

Joint Meeting of the Village Board, Plan Commission and CDA
Official Meeting Minutes
January 29, 2014

Present: President Roanhouse, Trustees: Jay Scheele, Ron Kluth, Don Houston, Tami Pollnow, Steve Denman; Commissioners: Howard Bryant, Bil Luth, Dennis Gahagan, Gonzalo Perez; CDA members: Gil Amborn, Jerry Filut

Absent: Tim Denman and Craig Kosut

Also present: Administrator Ewald and Tina Chitwood, RCEDC

Roanhouse convened the meeting at 6:04 p.m. Roanhouse relayed that our community is at risk of losing some of our largest manufacturers in the future because there is no additional land to expand their operations within the Village's existing borders. Westerra is not well positioned for manufacturing/industrial uses due to lot size and site access. Members were requested to submit ideas for the meeting to be discussed. Bryant noted that he felt the group was too large to tackle the project and it would be best to have one group review the specific tasks for economic development, perhaps the CDA as a part of their existing responsibilities. The meeting tonight could prioritize items for consideration by the CDA and provide deliverables for example a prioritized action list with dates, budgets, and responsible parties, progress report schedule, etc.

Roanhouse then reviewed different options for economic development activities with the group.

1. Consider an alternative to outright purchasing land to set aside for development and negotiate an option on the desired land for industrial/manufacturing future development. This will show to the public/our existing business base that the Village is poised and planning for future business growth.

Houston recommended sending letters to property owners/developers/realtors outside the Village limits noting the Village's interest in industrial development beyond the municipal borders and willingness to review proposals for annexation and development. Denman arrived at 6:15 p.m. Amborn inquired at what point you involve the public. Luth noted that the Village should first change the planned uses for land outside the Village in the comprehensive plan to industrial zoning. It would show developers the Village is serious about industrial development. The main reason for doing this is to show our intent. It was agreed that step one should be to change the comprehensive land use plan to encourage industrial development. Houston voiced a need to concentrate retail on the STH 36 corridor and industrial on the west side. There needs to be two focuses. Luth suggested tying in these changes to the already planned comprehensive plan amendment for Main Street.

2. Query existing industrial/manufacturing companies within the Village and ask if they have ever thought of a preferred location where they would like to expand within or near to the Village. These responses can help the Village determine if our existing industrial/manufacturing businesses need to be on Hwy. 36 versus Hwy. 83/20.

Staff would obtain this feedback for the CDA. Gahagan is not in favor of asking because we may not agree with the responses. It was noted that this feedback may be beneficial before identifying areas for designation as industrial zoning.

3. Request the Village Engineer and Director of Public Works & Utilities to determine the best areas where infrastructure can be most cost effectively installed.

Houston noted that we need to look into where the infrastructure can service industrial development. Industrial developments would require approximately 60-80 acres. Denman suggested the Village get on the agenda with the Chamber to inquire if anyone in the Chamber was interested in moving into the Village and if so, where they would like to be located.

4. Consider offering incentives, and in what form, when new development is proposed and requesting assistance. **Educate ourselves regarding Tax Increment Districts.** It appears as if the Village steers away from this tool due to negative experience with the Westerra TID; however, it may be a viable option for a different project.

Ewald noted the number one question developers ask when speaking with the Village is if there are any incentives available. The Village would be open to incentivizing through various methods.

5. Strengthen our outreach and communication with existing businesses. Consider developing a "State of the Village" annual meeting offered by the President with the audience the largest employers/utility users in the Village. **The meeting could include a round table discussion component on a topic affecting the community and should highlight/focus on what the Village is doing to promote business development.**

The business owners would like to have specific topics to review as opposed to meeting generally. Chitwood noted one community through the Main Street program organized an annual meeting to assist funding capital improvements in the municipality.

6. Are there elected officials/committee members that have connections with local developers or beneficiaries with funds that we could approach with the idea of building a spec building for manufacturing (follows Gordy Kacala's report item #4 that mentioned existing buildings are preferred by companies seeking to expand/relocate).

Houston noted that we need to bear in mind that most of the development is along the I94 corridor. Gahagan was not in favor of spec buildings unless there was a cry from businesses to expand. The group concurred.

7. Consider two types of future development separately: light manufacturing vs. heavy duty manufacturing. Choose which one to pursue and identify separate areas to accommodate the two different uses.

Light manufacturing could look something like a strip mall, it doesn't necessarily need to be a pole barn building. It could potentially be along the STH 36 corridor. It was noted that the Public Works & Utilities

Committee is evaluating the water infrastructure to see where expansion of the infrastructure would be most appropriate and cost effective. Maybe this discussion would be included in their analysis. Ewald will follow-up with the Director of Public Works. The discussion continued and Amborn suggested RCEDC to provide more specification on how many acres are needed for heavy industrial and light industrial.

The groups concluded that the CDA will spearhead the economic development tasks noted this evening and that 60-80 acres for heavy industrial would be required. The CDA will need to evaluate which areas would be conducive for heavy and light industrial based upon current infrastructure and future infrastructure constructed, evaluate the property behind Walgreens for light industrial or retail, evaluate the 66 acres for sale on the west side of the Village. The Administrator is to inquire whether the water assessment study could include these inquiries of future development. It was noted that the CDA also needs to review the industrial saturation analysis when completed by the Southeastern Regional Planning Commission.

Luth moved to instruct the Administrator to confer with the engineer and public works director on the sites discussed for future development and receive their feedback regarding the feasibility of utility extension to these sites (behind Walgreens/ 66 acres west of Woodfield School) and provide suggestions of future development areas that would be suitable for the expansion of industrial activities; instruct RCEDC to inform the realtor of the 66 acre parcel that the Village is open to considering future industrial uses outside the Village; the CDA to meet on March 3 at 6:00 p.m. and if the engineer is not ready by that date then March 31 to review the information. Houston seconded. Motion carried.

Denman moved and Gahagan seconded to adjourn at 7:49 p.m.

Respectfully submitted,

Rebecca Ewald
Village Administrator