

CITY OF GENOA

ECONOMIC DEVELOPMENT COMMISSION

MINUTES

July 10, 2018 Meeting

Carolyn Tobinson called the regular meeting of the City of Genoa Economic Development Commission to order at 8:35 AM.

On roll call, members Carolyn Tobinson, John Shipley and Krissy Johnson were present; Paul Borek, Chair of the DeKalb County Economic Development Corporation; Alyssa Seguss, City of Genoa and Bill Ganek, City of Genoa; and Brent O'Daniel (8:37 a.m.) were also present.

Ms. Johnson moved and Mr. Shipley seconded to approve the minutes of the March 13, 2018 regular meeting. Upon voice vote, all members present voted aye.

There being no old business, Mr. Ganek informed the Commission about various ongoing projects. Mr. Ganek explained that three of the City's largest industrial businesses, J6, Polar Tech, and Custom Aluminum, are currently in for permitting for expansions to their locations.

Mr. Ganek also reported on the increased interest in solar gardens in DeKalb County. Mr. Ganek stated that a company is petitioning the County for a special use permit for a solar garden at the North and South corners of Pleasant Hill Road and Route 72. He went on to explain that all of these businesses are seeking approval for solar gardens, however, the State will be having a lottery and only a small number of solar gardens will be permitted. Mr. Borek stated that these requests are popping up all over the County and that he would do more research on them. The Commission had a discussion on whether or not this is the best use of vacant land. The Commission discussed that using vacant land for solar gardens leaves less space for commercial developments and provides minimal tax dollars to both the City and other taxing bodies.

Mr. Ganek stated that Dollar General has submitted building plans and that they have now submitted their Plat of Subdivision to the Illinois Department of Transportation for approval.

Mr. Ganek reported that Dunkin' Donuts has received approval from the Plan Commission and City Council to construct a 4,500 square foot, 2-3 unit commercial building. Ms. Johnson asked how the EDC can help market the available spaces at this location. The Commission discussed the use of the Economic Development USB cards that were created. Ms. Seguss responded that the City would update the information on the cards and distribute them accordingly.

Mr. O'Daniel explained that Camelot, a private for profit therapeutic day school, has signed a 5 year lease with the school district for use of the Davenport School. Mr. O'Daniel discussed food service and transportation for the school and also explained that this school will be used by students throughout Northern Illinois.

Mr. Ganek announced that an electrical union is interested in a site at the corner of Walnut Street and Sycamore Street. The Union had submitted an application and required documents and will be placed on the August 9, 2018 Plan Commission agenda.

Mr. Ganek also announced that some progress has been made with the Riverbend subdivision. A developer is currently under contract for the remaining undeveloped lots. Mr. Borek asked how many lots are available. Mr. Ganek said approximately 100 lots are currently undeveloped, owned by defunct corporations, primarily in the age restricted area. Mr. Ganek stated that the developer is currently working on clearing up ownership issues of the lots.

Ms. Tobinson inquired whether or not the golf course was purchased, possibly by the Winery. Mr. Ganek replied that he was not aware of a purchase, however, the golf course is outside of City limits.

Mr. Borek stated that he has continued to work with the City regarding possible developments, specifically in the industrial areas of the community, such as the Crossroads of Genoa. Mr. Borek distributed the 2014-2017 Business Retention and Expansion Report. Mr. Borek explained that the DeKalb County Economic Development Corporation has met with many companies throughout the County to learn about them, strengthen relationships, and learn about their challenges. Ultimately, the outlook of many businesses is much more positive than the report done in 2009.

Mr. O'Daniel distributed the School District's 2018-2022 Strategic Plan. He discussed the Plan and that he perceives that this document will continue to evolve and that goals of the District will change over time. The Commission discussed the best way to distribute the report to the community.

Ms. Johnson reported on the upcoming Genoa Area Chamber of Commerce events including:

- August 18th- Car Show
- July 28th- Farmers' Market
- July 21st- Movies on Main Street
- July 13th- Golf Outing
- July 14th- Canoe and Kayak the Kish (KWVW Event) and Helo Helicopter rides

Mr. Ganek stated that the City received notice that Route 72 will not be resurfaced as previously planned. The Commission discussed future plans of IDOT to resurface Route 72.

There being no further business for discussion, Ms. Johnson motioned to adjourn the meeting at 10:00 am, seconded by Mr. Shipley. Upon voice vote, all members present voted aye.