

**City of Genoa
Economic Development Commission**

Regular Meeting

Meeting Date: January 8, 2019

8:30 AM

**Municipal Center
Council Chambers**

Agenda

- 1) Call to Order and Roll Call
- 2) Old Business:
- 3) New Business:
 - a) Approval of Minutes from the October 9, 2018 meeting
 - b) Updates on local new businesses and other developments
- 4) Motion to Adjourn

CITY OF GENOA

ECONOMIC DEVELOPMENT COMMISSION

MINUTES

January 8, 2019 Meeting

Carolyn Tobinson called the regular meeting of the City of Genoa Economic Development Commission to order at 8:32 AM.

On roll call, members Carolyn Tobinson, Krissy Johnson, John Shipley, and Kim Egger (8:40 AM), were present; Bill Ganek and Alyssa Seguss, City of Genoa; Cece Rocha and Gwen Garza of First Midwest; Karl Gallagher, Business Owner and Century 21 Ambassador; and Brent O'Daniell, Superintendent of GKCUSD were also present.

Ms. Johnson moved and Mr. Shipley seconded to approve the minutes of the October 9, 2018 regular meeting. Upon voice vote, all members present voted aye.

There being no old business, Mr. Ganek informed the Commission about various ongoing projects. Mr. Ganek explained that the International Brotherhood of Electrical Workers has petitioned the City for a Final Planned Unit Development. Mr. Ganek also reviewed details of the project in stating that the IBEW has petitioned for approval for an electrical training facility and outdoor training yards for various electrical trade jobs.

Mr. Ganek also explained that the bankruptcy surrounding the Riverbend subdivision has ended due to a new developer purchasing the land. The new developer will complete the public improvements which was the purpose of the previous litigation. Mr. Ganek stated that the developer would once again be coming back to the City to amend the plan now that the developer has acquired additional lots that he did not own as part of the project that has already been approved. Mr. Ganek explained that the City will be able to recoup the litigation costs through the development of the subdivision. There was some discussion on the logistics of collecting these funds and it was explained that the remaining fees owed to the City would be collected on a per lot basis at occupancy of each unit/lot.

Mr. Ganek announced that Staff has been working on developing a Façade Improvement Program in the downtown using CDAP funds. This would be either a grant or loan program. There was productive discussion on the positives and negatives of a grant versus a loan program, how the program would be marketed, and geographic location of eligible applicants. There was also some discussion regarding the future TIF District and Staff explained that there has not been a developer interested in beginning a development project as of yet, which is crucial to the implementation and start-up benefits of a TIF District.

Ms. Egger exited the meeting at approximately 9:30 AM.

Mr. Ganek explained that Staff is continuing to plan a 5 Year Capital Improvement Plan. This year, Staff expects that work will begin on the north water tower and South Genoa Street. Staff has also been putting efforts towards evaluating the state of roads and

discussing how future funds can be allocated to their repair. Mr. Ganek also reported that the project at the corner of Prairie Street and Route 72, the “Dunkin’ Donuts”, has received final approval and that the owner/building is in search of additional tenants for the building. Mr. Ganek stated that video gambling has been discussed as a possible use proposed by the developer of the Route 72 and Prairie Street development, at which community members discussed what uses would be more beneficial than video gaming. Mr. Ganek also announced that there will be future opportunities for commercial and industrial growth in which Staff continues to follow up on.

Ms. Johnson reported on upcoming Chamber Events, including the Chamber’s Annual Dinner. Mr. O’Daniell reported that state funding may allow for additional staffing, which is a nice change from previous years. Mr. O’Daniell also reported that Staff will begin discussing upcoming Kindergarten enrollment, which has also grown in recent years. Mr. Shipley announced that he has a vacancy in one of his units in the downtown and is looking for 1-2 tenants.

There being no further business for discussion, Ms. Johnson motioned to adjourn the meeting at 9:40 AM, seconded by Mr. Shipley. Upon voice vote, all members present voted aye.