



DeKalb County Enterprise Zone Advisory Board Meeting

**DeKalb County Community Outreach Building
Five Seasons Room
2500 North Annie Glidden Road, DeKalb, IL 60115**

Thursday, June 14th, 2018 @ 4:00 PM CST

MEMBERS PRESENT: Cohen Barnes, Dr. Bill Nicklas (Proxy Dr. Laurie Borowicz), Gary Evans, Dr. Anne Kaplan (Proxy for Dr. Lisa Freeman) Jason Michnick (Proxy for City of DeKalb), Brian Gregory, Gary Hanson, John Heckman (NIU), Chuck Kaiser

MEMBERS ABSENT: Jay Anderson, Paul Callighan, Dan Curran, Jim James, Mike Milano, Greg Millburg and Vicki Slomka

EX-OFFICIOS PRESENT: Cindy Carpenter

STAFF: Paul Borek, Karen Hoyle & Jan Kinczewski

PUBLIC: Scott Zak-WLBK/WSPY

MINUTES:

President Kaiser called the meeting to order at 4:10 PM. He conducted roll call. Karen Hoyle recorded attendance.

Kaiser then asked for a motion to approve the day's Agenda. A motion to approve the Agenda was given by Dr. Bill Nicklas and seconded by Jason Michnick. Next on the Agenda was to ask for an approval of the April 5th, 2018 Minutes. Gary Hanson made the motion to approve as is, seconded by Gary Evans.

Kaiser opened the floor for *Public Comments*. Hearing none, he moved on to the next item on the Agenda and turned the meeting over to Executive Director and Enterprise Zone Administrator, Paul Borek to consider of Proposed Enterprise Zone Modifications. Borek summarized past Advisory Board discussions calling for the following:

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bottom line **period**

- Boundary amendment to incorporate a Gjovik Ford expansion in the Kendall County portion of Sandwich:
- Adding language to ensure the eligibility of speculative buildings, data centers and rehabilitation projects for Enterprise Zone Tax Abatement; and
- Reviewing existing boundaries to amend and include other areas that were inadvertently excluded from the first approved zone.

Borek said that Gjovik was not interested in adding their property to the DeKalb County Enterprise Zone. He met with them recently and was told they are working with another program. Borek also noted that “Consultant [The Development Consortium] strongly recommends not adding any property to the Enterprise Zone without having a project in hand. Approvals are difficult [and] resource intensive.”

Borek referenced The Development Consortium proposal which provided for a discounted cost of \$7,500 for preparing the Gjovik Ford Boundary Amendment and \$12,500 for the Application to Expand, Limit or Repeal Incentives. No estimate was provided for non-project specific Boundary additions, citing the advisory against such amendments at this time.

In summary, adding language to ensure the eligibility of speculative buildings, data centers and rehabilitation projects for Enterprise Zone Tax Abatement eligibility is needed to address current proposed project or anticipated opportunities.

The discounted pricing for these modifications came in at \$12,500.00. We have not budgeted for these unforeseen changes in our 2018 operating budget. Borek did note that the confidential spec building developer did agree to cover a portion of the cost attributable to spec building development.

Cohen Barnes recommended that we consider streamlining our intense and comprehensive Enterprise Zone Tax Abate program. He noted that our consultant cited the complexity of our current program. In the spirit our CEDS Plan Goal that we “Create a business climate in DeKalb County that contributes to business success,” it would serve us well to work with the consultant to simplify our program to make it as business friendly as possible. In doing so, we could extend the zones to encompass areas of DeKalb County that were not originally included, as well as to add “*Spec Buildings*”; add build out, rehab and renovation to existing improvements that generate new assessed value; and add the definition of data centers to be eligible *Logistics/Distribution* facilities.

After the healthy discussion, President Kaiser asked if there were any more questions for Paul, or further discussion. Hearing none, he then asked for a motion to approve the proposal before us.

Dr. Bill Nicklas made the motion as follows “Move forward with today \$12,500 to clarify program to address speculative buildings, data centers and rehabilitation projects for Enterprise Zone Tax Abatement eligibility; commit to take steps to streamline/simplify the Tax Abatement program by requesting a new proposal from the consultant, TDC Consortium, to reflect (see below); and to strike/remove Gjvolik from the proposal. Cohen Barnes seconded the motion. Motion carried.

1. Clarify Tax Abatement Program to address:
 - a. *“Spec Building” eligibility,*
 - b. *“Build out, rehab and renovation to existing improvements that generate new assessed value, and*
 - c. *Definition “data centers” to be eligible Logistics/Distribution facilities.*
2. Request proposal from consultant The Development Consortium to:
 - a. Streamline or simplify tax abatement program in the DeKalb County Enterprise Zone; and
 - b. Expand the zone boundaries to encompass areas of DeKalb County that were not originally included (DeKalb County).

Borek then went on to share an update on new/existing projects. These projects were: School Tool Box in DeKalb, Carriage House and the Sycamore Industrial Park in Sycamore and Sopris Concrete in Sandwich.

President Kaiser asked if there was anything else to bring to the group. Hearing none, he asked for a motion to adjourn. A motion to adjourn was made by Jason Michnick and seconded by Brian Gregory. The meeting adjourned at 4:50 PM.

Respectfully given;



Karen K. Hoyle