



DeKalb Municipal Building
Executive Conference Room
Second Floor
200 South Fourth Street
DeKalb, Illinois 60115

AGENDA

Economic Development Commission Meeting
January 3, 2020
8:30 a.m.

- A. Roll Call
- B. Approval of the Agenda
- C. Approval of Minutes
 - 1. December 6, 2019.
- D. Public Participation
- E. Reports
 - 1. City Manager Report.
 - 2. DeKalb Chamber of Commerce Report.
 - 3. DeKalb County Economic Development Corporation Report.
- F. Old Business
 - 1. Business Retention Program Business List and Questions – 2020.
- G. New Business
 - 1. AGN Resource Guide.
- H. Next Meeting: February 7, 2020.
- I. Adjournment

**MINUTES
CITY OF DEKALB
ECONOMIC DEVELOPMENT COMMISSION MEETING
DECEMBER 6, 2019**

The Economic Development Commission (EDC) of the City of DeKalb, Illinois held a regular meeting on December 6, 2019 in the Executive Conference Room of the DeKalb Municipal Building, 200 S. Fourth Street, DeKalb, Illinois.

The meeting was called to order at 8:30 a.m.

A. ROLL CALL

Executive Assistant Ruth Scott called the roll and the following EDC members were present: Chair Trixy O'Flaherty, Members Grant Goltz, Jeff Richardson, Mark Sawyer, and Sam Walt, and Ex-Officio Members Matt Duffy (DeKalb Chamber of Commerce) and Paul Borek (DCEDC). Members Vernese Edghill-Walden and Mohammed Labadi arrived at 8:32 a.m.

The following EDC members were absent: None.

Others present included: City Manager Bill Nicklas, Transit Manager Marcus Cox, Mayor Jerry Smith, Council Member Carolyn Morris, and Executive Assistant Ruth Scott.

B. APPROVAL OF THE AGENDA

MOTION

Mr. Goltz moved to approve the agenda; seconded by Mr. Sawyer.

VOTE

Motion carried by a voice vote of the majority of members present.

C. APPROVAL OF MINUTES

1. November 1, 2019.

MOTION

Mr. Richardson moved to approve the agenda; seconded by Mr. Sawyer.

VOTE

Motion carried by a voice vote of the majority of members present.

D. PUBLIC PARTICIPATION

There was none.

E. REPORTS

1. City Manager Report.

City Manager Nicklas provided an update on the Project Hammer Intergovernmental Agreement (IGA), noting it would be presented to the City Council on December 9, 2019. He further noted that taxing districts were supportive of the IGA.

Brief discussion ensued, which included a timeline of construction if DeKalb is chosen. Building plans have been approved.

Mayor Smith commended City Manager Nicklas and DCEDC's Paul Borek on their efforts in leading the way to obtain this company, noting if this comes through, it will have a regional impact.

Transit Manager Cox provided an update on transportation and the AGN Resource Guide, noting a grant was secured to assist with the guide. A draft version of the guide will be provided for review at the January 3, 2020 Economic Development Commission (EDC) meeting.

Transit Manager Cox also provided an update on the ridership for Route 12 (Elburn) and Route 19 (Park 88), stating ridership has exceeded expectations.

Brief discussion ensued, which included the weather's impact on ridership as the it gets colder, a ridership survey and the inclusion of the community and NIU students, the Tracker app, and the future marking of the buses for a consistent look.

2. DeKalb Chamber of Commerce (DCC) Report.

Mr. Duffy reported that the DCC has moved to its new location (130 W. Lincoln Highway) and number of events coming up that will focus on the holiday season.

3. DeKalb County Economic Development Corporation (DCEDC) Report.

Mr. Borek reported that the DCEDC, who administers the Enterprise Zone (EPZ), will be pursuing a boundary amendment to add approximately 500 acres south of Gurler Road to the EPZ so that the state EPZ benefits can be considered to prospective businesses.

Mr. Borek also reported that the DCEDC's strategic plan involves talent acquisition, targeted industry improvement, branding, and collaboration county wide. A joint

meeting to discuss what companies are doing to assist was held and 3M assisted by providing a list of what they do for recruitment.

Brief discussion ensued regarding a report from Crain's about the increasing taxes in Cook County and looking at our local tax structure in the near future, DeKalb's tax base, why it's so high and how it can be remedied, and the future of the empty GE plant. It was noted that it's under remediation at this time but slated to be put on the market.

F. OLD BUSINESS

There was none.

G. NEW BUSINESS

a. Business Retention Program Business List – 2020.

Discussion ensued regarding the importance of the list, follow up after meeting with the businesses, branding, and data collection.

Ms. Edghill-Walden stated that some questions may need to be changed in order to focus on City relationships, as well as asking for the City's strengths and not just what the problems are. It was decided that updates and changes to questions would be sent to Executive Assistant Scott for compiling.

Discussion continued regarding the list of questions and how to move forward.

Council Member Morris noted this project needs a purpose and a mission to ensure business owners are satisfied being business owners in DeKalb so that they stay.

Chair O'Flaherty stated her term on the EDC ends on December 31, 2019 and she has asked to not be reappointed.

Mayor Smith noted that he has asked Mr. Richardson to be the EDC Chair. Mayor Smith also noted that Mr. Labadi's term ends on December 31, 2019, and he (Mr. Labadi) has asked to not be reappointed. Mr. Sawyer will be reappointed. Mayor Smith asked the remaining EDC members for recommendations for two vacant spots left on the EDC.

Mr. Labadi stated he hopes that economic growth will continue with the City's efforts.

Chair O'Flaherty stated she would like to help with the business retention program.

H. NEXT MEETING: JANUARY 3, 2020.

The list of businesses will be refined, as well as the list of questions, and EDC members will be assigned to start the project. It was requested that the EDC members make recommendations on which businesses they want to visit.

Mr. Walt stated he would draft a mission statement, which will be consistent with the City's mission statement.

I. ADJOURNMENT

MOTION

Mr. Goltz moved to adjourn the meeting; seconded by Mr. Sawyer.

VOTE

Motioned carried by a voice vote of the majority of members present. The meeting was adjourned at 9:45 a.m.

Respectfully submitted,

RUTH A. SCOTT, Executive Assistant