



**COUNTY OF KENDALL, ILLINOIS  
ECONOMIC DEVELOPMENT COMMITTEE**

**County Office Building  
County Board Room 210  
111 West Fox Street  
Yorkville, IL 60560**

**Friday, April 26, 2019 at 9:00a.m.  
MEETING AGENDA**

- 1. Call to Order**
- 2. Roll Call – Audra Hendrix (Chair, Scott Gryder (Vice Chair), Amy Cesich, Matthew Prochaska, Robyn Vickers**
- 3. Approval of Agenda**
- 4. Approval of Previous Month’s Meeting Minutes**
- 5. Committee Business**
  - *Discussion of Kendall County Economic Development Corporation*
  - *Stakeholder List Update*
- 6. Updates and Reports**
- 7. Chair’s Report**
- 8. Public Comment**
- 9. Executive Session**
- 10. Adjournment**

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

**COUNTY OF KENDALL, ILLINOIS**  
**Economic Development Committee**

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**Meeting Minutes**  
**Friday, March 29, 2019**

**Call to Order**

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

**Roll Call**

Attendee	Status	Arrived	Left Meeting
Amy Cesich	Present		
Scott Gryder		9:03a.m.	
Audra Hendrix	Here		
Matthew Prochaska		9:05a.m.	
Robyn Vickers	Here		

Staff Present: Scott Koeppe

**Approval of Agenda** – Member Cesich made a motion to approve the agenda, second by Member Vickers. **Approved by a vote of 3-0.**

**Approval of February 22, 2019 Meeting Minutes** – Member Vickers made a motion to approve the February 22, 2019 meeting minutes, second by Member Cesich. **With three members voting aye, the motion carried by a vote of 3-0.**

**Updates and Reports** – Scott Koeppe updated the committee on EDC loan status.

**Committee Business**

- *Discussion of Kendall County Economic Development Corporation* – Scott Koeppe presented the committee with a draft stakeholder letter and survey. The committee reviewed the survey and suggested numerous changes to the survey questions and format, and to the letter and the survey. Mr. Koeppe will have an updated survey available at the April meeting for review.

The committee discussed the dynamics of a meeting with stakeholders in early May, the best time to have a meeting, a suitable location for the meeting.

Member Gryder shared the Commonwealth Edison (ComEd) has expressed interest in supporting/investing in a Kendall County Economic Development Corporation. Member Gryder and Member Hendrix hope to meet with ComEd in the next few weeks for further discussion.

**COUNTY OF KENDALL, ILLINOIS**  
**Economic Development Committee**

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- *Stakeholder List Update* – Mr. Koepfel presented a starting list of potential stakeholders in Kendall County, and said they continue will continue work on obtaining lists from municipality Chambers.

**Chairs Report** – No report

**Public Comment** – None

**Executive Committee** – Not needed

**Adjournment** - Member Prochaska made a motion to adjourn, second by Member Gryder. There being no objection, the Economic Development Committee meeting was adjourned at 9:50a.m.

Respectfully submitted,

Valarie McClain, Administrative Assistant and Recording Clerk

# ECONOMIC DEVELOPMENT COMMITTEE OF KENDALL COUNTY, ILLINOIS

*Audra Hendrix, Chair*  
*Scott Gryder, Vice Chair*  
*Amy Cesich*  
*Matthew Prochaska*  
*Robyn Vickers*

KENDALL COUNTY OFFICE BUILDING  
111 WEST FOX STREET, SUITE 316  
YORKVILLE, ILLINOIS 60560  
630.553.4171

May 1, 2019

Dear Stakeholder,

Kendall County has experienced tremendous residential growth in the last few decades. We are proud of our residential and business developments and are committed to helping existing businesses succeed and expand within our communities. The Kendall County Board also recognizes the importance of comprehensive policy direction for economic growth and identifying strategies, programs, and projects to improve local economies and reduce property tax burdens.

We are forming a countywide Economic Development Corporation. This corporation will focus on retention and expansion of existing businesses while leading the charge on attracting new businesses. The Economic Development Corporation will conduct research and inventory resources for fact profiles to be used in presentations to industrial and commercial prospects. Before creating this new organization we are seeking input from local stakeholders.

<https://www.surveymonkey.com/r/3V5FHNV>

A paper version of the survey is also attached for your convenience. Please return by May 15th to Mera Johnson 111 West Fox Street, Suite 316, Yorkville IL 60560.

Thank you in advance for your time and opinions on the future of economic development in our County.



**Kendall County Economic Development Stakeholder Survey**

**1.) What are Kendall County's economic development strengths?**

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**2.) What are Kendall County's economic development challenges?**

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**3.) How do you believe a County-level Economic Development Corporation would address and prioritize these challenges?**

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**4.) What should the priorities be for a countywide Economic Development Corporation?**

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**5.) Do you think that Economic Development should only be done at a municipal level?**

Yes

No

**6.) What are the economic challenges for your organization?**

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**7.) Would you support a County-level Economic Development Corporation?**

Yes

No

**If yes, how would you support a County –level Economic Development Corporation?**

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# **CORPORATE BYLAWS OF THE GRUNDY ECONOMIC DEVELOPMENT COUNCIL, NFP**

## **ARTICLE I - NAME**

The name of the organization shall be the Grundy Economic Development Council, NFP (GEDC), also known as the Corporation.

## **ARTICLE II - PURPOSE**

The purposes of the Corporation are:

- A. To promote a growing and diverse tax base to provide quality services for all Grundy County residents.
- B. To encourage the creation of quality jobs for current residents and provide employment opportunities for younger residents to remain in Grundy County.
- C. To assist in the expansion and retention of current business and industry in Grundy County.
- D. To encourage the development of new business and industry and promote Grundy County to enterprises outside of the area.
- E. To support a high quality of life through proactive, value added economic development.
- F. To improve, support and facilitate a favorable economic climate in Grundy County.
- G. The GEDC is organized for all purposes set forth within the meaning of Section 501(c)6 of the Internal Revenue Code of 1986, as amended and, from time to time, may engage in any act or activity in furtherance of the board purposes for which the GEDC is organized:
  - (1) No part of the net earnings of the Corporation shall inure to the benefit of, or be distributive to its Members, Directors, Officers, or other persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth herein;
  - (2) Notwithstanding any other provisions of these Bylaws, the Corporation shall not carry on any other activities not permitted to be carried on by a Corporation exempt from federal income tax under the Internal Revenue Code of 1986

(3) (or the corresponding provision of any future United States Internal Revenue Law).

### **ARTICLE III - MEMBERSHIP**

#### **A. Eligibility**

Any reputable business firm, individual, association, corporation, partnership or other entity having an interest in and supporting the object of this organization shall be eligible to apply for membership.

#### **B. Election**

Application for membership shall be on the forms specified. Applications may be submitted to the Finance Committee for their final approval. Memberships approved by the Finance Committee will begin upon payment in advance of one installment as per applicant's accepted schedule.

#### **C. Investments**

Investor dues shall be at such rate or rates, schedules or formulas as may be from time to time prescribed by the Board of Directors.

#### **D. Annual and Special Meetings of the Members**

The annual meeting of the members of the Corporation shall be held each year on such day at such time and place as may be designated by the Board of Directors. The board may call special meetings of the members at any time, with at least ten (10) days written notice in advance. At all meetings of the full membership, twenty (20) members then serving shall constitute a quorum. All meetings of the members shall be governed by the rules contained in the latest edition of Robert's Rules of Order, except where such rules are clearly not applicable or not consistent with the Bylaws or other procedures as established by the Board of Directors.

#### **E. Termination**

Any member may resign from the organization upon written notice to the Chief Executive Officer/President of the Corporation. Any member may be expelled for non-payment of dues after ninety (90) days from the due date unless otherwise extended for good cause. Any member may be expelled by a two-thirds vote of the Board of Directors at a regularly scheduled meeting, after notice and opportunity for a hearing are afforded the member complained against.

### **ARTICLE IV – BOARD OF DIRECTORS**

#### **A. Power**

There shall be a Board of Directors who shall manage the affairs of the Corporation, shall exercise its powers and shall control its property. The board shall determine compliance with the Corporation's stated purposes and shall have the power and authority to do and perform all acts or functions not inconsistent with these Bylaws or the Corporation's Articles of Incorporation.

**B. Number, Terms, and Professions**

The Board of Directors of the Corporation shall consist of thirty-two (32) persons. There shall be two (2) perpetual members from the Grundy County Board, one (1) perpetual member from the Grundy County Chamber of Commerce and Industry, and six (6) perpetual members representing Grundy County villages and cities. The remaining members shall be elected from the following professional categories: three (3) from Financial Institutions; six (6) from Industry, Utilities, or Manufacturers; eight (8) from Commercial, Retail or Professional; one (1) from Agriculture; three (3) from Education; one (1) from Labor; and one (1) Private member. Each member who is not a member of the Chamber Board, County Board, or Village and City shall serve for a term of three (3) years or until their successors are duly appointed and qualified. The number and type of membership may be changed, from time to time, at the majority discretion of the Board of Directors.

No member can be elected to the Board of Directors for more than two (2) consecutive three-year terms. If a member is an officer and has served two terms, then his/her term will end upon completion of officer position. Candidates for the Board of Directors may be reconsidered after a one-year absence from the board.

**C. Removal**

Any member of the Board of Directors having absences of three (3) regularly scheduled board meetings within the fiscal year, the fiscal year being January 1 through December 31, may be removed by the Board of Directors. Any resulting vacancies shall be filled for the unexpired term of such removed director by the Board of Directors from the membership, after nomination by the Nominating Committee of the Corporation.

**D. Resignation**

If a member of the Board of Directors or Officer shall resign from the Board, then the Board shall fill such vacancy for the unexpired term of such resigned Director or Officer from the membership of the Corporation, after nomination by the Nominating Committee of the Corporation.

**E. Meetings**

There shall be an annual meeting of the Board of Directors at such time and place as the board may from time to time designate, if necessary. In addition, the Board of Directors shall hold a regular quarterly meeting as established by the Board of Directors. A simple majority (17 voting members) shall constitute a quorum. Meetings falling on holidays will be moved forward to the next business day. Special meetings of the Board of Directors may be convened by the Chairperson or by any two (2) board members as required by giving at least twenty-four (24) hours notice to the entire Board of Directors. A proxy vote is acceptable for action taken by the Board of Directors when proxies are sent to all Directors prior to the scheduled meeting. Proxy votes shall be deemed acceptable if received at or before the scheduled meeting of the Board of Directors.



**F. Voting**

All members of the Board of Directors shall be voting members

**ARTICLE V - OFFICERS**

**A. Officers**

The officers of the Corporation shall consist of a Chairperson, Vice Chairperson, Chief Executive Officer/President, and Treasurer/Secretary, and their duties will be those customarily performed by such officers and as hereinafter described. The Board of Directors shall elect the officers at the first regular board meeting following the annual election of the Board.

**B. Chairperson**

The Board Chairperson shall have all the duties which that position would customarily require, including chairing all meetings of the Board of Directors and all other duties assigned under these Bylaws or Board motion and shall serve for a one-year (1) term to coincide with the fiscal year of the Corporation, and be re-elected for any number of consecutive terms. The Chairperson shall be elected by the Board of Directors at the first regular board meeting following the annual election of the Board.

**C. Vice Chairperson**

The Vice Chairperson succeeds the Chairperson. In the absence of the Chairperson, or in the event of his or her disability or refusal to act, the Vice Chairperson shall chair meetings of the Board of Directors and shall perform such other duties as may be delegated to him or her from time to time by the Board of Directors. The Vice Chairperson shall be responsible to thoroughly inform himself or herself of all the operational aspects of the Corporation so as to be prepared to assume the office of Chairperson. The Vice Chairperson shall be responsible for providing an operating budget for the Corporation for the fiscal year in which the Vice Chairperson will assume the office of the Chairperson. The Vice Chairperson shall be elected by the Board. The Vice Chairperson shall serve a one (1) year term unless the Chairperson elects to continue for consecutive terms.

**D. Treasurer/Secretary**

The Treasurer/Secretary shall act as Treasurer/Secretary of the Corporation and, shall have custody and control of all funds of the Corporation and shall have such duties as are customarily performed by or required of the Corporate Treasurer/Secretary, including giving a bond when required by the Board of Directors. The Treasurer/Secretary shall ensure that a true and accurate accounting of the financial transactions of the Corporation are made at the regular monthly and quarterly meetings. Further, that reports of such transactions are presented to such representatives as the Board may designate for authorization of payment. The Treasurer/Secretary shall also act as the official custodian of all records, reports and minutes of the Corporation, the Board of Directors and all Committees, shall be

responsible for the keeping and reporting of adequate records of all meetings of the Board of Directors, shall certify as to actions taken by the Board, and shall perform such other duties as are customarily performed by or required of Corporate Secretaries. The Treasurer/Secretary may serve any number of consecutive terms.

**E. Chief Executive Officer/President**

The Board shall appoint a CEO/President who shall have general supervision over the business of the Corporation. He or she shall, with the Treasurer/Secretary, have the care and custody of all funds of the Corporation and shall deposit the same in the name of the Corporation in FDIC insured accounts in such bank or banks as the Board may select. He or she shall further be responsible for but not limited to the following:

- (1) Provide vision and planning experience to accomplish the purpose of the organization as outlined in Section II.
- (2) To execute economic development program activities as identified by the Board of Directors and to provide periodic progress reports to the Board of Directors.
- (3) To assure that the financial resources of the Corporation are expended and accounted for in accordance with the guidelines established by the Board of Directors and in accordance with generally accepted accounting principles.
- (4) Perform such other and further duties as may be determined from time to time by the Board of Directors and/or assigned by the Chairperson of the Board.

The Chief Executive Officer/President shall report directly to the Chairperson of the Board.

**ARTICLE VI - COMMITTEES**

**A. Executive Committee**

The Executive Committee shall have and exercise the authority to manage the Corporation and any powers authorized by resolution adopted by a majority of the Board of Directors. The Executive Committee shall be composed of the officers of the Board of Directors, and also five (5) persons from the remainder of the Board, to be elected by the Board at the last quarterly meeting of the year.

The Immediate Past Chair of the Corporation, the current County Board Chair, and the Chamber of Commerce Chair shall serve as automatic members of the Executive Committee. If over 50% of the meetings cannot be attended, the executive committee member may be asked to step down from the Executive Committee. If

that person holds an officer's position on the Board of Directors, that person will be asked to step down from the officer's position as well.

The Executive Committee shall have the authority to review the performance of the Chief Executive Officer/President of the Corporation and make recommendations to the Board of Directors for financial compensation. The Executive Committee shall meet monthly on the second Friday or at such other time as specified by the Chairperson.

### **B. Standing Committees**

Standing Committees shall be composed of members of the Corporation. The Standing Committees may change at the direction of the Board of Directors.

#### **1. Finance Committee**

The Treasurer/Secretary of the Corporation shall serve as the Chairperson for the Finance Committee. The Finance Committee shall oversee the solicitation and development of the financial resources for the ongoing operations of the Corporation and shall provide direction for accounting practices and periodic audits of the Corporation's records. The Finance Committee shall also have jurisdiction in budgeting, financial planning, and investing for the Corporation. The monthly finances of the Corporation shall be reviewed and monitored by the Finance Committee and no less than quarterly meetings shall be held.

#### **2. Nominating Committee**

The Past Chair shall serve as the Chairperson for the Nominating Committee. The purpose of the Nominating Committee will be to recommend a slate of candidates for the annual elections of Board of Directors, officers, and Executive Committee vacancies. The nominations will be announced in November and the elections will be held in December. The Nominating Committee shall be composed of four members of the Full Board.

#### **3. Growth and Expansion Committee**

This committee shall plan for economic development, with a focus on industrial retention and expansion. The Chairperson shall be chosen by the members of the committee.

#### **4. Special Committees**

Each committee shall record minutes of its deliberations, recommendations and conclusions, and shall promptly deliver a copy of such minutes to the office of the Chairperson and Treasurer/Secretary of the Board. Reasonable notice of the meetings of any committee shall be given to the members thereof and to the Board Chairperson and CEO/President, each of whom shall be ex-officio members of each committee. The committee Chairperson may invite to any committee meeting such individuals he or she may select, who may be helpful to the deliberations of the committee. A majority of the members of each committee shall constitute a quorum for the transaction of business and acts of a majority of

the members of any committee present at a meeting at which a quorum is present shall be the action of the committee. No committee shall have the power of employing any person for, or on behalf of the Board, or to incur any expense, unless specifically authorized by the Board.

#### **ARTICLE VII - CONTRACTS AND EMPLOYMENT OF STAFF**

The Executive Committee shall be empowered to enter into such contractual arrangements and to employ such staff as it deems necessary to conduct the work of the Corporation.

#### **ARTICLE VIII - FINANCES**

**A. Incorporation**

The Corporation shall be incorporated as a not-for-profit corporation under the laws of the State of Illinois.

**B. Fiscal Year**

The fiscal year of the Corporation shall commence on January 1 of each year and end on December 31 of each year.

**C. Grants, Etc.**

The Corporation shall seek and accept grants and gifts from public and private sources on the federal, state and local levels which will finance programs in furtherance of the economic development goals of the Corporation.

**D. Audit**

The CEO/President and Treasurer/Secretary, with the advice and consent of the Executive Committee, shall arrange for an annual audit or review of the books of account of the Corporation by an independent Certified Public Accountant.

**E. Checks, Drafts, Etc.**

All checks, drafts or orders for the payment of money shall be signed by the Chief Executive Officer/President and one (1) other Officer of the Board of Directors or Executive Board Member as approved by the Executive Committee. In the absence of the Chief Executive Officer/President checks may be signed by such officer or officers, agent or agents of the GEDC in such manner as shall from time to time be determined by the Executive Committee.

## **ARTICLE IX - CONFLICT OF INTEREST**

### **A. Statement of General Policy**

These Bylaws recognize that both real and apparent conflicts of interest or duality of interest (hereinafter referred to as "conflicts") naturally sometimes occur in the course of conducting the Corporation's daily affairs. A conflict as used in these Bylaws refers only to personal, proprietary interest of the persons covered by this policy and their immediate families and not to philosophical or professional differences of opinion. Conflicts occur because the many persons associated with the Corporation should be expected to have and do in fact generally have multiple interests and affiliations and various positions of responsibility within the community. Sometimes a person will owe identical duties to two (2) or more organizations conducting similar activities.

Conflicts are undesirable because they potentially or apparently place the interest of others ahead of the Corporation's obligations to its corporate purposes and to the public interest. Conflicts are also undesirable because they often reflect adversely upon the persons involved and upon the institutions with which they are affiliated, regardless of the actual facts or motivations of the parties. The long range best interests of the Corporation, however, do not require the termination of all association with persons who may have real or apparent conflicts if a prescribed and effective method can render such conflicts harmless to all concerned. Therefore, the Corporation's affirmative policy shall be to require that all actual or apparent conflicts be disclosed promptly and fully to all necessary parties and to prohibit specified involvement in the affairs of the Corporation by persons having such conflicts.

### **B. Coverage of this Policy**

This policy shall apply to all members of the Board of Directors and all corporate Officers, Agents and Employees of the Corporation, including independent contractor providers of services and materials.

### **C. Disclosure of All Conflicts**

All persons to whom this policy applies shall disclose all real and apparent conflicts which they discover or have brought to their attention in connection with the Corporation's activities. "Disclosure" as used in these Bylaws shall mean providing promptly to the appropriate persons a description of the facts comprising the real and apparent conflict.

### **D. Prescribed Activity by Persons Having Conflicts**

When an individual Director, Officer, Agent or Employee believes that he or a member of his immediate family might have or does have a real or apparent conflict, he should, in addition to disclosing same, abstain from making motions, voting, executing agreements, or taking any other similar direct action on behalf

of the Corporation where the conflict might pertain, but shall not be precluded from debate or other similar involvement on behalf of the Corporation. When any person requests in writing, or upon its own initiative, the Board at any time may establish further guidelines consistent with the interest of the Corporation for the resolution of any real or apparent conflicts.

#### **ARTICLE X - DISSOLUTION**

Upon the dissolution of the Corporation, the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the Corporation, dispose of all the assets of the Corporation exclusively for the purposes of the Corporation in such manner, and to such organization or organizations under Section 501(c) of the Internal Revenue Code (or the corresponding provisions of any future United States Internal Revenue law) as the Board of Directors shall determine in their sole discretion. Any such assets not so disposed of shall be disposed of by the Circuit Court of the county in which the principal office of the Corporation has been located, exclusively for such purposes or to such organization or organizations, as said court shall determine, which are organized and operated exclusively for such purposes.

#### **ARTICLE XI - IDEMNIFICATION**

##### **A. Basic Indemnification**

The Corporation shall indemnify each of its Officers, Directors, Employees, Agents and the Committee Members against all expenses actually and necessarily incurred by them in connection with the defense or settlement of any action, suit, claim or proceeding in which they are made parties, by reason of being or having been an Officer, Director, Employee, Agent or Committee Member unless said Officer, Director, Employee, Agent, or Committee Member shall be adjudged in such action, suit or proceeding to be guilty of or liable for willful misconduct in the performance of duty and to such matters as shall be settled by agreement predicated on the existence of such liability. Such right or indemnification shall not be deemed exclusive of any right, or rights, to which they may be entitled under any Bylaw, board motion, agreement or otherwise.

##### **B. Insurance of Risk**

The Corporation's management shall have the authority to purchase and maintain insurance on behalf of any and all of its present and former Officers, Directors, Committee Members, Employees or Agents against any liability or settlement based on liability asserted to have been incurred by them by reason of being or have been Officers, Directors, Committee Members, Employees or Agents of the Corporation.

**ARTICLE XII - AMENDMENTS**

These Bylaws may be amended by the affirmative vote of a majority of the Board of Directors. Written notice of any proposed amendment to the Bylaws shall be given to all Directors not less than ten (10) days prior to any meeting in which the proposed amendment or amendments are to be considered.

Adopted by the Board of Directors on December 14, 2017 at Grundy County, Illinois.

  
\_\_\_\_\_  
Treasurer/Secretary

  
\_\_\_\_\_  
Chairman

## Draft Kendall County EDC Corporation Budget

1 Salary - CEO	\$ 75,000.00
2 Salary - Assistant \$15 15hrs	\$ 11,700.00
3 Insurance	\$ 20,000.00
4 Rent \$2,000	\$ 24,000.00
5 Office Supplies	\$ 800.00
6 Training	\$ 1,500.00
7 Travel	\$ 3,000.00
8 Dues/Memberships	\$ 3,000.00
9 Conferences	\$ 3,000.00
10 Mileage	\$ 1,000.00
11 Cell Phone	\$ 900.00
12 Contractual Services	\$ 5,000.00
13 Meetings	\$ 2,500.00
14 Total Expenditures	\$ 151,400.00





**Illinois**  
**Department of Commerce**  
& Economic Opportunity

**OFFICE OF COMMUNITY DEVELOPMENT**

Bruce Rauner, Governor

October 11, 2016

Andrez P. Beltran  
Economic Development & Special Projects Coordinator  
111 W Fox St, Room 316  
Yorkville, IL 60560

Dear Economic Development & Special Projects Coordinator Beltran,

You are listed as the administrator for Kendall County's Revolving Loan Fund (RLF) which was capitalized by the Department of Commerce and Economic Opportunity's (DCEO) Community Development Assistance Program (CDAP). The DCEO's CDAP program is in turn funded by the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Program established under the Federal Housing Community Development Act of 1974.

In recent monitoring HUD has advised DCEO to review and improve its administration of the RLF program. Per HUD Notice CPD-04-11 issued October 27, 2004, an RLF capitalized prior to October 1, 1992 no longer holds a federal identity and thus may be expended in any manner deemed appropriate by the community.

Kendall County's RLF was last capitalized prior to October 1, 1992 and is therefore considered dissolved; no further reporting to DCEO is required and the fund is considered closed.

Please have the chief elected official of Kendall County acknowledge receipt of this letter by signing below and return a copy to DCEO for our records. Thank you for your cooperation in this matter.

Sincerely,

David Wortman, P.E.  
Deputy Director of Community Development  
Illinois Department of Commerce & Economic Opportunity

By signing, I hereby acknowledge receipt of this letter and understand and agree to the closing of Kendall County's revolving loan fund.

Scott R. Gryder  
Chief Executive (Print Name)

S.R. Gryder  
Chief Executive (Sign)

## Kendall County Economic Development Stakeholder Survey Results

91- sent via email 9 responses

28 –sent via US mail 0 response so far

### What are Kendall County's economic development strengths?

Showing 9 responses



Location and access to major highways. Large tracts of land. Access to strong educated workforce.  
4/23/2019 6:42 PM [Add tags](#) [–View respondent's answers](#)



open land, young workforce, accessibility to larger metro regions, proximity to higher education: Kishwaukee, Aurora University, NIU for job training and recruiting  
4/23/2019 3:31 PM [Add tags](#) [–View respondent's answers](#)



Room for growth, communities that have a history of working together, strong communities, Waubesa Community College which is offering more and more certification programs to train employees and has the small business development center and more  
4/23/2019 2:09 PM [Add tags](#) [–View respondent's answers](#)



Proximity to City of Chicago and being part of the larger metropolitan area.  
4/23/2019 11:44 AM  
Forward thinking committee and board members  
4/23/2019 11:29 AM [Add tags](#) [–View respondent's answers](#)



Location, Labor, wide pool of housing options, great quality of life.  
4/23/2019 10:57 AM [Add tags](#) [–View respondent's answers](#)



Kendall County is very diverse and growing.  
4/23/2019 10:49 AM [Add tags](#) [–View respondent's answers](#)



Available Land Low Land Cost I-80 Access Growing Residential Population Favorable Demographics/Income Levels/Housing  
4/23/2019 10:43 AM [Add tags](#) [–View respondent's answers](#)



Small, but robust industrial base. Excellent quality of life for residents relocating to smaller towns with a neighborhood feel. Good educational resources. Well educated population, on average. Stronger demographics to the north of Kendall County.  
4/23/2019 10:05 AM

# What are Kendall County's economic development challenges?

Showing 9 responses



Infrastructure of roads, water and sewer. Lack of public transportation.  
4/23/2019 6:42 PM [Add tags](#) [View respondent's answers](#)



insufficient infrastructure, high taxes, anti-growth factions, strong competition from surrounding regions, not one centralized metro area the defines the county/region-not well known  
4/23/2019 3:31 PM [Add tags](#) [View respondent's answers](#)



Not right on 88 or 55  
4/23/2019 2:09 PM [Add tags](#) [View respondent's answers](#)



Not a diversified economy - too much residential and retail development.  
4/23/2019 11:44 AM  
Balancing the needs of the residence with the needs of the business community  
4/23/2019 11:29 AM [Add tags](#) [View respondent's answers](#)



Inconsistent regional efforts and collaboration. Inexperienced Economic Development staff, efforts & focus. Weak tools. Consistent change in Board members and ideas.  
4/23/2019 10:57 AM [Add tags](#) [View respondent's answers](#)



Managing the diversity and growth while still maintaining a small town community feel.  
4/23/2019 10:49 AM [Add tags](#) [View respondent's answers](#)



Low Population/Workforce Availability Political Spectrum-Rural vs. Suburban Orientation Limited Public Transportation  
4/23/2019 10:43 AM [Add tags](#) [View respondent's answers](#)



Most of the county isn't near an arterial highway, which lowers its attractiveness to office and industrial businesses. This and the lack of public transportation means that its unlikely for us to attract higher paying office jobs. An attitude against incentives. While incentives need to be handled well, without them you will have what you have already gotten.  
4/23/2019 10:05 AM

# How do you believe a County-level Economic Development Corporation would address and prioritize these challenges?

Showing 9 responses



Perhaps they could lobby to get funds to have infrastructure built and to bring public transportation to Kendall County.

4/23/2019 6:42 PM [Add tags](#) [-View respondent's answers](#)



enlist experienced and proven professionals to study the viability and best use opportunity to grow, attract and maintain primary jobs in the county. Create an aggressive sales and marketing approach to create awareness

4/23/2019 3:31 PM [Add tags](#) [-View respondent's answers](#)



Stress the easy access roads to these highways - Orchard, 47, 126.

4/23/2019 2:09 PM [Add tags](#) [-View respondent's answers](#)



Focus on growing existing industrial/commercial businesses. Being a more active and strategic partner to the State in attracting new businesses.

4/23/2019 11:44 AM

I think it would help in the communication of issues from the business community in a manner that would provide constructive input and foster partnerships

4/23/2019 11:29 AM [Add tags](#) [-View respondent's answers](#)



I don't. Poor Move. The regional group has been working together over 15 years. Now money will be wasted and hands out to the businesses which will take several years to even see a return on investment. This was told to everyone over the last 12 month discussion.

4/23/2019 10:57 AM [Add tags](#) [-View respondent's answers](#)



I believe a county-wide EDC would be too large. I think EDC should be maintained at the municipal level.

4/23/2019 10:49 AM [Add tags](#) [-View respondent's answers](#)



Potential for Diverse Stakeholders to Work Together Input of Business May Assist with Political Divide

4/23/2019 10:43 AM [Add tags](#) [-View respondent's answers](#)



Can the county offer incentives or prioritize infrastructure spending? If so, is this something that the EDC needs to do?

4/23/2019 10:05 AM

# What should the priorities be for a countywide Economic Development Corporation?



Infrastructure of roads, and utilities, and public transportation. Sorry if I sound like a broken record.  
4/23/2019 6:42 PM [Add tags](#) [-View respondent's answers](#)



Identify manufacturing/industrial cluster base, retain experienced ED professional to manage the corporation, identify and market available land for development, engage and support the existing ED function of individual municipalities  
4/23/2019 3:31 PM [Add tags](#) [-View respondent's answers](#)



Bringing jobs to Kendall County especially industry to help with the tax base  
4/23/2019 2:09 PM [Add tags](#) [-View respondent's answers](#)



Retention Attraction Transportation Infrastructure advocacy  
4/23/2019 11:44 AM  
Economic development for long-term that will provide a tax base to relieve residential property tax burdens while maintaining a revenue stream to provide infrastructure improvements and sustainability  
4/23/2019 11:29 AM [Add tags](#) [-View respondent's answers](#)



Supporting the Economic Development staff throughout the County.  
4/23/2019 10:57 AM [Add tags](#) [-View respondent's answers](#)



I believe the priority should be to coordinate with each municipality.  
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Develop a Plan that has consensus  
4/23/2019 10:43 AM [Add tags](#) [-View respondent's answers](#)



I don't know.  
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Do you think that Economic Development should only be done at a municipal level?

- Answered: 9
- Skipped: 0

Yes No

ANSWER CHOICES	RESPONSES
-	44.44%
Yes	4
-	55.56%
No	5

Total Respondents: 9

## What are the economic challenges for your business/organization?



NA

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funding, political influences, state finances and reputation

4/23/2019 3:31 PM [Add tags](#) - [View respondent's answers](#)



Helping businesses who want to come to our town and an Economic Development person who picks and chooses what businesses they want in town and not communicating if they don't want a certain business - just ignores them. Not working on bringing even small industry to town. To clarify my answer above I think Economic Development should work as a municipal and a county level - why can't it all work together to find the best location for specifically industry.

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Staying ahead of growth to ensure energy infrastructure is readily available (as it relates to economic development). Rapidly changing energy industry that must address climate change and prepare for more two-way power flows and electric vehicle penetration (as it relates to utilities).

Tax burdens, regulatory issues

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This effort would be a challenge to support. Our challenges include funding and the ability to do so much with so little.

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Regulatory, Technological and Cultural changes.

4/23/2019 10:49 AM [Add tags](#) - [View respondent's answers](#)



Infrastructure Needs Water Source Public Pension/Health Insurance

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**Would you support a County-level Economic Development Corporation?**

- Answered: 9
- Skipped: 0

Yes No

<b>ANSWER CHOICES</b>	<b>RESPONSES</b>
—	55.56%
Yes	5
—	44.44%
No	4
<b>Total Respondents: 9</b>	



## If yes, how would you support a County-level Economic Development Corporation?



I can not support with money, but I am happy to provide my knowledge.

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tourism is a form of economic development and can bring that perspective to the countywide initiative

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Help get the word out about what you are trying to accomplish, help get the word out about any programs, training etc you offer, help get the appropriate (correct word out about any "incentives" etc you may be offering.

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Financially Board of Directors thought leadership Involvement with ongoing projects and initiatives

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Participation, input, partnering to improve the communities and counties

NOT

4/23/2019 10:57 AM [Add tags](#) - [View respondent's answers](#)



Collaboration with regional initiatives

4/23/2019 10:43 AM

**Kendall County Economic Development Commission**  
**Loan Status**  
**3/31/2019**

Account Name	Last Pymt Loan Date	A		B		C	D	E	
		Monthly Payment Principal	Interest Rate	Total Paid		Principal Balance	Bank Totals		
				Principal	Interest		Interest Earned over life of the loan	Bank Balance includes I earned	
Surplus - EDC BB #815-335							429,461.86	1,700,107.83	
<u>Law Office Corporation</u> Payment: #45	3/1/2019	579.05		452.70	126.35				
Loan Status: Midland State Bank	3/11/2015	450.56							
		<u>120,000.00</u>							
		120,450.56	1.50%	19,821.81	6,235.44	100,628.75	42.18	26,087.95	
<u>Civilian Force Arms</u> Payment: #43	3/18/2019	1,700.00		1,700.00	0.00				
Loan Status: First National Bank	8/6/2015	90,000.00	2.90%	65,447.36	6,791.14	24,552.64	63.48	72,301.98	
<u>Dearborn Cafe</u> Payment: #43	3/4/2019	1,024.93		952.36	72.57				
Loan Status: FNB #2920	9/1/2015	80,000.00	2.10%	39,484.43	4,587.56	40,515.57	68.25	44,140.26	
<u>Lucky's Beef N Dogs</u> Payment: #8	3/15/2019	225.00		149.97	75.03				
Loan Status: BB 286	5/23/2017	32,086.20	2.90%	1,189.69	610.31	30,896.51		3,916.96	
<b>Total Loan Statuses</b>		<b>322,536.76</b>		<b>125,943.29</b>	<b>18,224.45</b>	<b>196,593.47</b>	<b>429,635.77</b>	<b>1,846,554.98</b>	

**Total Assets** 2,043,148.45