussion, and to explain the creation of a county-wide Economic Development Corporation, the goals, the purpose, the plan, and the proposed budget.

## COUNTY OF KENDALL, ILLINOIS

## **Economic Development Committee**

It was decided that in order to maintain separation between being a County department and Economic Development Corporation that the committee would form and register the Economic Development Corporation Board and agent, and hire a Board Director. The Economic Development Corporation will then write their by-laws, determine their annual budget, mission statement, goals, etc.

> Stakeholder List Update — Ms. Johnson reported that she contacted local chambers and asked for email addresses of all members. One hundred letters were sent, and nine responses received thus far. Letters were not sent to Oswego or Yorkville stakeholders because their chambers only provided mailing addresses, not email addresses. The committee determined the deadline for accepting survey results as Friday, May 24, 2019. There was consensus by the committee to have Ms. Johnson send the link to the letter and survey to the Oswego and Yorkville Chamber executives and ask them to forward the link to their members.

<u>Chairs Report</u> – Member Hendrix expressed her desire to see the County save the historic Kendall County Jail, and to use it for the County Treasurer's Office as opposed to purchasing a bank building for that purpose. Member Hendrix stressed the importance of saving the historic building and preserving a part of Kendall County history.

## Items for the May 16, 2019 Committee of the Whole

Discussion on the creation of a county-wide Economic Development Corporation, the goals, the purpose, the plan, and the proposed budget

## Executive Committee - Not needed

<u>Adjournment</u> - Member Prochaska made a motion to adjourn, second by Member Vickers. There being no objection, the Economic Development Committee meeting was adjourned at 10:11a.m.

Respectfully submitted,

Valarie McClain Administrative Assistant and Recording Clerk

## Keadall County Economic Development Commission Loan Status 4/30/2019

		A		В	C	D		E
	Last Pymt	Monthly Payment		Total Pa	id		Bank To	
Account Name	Loan Date	Principal Interest Rate	Principal	Interest	Principal Balance	Interest Earned	Bank Balance includes I earned	
Surplus - EDC BB #815-535		· -					429,804.21	1,700,107.83
Law Office Corporation Payment: #46 Loan Status: Midland State Bank	4/1/2019 3/11/2015	579,05 450.56		453,06	125.79			
		120,000.00 120,450,56	1.50%	20,275.07	6,361.23	100,175.49	30,70	26,667.00
Civilian Force Arms Payment: #44 Loan Status: First National Bank	4/16/2019 8/6/2015	1,700.00 90,000.00	2.90%	1,700.00 67,147.36	0,00 6,791.14	22,852.64	66,68	74,005.18
Dearborn Café Payment: #44 Loan Status: FNB #2920	4/3/2019 9/1/2015	1,024.93 <b>80,000.00</b>	2,10%	954.03 40,438.48	70.90 4,658.46	39,561.52	75.65	45,172.59
Lucky's Beef N Dogs Payment: #9 Loen Status: BB 286	4/16/2019 5/23/2017	225.00 32,086.20	2.90%	150.33 1,340.02	74.67 684.98	30,746.18		4,141.96
Total Loan Statuses		322,536.76		129,200.93	18,495.81	193,335.83	429.977.24	1,850,094.56

Total Assets 2,043,430.39

## **Kendall County Economic Development Stakeholder Survey Results**

700- sent via email 22 responses

30-sent via US mail 1 response

# What are Kendall County's economic development strengths?

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Helps new business
5/13/2019 5:24 PMAdd tags -View respondent's answers
A growing county, with plenty of room for growth
5/8/2019 10:45 PMAdd tags -View respondent's answers
informational to the public
5/8/2019 9:43 PMAdd tags -View respondent's answers
Good suburban location where it is far enough from Chicago, but also close enough to enjoy bigger city
avante
5/7/2019 8:02 PMAdd tags -View respondent's answers
Commercial diversity and variety - types (i.e. restaurants, retail, etc.) and small and large (chain)
5/7/2019 5:20 PMAdd tags -View respondent's answers
unclear to determine at this time due to no clear policy or program in place
5/2/2019 12:24 PMAdd tags -View respondent's answers
High median income, population growth, potential for Metra expansion, and an educated community.
5/2/2019 11:03 AMAdd tags -View respondent's answers
Strong demographics, rapid residential growth, high-quality infrastructure
5/2/2019 10:58 AMAdd tags -View respondent's answers
the local municipalities
5/2/2019 10:38 AMAdd tags -View respondent's answers
Open space for growth Expansion from east thru Oswego and down towards Yvile County EDC funds
available for projects Pro business county board
5/2/2019 10:35 AMAdd tags -View respondent's answers
There is a lot of potential for development throughout the county.
5/2/2019 10:18 AMAdd tags -View respondent's answers
Diversity, job opportunity, wide array of businesses, population to support those businesses
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#### 5/2/2019 10:11 AM

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Location and access to major highways. Large tracts of land. Access to strong educated workforce. 4/23/2019 6:42 PMAdd tags.—View respondent's answers

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open land, young workforce, accessibility to larger metro regions, proximity to higher education: Kishwaukee, Aurora University, NIU for job training and recruiting 4/23/2019 3:31 PMAdd tags –View respondent's answers

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Room for growth, communities that have a history of working together, strong communities, Waubonsee Community College which is offering more and more certification programs to train employees and has the small business development center and more

4/23/2019 2:09 PMAdd tags -View respondent's answers

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Proximity to City of Chicago and being part of the larger metropolitan area.

4/23/2019 11:44 AM

Forward thinking committee and board members

4/23/2019 11:29 AMAdd tags -View respondent's answers

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Location, Labor, wide pool of housing options, great quality of life.

4/23/2019 10:57 AMAdd tags -View respondent's answers

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Kendall County is very diverse and growing.

4/23/2019 10:49 AMAdd tags -View respondent's answers

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Available Land Low Land Cost I-80 Access Growing Residential Population Favorable Demographics/Income Levels/Housing

4/23/2019 10:43 AMAdd tags -View respondent's answers

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Small, but robust industrial base. Excellent quality of life for residents relocating to smaller towns with a neighborhood feel. Good educational resources. Well educated population, on average. Stronger demographics to the north of Kendall County. 4/23/2019 10:05 AM

Paper Response; don't know

## What are Kendall County's economic development challenges?

Getting different kinds of business while still looking out for existing business 5/13/2019 5:24 PMAdd tags \_View respondent's answers

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Property tax

5/8/2019 10:45 PMAdd tags -View respondent's answers

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Having long time residents not wanting growth or change. 5/8/2019 9:43 PMAdd tags –View respondent's answers

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We need to fill the loss of CAT and revitalize industrial and commercial growth and balance that with the residential growth we already have

5/7/2019 8:02 PMAdd tags - View respondent's answers

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Need more industry to take some of the tax burden off of our residents 5/7/2019 5:20 PMAdd tags -View respondent's answers

create job development and business retention assistance for existing business operators, and identify redevelopment opportunities for the regions vacant buildings, and manufacturing plants. Assist and support marginally profitable struggling small businesses that contribute to the quality of life and strengthen the fabric of community support provided by the Fox Valley small business mom and pop retail, service, and manufacturing entities. 5/2/2019 12:24 PMAdd tags –View respondent's answers

Overall access to major expressways and public transportation currently only at the southern most point of our county, unbalanced growth and development, rural application of ED which has held us back when we are actually more suburban, lack of strategic planning, and a lack of cohesive county board - ie: votes along party lines instead of in the best interest of the overall county, puts advisory questions on ballot that have no real consequences.

5/2/2019 11:03 AMAdd tags -View respondent's answers

High property tax rate, depleting water supply, no interstate access, no public transportation 5/2/2019 10:58 AMAdd tags – View respondent's answers

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Supporting the local municipalities efforts in economic development 5/2/2019 10:38 AMAdd tags –View respondent's answers

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Transportation Corridors Large manufacturing outlets that smaller companies can ring and support Road infrastructure not complete thru out county High taxes throughout county Lack of Metra service

5/2/2019 10:35 AMAdd tags -View respondent's answers

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The development community (builders/developers) have no trust that the county leadership/elected officials will actually approve development projects or earnestly entertain incentives of any kind.

5/2/2019 10:18 AMAdd tags -View respondent's answers

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High property taxes, high state taxes, mismanaged financial affairs, wages too high for administrative positions, benefits outweigh what business can support long term 5/2/2019 10:11 AM

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Infrastructure of roads. water and sewer. Lack of public transportation. 4/23/2019 6:42 PMAdd tags -View respondent's answers

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insufficient infrastructure, high taxes, anti-growth factions, strong competition from surrounding regions, not one centralized metro area the defines the county/region-not well known

4/23/2019 3:31 PMAdd tags -View respondent's answers

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Not right on 88 or 55

4/23/2019 2:09 PMAdd tags -View respondent's answers

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Not a diversified economy - too much residential and retail development.

4/23/2019 11:44 AM

Balancing the needs of the residence with the needs of the business community

4/23/2019 11:29 AMAdd tags -View respondent's answers

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Inconsistent regional efforts and collaboration. Inexperienced Economic Development staff, efforts & focus. Weak tools. Consistent change in Board members and ideas.

4/23/2019 10:57 AMAdd tags -View respondent's answers

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Managing the diversity and growth while still maintaining a small town community feel.

4/23/2019 10:49 AMAdd tags - View respondent's answers

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Low Population/Workforce Availability Political Spectrum-Rural vs. Suburban Orientation Limited Public Transportation

4/23/2019 10:43 AMAdd tags -View respondent's answers

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Most of the county isn't near an arterial highway, which lowers its attractiveness to office and industrial businesses. This and the lack of public transportation means that its unlikely for us to attract higher paying office jobs. An attitude against incentives. While incentives need to be handled well, without them you will have what you have already gotten.

4/23/2019 10:05 AM

Paper Response: don't know

# How do you believe a County-level Economic Development Corporation would address and prioritize these challenges?

Not sure

5/13/2019 5:24 PMAdd tags -View respondent's answers

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Address the long term challenges

5/8/2019 10:45 PMAdd tags -View respondent's answers

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Addresst the positive for the growth

5/8/2019 9:43 PMAdd tags -View respondent's answers

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No one entity can can survive being an island. Collaboration with the other local gov't within the county would work in the benefit of the whole region to bring in new business

5/7/2019 8:02 PMAdd tags -View respondent's answers

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identify and create financial and business planning support services to assist entrepreneurs in identifying and sourcing financial support in loans equity, and angel funding opportunties. The County can tap federal, state, and local job creation and financial support resources that many small businesses on their own would not be aware of or know where to turn or go to locate these programs.

5/2/2019 12:24 PMAdd tags - View respondent's answers

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The EDC should work with CTA to bring public transportation to the county which would in turn expand our ED potential, have representation based on population from the county including any/all ED in the county, hire a director with ED EXPERIENCE working in the Chicagoland suburbs or a similar community, build relationships with area businesses, other county EDCs and industry leaders, actively recruit business and development by attending local ED conventions, and work/plan to be completely self-sufficient within one year and not rely on taxpayer money.

5/2/2019 11:03 AMAdd tags - View respondent's answers

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I believe a County-level EDC would be helpful to coordinate and support municipal EDCs. Assistance would be particularly helpful in industrial and business park attraction

5/2/2019 10:58 AMAdd tags -View respondent's answers

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Not sure if a county level corporation is necessary, seems redundant to the local efforts 5/2/2019 10:38 AMAdd tags—View respondent's answers

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Local EDC's and municipalities need to work in conjunction with county. This group could facilitate that. 5/2/2019 10:35 AMAdd tags -View respondent's answers

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Develop an economic development policy first...then test it with local policies to see where there are disconnects. 5/2/2019 10:18 AMAdd tags -View respondent's answers

I would hope by not adding more payroll positions to solve this issue.

5/2/2019 10:11 AM

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Perhaps they could lobby to get funds to have infrastructure built and to bring public transportation to Kendall County.

4/23/2019 6:42 PMAdd tags -View respondent's answers

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enlist experienced and proven professionals to study the viability and best use opportunity to grow, attract and maintain primary jobs in the county. Create an aggressive sales and marketing approach to create awareness

4/23/2019 3:31 PMAdd tags -View respondent's answers

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Stress the easy access roads to these highways - Orchard, 47, 126.

4/23/2019 2:09 PMAdd tags -View respondent's answers

Focus on growing existing industrial/commercial businesses. Being a more active and strategic partner to the State in attracting new businesses.

4/23/2019 11:44 AM

I think it would help in the communication of issues from the business community in a manner that would provide constructive input and foster partnerships

4/23/2019 11:29 AMAdd tags -View respondent's answers

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I don't. Poor Move. The regional group has been working together over 15 years. Now money will be wasted and hands out to the businesses which will take several years to even see a return on investment. This was told to everyone over the last 12 month discussion.

4/23/2019 10:57 AMAdd tags -View respondent's answers

I believe a county-wide EDC would be to large. ! think EDC should be maintained at the municipal level. 4/23/2019 10:49 AMAdd tags \_-View respondent's answers

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Potential for Diverse Stakeholders to Work Together Input of Business May Assist with Political Divide 4/23/2019 10:43 AMAdd tags – View respondent's answers

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Can the county offer incentives or prioritize infrastructure spending? If so, is this something that the EDC needs to do?

4/23/2019 10:05 AM

Paper Response: attracting more business and industry which means job and residents hopefully without having to use financial incentives.

# What should the priorities be for a countywide Economic Development Corporation?

Make sure older and newer business interest not just new 5/13/2019 5:24 PMAdd tags –View respondent's answers

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Illinois suffers from aconomic development in general. The state doesn't make it easy on the county's. Focus on the property tax burden

5/8/2019 10:45 PMAdd tags - View respondent's answers

Educate the public

5/8/2019 9:43 PMAdd tags -View respondent's answers

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Fill the loss of losing Caterpillar somehow

5/7/2019 8:02 PMAdd tags -View respondent's answers

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Attracting manufacturing and industry to the area.

5/7/2019 5:20 PMAdd tags -View respondent's answers

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Strengthen the business growth and financial support of small, medium, and large growth opportunities to create stronger job creation and retention opportunities across the entire county.

5/2/2019 12:24 PMAdd tags -View respondent's answers

1. Promote and bring awareness of our community to business in and around the Chicagoland area. 2. Build relationships with local large businesses that will bring good paying jobs to the county. 3. Build relationships with business outside of Kendall that can bring jobs and development. 4. Work diligently with the CMAP as a representative of Kendall County to be included in all future planning. 5. Work to have a cohesive board that speaks with a common message when working to bring ED to Kendall County. 6. Put the board to work - don't just have them be advisory positions. 7. Include all municipal ED directors (where applicable) with the organization. 5/2/2019 11:03 AMAdd tags -View respondent's answers 1 -Metra extension -Infrastructure investment -Industrial/Business park attraction 5/2/2019 10:58 AMAdd tags -View respondent's answers

simply to pass through federal and state funding to the local municipalities to support the local efforts 5/2/2019 10:38 AMAdd tags -View respondent's answers

Assess needs/opportunities Develop relationships with municipal EDCs Consider lobbyist on behalf of county Develop a niche plan for county (i.e-Incubator, etc)

5/2/2019 10:35 AMAdd tags -View respondent's answers

Attracting business development to the county to relieve property tax burden from residents. 5/2/2019 10:18 AM Add tags - View respondent's answers

Lowering costs, long-term thinking, how will decisions made today affect the communities we live in 10+ years down the road. Quit offering up front incentives that alleviate tax responsibilities from the business and put them on the consumer. 5/2/2019 10:11 AM

Infrastructure of roads, and utilities, and public transportation. Sorry if I sound like a broken record. 4/23/2019 6:42 PMAdd tags -View respondent's answers

identify manufacturing/industrial cluster base, retain experienced ED professional to manage the corporation, identify and market available land for development, engage and support the existing ED function of individual municipalities

4/23/2019 3:31 PMAdd tags -View respondent's answers

Bringing jobs to Kendall County especially industry to help with the tax base 4/23/2019 2:09 PMAdd tags -View respondent's answers

Retention Attraction Transportation infrastructure advocacy 4/23/2019 11:44 AM

Economic development for long-term that will provide a tax base to relieve residential property tax burdens while maintaining a revenue stream to provide infrastructure improvements and sustainability 4/23/2019 11:29 AMAdd tags -View respondent's answers

Supporting the Economic Development staff throughout the County. 4/23/2019 10:57 AMAdd tags -View respondent's answers

I believe the priority should be to coordinate with each municipality. 4/23/2019 10:49 AMAdd tags -View respondent's answers

Develop a Plan that has consensus 4/23/2019 10:43 AMAdd tags –View respondent's answers I don't know. 4/23/2019 10:05 AM

Paper Response: Creating a climate that attracts business and industry

# Do you think that Economic Development should only be done at a municipal level?

Answered: 22

Skipped: 0

Yes No

ANSWER CHOICES—	RESPONSES-
_	36.36%
Yes	8
79	63.64%
No	14

**Total Respondents: 22** 

# What are the economic challenges for your business/organization?

Same type of too many business
5/13/2019 5:24 PMAdd tags -View respondent's answers
Prospects for growth
5/8/2019 10:45 PMAdd tags -View respondent's answers
I have none
5/8/2019 9:43 PMAdd tags -View respondent's answers

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I manage a hotel and in the last 20 years have seen many more industries leave the local area than come in. At the state and regional level, we need to focus on bringing more manufacturing and commercial businesses to this area. At the moment, the current demand does not show any future occupancy growth (hotel wise) for the Oswego, Montogomery, Yorkville area.

5/7/2019 8:02 PMAdd tags - View respondent's answers

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Relying on our residents to provide support through their property taxes.

5/7/2019 5:20 PMAdd tags -View respondent's answers

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job growth and development and expansion capital to grow our business to a successful and profitable operating enterprise.

5/2/2019 12:24 PMAdd tags -View respondent's answers

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Acknowledgement of Kendall County as part of the Chicagoland community.

5/2/2019 11:03 AMAdd tags -View respondent's answers

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No public transportation, no access to interstates, lack of infrastructure servicing farmland.

5/2/2019 10:58 AMAdd tags - View respondent's answers

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Funding and leadership

5/2/2019 10:38 AMAdd tags -View respondent's answers

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N/A

5/2/2019 10:35 AMAdd tags -View respondent's answers

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Equitable incentives.

5/2/2019 10:18 AMAdd tags -View respondent's answers

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Taxes are far too high. No one wants to live here, people leaving the area for states with lower taxes and more opportunity.

5/2/2019 10:11 AM

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NA

4/23/2019 6:42 PMAdd tags -View respondent's answers

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funding, political influences, state finances and reputation 4/23/2019 3:31 PMAdd tags -View respondent's answers

Helping businesses who want to come to our town and an Economic Development person who picks and choices what businesses they want in town and not communicating if they don't want a certain business - just ignores them. Not working on bringing even small industry to town. To clarify my answer above I think Economic Development should work as a municipal and a county level - why can't it all work together to find the best location for specifically industry.

4/23/2019 2:09 PMAdd tags - View respondent's answers

Staying ahead of growth to ensure energy infrastructure is readily available (as it relates to economic development). Rapidly changing energy industry that must address climate change and prepare for more two-way power flows and electric vehicle penetration (as it relates to utilities).

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Tax burdens, regulatory issues

4/23/2019 11:29 AMAdd tags -View respondent's answers

This effort would be a challenge to support. Our challenges include funding and the ability to do so much with so little.

4/23/2019 10:57 AMAdd tags -View respondent's answers

Regulatory, Technological and Cultural changes.

4/23/2019 10:49 AMAdd tags -View respondent's answers

Infrastructure Needs Water Source Public Pension/Health Insurance

4/23/2019 10:43 AM
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Paper Response: Attracting more customers

# Would you support a County-level Economic Development Corporation?

Answered: 22

• Skipped: 0

Yes No

ANSWER CHOICES—	RESPONSES-
	68.82%
Yes	15
	31.82%
No	7

**Total Respondents: 22** 

# If yes, how would you support a County-level Economic Development Corporation?

5/13/2019 5:24 PMAdd tags -View respondent's answers

Absolutely, i encourage using local resources in a way that enhances economic opportunities while improving social conditions in a sustainable way. (Buy and shop local)

5/8/2019 10:45 PMAdd tags - View respondent's answers

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Help to work together for the benefit of the whole region. I have a vested interest to make sure this happens as I live and work in the area

5/7/2019 8:02 PMAdd tags -View respondent's answers

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membership, joining in leadership initiatives and meetings, providing input on possible direction and structure of job creation initiatives and financial support opportunities. Perhaps forming a small business development corporation and funding entity to review and identify business and financing resources available to small businesses to remain in and locate to Kendall County. We need to create and enhance our business development climate in Kendall County. 5/2/2019 12:24 PMAdd tags—View respondent's answers

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The only reason I said yes to supporting this idea is that I hope the organization is self-sufficient available without taxpayer funding. You need the right person with connections and experience to bring this organization to a higher level than what the county has done in the past. I would not support this if it is just an extension of the current county board ED committee.

5/2/2019 11:03 AMAdd tags -View respondent's answers

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We would work with them cooperatively.

5/2/2019 10:58 AMAdd tags -View respondent's answers

T

n/a

5/2/2019 10:38 AMAdd tags -View respondent's answers

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Yes, only if this does not add tax burden to homeowners, this should be funded by the businesses in which you serve as they are the ones trying to develop.

5/2/2019 10:11 AM

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I cannot support with money, but I am happy to provide my knowledge.

4/23/2019 6:42 PMAdd tags - View respondent's answers

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tourism is a form of economic development and can bring that perspective to the countywide initiative 4/23/2019 3:31 PMAdd tags -View respondent's answers

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Help get the word out about what you are trying to accomplish, help get the word out about any programs, training etc you offer, help get the appropriate (correct word out about any "incentives" etc you may be offering. 4/23/2019 2:09 PMAdd tags.—View respondent's answers

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Financially Board of Directors thought leadership Involvement with ongoing projects and initiatives 4/23/2019 11:44 AMAdd tags --View respondent's answers

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Participation, input, partnering to improve the communities and counties

NOT

4/23/2019 10:57 AMAdd tags -View respondent's answers

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Collaboration with regional initiatives 4/23/2019 10:43 AM

Paper Response: financially