



DeKalb County Enterprise Zone Advisory Board Meeting
Thursday, March 21st, 2019
DeKalb County Community Outreach Building - Five Seasons Room
2500 North Annie Glidden Road, DeKalb, IL 60115

Corrected MINUTES

1. Roll Call/Members in Attendance: Cohen Barnes, Jill Hansen (Proxy), Paul Callighan, Troy Dukes, John Heckmann (Proxy), Brian Gregory, Kevin Lamb, Mike Milano, Dan Templin, Bill Nicklas. Advisory Members in Attendance: Cindy Carpenter, Ted Strack. Staff in Attendance: Paul Borek, Jan Kinczewski, Karen Hoyle
2. Approval of the Agenda: Moved by Paul Callighan, seconded by Kevin Lamb. Approved unanimously.
3. Approval of the December 13th, 2018 Meeting Minutes: Moved by Kevin Lamb, seconded by Paul Callighan, approved unanimously.
4. Public Comments: There was not anyone from the public present.
5. Action Item-DCEDC Enterprise Zone Fee Reconciliation

Discussion- DCEDC staff would like to eliminate the under/overage fee reconciliation policy moving forward. Jan Kinczewski expressed that many of projects numbers do not align, and those that do seem to be the same numbers at the end of the project as they were at the start of the project. Bill Nicklas inquired whether we are concerned about the reconciliation for IDOR? It is not a requirement that we “police” the numbers.

Mike Milano advised that staff can better use their time than to spend more time on reconciliation. Paul Callighan inquired whether we have records stored? Yes, it was noted that Jan maintains excellent records.

Bill Nicklas recommended that we be proactive and reach out to the Illinois Department of Revenue by sending a letter as a preventative measure about this matter, demonstrating that we have done our “due diligence”. Borek stated that Enterprise Zones are not required to report any discrepancies to the DCEO and/or IDOR.

After the discussion, the Advisory Board recommended that reconciliation of the Enterprise Zone Fee be abolished by a unanimous voice after a motion by Paul Callighan, second by Kevin Lamb.

6. Review/Discussion Tax Abatement Incentive Modifications

Borek reviewed a summary of Tax Abatement Incentive Modifications approved by the Advisory Board at the December 13, 2018 by the Advisory Board meeting. As recommended, DCEDC contracted consultant Craig Coil of The Development Consortium to prepare amendments to our documents to address the modifications.

Cindy Carpenter of DeKalb CUSD #428 wanted to know if this is something she needs to take to her board at this time, or to wait for the modified documents to be prepared. She has some new board personnel that will be joining and would like to educate everyone about the enterprise zone and the tax abatement process, sooner rather than later.

Borek advised that the consultant Craig Coil stated he planned to have the modifications completed around the end of March 2019. He added that the new language to the documents would be shared with the Advisory Board as soon they were completed.

Nicklas noted the sooner we get the IGA modifications to taxing bodies, the better. Gregory concurred that we should have a review the amendments with the 19 taxing bodies. Nicklas said a presentation highlighting questions and answers about the amendments, along with the modifications from the consultant, would be helpful.

Borek said that get on this started with the consultant, ASAP. Carpenter asked if she could share with her board now, of what is forthcoming. The answer was yes.

7. New Enterprise Zone Projects

Jan recapped our two 2019 projects of Meijer and MorningStar Media Group.

Templin inquired about the qualifications for a remodeling project. Jan and Paul answered that there is no tax abatement, only a BMEC (sales tax exemption) for the qualified building materials used for the project. The MorningStar building is located within the zone and qualifies for the sales tax exemption. Barnes highlighted the importance of this incentive for the business retention of MorningStar in Sycamore.

Ted Strack wanted to know the cost of the Meijer project. Due to proprietary matters, we are unable to disclose that confidential information. This project did not involve a tax abatement, only sales tax on building materials. Gregory concurred that it does not involve real estate tax, only sales tax.

There being no further business, the meeting was adjourned at 4:45 pm on a motion by Gregory and seconded by Templin.

Respectfully submitted,
Paul Borek & Karen Hoyle