

*Note: These minutes are not official until approved by the Economic Development Committee at a subsequent meeting. Please refer to the meeting minutes when these minutes are approved to obtain any changes to these minutes.*

DeKalb County Government  
Sycamore, Illinois

**Economic Development Committee Minutes  
May 5, 2020**

The DeKalb County Economic Development Committee met virtually via Zoom on Tuesday, May 5, 2020. Chair Emmer called the meeting to order at 7:00 p.m. Those Members virtually present were Mr. Tim Bagby, Ms. Rukisha Crawford, Ms. Kiara Jones, Ms. Terri Mann-Lamb, and Chair Laurie Emmer. Mr. Tim Hughes was absent. A quorum was established with five Members virtually present and one absent.

Others present were Gary Hanson, Derek Hiland, Robin Brunschon, Paul Borek, Pete Stefan, Bridget Nodurft, and two others from the public.

**APPROVAL OF THE AGENDA**

**It was moved by Mr. Bagby, seconded by Ms. Mann-Lamb, and it was carried unanimously to approve the meeting agenda as presented.**

**APPROVAL OF THE MINUTES**

**It was moved by Ms. Crawford, seconded by Ms. Mann-Lamb, and it was carried unanimously to approve the minutes from the February 4, 2020 meeting.**

**PUBLIC COMMENTS**

There were no public comments.

**APPROVAL OF AMENDMENTS TO THE DEKALB COUNTY ENTERPRISE ZONE & ENTERPRISE ZONE INTERGOVERNMENTAL AGREEMENT**

DeKalb County Economic Development Corporation (DCEDC) Executive Director and DeKalb County Enterprise Zone Administrator Paul Borek brought forth for the Committee's consideration an Add-Territory Boundary Amendment to the DeKalb County Enterprise Zone for Project Buffalo/Syngenta.

Mr. Borek shared that DCEDC has worked for nearly a year and a half with CBRE site selectors and consultants representing this project. Project Buffalo is Syngenta, a global Agribusiness company headquartered in Switzerland, with 28,000 employees in 90 countries around the world.

Syngenta is proposing to develop a project involving the following operations:

- A 24+ acre building site within an 88-acre agricultural parcel;
- A 96,000 square foot campus consisting of office space, a customer experience center; laboratories, greenhouses, and warehousing; and
- A skilled workforce of research & development professionals, team leads and managers.

The selected site is located on the northeast corner of Route 38 and Willrett Road, west of Kishwaukee College.

Project Buffalo/Syngenta has requested that a Project-Specific Add Territory Boundary Amendment be approved for a 24+ acre building pad on their site. The exact size will be determined when the parcel is subdivided upon finalizing the site plan.

The DeKalb County Enterprise Zone has a maximum capacity of 15 square miles. Currently, territory totaling 13.93369 square miles is included within the Zone, with capacity available for an additional 682.4 acres.

The Enterprise Zone Boundary Amendment Map (*attached*) was reviewed by the Committee and provided calculations illustrating that approximately 1 square mile or 655 acres of available expansion capacity would remain in the DeKalb County Enterprise Zone upon approval of this proposed Amendment.

Participating Units of Government applicable to this site are DeKalb School District #428, Kishwaukee College, and the DeKalb County Forest Preserve District, in addition to DeKalb County Government.

The Add-Territory Boundary Amendment will require the following:

- Approval of Boundary Amendment to the Designating Ordinances by the Units of Government sponsoring the DeKalb County Enterprise Zone; as well as an
- Amendment to the DeKalb County Enterprise Zone Intergovernmental Agreement between the Designating Units: DeKalb County, City of DeKalb, City of Genoa, City of Sandwich, City of Sycamore and the Town of Cortland and Village of Waterman; and
- Approval of an “Add Territory Boundary Amendment Application” by the Illinois Department of Commerce and Economic Opportunity (DCEO).

Mr. Borek additionally shared that Agribusiness Research & Development is a Target Industry in the *DeKalb County Thriving!* Comprehensive Economic Development Strategy (CEDS Plan). Knowledge-based Industries are also identified as a specific preferred category within the DeKalb County Enterprise Zone Interstate Commerce Market (ICM) Property Tax Abatement Program. This encompasses designated Enterprise Zone properties within 3½ miles of the centerline of I-88.

While Syngenta has purchased the 88-acre site, the development project is contingent approval of the Enterprise Zone Boundary Amendment and zoning and entitlement by DeKalb County Government.

**After brief discussion, Mr. Bagby moved to recommend the approval of a DeKalb County Enterprise Zone Boundary Amendment along with an Amendment to the DeKalb County Enterprise Zone Intergovernmental Agreement to the full County Board. Ms. Crawford seconded the motion and it was carried unanimously.**

**RESOLUTION TO EXTEND THE DEADLINE FOR FILING APPLICATIONS FOR SENIOR FREEZE EXEMPTIONS**

Chief County Assessment Officer Robin Brunschon joined the Committee to request the passage of a Resolution to extend the deadline for filing applications for Senior Citizen Assessment Freeze Homestead Exemption. She explained that the exemption deadline is set by statute as of July 1<sup>st</sup> of each taxable year per 35 ILCS 200/15-172.

Many senior citizen taxpayers prefer to file the applications for the exemption in person at the County Assessment Office. The CDC has identified older adults as being at “higher-risk” from COVID-19 and recommends that persons at higher risk stay home and practice social distancing to further reduce the risk of being exposed.

Ms. Brunschon noted that the Illinois Property Tax Code provides that “[a] county may, by Resolution, establish a date for submission of applications that is different than July 1”. Ms. Brunschon suggested that the Committee and Board extend the filing deadline for the Senior Citizen Assessment Freeze Homestead Exemption for the 2020 Tax Year (payable in 2021) through October 31, 2020.

Extended this deadline will help elevate Certificates of Error Ms. Brunschon shared. She also estimated that there are close to 3,000 senior exemptions filed each year. About 20-25% has been turned in already.

**It was moved by Ms. Crawford, seconded by Ms. Mann-Lamb and carried unanimously to forward the Resolution to the full County Board recommending its approval.**

**ADJOURNMENT**

**It was moved by Mr. Bagby, seconded by Ms. Mann-Lamb and it was carried unanimously to adjourn the meeting at 7:19 p.m.**

Respectfully submitted,

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Chairman Laurie Emmer

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Tasha Sims, Recording Secretary



**DeKalb County Board Economic Development Committee  
Project Buffalo/Syngenta Add-Territory Boundary Amendment  
*SUMMARY DESCRIPTION***

On behalf of the DeKalb County Economic Development Corporation, I am pleased present a request by a codenamed Project Buffalo for an Add-Territory Enterprise Zone Boundary Amendment to the DeKalb County Enterprise Zone. DCEDC has worked for nearly a year and a half with CBRE site selectors and consultants representing this project.

Project Buffalo is Syngenta, a global Agribusiness company headquartered in Switzerland, with 28,000 employees in 90 countries around the world.

Syngenta is proposing to develop a project involving the following operations:

- A 24+ acre building site within an 88-acre agricultural parcel;
- A 96,000 square foot campus consisting of office space, a customer experience center; laboratories, greenhouses, and warehousing; and
- A skilled workforce of research & development professionals, team leads and managers.

The selected site is located on the northeast corner of Route 38 and Willrett Road, west of Kishwaukee College.

Project Buffalo/Syngenta has requested that a Project-Specific Add Territory Boundary Amendment be approved for a 24+ acre building pad on their site. The exact size will be determined when the parcel is subdivided upon finalizing the site plan.

The DeKalb County Enterprise Zone has a maximum capacity of 15 square miles. Currently, territory totaling 13.93369 square miles is included within the Zone, with capacity available for an additional 682.4 acres.

The Enterprise Zone Boundary Amendment Map presented today provided calculations illustrating that approximately 1 square mile or 655 acres of available expansion capacity would remain in the DeKalb County Enterprise Zone upon approval of this proposed Amendment.

Participating Units of Government applicable to this site are DeKalb School District #428, Kishwaukee College, and the DeKalb County Forest Preserve District, in addition to DeKalb County Government.

The Add-Territory Boundary Amendment will require the following:

- Approval of Boundary Amendment to the Designating Ordinances by the Units of Government sponsoring the DeKalb County Enterprise Zone; as well as an
- Amendment to the DeKalb County Enterprise Zone Intergovernmental Agreement between the Designating Units: DeKalb County, City of DeKalb, City of Genoa, City of Sandwich, City of Sycamore and the Town of Cortland and Village of Waterman; and
- Approval of an “Add Territory Boundary Amendment Application” by the Illinois Department of Commerce and Economic Opportunity (DCEO).

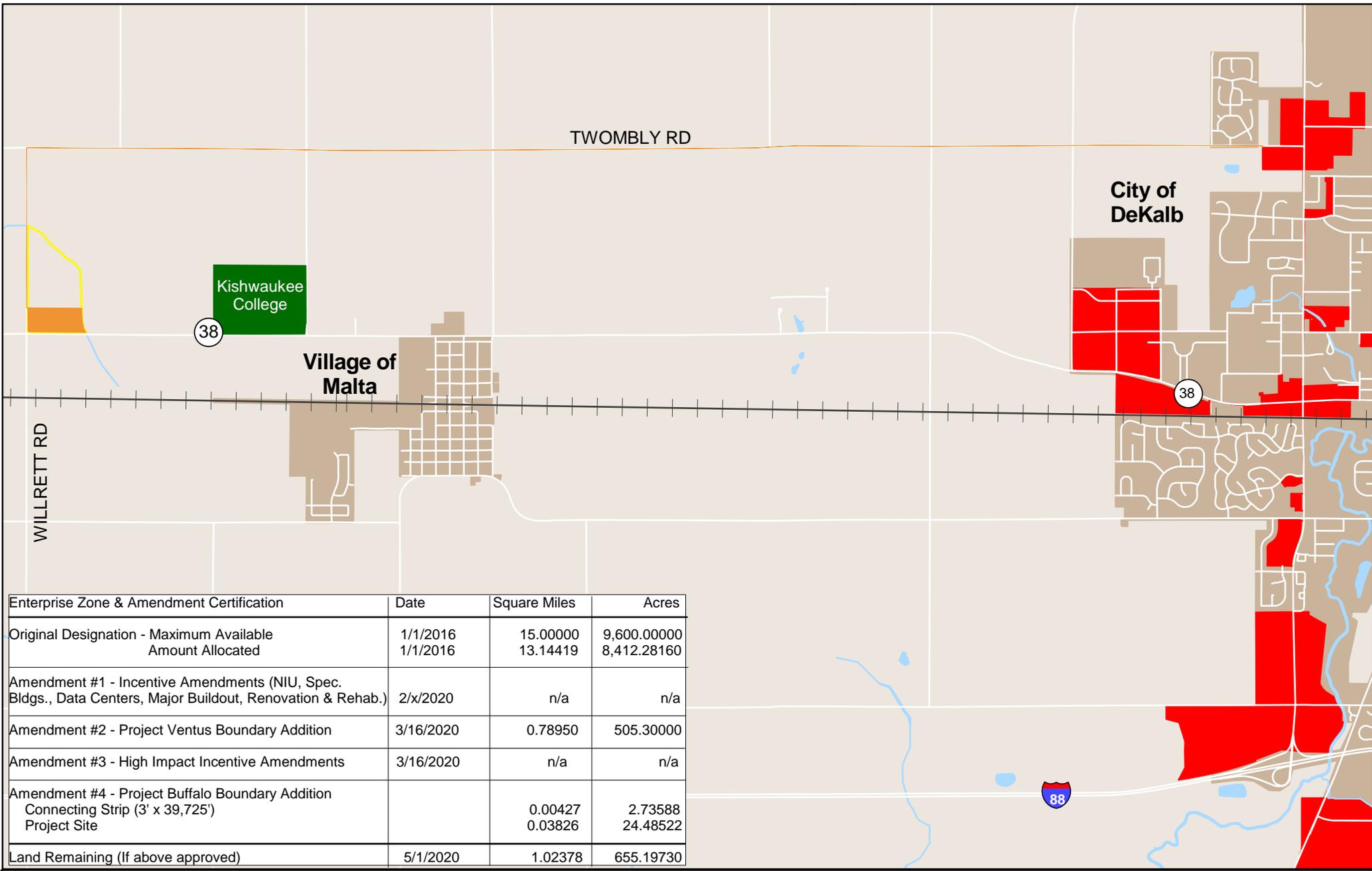
Agribusiness Research & Development is a Target Industry in the *DeKalb County Thriving!* Comprehensive Economic Development Strategy (CEDSD Plan). Knowledge-based Industries are also identified as a specific preferred category within the DeKalb County Enterprise Zone Interstate Commerce Market (ICM) Property Tax Abatement Program. This encompasses designated Enterprise Zone properties within 3½ miles of the centerline of I-88.

While Syngenta has purchased the 88-acre site, the development project is contingent approval of the Enterprise Zone Boundary Amendment and zoning and entitlement by DeKalb County Government.

The DeKalb County Enterprise Zone Advisory Board, consisting of the DCEDC Executive Committee and representatives of the Enterprise Zone Designating Units of Government and Participating Taxing Bodies, recommends that the DeKalb County Economic Development Committee recommend approval of the Project Buffalo/Syngenta Add-Territory Boundary Amendment to DeKalb County Board.

Thank you for your consideration,

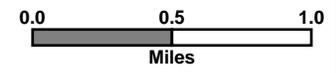
*Paul J. Borek, Executive Director / Enterprise Zone Administrator*



# Enterprise Zone Boundary Amendment – Project Buffalo


 DeKalb County Government  
 Information Management Office  
 200 North Main Street  
 Sycamore, IL 60178

- Proposed Enterprise Zone
- Existing Enterprise Zone
- Connector Strip Along Twombly and Willrett Roads
- Project Buffalo Parcel



Created: May 1, 2020 BH  
 Printed: May 1, 2020

**RESOLUTION**  
**R2020-xx**

**EXTENDING THE DEADLINE FOR FILING APPLICATIONS  
FOR THE SENIOR FREEZE EXEMPTION FOR PROPERTY TAXES**

WHEREAS, the deadline for filing applications for the Senior Citizen Assessment Freeze Homestead Exemption is set by statute as of July 1 of each taxable year (35 ILCS 200/15-172); and

WHEREAS, many senior citizen taxpayers prefer to file the applications for the Senior Citizen Assessment Freeze Homestead Exemption in person at the County Assessment Office; and

WHEREAS, the Center for Disease Control and Prevention has identified older adults as being at “higher risk” from COVID-19 and recommends that persons at higher risk stay home and practice social distancing to further reduce the risk of being exposed; and

WHEREAS, Illinois Property Tax Code provides that “[a] county may, by Resolution, establish a date for submission of applications that is different than July 1” (35 ILCS 200/15-172(c)); and

WHEREAS, the Economic Development Committee finds that extending the July 1 deadline would reduce the number of persons at “higher risk” from traveling to the County Assessment Office during the next several months and recommends that this;

NOW, THEREFORE, BE IT RESOLVED that the DeKalb County Board, pursuant to the authority granted to the County Board by Property Tax Code 35 ILCS 200/15-172(C), hereby extends the filing deadline for the Senior Citizen Assessment Freeze Homestead Exemption for the 2020 Tax Year (payable in 2021) through October 31, 2020.

PASSED THIS 20TH DAY OF MAY, 2020 AT SYCAMORE, ILLINOIS

ATTEST:

SIGNED:

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Douglas J. Johnson  
DeKalb County Clerk

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Mark Pietrowski, Jr.  
County Board Chairman