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DeKalb County Government
Sycamore, Illinois

**Economic Development Committee Minutes
August 1, 2017**

The DeKalb County Economic Development Committee met on Tuesday, August 1, 2017 at 7:00 p.m., in the Administrative Building's Conference Room East in Sycamore, Illinois. Chairman Bagby called the meeting to order. Those Members present were Mr. Brown, Mrs. Emmer, Mr. Faivre, Mrs. Haji-Sheikh, Mr. Osland, and Chairman Bagby. A quorum was established with all six Members present.

Others present were Gary Hanson, Paul Borek, John Mataitis and Ryan Cardinali.

APPROVAL OF THE MINUTES

It was moved by Mr. Faivre, seconded by Mr. Osland, and it was carried unanimously to approve the minutes from the May 2, 2017 meeting.

APPROVAL OF THE AGENDA

It was moved by Mr. Brown, seconded by Mrs. Haji-Sheikh, and it was carried unanimously to approve the meeting agenda.

PUBLIC COMMENTS

John Mataitis, a Sycamore resident, stated that he had a few questions regarding the Board of Review updates. Chairman Bagby noted that he would yield for questions on that topic when that item came up on the Agenda. Mr. Mataitis additionally noted that when he was present at the April Committee Meeting, Mr. Cardinali exposed a crime that was committed by the Sycamore Township Assessor and questioned if any of the Committee Members had turned that Assessor into the State Attorney's Office. It was determined that no Members had.

Mr. Hanson shared that he would be participating in a Key Stakeholder Interview with the DeKalb County Convention and Visitors Bureau and welcomed any additional comments from Committee Members that they may want to share that he could relay.

Ryan Cardinali, a Sycamore resident, shared that he spoke with Legal Council since the last meeting and wanted everyone on the Board to know that he was advised by the Legal Council that if the County Board is to again reappoint the current Board of Review Members they could face being charged with a civil case. Mr. Cardinali continued to explain that it has been brought to the County Board's attention that ethics violations have been broken and the current Board of Review aren't performing to the best of their abilities and even laws have been broken. Mr. Cardinali added that State's Attorney Rick Amato won't defend the County Board if they choose to reappoint Board of Review Members knowing that have broken the law.

CITY OF GENOA TAX ABATEMENTS

Mr. Hanson shared that the City of Genoa is respectfully requesting the County to approve two property tax abatements within the City.

This first request is for a three-year abatement to J6 Polymers LLC, for redevelopment and expansion of industrial property in Genoa. The City Council of the City of Genoa recently approved an economic incentive agreement with J6 Polymers LLC and Wood Ventures LLC, both Illinois Corporations, relative to their redevelopment of the former 84 Lumber property at 601 Derby Line Road into a rehabilitated and expanded industrial building. This property, which had been vacant, comprises approximately 11 .24 acres, with approximately 23,850 square feet in existing structures, which parcel is zoned "SI", Suburban Industrial. Wood Ventures LLC would be the entity that will own the property at 601 Derby Line Road, and J6 Polymers will operate the business at that location. The 2 companies are owned by the same family. Through the redevelopment of the long vacant former 84 Lumber property, J6 Polymers would relocate their corporate headquarters and operations to Genoa. They anticipate having employment of about 10 employees as they begin developing their company in Genoa, with significant opportunity for further growth.

That the abatements are limited to this specific project for a term not to exceed three years following completion and occupancy of the structure and are limited to 67% of the taxes in the first full tax year; 67% of the taxes in the second tax year; and 67% of the taxes in the third full tax year. J6 Polymers LLC and Wood Ventures LLC shall pay the abated taxes if it fails to occupy the building at Derby Line Road through J6 maintain employment of at least 8 persons for three years from the first anniversary of the occupancy of the building.

The second request is for five-year abatement to Malcour Development LLC, and Service Concepts, Inc., both Illinois Corporations, relative to their development of a new building for expansion of the Service Concepts business, in accordance with the economic incentive policy all local governments for the Genoa area have endorsed and supported. Malcour Development would be the entity that will own the new building at 402 South Centre Drive, and Service Concepts, Inc. will operate the HVAC (Heating, Ventilation, and Air Conditioning) and Plumbing business at that location providing expansion space for their business. The site is located east of Route 23, south of Pearson Drive and north of the CN Railroad.

That the abatements are limited to this specific project for a term not to exceed five years following completion and occupancy of the structure and are limited to 67% of the taxes in the first full tax year; 67% of the taxes in the second tax year; and 67% of the taxes in the third full tax year, 67% of the taxes in the fourth full tax year, and 67% of the taxes in the fifth full tax year. Malcour Development and Service Concepts, Inc. shall pay the abated taxes if it fails to build, or fails to occupy the building at 402 South Centre Drive and maintain employment of at least 12 persons for five years from the first anniversary of occupancy of the building.

Mr. Hanson added that like past requests of this nature, the County had recommended that the local taxing districts approve abatement requests before forwarding the request to the County. All of the local taxing districts (City, School District 424, Genoa-Kingston Fire Protection

District, Genoa Public Library District, Genoa Township Park District, and Genoa Township), have now adopted an ordinance or resolution approving the abatement for their respective District.

The Committee and DeKalb County Economic Development Corporation Executive Director Paul Borek discussed that Genoa has been a stronger supporter of the new Enterprise Zone however, there are minimum size requirements for property tax incentives that may be difficult for Genoa projects to meet, so it will be important to retain the local Genoa Unified Economic Incentive policy. Much of the growth in Industrial development in Genoa may be smaller buildings which will be able to take advantage of the incentive in the Enterprise Zone for sales tax on building materials but will not meet the criteria for building size or number of employee criteria for the property tax incentive. The size of the Service Concepts building falls just under the minimum required for the Enterprise Zone recently created.

Mrs. Haji-Sheikh asked for a translation of what the 67% abatements amount to in dollars each year. Mr. Hanson said he would get those figures out to the Committee prior to the County Board Meeting.

Mr. Faivre moved to forward both City of Genoa tax abatement requests to the full County Board recommending their approval. Mrs. Emmer seconded the motion and it was moved unanimously.

TAX ABATEMENT SUMMARY REPORT

The Committee reviewed a handout that Mr. Hanson provided that summarized the various past and present property tax abatements throughout the County. Each abatement shows what the property taxes were five years prior to the abatement, during the abatement, and in some cases five years after the abatement. These summaries are meant to provide a better picture of how much money certain properties are now bringing in as opposed to before they were given abatements and most of which were just farmland. Although the summary provides a good picture, it does not answer the threshold question which is, *if you didn't offer an incentive, would the company have come here or not?*

BOARD OF REVIEW UPDATE

Chairman Bagby shared that interviews for the open Board of Review (2 positions) and Board of Review – Alternates (3 possible positions) are taking place this week. There are six applicants that are being interviewed for those positions. Chairman Bagby explained that since the Committee last met, the County hosted a Board of Review Exam and a couple people showed up for that but they also had a couple individuals who took test in surrounding Counties. He additionally clarified that current individuals who have been serving on the Board of Review are also going through the current interview process. Chairman Pietrowski is expected to offer his appointment recommendation at next week's Executive Committee Meeting, Chairman Bagby informed.

PLANNING FOR TAX CYCLE WORKSHOP

Chairman Bagby reiterated that the Committee has discussed before and wanted to continue discussions on how they can educate the Board and public more on the entire Property Tax Process. The Committee also discussed the possibilities of holding two types of educational sessions/workshops. One would be for the Board and could be hosted before or after another regularly scheduled meeting such as Executive Committee. The other workshop would be for the public to gain more widespread education on the Property Tax System. The issues with scheduling these workshops is finding an adequate time that all of the appropriate tax-related offices can come together.

It was additionally shared that there are document available on the County's website that provide an explanation of the Property Tax Cycle, as well as instructions on how to appeal your property taxes. No dates for either workshop were determined yet.

ADJOURNMENT

It was moved by Mrs. Haji-Sheikh, seconded by Mr. Osland and it was carried unanimously to adjourn the meeting.

Respectfully submitted,

Chairman Tim Bagby

Tasha Sims, Recording Secretary

DEKALB COUNTY GOVERNMENT
Municipal Tax Abatement Programs
Updated 7/31/2017 Through the 2016 Tax Year, Payable in 2017

A. CITY OF DEKALB

**#A1 3M Distribution - 1250 Macom Dr., DeKalb - 5 yr Abatement
08-26-400-018 (R2010-38) Approved 06/16/2010**

Tax Year	Tax Before Abatement Program	Construction Cycle Taxes	Original Tax	Abatement	Adjusted Tax	Tax After Abatement Program
2006	\$1,840.22					
2007	\$1,555.40					
2008	\$1,940.78					
2009	\$2,176.80					
2010	\$7,163.56					
2011		\$345,107.18				
2012			\$891,415.28	\$783,729.96	\$107,685.32	
2013			\$910,516.38	\$711,858.38	\$198,658.00	
2014			\$910,043.88	\$444,636.66	\$465,407.22	
2015			\$914,246.48	\$446,857.14	\$467,389.34	
2016			\$917,078.60	\$448,310.42	\$468,768.18	
2017						
2018						
2019						
2020						
2021						
Totals	\$14,676.76	\$345,107.18	\$4,543,300.62	\$2,835,392.56	\$1,707,908.06	

**#A2 3M Distribution (Project 9) - 1211 Fairview Dr., DeKalb - 5 yr Abatement
08-26-400-016 (R2007-17) Approved 03/21/2007**

Tax Year	Tax Before Abatement Program	Construction Cycle Taxes	Original Tax	Abatement	Adjusted Tax	Tax After Abatement Program
2002	\$2,314.92					
2003	\$2,053.92					
2004	\$1,699.56					
2005	\$1,500.28					
2006	\$1,840.22					
2007		\$152,831.18				
2008			\$413,129.02	\$130,936.28	\$282,192.74	
2009			\$427,565.72	\$122,561.06	\$305,004.66	
2010			\$430,199.24	\$106,087.70	\$324,111.54	
2011			\$448,310.68	\$93,249.90	\$355,060.78	
2012			\$459,157.86	\$78,880.58	\$380,277.28	
2013						\$468,996.62
2014						\$468,753.24
2015						\$470,917.96
2016						\$494,059.26
2017						
Totals	\$9,408.90	\$152,831.18	\$2,178,362.52	\$531,715.52	\$1,646,647.00	\$1,902,727.08

DEKALB COUNTY GOVERNMENT
Municipal Tax Abatement Programs
Updated 7/31/2017 Through the 2016 Tax Year, Payable in 2017

**#A3 3M Distribution (Project Oak) - 2600 Wirsing Pkwy, DeKalb - 5 yr Abatement
09-07-300-022 (R2006-45) Approved 08/16/2006**

Tax Year	Tax Before Abatement Program*	Construction Cycle Taxes	Original Tax	Abatement	Adjusted Tax	Tax After Abatement Program
2001	\$7,000.00					
2002	\$7,000.00					
2003	\$7,000.00					
2004	\$7,000.00					
2005	\$7,000.00					
2006		\$7,292.52				
2007			\$282,474.40	\$93,266.46	\$189,207.94	
2008			\$295,551.34	\$192,913.16	\$102,638.18	
2009			\$309,894.40	\$154,154.62	\$155,739.78	
2010			\$314,922.04	\$69,538.00	\$245,384.04	
2011			\$313,258.26	\$56,735.92	\$256,522.34	
2012						\$309,857.54
2013						\$313,184.00
2014						\$313,852.06
2015						\$326,113.38
2016						\$330,454.16
Totals	\$35,000.00	\$7,292.52	\$1,516,100.44	\$566,608.16	\$949,492.28	\$1,593,461.14

* Estimated Amounts (Parcel was created in 11/16/2006)

**#A4 Panduit - 1700 Fairview Dr., DeKalb - 5 yr Abatement
08-36-100-010 (R2006-46) Approved 08/16/2006**

Taxing Districts: DeKalb County, DeKalb, Sanitary, DeKalb Twp.

*2009-10	2010-11	2011-12	2012-13	2013-14
x	x	x	x	x

Taxing Districts: DeKalb Library, DeKalb Park, Kish. College , SD #428

*2010-11	2011-12	2012-13	2013-14	2014-15
x	x	x	x	x

Tax Year	Tax Before Abatement Program	Construction Cycle Taxes	Original Tax	Abatement	Adjusted Tax	Tax After Abatement Program
2004	\$460,009.84					
2005	\$475,658.50					
2006	\$481,185.36					
2007	\$485,473.50					
2008	\$530,390.78					
2009		*	\$751,583.96	\$36,386.24	\$715,197.72	
2010		*	\$756,213.28	\$179,174.14	\$577,039.14	
2011			\$788,049.96	\$160,168.58	\$627,881.38	
2012			\$807,177.28	\$144,586.20	\$662,531.08	
2013			\$824,412.14	\$125,898.92	\$698,513.22	
2014			\$823,984.24	\$86,441.24	\$737,543.00	
2015						\$827,789.48
2016						\$869,907.22
2017						
2018						
2019						
Totals	\$2,432,717.98		\$4,751,420.86	\$732,655.32	\$4,018,705.54	\$1,697,696.70

DEKALB COUNTY GOVERNMENT
Municipal Tax Abatement Programs
Updated 7/31/2017 Through the 2016 Tax Year, Payable in 2017

#A5 Right Pointe - 2754 Wagner Ct., DeKalb - 5 yr Abatement
08-34-401-014 (R2014-70) Approved 10/15/2014

Tax Year	Tax Before Abatement Program	Construction Cycle Taxes	Original Tax	Abatement	Adjusted Tax	Tax After Abatement Program
2008	\$6,792.28					
2009	\$7,029.66					
2010	\$7,072.94					
2011	\$7,370.70					
2012	\$7,549.00					
2013		\$36,005.30				
2014			\$69,812.30	\$61,397.02	\$8,415.28	
2015			\$70,134.74	\$54,847.72	\$15,287.02	
2016			\$73,481.28	\$35,921.06	\$37,560.22	
2017						
2018						
2019						
2020						
2021						
2022						
2023						
Totals	\$29,022.30	\$36,005.30	\$213,428.32	\$152,165.80	\$61,262.52	

#A6 Target Distribution Center - 1115 Macom Dr., DeKalb - 5 yr Abatement
08-26-200-010 (R2004-50) Approved 7/21/2001
R2009-64 Recsinding 2009 Tax Year (R2010-06) Approved 1/21/2010

Tax Year	Tax Before Abatement Program	Construction Cycle Taxes	Original Tax	Abatement	Adjusted Tax	Tax After Abatement Program
2000	\$1,109.64					
2001	\$1,003.36					
2002	\$892.12					
2003	\$791.26					
2004	\$2,653.64					
2005		\$123,829.84				
2006		\$503,655.62				
2007			\$726,863.04	\$215,070.06	\$511,792.98	
2008			\$850,231.68	\$239,529.52	\$610,702.16	
2009			\$820,120.80	\$0.00	\$820,120.80	
2010			\$794,504.94	\$465,423.48	\$329,081.46	
2011			\$827,953.70	\$143,513.96	\$684,439.74	
2012						\$847,986.50
2013						\$866,157.12
2014						\$865,707.66
2015						\$869,705.60
2016						\$907,686.06
Totals	\$6,450.02	\$627,485.46	\$4,019,674.16	\$1,063,537.02	\$2,956,137.14	\$4,357,242.94

DEKALB COUNTY GOVERNMENT
Municipal Tax Abatement Programs
Updated 7/31/2017 Through the 2016 Tax Year, Payable in 2017

B. CITY OF GENOA

**#B1 Custom Aluminum Products, Inc. - 312 Eureka St., Genoa - 3 yr Abatement
03-19-430-007 (R2007-40) Approved 06/20/2007**

Tax Year	Tax Before Abatement Program	Construction Cycle Taxes	Original Tax	Abatement	Adjusted Tax	Tax After Abatement Program
2001	\$96,595.34					
2002	\$99,238.32					
2003	\$98,535.50					
2004	\$98,967.52					
2005	\$100,722.72					
2006		\$74,565.08				
2007		\$73,949.82				
2008			\$75,729.80	\$49,423.24	\$26,306.56	
2009			\$76,973.80	\$50,938.50	\$26,035.30	
2010			\$78,965.36	\$51,558.10	\$27,407.26	
2011						\$82,411.60
2012						\$90,104.80
2013						\$91,368.18
2014						\$93,096.18
2015						\$93,930.94
Totals	\$494,059.40	\$148,514.90	\$231,668.96	\$151,919.84	\$79,749.12	\$450,911.70

**#B2 Service Concepts Inc. - 404 S. Centre Dr., Genoa - 5 yr Abatement
03-29-154-003 (R2010-07) Approved 01/20/2010**

Tax Year	Tax Before Abatement Program	Construction Cycle Taxes	Original Tax	Abatement	Adjusted Tax	Tax After Abatement Program
2005	\$74.74					
2006	\$72.26					
2007	\$74.88					
2008	\$2,273.30					
2009	\$2,334.72					
2010		\$14,427.40				
2011			\$16,888.08	\$11,030.78	\$5,857.30	
2012			\$18,203.90	\$11,896.32	\$6,307.58	
2013			\$18,459.18	\$12,066.98	\$6,392.20	
2014			\$18,808.32	\$12,296.10	\$6,512.22	
2015			\$18,977.00	\$12,405.36	\$6,571.64	
2016						\$18,841.18
2017						
2018						
2019						
2020						
Totals	\$4,829.90	\$14,427.40	\$91,336.48	\$59,695.54	\$31,640.94	\$18,841.18

DEKALB COUNTY GOVERNMENT
Municipal Tax Abatement Programs
Updated 7/31/2017 Through the 2016 Tax Year, Payable in 2017

C. CITY OF SYCAMORE

**#C1 Ample Supply Company - 1401 S. Prairie Rd., Sycamore - 3 yr Abatement
09-05-151-014 (R2007-73) Approved 12/19/2007**

Tax Year	Tax Before Abatement Program	Construction Cycle Taxes	Original Tax	Abatement	Adjusted Tax	Tax After Abatement Program
2004	\$92.34					
2005	\$79.22					
2006	\$78.56					
2007	\$44.64					
2008	\$46.56					
2009		\$26,398.18				
2010			\$51,906.40	\$4,502.92	\$47,385.48	
2011			\$51,828.80	\$3,748.44	\$48,080.36	
2012			\$51,315.34	\$667.48	\$50,647.86	
2013						\$51,266.06
2014						\$51,948.98
2015						\$52,477.80
2016						\$52,892.40
Totals	\$341.32	\$26,398.18	\$155,050.54	\$8,918.84	\$146,113.70	\$208,585.24

**#C2 Continental Custom Ingredients Inc. - 1631 S. Priarie Dr., Sycamore - 3 yr Abatement
09-06-427-011 (R2003-63) Approved 11/19/2003**

Tax Year	Tax Before Abatement Program	Construction Cycle Taxes	Original Tax	Abatement	Adjusted Tax	Tax After Abatement Program
2000	\$837.48					
2001	\$857.26					
2002	\$178.56					
2003	\$157.88					
2004	\$204.80					
2005		\$94,450.74				
2006			\$114,459.28	\$32,788.50	\$81,670.78	
2007			\$115,676.06	\$86,572.30	\$29,043.76	
2008			\$120,641.72	\$58,820.08	\$61,821.64	
2009						\$106,817.92
2010						\$145,149.94
2011						\$145,673.96
2012						\$136,793.72
2013						\$136,662.40
Totals	\$2,235.98	\$94,450.74	\$350,777.06	\$178,180.88	\$172,536.18	\$671,097.94

DEKALB COUNTY GOVERNMENT
Municipal Tax Abatement Programs
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**#C3 Fullco Industries Inc. - 1551 Prairie Dr., Sycamore - 3 yr Abatement
09-05-301-001 (R2005-26) Approved 03/16/2005**

Tax Year	Tax Before Abatement Program	Construction Cycle Taxes	Original Tax	Abatement	Adjusted Tax	Tax After Abatement Program
2000	\$221.26					
2001	\$226.52					
2002	\$226.52					
2003	\$228.00					
2004	\$2,441.00					
2005		\$23,145.96				
2006			\$46,986.20	\$14,613.38	\$32,372.82	
2007			\$47,462.08	\$33,351.78	\$14,109.30	
2008			\$49,524.16	\$25,386.74	\$24,137.42	
2009						\$50,979.02
2010						\$51,973.28
2011						\$52,160.94
2012						\$51,644.12
2013						\$51,594.56
Totals	\$3,343.30	\$23,145.96	\$143,972.44	\$73,351.90	\$70,619.54	\$258,351.92

**#C4 Smart Motion Robotics - 805 Thornwood Dr., Sycamore - 3 yr Abatement
09-06-426-014 (R2009-23) Approved 04/15/2009**

Tax Year	Tax Before Abatement Program	Construction Cycle Taxes	Original Tax	Abatement	Adjusted Tax	Tax After Abatement Program
2006	\$39.28					
2007	\$40.54					
2008	\$5,582.08					
2009	\$4,464.04					
2010	\$4,547.06					
2011			\$41,930.98	\$12,600.04	\$29,330.94	
2012			\$41,515.54	\$30,235.38	\$11,280.16	
2013			\$41,475.58	\$18,735.90	\$22,739.68	
2014						\$42,028.08
2015						\$42,455.94
2016						\$42,791.32
2017						
2018						
Totals	\$14,673.00		\$124,922.10	\$61,571.32	\$63,350.78	\$127,275.34

DEKALB COUNTY GOVERNMENT
Municipal Tax Abatement Programs
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#CS **Superior Industrial Equipment - 1609 Afton Rd., Sycamore - 3 yr Abatement**
09-06-426-011 (R2007-62) Approved 09/19/2007 (R2009-63 Amended) Approved 11/18/2009

Tax Year	Tax Before Abatement Program	Construction Cycle Taxes	Original Tax	Abatement	Adjusted Tax	Tax After Abatement Program
2004	\$32.82					
2005	\$28.18					
2006	\$27.84					
2007	\$28.36					
2008	\$31.48					
2009			\$31,180.84	\$7,257.64	\$23,923.20	
2010			\$31,760.58	\$20,286.30	\$11,474.28	
2011			\$31,713.08	\$15,935.28	\$15,777.80	
2012						\$31,398.96
2013						\$31,368.84
2014						\$31,786.70
2015						\$32,110.32
2016						\$32,363.98
Totals	\$148.68		\$94,654.50	\$43,479.22	\$51,175.28	\$159,028.80