

**MINUTES
CITY OF WOODSTOCK
ECONOMIC DEVELOPMENT COMMISSION
August 9, 2016
Council Chambers**

CALL TO ORDER: A meeting of the City of Woodstock Economic Development Commission was called to order by Acting Chairman R. Francois at 8:00 AM on Tuesday, August 9, 2016 in the Council Chambers, Woodstock City Hall, 121 W. Calhoun Street, Woodstock. A roll call was taken.

COMMISSION MEMBERS PRESENT: John Buckley, Chris McGowan, Henry Patel and Acting Chairman Rick Francois.

COMMISSION MEMBERS ABSENT: Wayne Read,

STAFF PRESENT: Economic Development Director Garrett Anderson, Economic Development Coordinator Krista Coltrin and Chief Deputy City Clerk Jane Howie.

OTHERS PRESENT: None.

APPROVAL OF MINUTES: Correction to 5/10/16 Minutes; page 3, correct the spelling of Hultgren, not an 'o'.

Motion was made by J. Buckley, second by C. McGowan, to approve the Minutes, with the above correction, from the May 10, 2016 meeting. Ayes: J. Buckley, C. McGowan, H. Patel, and R. Francois. Nays: None. Absentees: W. Read. Abstentions: None. Minutes were approved.

PUBLIC COMMENT: None.

GENERAL BUSINESS/DISCUSSION:

The Commission is happy to welcome two new Commission members, Chris McGowan and Wayne Read.

1. Project Activity Report – August 2016

G. Anderson shared updates on several projects; over \$100M potential projects. Project Jupiter is not on the list yet; the Summary is on the front page. Precision Vision is Project Yellow; this business is moving to Kilkenny Court behind Wal-Mart. They do vision testing and provide equipment for clinical trials. The company currently employees 10 people at their LaSalle, IL location. They will be bringing 4 employees from LaSalle and hiring once they move to Woodstock. The business owner lives in Cary and is happy to move his business closer to his home. R. Francois asked about the candy shop that had been at this location. G. Anderson believes the shop moved to Algonquin.

G. Anderson said The Thoughtfulness Shop's renovations will be starting soon.

Cal-Atlantic is having their Open House in Apple Creek Estates on Wednesday, August 17th at 5:00 PM. This is a big investment; City Council waived some of the annexation fees, approximately \$118,000 or so. They did get a waiver from D200 as well. Cal-Atlantic is hoping to build on 150 lots in this phase.

Project Rita is Niko's Red Mill Tavern on Lake Avenue. They already started expansion in the rear of their building and are slowly moving ahead.

Project Tulip is a local retail business near Harley-Davidson; they'll be closing on the property soon. Project Rose is a new restaurant that will be opening their 2nd facility in the former Off the Rails (Pirro's) space on Main Street.

Project Orchid is the VFW's re-location. The VFW is temporarily leasing from the owners of the building. They have looked at several locations with the possibility of moving into a place on Main Street. They are waiting to hear back on renovation costs, which would include adding restrooms specific to the space, adding a bar towards the back of the building and a lounge in the front. They prefer lease a building and stay in the downtown so that they'll have great visibility and parking available.

Projects Pontiac & Oakland are both Route 47 commercial development projects with the potential for national brand retail.

G. Anderson and K. Coltrin will be attending the ICSC conference (International Conference of Shopping Centers) tomorrow, August 10, 2016. The conference will provide information on working with landlords as well as property owners, along with the reconfiguration of existing space.

Project Nash is the old Richards Building Supply area which the triangular parcel located at the corner of Jackson & Judd Streets by the Challenger Center. The owners are toying with building residential but have been in conversation with the City to determine what would be most beneficial to this area. It is believed that additional multi-family residential would be a good addition to this location. R. Francois said it would be a significant investment; approximately \$5M. There has been talk that Aurora University Woodstock Center may expand to include a STEM school. G. Anderson is very impressed with what Aurora University offers in Woodstock already. He'd like to meet with them to inquire of their plans moving forward.

Project Red is the potential re-development of old Farm & Fleet site at the corner of Routes 14 & 47. The developer was at last week's City Council meeting to discuss their plans of building a self-storage facility with a drive in component, along with a multi pump gas station with a convenience store in the front. The City Council feels that this corner is a main gateway traveling through town and they'd something more appealing for this location. Councilman M. Turner wishes to have a car dealership on this corner; however, it is unlikely that this will occur. The appeal is that they will be reconfiguring Davis Road, adding an eastbound Route14 right-in, and they would lower the roadway so that it doesn't block the sidelines. Their plan includes lifting the

roadway so it leads directly in to the old Harley-Davidson site. City Council was more in agreement with these upgrades to the site. It looks like a good project; nice that someone is interested in developing the site as it's been vacant for a very long time. R. Francois asked if the City generates any revenue off self-storage areas. Vacant stores are an eyesore. This will impact the area. Council is looking at the Enterprise Zone, they don't have an appetite to go any further on any tax breaks, etc... They're hoping for alternatives, higher density retail development, perhaps. R. Francois asked if there's any information on what the right amount of pumps would be in this area and if you're going to have a gas station go dark, does the city have a fee involved? J. Buckley asked about having alcohol sales included in this type of business as it may increase the interest. G. Anderson said the City doesn't allow alcohol sales at gas stations. K. Coltrin said having commuted from DuPage County to Woodstock for several months, when heading south on Route 47 there are no gas stations until you get to Huntley, so there are benefits to having a gas station on this corner. G. Anderson said this would include diesel as well. J. Buckley mentioned that there is an existing diesel station across the street.

A. Project Wolf:

This Project came to us in early June; it is a lead from the State of Illinois. A company is looking for an existing building or an area in which to build upon. The City plugged the Silgan building behind WalMart as well as the vacant lot on Coldheaders near Phoenix Woodworkin on McConnell Road, which is the biggest lot in Coldheaders. Both of these selections were chosen as potential sites. G. Anderson and K. Coltrin attended a meeting and presented their information. K. Coltrin said the site selectors and the state were in attendance and were impressed with their presentations. The City was in competition with seven nearby communities. Approximately two to three weeks later G. Anderson was informed that the Woodstock made the next cut, which was from 15 options down to 4 in Illinois. The company is also interested in several locations in other states. They did discuss incentives package. Enterprise Zone incentives are ready to be approved immediately, along with the revolving loan fund, the county's property tax incentive; there are other potential incentives that could be available as well. This total approximately \$460,000 of approved incentives.

At this time the Silgan building on Lake Avenue is out of the running; however, they are interested in the green field site in Woodstock. There could be \$640,000 additional in incentives, which could bring the total just shy of \$1M in incentives. This is a US manufacturing company, which includes Research & Development with approximately \$5-8M investments, approximately 80 employees. G. Anderson was told that Woodstock has made it to the next level beyond the final 4. Understanding through the county's EDC, this is the first time that a property in McHenry County has been chosen through a site selection process. This is very exciting for the City of Woodstock to be included in this mix.

J. Buckley asked what role the State plays in these incentives. G. Anderson said the state is the primary go-between; they have their own incentives and they facilitate the process. The Edge Program is the primary incentive, 2 ½ % payroll tax, they can offer

a refund for up to 10 years. G. Anderson believes they are interested in the revolving loan fund; the current maximum is \$150,000. They may be interested in \$250,000. R. Francois asked if the increased amount would be available after a financial review. J. Buckley asked what was done with Bull Valley Ford; a sales tax shared agreement. The City gives back a portion of the sales tax to Bull Valley Ford. Project Wolf wanted some up-front money; however, the City doesn't have this. G. Anderson explained the deal that Bull Valley Ford received. J. Buckley asked what other incentives other communities offer. G. Anderson said they asked for specific things, and the City will be able to assist with most of these areas; such as hiring, training, permitting fees, application support for grants. K. Coltrin said Woodstock knows very little about what other communities do, as this is very separate and quietly done. At this time, the City still does not know who the company is or what they do.

B. Project Studebaker:

G. Anderson said they've been working on this for about one month. The Realtor and new business owner have looked at the Quad Graphics building / old Brown Printing building on McConnell Road. The business has asked if there are any incentives and they also asked if there are people in the county available for hire. This is an east coast, from New York, they want to do plastics packaging. Woodstock is very familiar with this type of work. G. Anderson provided pertinent information which intrigued the owner. The City has a group compiling data and working on the incentives package. It sounds as though this company has some metal components along with plastics packaging with up to 1000 jobs. Machinery and equipment; \$5M in investments. Potential incentive from Enterprise Zone is approximately \$3M. The Edge credit, 2 1/2% payroll taxes. R. Francois asked if this project come through the listing broker. G. Anderson said yes, they have tried to reach out to local realtors. R. Francois asked if there's a listing sheet on the property. K. Coltrin said there have been several suggestions on what could go into this property. This information is also listed on the City's website. The Silgan property on Courtaulds is still in the decommissioning process. DB Hess is becoming Flo-Con. The Commission would like to know what the City's plans are going forward once those industrial buildings are filled.

2. Chamber of Commerce Update:

G. Anderson said the Chamber is under a re-birth; they're doing very well. In late June there was an industrial round-table through the Chamber. The Chamber anticipates holding Quarterly meetings of various groups. Other World Computing (OWC) hosted that meeting; discussed the Enterprise Zone and some state level incentives. The group asked for some additional information regarding energy efficiencies.

The Chamber is putting together a Welcome Bag targeting new businesses and residents. The Chamber is working very hard on making new connections. They are using the Woodstock Independent to find out property transfers and looking to boost their membership. They've started a lunch and learn series and they've recently had a small business development center come out to speak and explain services they offer to the community. They are planning more events and meetings; becoming far more active in the community. A group from the Chamber assisted with last Saturday's

event, Keep Woodstock Beautiful. Volunteers gathered at Matrix 4 that Saturday morning. Some people assisted with painting the outside of the building. Other groups went out to selected areas to clean up the grounds. G. Anderson said it's an initial coat of paint, but has some ideas of having murals painted on the walls in the future. K. Coltrin said the Chamber Director Danielle Gulli is working hard and doing a great job to liven up the Chamber. G. Anderson asked the members if they've had a chance to look into the Real Woodstock information. They've added an industrial / manufacturing element along with tourism. G. Anderson is taking more of the Real Woodstock materials with them to the conference in Chicago tomorrow.

A. Industrial Roundtable:

G. Anderson said they have not set a date for the industrial round-table yet; but would like Commission members to attend if possible.

3. MCEDC Business Champion Nominations:

Matrix 4 was recognized last year; the event was held at the Holiday Inn in Crystal Lake. Mark Saladin is on the Board. Phoenix Woodworking was recognized the year before, OWC, Charter Dura-Bar, and Catalent have all been recognized in years past. The nomination deadline is at the end of the month. Keep your ears open for people that are doing a great job in the community. G. Anderson talked about Intren on Lake Avenue. He asked the Commissioners to give this some thought and think of someone to nominate.

R. Francois said he has a conflict for the next regular Commission meeting scheduled for Tuesday, September 13, 2016 and asked if the meeting could be scheduled for another date. After a bit of discussion on dates, the Commission agreed on having their next meeting on Wednesday, September 7, at 8:00 AM. G. Anderson will email members to advise and confirm attendance. He anticipates having some revolving loan applications in the near future.

COMMISSION COMMENTS / UPDATES: None.

ADJOURNMENT:

Motion by J. Buckley, second by C. McGown to adjourn to the next Special Meeting of the Economic Development Commission on Wednesday, September 7, 2016 at 8:00 AM in the Council Chambers at City Hall. Ayes: J. Buckley, C. McGowan, H. Patel, and R. Francois. Nays: None. Absentees: W. Read. Abstentions: None. Motion carried. Meeting adjourned at 9:08 AM.

Respectfully submitted,

Jane Howie
Chief Deputy City Clerk