



COUNTY OF KENDALL, ILLINOIS

ECONOMIC DEVELOPMENT COMMITTEE

**County Office Building
County Board Rooms 209 & 210
111 West Fox Street
Yorkville, IL 60560**

**Friday, July 20, 2018 at 9:00 AM
MEETING AGENDA**

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at (630) 553-4171, a minimum 24-hours prior to the meeting time.

- **Call to Order**
- **Roll Call**
- **Approval of Agenda**
- **Approval of May 18, 2018 Meeting Minutes and May 22, 2018 Special Meeting Minutes**
- **Committee Business**
- **Updates and Reports**
 - *Economic Indicator Dashboard*
 - *Strategic Plan Quarter 1 Report Card*
 - *Revolving Fund Loans*
 - o *Monthly Loan Statements*
 - o *Prairie State Legal FOIA*
- **Chair's Report**
- **Public Comment**
- **Executive Session**
- **Adjournment**

KENDALL COUNTY ILLINOIS

Economic Development Committee

Meeting Minutes
Monday, May 18, 2018

Call to Order

The meeting was called to order by Chair Audra Hendrix at 9:03 a.m.

Roll Call

Committee Members Present: Chair Audra Hendrix, Lynn Cullick, Scott Gryder
Committee Members Absent: Matt Kellogg, Elizabeth Flowers

Elected Officials Present: Matthew Prochaska

Staff Present: Andrez Beltran, Economic Development and Special Projects Coordinator

Members of the Public:

Approval of Agenda – Member Gryder made the motion to approve the agenda. It was seconded by Member Cullick. **Approved 3-0.**

Approval of Meeting Minutes – Member Cullick made a motion to approve the meeting minutes from the April 23, 2018 meeting. Seconded by Member Gryder. **Approved 3-0.**

Committee Business - None

Updates and Reports

Boulder Hill and Boulder Hill Market

Mr. Beltran the packet included economic data analysis on Boulder Hill from the 2016 American Community Census. He would continue to work on it. In addition, he stated there are plans for some investment in the area. The Committee was glad to hear the news and get the information.

Lions Club International visit

Mr. Beltran stated that on May 9, Chairman Gryder and Vice-Chair Cullick attended the Lions Club International Welcoming Ceremony at Timber Creek Lodge. The Board resolution was presented to Lions Club International Chairman Dr. Naresh Aggarwal, First Vice President Gudrun Bjort Yngvadottir, Second Vice President Jung-Yul Choi, and Third Vice President Haynes Townsend. President Aggarwal presented Kendall County with a plaque for its service in economic development to support the community.

The Committee was happy to be able to welcome and participate in the ceremony.

Member Gryder stepped out of the meeting at 9:15 a.m. As there was no longer a quorum, Chair Audra Hendrix appointed Matthew Prochaska to the Committee for the meeting to make quorum at 9:16 a.m.

IEDC Course: Real Estate Development and Reuse

Mr. Beltran stated on May 3 and 4 he attended the IEDC Real Estate Development and Reuse in Madison Wisconsin. The course covered market and site analysis, regulatory and approval processes, financial feasibility, political feasibility, local financing and tools for development,

KENDALL COUNTY ILLINOIS

Economic Development Committee

brownfield redevelopment, and developer solicitation, selection, and agreements. Mr. Beltran continued that if enough classes were taken he could sit for the Certified Economic Developer certification.

Member Gryder returned to the meeting at 9:18 a.m.

CIP Industrial Summit

Mr. Beltran stated on April 26 he attended the 15th Annual CIP Industrial Summit. Topics included the current market in the Chicagoland area and competitive advantages for the area. He stated though industrial market absorption has been very good, that is making some nervous as they do not know how long it will last.

The Committee discussed how this new development was good, but also how it interacted with the lessons Mr. Beltran learned at the IEDC course. As Kendall County is mostly greenfield but far from an interstate, most large scale development will happen near Minooka. However, perhaps smaller development or redevelopment could be attracted.

State of the Counties

Mr. Beltran stated Member Gryder will be giving the annual State of the County at the Metro West luncheon. Member Gryder gave the Committee a brief overview.

UIRVDA

Mr. Beltran gave the update on UIRVDA's Enterprise Zone. He stated that a further eight areas have been added into the Enterprise Zone. He continued that he acquired the documentation for those place in Kendall.

Economic Indicator Dashboard

Mr. Beltran gave a brief overview of the FY17Q4 Economic Indicator Dashboard in the packet. He noted several great improvements. The Committee asked Mr. Beltran to look into the trend of business units as they have decreased.

Revolving Fund Loans

- *Monthly Loan Statements*

Mr. Beltran stated all the loan payments were up to date outside of a nine cent shortage that the borrower will make up in the coming month. This excludes the Lucky Dog's loan.

Chair's Report

Chair Hendrix brought forth the idea of having a cooperative program to help promote businesses in the community like a discount or coupon program, or another type of program that gave benefits for visiting multiple Kendall businesses that participated in the program. The Committee liked the idea, and thought of bringing it to the business owners. However, before that, they needed to bring finalize and vote on the idea. Therefore, the Committee set dates for a Special meeting on Tuesday, May 22, 2018 at 9 am to finalize the details of the program.

KENDALL COUNTY ILLINOIS

Economic Development Committee

In addition to a discount or reward program, the Committee discussed having a large county wide event such as the municipalities put on. The Committee asked staff to look into possible sites for the event to be held.

Public Comment – None

Executive Session - None

Adjournment

At 10:24 a.m., Member Cullick made to adjourn. Member Prochaska seconded. With no objections, the meeting adjourned.

Respectfully Submitted,

Andrez P. Beltran
Economic Development and Special Projects Coordinator

KENDALL COUNTY ILLINOIS

Economic Development Committee

Special Meeting Minutes
Monday, May 22, 2018

Call to Order

The meeting was called to order by Chair Audra Hendrix at 9:00 a.m.

Roll Call

Committee Members Present: Chair Audra Hendrix, Lynn Cullick, Matt Kellogg
Committee Members Absent: Elizabeth Flowers, Scott Gryder

Elected Officials Present:

Staff Present: Andrez Beltran, Economic Development and Special Projects Coordinator, Scott Koepfel, County Administrator

Members of the Public:

Approval of Agenda – Member Cullick made the motion to approve the agenda. It was seconded by Member Kellogg. **Approved 3-0.**

Committee Business

Discussion of Creation of Kendall Pass Discount program

Chair Hendrix stated that after consulting with the State's Attorney's Office, the Kendall Pass program was not able to be implemented as it would be construed as using public property for private gain. Chair Hendrix stated that to have such a program would need a public-private entity like an economic development corporation or tourism bureau.

The Committee discussed the possible mission of such an organization as well as possible methods to create and sustain it. They agreed that it for the organization to be viable there would need to be private funds as well as public. The Committee decided not have a special meeting on June 1, and to bring in speakers from other local county wide economic development corporations to speak about how they function and their process to start.

Updates and Reports - none

Chair's Report - none

Public Comment – None

Executive Session - None

Adjournment

At 9:50 a.m., Member Cullick made to adjourn. Member Kellogg seconded. With no objections, the meeting adjourned.

Respectfully Submitted,

Andrez P. Beltran
Economic Development and Special Projects Coordinator

STRATEGY	OBJECTIVE	ACTION ITEM	2018Q2	PROGRESS
#1 DECREASE BARRIERS TO DEVELOPMENT	Shovel ready sites	Determine shovel ready sites	Eldamain Corridor	Complete: Kendall Farms Industrial Park currently only shovel ready site
	Ease of zoning	Determine Zoning	Western Properties	In Progress: Corridors have been identified; identification of non-corridors in progress.
	Ease of permitting	Document Processes	Western Properties	Not initiated
STRATEGY	OBJECTIVE	ACTION ITEM	2018Q2	PROGRESS
#2 LOWER BUSINESS RISK	Incentives/ financial assistance	Document incentives	County Incentives	Complete: No new incentives
		Create informational material	County Incentives	Complete: No new incentives
		Document Process	County Incentives	In progress: RLF done; Tax Abatement pending
	Business improvement resources	Connect with process improvement organizations	SBDA	Not initiated: New structure at WCC focus for partner outreach this quarter.
		Connect with local business groups	Sandwich Chamber	Not initiated
		Connect with regional business groups	CRGC	Complete: Quarterly conference call
	Workforce Training	Connect with Workforce Investment Board grants and program	Meet with WIB staff	Not initiated: New structure at WCC focus for partner outreach this quarter.
		Connect with Waubensee Community College Business Solutions	Obsolete: Restructure eliminated Business Solutions. Speaking with WCC about new method of service delivery.	
STRATEGY	OBJECTIVE	ACTION ITEM	2018Q2	PROGRESS
#3 MARKET	Market to current businesses	Send information to current manufacturers	Email	Not initiated
	Market to developers and outside businesses	Send information to brokers, developers, and real estate companies	Send to current list	Not initiated
		Place on the website	Place LOIS link	Complete: Currently on Economic Development front page

STRATEGY	OBJECTIVE	ACTION ITEM	2018Q2	PROGRESS
#1 IDENTIFY EMERGING INDUSTRIES AND CLUSTERS	Work with Chicago Regional Growth Corporation to stay informed of regional trends	Attend Bi-monthly Board meeting	Attend Board Meeting	Complete: Quarterly conference call
	Use CMAP as a resource for data and analysis	Use data from website to identify trends	Quarterly Update	Complete: Checked for updates
	Attend conferences to stay informed on current topics and strategies	Identify and attend conferences	Identify conferences	Not initiated
STRATEGY	OBJECTIVE	ACTION ITEM	2018Q2	PROGRESS
#2 PLAN FOR FUTURE ZONING AND INFRASTRUCTURE NEEDS	Study data to determine growth patterns	Analyze Data for Future Growth Patterns	Update Demographpics	Complete: Demographpics Updated and added to the website.
	Coordinate with County staff to align unincorpoated areas	Work with staff to determine 5 year infrastructure plans along with future land use	Meet with PBZ Staff	Complete
STRATEGY	OBJECTIVE	ACTION ITEM	2018Q2	PROGRESS
#3 DEVELOP WORKFORCE PATH FOR FUTURE JOBS	Hold targeted job fairs	Hold Tartgeted Job Fairs in conjunction with Waubonsee Community college and IDES	Hold Job Fair	Complete: Job Fair held on June 13 at WCC Plano Campus



Kendall County - 2nd Quarter 2018 Update Economic Indicator Dashboard

Population	2018 Quarter 1	Previous Quarter	2010 Census	2000 Census
Total Population	126,218	124,573	114,736	54,544
Population 16 years and over*	94,106	92,454	82,097	40,187
Labor Force Population	67,276	67,592	65,984	29,697

U.S. Census Bureau – American Fact Finder – <http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>
 2012 American Community Survey; 2011 American Community Survey; 2010 Census; 2000 Census
 U.S. Bureau of Labor Statistics – Local Area Unemployment Statistics – <http://bls.gov/lau/>

Business Outlook	2018 Qtr 1	Previous Quarter	Improved/ Declined	2017 Qtr 1	Improved/ Declined
Chicago Region Home Price Index	140.13	138.46	1.21%	136.31	2.80%
Chicago Business Barometer (<i>Seasonally Adjusted</i>)	57.4	76.7	-25.16%	57.7	-0.52%
Chicago Business Activity Index	93.6	99	-5.45%	96	-2.50%
Consumer Price Index (Chicago-Naperville-Elgin, IL-IN-WI MSA)*	236.388	233.611	1.19%	232.225	1.79%

Home Price Index – S&P – Case-Shiller Home Price Index, Standard and Poor - <http://us.spindices.com/indices/real-estate/sp-corelogic-case-shiller-chicago-home-price-nsa-index>

Chicago Business Barometer – ISM-Chicago – Institute for Supply Management - <https://www.ism-chicago.org/>
 Chicago Business Activity Index – University of Illinois Regional Economics Application Laboratory - <http://www.real.illinois.edu/>
 Consumer Price Index – Bureau of Labor & Statistics - http://www.bls.gov/regions/midwest/news-release/consumerpriceindex_chicago.htm

* Starting in Janaru of 2018, the Consumer Price index of Chicago-Gary-Kenosha, Ill.-Ind.-Wis was renamed Chicago-Naperville-Elgin, Ill.-Ind.-Wis



Kendall County - 2nd Quarter 2018 Update Economic Indicator Dashboard

Jobs Report	2018 Qtr 1	Previous Quarter	Improved/ Declined	2017 Qtr 1	Improved/ Declined
Total Residents in Labor Force	67,276	67,592	-0.5%	67,722	-0.7%
Total Labor Force Employed	64,718	64,665	0.1%	64,817	-0.2%
Total Labor Force Unemployed	2,558	2,927	-369	2,905	-347
Unemployment Rate	3.8%	4.3%	-0.5%	4.3%	-0.5%

U.S. Bureau of Labor Statistics – Local Area Unemployment Statistics – <http://bls.gov/lau/>

Area Unemployment Rates	2018 Qtr 1	Previous Quarter	Improved/ Declined	2018 Qtr 1	Improved/ Declined
Kendall	3.8%	4.3%	-0.5%	4.3%	-0.5%
DeKalb	4.1%	3.8%	0.3%	5.3%	-1.2%
Kane	4.9%	4.5%	0.4%	5.4%	-0.5%
Will	4.6%	5.1%	-0.5%	5.0%	-0.4%
Grundy	5.6%	6.0%	-0.4%	6.1%	-0.5%
LaSalle	5.6%	5.3%	0.3%	6.2%	-0.6%
Chicago-Naperville-Joliet MSA ¹	4.2%	4.9%	-0.7%	4.7%	-0.5%
Illinois (Seasonally Adjusted)	4.6%	4.9%	-0.3%	5.0%	-0.4%
United States (Seasonally Adjusted)	4.1%	4.1%	0.0%	4.5%	-0.4%

U.S. Bureau of Labor Statistics – Local Area Unemployment Statistics – <http://bls.gov/lau/>

¹ The Chicago-Naperville-Joliet Metropolitan Statistical Area consists of the counties of Cook, DeKalb, DuPage, Grundy, Kane, Kendall, McHenry, and Will



Kendall County - 2nd Quarter 2018 Update Economic Indicator Dashboard

Employment by Industry	2017 Qtr 4	Previous Quarter	Improved/ Declined	2016 Qtr 4	Improved/ Declined
Construction	1,514	1,507	7	1,384	130
Manufacturing	3,221	3,149	72	3,163	58
Wholesale Trade	555	546	9	655	-100
Retail Trade	4,824	4,603	221	4,763	61
Information	138	138	0	133	5
Finance & Insurance	532	514	18	484	48
Real Estate & Rental & Leasing	164	162	2	166	-2
Professional, Scientific & Technical Services	1203	1133	70	1043	160
Management of Companies & Enterprises	24	28	-4	17	7
Administrative & Support & Waste Mgmt.	1074	1257	-183	998	76
Educational Services	370	374	-4	359	11
Health Care & Social Assistance	1,761	1,770	-9	1,924	-163
Arts, Entertainment & Recreation	223	369	-146	199	24
Accommodation & Food Services	3,697	3,633	64	3,446	251
Other Services/Unclassified	1,092	1,043	49	1,067	25
Total Private Sector Employment*	22,639	22,528	111	21,834	805

Illinois Department of Employment Securities – Quarterly Census of Employment & Wages –
http://www.ides.illinois.gov/LMI/Pages/Quarterly_Census_of_Employment_and_Wages.aspx

*Total Private Sector Employment includes categories not listed



Kendall County - 2nd Quarter 2018 Update Economic Indicator Dashboard

Business Units by Industry	2017 Qtr 4	Previous Quarter	Improved/ Declined	2016 Qtr 4	Improved/ Declined
Construction	331	329	2	371	-40
Manufacturing	100	99	1	102	-2
Wholesale Trade	86	87	-1	95	-9
Retail Trade	214	215	-1	218	-4
Information	17	17	0	19	-2
Finance & Insurance	84	85	-1	89	-5
Real Estate & Rental & Leasing	67	64	3	72	-5
Professional, Scientific & Technical Services	233	227	6	259	-26
Management of Companies & Enterprises	6	6	0	5	1
Administrative & Support & Waste Mgmt.	147	146	1	160	-13
Educational Services	32	31	1	35	-3
Health Care & Social Assistance	165	162	3	179	-14
Arts, Entertainment & Recreation	37	36	1	39	-2
Accommodation & Food Services	171	167	4	176	-5
Other Services/Unclassified	226	227	-1	259	-33
Total Private Sector Businesses*	2,061	2,039	22	2,240	-179

Illinois Department of Employment Securities – Quarterly Census of Employment & Wages – http://www.ides.illinois.gov/LMI/Pages/Quarterly_Census_of_Employment_and_Wages.aspx
 Department of Labor – Quarterly Census of Employment & Wages – <http://www.bls.gov/cew/>
 *Total Private Sector Businesses includes categories not listed



Kendall County - 2nd Quarter 2018 Update Economic Indicator Dashboard

Wages by Industry	2017 Qtr 4 (\$1,000)	Previous Quarter (\$1,000)	Improved/ Declined	2016 Qtr 4 (\$1,000)	Improved/ Declined
Construction	\$22,599	\$23,526	-\$927	\$22,138	\$461
Manufacturing	\$59,168	\$53,165	\$6,003	\$52,944	\$5,238
Wholesale Trade	\$10,006	\$9,585	\$421	\$11,660	-\$892
Retail Trade	\$30,572	\$27,874	\$2,698	\$29,152	\$799
Information	\$855	\$894	-\$39	\$696	-\$177
Finance & Insurance	\$6,853	\$6,309	\$544	\$5,749	\$1,201
Real Estate & Rental & Leasing	\$2,005	\$1,607	\$398	\$1,714	\$203
Professional, Scientific & Technical Services	\$18,076	\$14,940	\$3,136	\$19,439	\$1,191
Management of Companies & Enterprises	\$674	\$439	\$234	\$572	\$33
Administrative & Support & Waste Mgmt.	\$10,481	\$10,989	-\$508	\$9,262	\$319
Educational Services	\$2,313	\$2,140	\$173	\$2,222	\$124
Health Care & Social Assistance	\$17,589	\$15,578	\$2,011	\$17,938	\$1,948
Arts, Entertainment & Recreation	\$1,236	\$1,801	-\$565	\$1,093	-\$100
Accommodation & Food Services	\$14,791	\$13,766	\$1,025	\$13,560	\$1,509
Other Services/Unclassified	\$7,515	\$7,173	\$342	\$7,726	-\$213
Total Private Sector Wages*	\$231,682	\$214,314	\$17,368	\$219,771	\$11,911

Illinois Department of Employment Securities – Quarterly Census of Employment & Wages –
[http://www.ides.illinois.gov/LMI/Pages/Quarterly Census of Employment and Wages.aspx](http://www.ides.illinois.gov/LMI/Pages/Quarterly%20Census%20of%20Employment%20and%20Wages.aspx)
 Department of Labor – Quarterly Census of Employment & Wages – <http://www.bls.gov/cew/>
 *Total Private Sector Wages includes categories not listed



Kendall County - 2nd Quarter 2018 Update Economic Indicator Dashboard

Wages/Per Capita by Industry	2017 Qtr 1	2017 Qtr 2	2017 Qtr 3	2017 Qtr 4	Year To Date
Construction	\$12,171	\$13,407	\$15,611	\$14,927	\$56,116
Manufacturing	\$16,757	\$17,894	\$16,883	\$18,370	\$69,904
Wholesale Trade	\$15,109	\$15,340	\$17,555	\$18,029	\$66,034
Retail Trade	\$6,309	\$6,298	\$6,056	\$6,338	\$25,000
Information	\$6,467	\$5,635	\$6,478	\$6,196	\$24,776
Finance & Insurance	\$13,663	\$13,339	\$12,274	\$12,881	\$52,157
Real Estate & Rental & Leasing	\$8,706	\$8,456	\$9,917	\$12,226	\$39,305
Professional, Scientific & Technical Services	\$12,743	\$13,168	\$13,186	\$15,025	\$54,122
Management of Companies & Enterprises	\$14,024	\$14,287	\$15,694	\$28,078	\$72,082
Administrative & Support & Waste Mgmt.	\$9,764	\$8,203	\$8,743	\$9,759	\$36,469
Educational Services	\$5,455	\$6,338	\$5,722	\$6,251	\$23,766
Health Care & Social Assistance	\$8,578	\$8,701	\$8,801	\$9,988	\$36,068
Arts, Entertainment & Recreation	\$4,429	\$5,898	\$4,880	\$5,541	\$20,748
Accommodation & Food Services	\$3,540	\$3,859	\$3,789	\$4,001	\$15,188
Other Services/Unclassified	\$6,245	\$6,109	\$6,878	\$6,882	\$26,114
Average Private Sector Wages*	\$9,358	\$9,630	\$9,513	\$10,234	\$38,734

Illinois Department of Employment Securities – Quarterly Census of Employment & Wages – http://www.ides.illinois.gov/LMI/Pages/Quarterly_Census_of_Employment_and_Wages.aspx
 Department of Labor – Quarterly Census of Employment & Wages – <http://www.bls.gov/cew/>

*Average Private Sector Wages includes categories not listed



Kendall County – 2nd Quarter 2018 Update Economic Indicator Dashboard

Average Annual Pay	2017	2016	Improved/ Declined
All Private Industries	\$38,708	\$38,035	\$673

Average Weekly Wage	2017 Qtr 4	Previous Quarter	Improved/ Declined	2016 Qtr 4	Improved/ Declined
All Private Industries	\$783	\$722	\$61	\$772	\$11

Illinois Department of Employment Securities – Quarterly Census of Employment & Wages – http://www.ides.illinois.gov/LMI/Pages/Quarterly_Census_of_Employment_and_Wages.aspx
 Department of Labor – Quarterly Census of Employment & Wages – <http://www.bls.gov/cew/>