

COMMITTEE REPORT

COMMITTEE: Development & Planning (D&P)

CHAIRPERSON: Diane Gallagher, Chairman

DATE/TIME: May 24, 2022 at 5:30 p.m.

PRESENT:

☒ Diane Gallagher

☒ John Schultz

☐ Bill Bingham

☐ Staci Duerr

☐ Bob Heuerman

☒ John Lang

☒ Don Hill

☒ Darcy Wild

A quorum was established.

Other Board members: Steve McIntyre

Others: Peter Huschitt, Kristina Tranel and Scott Toot

1. Approval of Minutes –

- a) Review and approve minutes for the April 26, 2022 Development & Planning Committee meeting – **John Lang made a motion to approve the minutes for the April 26, 2022 Development & Planning Committee meeting. Seconded by John Schultz and motion passed following a voice vote resulting in all ayes.**

2. Citizens' Comments – Scott Toot read an email from Hendrica Regez in regards to the Comprehensive Plan RFP. An emphasis on climate resilience to ensure continued functioning of our existing systems and structures in the event of a hazardous event or trend or disturbance related to climate change is missing from this RFP. This email was included in the informational packet. Discussion continued on climate resiliency.

3. Unfinished Business

- a) Discussion and possible action on the Jo Daviess and Carroll Counties Greenways and Trails Study – Dan Payette presented this study at last month's meeting. It was quite a bit to absorb. This plan has been updated from 2009. **John Schultz made a motion to accept the Jo Daviess and Carroll Counties Greenways and Trade Study as presented. Seconded by Don Hill and motion passed following a voice vote resulting in all ayes.**

4. New Business

- a) Discussion and possible action for the scope of services and request for proposal (RFP) for an update to the Comprehensive Plan – Kristina Tranel restructured the document, moved a few things around and made a couple of changes in the plan which she reviewed with the committee. Steve McIntyre questioned if the public would have input into this RFP as well. Kristina Tranel responded that there are some public meetings scheduled for public engagement. Peter Huschitt added that he was in agreement with McIntyre that community input is the biggest component of the RFP. **John Lang made a motion to accept the scope of services and request for proposal (RFP) for an update to the Comprehensive Plan with revisions discussed. Seconded by John Schultz and motion passed following a voice vote resulting in all ayes.**

5. Staff Reports

a) Building & Zoning

1. Monthly Report – Kristina Tranel, Planning & Development Administrator, reviewed the building and zoning report that was included in the informational packet. Tranel also included some additional survey results. There was a total of 21 permits issued with a construction value of \$755,000. Another continuance was requested on an unsafe structure on Massbach Road and is now set for July 27th.

b) Economic Development

1. NW Illinois Economic Development Monthly Report – David Schmit, Interim NW Illinois Economic Development Executive Director, was not able to attend the meeting this evening.
 - c) **Ad Hoc Economic Development Committee** – John Schultz commented that the Ad Hoc Economic Development committee has not met in a few months. He feels this current manifestation has run its course. There were only two or three people that were active as far as any input in our meetings. Steve McIntyre added that we went to a quarterly meeting as opposed to a monthly meeting due to a lack of input. Then we missed a quarterly meeting because there wasn't much to talk about and scheduling conflict as well. With Emily Legal leaving, McIntyre was unable to do the meeting until he got back in April. He imagines that in June we will have another meeting. If we need assistance with members McIntyre will get ahold of Don Hill and get that figured out.
 - d) **Blackhawk Hills Regional Council** – Diane Gallagher advised that the Blackhawk Hills Regional Council had a lengthy Zoom meeting last night and she submitted a report to the Administrator's office very late after the meeting. The treasurer's report showed \$398k + in expenses (209K for staff) and payments made to Redevelopment Resources for the Housing Study and separate accounts for Operations, Economic Development and Enterprise. Income included funds from EDA CARES of \$182K (tied to Housing Study), I Fiber and a Partnership training grant. An increase to \$1500 was approved for natural gas. Executive Director Dan Payette explained that there is likely to be much federal money from grants available for local public infrastructure, historic preservation and transportation. These grant announcements often come quickly and need a quick response to qualify for the money. Letters of support are often needed quickly so Payette mentioned that some bodies grant or give authority to staff to provide supportive materials if there is not a commitment for monetary support. Municipalities are quicker to respond and often have preset goals. Jo Daviess County may want to consider an enabling resolution. A recent grant application to DCEO was prepared for RISE funding of a Capital Improvements Grant. The Great River Trail Plan was presented for information on the route and issues. Other reports included: 12 Jo Daviess County Back to Business awards (7 hotels, 1 theater and 4 restaurants); CPACE adoptions, many new Enterprise Zone projects; Illinois Spur Economic Recovery Grant (RISE) was submitted for \$121K for planning and economic recovery from COVID; Abby Ebelherr, Regional Planner reported that if accepted it would help 6 communities with a 5 year capital improvement plan, Ebelherr hosted a regional water study plan as a webinar that is posted on the BHRC website. It was an update to stakeholders and included scenarios; Support was given in preparing and submitting ARPA expense reports; The annual update to the BHRC 2019-2024 Comprehensive Economic Development Strategy will pare down the data sources to be more reliably updated and assess the regional impact of COVID; Apple River was informed of grant opportunities for abandoned housing; As a part of a career quest program, students met with businesses. The ending survey showed most students were not planning to remain in the local area after graduation. The train study was reported; Vice Chair Sam Newton encouraged people to register for the free leadership training program that UCCI is promoting as a benefit from NaCo. The program that begins in June is usually a \$3,000 fee. Registration is due before June 5th. The next meeting will be Monday, July 11th and will partner with the annual meeting.
 - e) **LRA Board** – no report at this time.
6. **Citizens' Comments** – None.
7. **Board Member Concerns** – John Schultz commented that at the last Board meeting Hendrica Regez objected to our approval of two expansions to the Enterprise Zone in Freeport. The Illinois Enterprise Zone is designed to stimulate economic growth and neighborhood revitalization in economically depressed areas of the state through state and local tax incentives, regulatory relief and improved governmental services. Businesses located or expanding in the Illinois Enterprise Zone may be eligible for the following state and local tax incentives: exemptions on retailers occupation tax paid on building materials, expanded state sales tax exemptions on purchases of personal property used or consumed in the manufacturing process or in the operation of a pollution control facility, an exemption on the state utility tax for electricity and natural gas and/or an exemption on the Illinois Commerce Commission's administrative charge and

telecommunication excise tax. Exemptions are available for companies that make minimum statutory investments that either create or retain a certain number of jobs. These exemptions require a business to make application to, and be certified by the Illinois Department of Commerce. In addition to state incentives, each zone offers local incentives to enhance business development projects. John Lang thanked all for a good meeting. Don Hill thanked John Schultz for his Enterprise Zone piece. People in Jo Daviess County do go to Freeport to work and what we did at the meeting will help a lot of people this side of Jo Daviess County get a different job or better job. It doesn't just help Stephenson County. It does help Jo Daviess County as well. Diane Gallagher commented that she was interested to see the utv vehicles and the timing for that in Iowa. It is currently allowed on their roads until 5pm. They may increase it to 10 pm or 11 pm. We do know that Wisconsin is allowing it. Scott Toot added that the Secretary of State's office is opposed to this. This may change with the new Secretary of State. The Illinois State Police are opposed as well.

The next regular Development & Planning Committee meeting will be Tuesday, June 28, 2022 at 5:30 p.m.

The meeting adjourned at 6:45 p.m. following a motion made by John Schultz and seconded by John Lang. Motion passed following a voice vote resulting in all ayes.