# ST. CLAIR COUNTY ECONOMIC DEVELOPMENT DEPARTMENT

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**ECONOMIC DEVELOPMENT COMMITTEE**

**Meeting Minutes**
**September 20, 2018**

Members Present:

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| Robert Trentman | Ken Sharkey |
| Robert Allen | Rick Vernier |
| Jerry Dinges | |

Members Excused:

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|---|---|
| Marty Crawford | Frank Heiligenstein |

Staff Present:
Terry Beach, Director
Jennifer Little, Executive Assistant/Special Projects Specialist

Others Present:
Fred Boch, County Board Member
Charles Lee, PBC Commissioner
Tim Cantwell, Airport Director
Ed Weilbacher, Kaskaskia Regional Port District

Call to Order:
Chairman Sharkey called the Committee to order at 6:00 p.m. and led everyone in the Pledge of Allegiance.

Public Comment Regarding the Agenda:
Mr. Sharkey asked if anyone present had a question or comment regarding the agenda. There were none.

Approval of the August 16, 2018 Committee Minutes *(action required)*:
Mr. Sharkey called for action on the August 16, 2018 Committee minutes. Mr. Allen made the motion to approve the minutes, which was seconded by Mr. Trentman. The motion passed unanimously.

New Business (Director's Report, *action required*):
Mr. Sharkey asked the Director to give his report. Mr. Beach updated the Committee on department activities and meetings since the August 16th Committee meeting and other on-going projects. He distributed his monthly report (August 17 – September 20, 2018) to the Committee members and others present. In the report he mentioned the following: He was working with no new leads/prospects in last 30 days but continued to work with three older leads including one that will require a Special Committee meeting the following Monday prior to the County Board meeting. It involves the sale of approximately 15.69 acres of County property on the north side of I-64 at Rieder Road to a buyer who will build a new $3.2 million, 30,000 s.f. facility for a business currently located elsewhere in the County. This is a retention effort as the buyer has an

out-of-County option. The business would employ 30 workers at the new facility and expanded sales means more sales tax for the County since the site is unincorporated. Related to the above, Mr. Beach mentioned the County is seeking to rezone seven (7) County-owned parcels totaling 124.66 acres on the north side of I-64/Rieder Road (Exit 21) to I-2 (General Industrial District). He will appear before the County Zoning Board of Appeals on October 15th at 7:00 pm as the Applicant.

Mr. Beach mentioned that Dean Oelze (S.I. Strategy, LLC) the developer/owner of the McKendree Rec Plex in O'Fallon applied (on September 13th) and we issued an Enterprise Zone sales tax exemption certificate to build a new two (2) floor medical building for HSHS (St. Elizabeth's Hospital parent) which will house the new relocated physical therapy offices in O'Fallon adjacent to the Rec Plex. Cost: $1.4 million with cost of materials at $575,000 resulting in our fee of $2,875.00.

He also mentioned the River Bridge District ribbon cutting was August 30th. Photos and some news media attached were distributed.

Meetings: Not mentioned in last monthly Director's Report was the Village of Shiloh TIF annual Joint Review Board (JRB) meeting (August 16th). County Board member Dave Tiedemann was present representing Shiloh Valley Township. Additional meetings in the prior 30 days: briefing and meeting at Scott AFB (August 20th) with Installation/Base Commander Col. Leslie Maher along with County Board Chairman Mark Kern, Tim Cantwell, and Rick Stubblefield; monthly Board meeting of the Greater Belleville Chamber of Commerce (August 21st); meeting we called with the Mayors from Dupo, Cahokia, and Sauget at Cahokia Village Hall (August 28th) to discuss the American Bottoms Enterprise Zone; as stated above, the River Bridge District ribbon cutting (August 30th) where Mr. Beach served as the emcee; he introduced County officials attending the annual County/City of Belleville BBQ (August 12th) hosted by the Greater Belleville Chamber of Commerce; he attended monthly Board meeting of the Greater Belleville Chamber of Commerce (September 18th); attended the annual Jobs Pus regional job fair (September 19th) in Collinsville. Our sister agency (the Grants Department) was the host this year. Finally, he informed the Committee that he will be attending the annual International Economic Development Council (IEDC) conference September 30th through October 3rd and will be posting to social media from this event. It is in Atlanta this year. Social media: Facebook page has 2,331 "likes" which is +5 since last month and Twitter has 761 "followers" which is +9 since last month. He continues to post 4-5 times weekly regarding our activities and those of our partners. Please follow/like us. Facebook: St. Clair County Economic Development (StClairCountyEconDev) and Twitter: @SCCEconDev.

Mr. Vernier made the motion to approve the Director's Report and Mr. Allen made the second. The motion passed unanimously.

<u>New Business (Airport Director's Report, *information only*):</u>
Mr. Sharkey asked the Airport Director to give his report. Mr. Cantwell distributed his monthly running total of passenger counts, fuel sales, and related numbers. He discussed the other items in his handouts including the passenger terminal modifications that are needed, the concessionaire RFP and recommended selected vendor, the new parking system, a new tenant needing Foreign Trade Zone status. There was a discussion regarding these items.

<u>New Business (Discussion and Approval to authorize PBC/Airport to pursue a Federal Aviation Administration (FAA) AIP grant as needed, *action required*)</u>
Mr. Cantwell presented a white paper and proposal to seek a FAA AIP grant to modernize the passenger terminal due to its age, inefficient layout, and its non-ADA compliant design. The approval sought now is to pursue the grant and determine the level of funding that might be available and what the local match would therefore be. It was stressed that any final decision to apply for, or accept, a specific amount would require final approval from the County Board and PBC. A thorough discussion was held. Mr. Allen then made a motion to authorize the Airport Director to seek FAA AIP grant opportunities to modernize the passenger terminal. The second was made by Mr. Vernier. The motion passed and was then to be voted on by the County Board.

New Business (Resolution to authorize the addition of property tax abatement as one of the incentives in the St. Clair County Mid-America Enterprise Zone, *action required*):
Mr. Beach presented the Resolution that would authorize the abatement of the county's share only of property taxes for eligible new or expanding commercial/industrial businesses located within the St. Clair County Mid-America Enterprise Zone. He went into detail regarding this request and mentioned the City of O'Fallon is doing the same. He mentioned the reasoning behind it and discussed what this entails and what it doesn't do. Mr. Dinges made a motion to approve the Resolution and the second was made by Mr. Allen. The motion passed unanimously.

New Business (partner update/report: Ed Weilbacher, Kaskaskia Regional Port District, *information only*):
Ed Weilbacher gave the Committee an update on Kaskaskia Regional Port District (KRPD) projects and opportunities especially at KRPD Terminal/Dock #1 just south of New Athens. He distributed copies of the Operational Realignment Concept for that facility with the purpose being to better serve customers and future customers. He outlined the role KRPD plays and its current business activities especially at KRPD #1.

There was no Old Business.

Under Other Comments, Mr. Beach reminded the Committee of a special Committee Meeting being called for the upcoming Monday, September 24, 2018 at 5:30 pm. regarding the sale of 15.69 acres of County property on the north side of I-64 at Rieder Road.

There were no additional comments or questions from the Committee or the public. Mr. Sharkey asked for a motion to adjourn. Mr. Trentman so moved and it was seconded by Mr. Dinges. The motion to adjourn passed unanimously and the Committee adjourned at 6:47 pm.