



DeKalb County Enterprise Zone Advisory Board Meeting

DeKalb County Community Outreach Building
Five Seasons Room
2500 North Annie Glidden Road, DeKalb, IL 60115
Thursday, December 13th, 2018 @ 4:00 PM

MINUTES

MEMBERS PRESENT: Jay Anderson, Cohen Barnes, Paul Callighan, Dan Curran, Gary Hanson, John Heckman, Chuck Kaiser, Jason Michnick, Greg Millburg, Bill Nicklas (Proxy for Dr. Borowicz, Kishwaukee College), Adam Orton (Proxy for B. Gregory, City of Sycamore)

MEMBERS ABSENT: Gary Evans & Mike Milano

EX-OFFICIOS PRESENT: Cindy Carpenter, Jennifer Jeep-Johnson & Ted Strack

DCEDC Board/Guests: Troy Dukes, Mike Leopardo & Dan Templin

STAFF: Paul Borek, Karen Hoyle, Yiwei Jin, Jan Kinczewski & Dominique Watson

MINUTES:

President Kaiser called the meeting to order at 4:17 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 Greg Millburg and seconded by Gary Hanson, the Agenda was approved by acclamation. Next was approval of the June 14th, 2018 Minutes. Bill Nicklas made the motion to approve as is, seconded by Dan Curran, the Minutes were approved by acclamation.

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 Proposed Enterprise Zone Modifications. Borek summarized past Advisory Board discussions calling for the following:

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bottom line period

- Enable Development of Speculative Industrial Buildings to qualify for Enterprise Zone Tax Abatement Incentives.
- Add “build-out, rehabilitation and renovation of existing buildings that generate new assessed value” to Project Terms and Conditions for Tax Abatement.
- Modify or generalize the definition of Logistics/Distribution Facilities and Knowledge-Based Industries to ensure that Data Centers or other yet undetermined beneficial industrial, manufacturing or knowledge-based uses are not prohibited from qualifying for Enterprise Zone tax abatements.

Borek referenced the Professional Services Agreement from The Development Consortium (TDC) presented for review and approval. The proposed cost for this work is \$15,000, plus consultant travel time, expenses and materials.

Jason Michnick recommended that the following be added to the project:

- Ensure that uses anticipated in Northern Illinois University’s new Research Park would qualify for Enterprise Zone Tax Abatement incentives.

It recognized that this was addition may entail additional cost. It was also noted that one of the Speculative Building developers had agreed to contribute \$5,000 to this project. A motion to approve the TDC contract (\$15,000.00 with a cap of \$25,000.00) with the addition of ensuring that uses anticipated in Northern Illinois University’s new Research Park would qualifying for Enterprise Zone Tax Abatement incentives was made by Paul Callighan, seconded by Cohen Barnes.

Next Borek reviewed Enterprise Zone Project totals summarized in the DeKalb County Enterprise Zone 2016-18 Report. Jan Kinczewski highlighted recent new 2018 projects. And, Karen Hoyle referenced the 2019 Meeting Schedule.

The meeting was adjourned at 4:37 pm.

Respectfully given;



Paul J. Borek
Executive Director