



East Central Illinois  
Economic Development District

**Quarterly Meeting Minutes**

**Friday, March 14, 2008**

**RPC Large Conference Room**

**11:00 a.m.**

---

1 **In Attendance:** Lloyd Murphy (Tuscola) President, Tom Carrino, Barbara Wysocki and C. Pius Weibel  
2 (Champaign Co.), Brian Moody (Douglas Co.), Ken Barragree (Iroquois Co), Mike  
3 Wileaver (Piatt Co), Randy Ferguson (Ford Co.)  
4 **Others:** Paul Faraci (DCEO), Triss Henderson and Joe Streit (Parkland Bus Dev Cntr), Erik  
5 Kotewa (CCEDC)  
6 **CCRPC Staff:** Susan Chavarria, Brent Rose, Mary Cummings

---

7  
8 *Minutes*

9 **I. Call to Order**

10 President Lloyd Murphy called the meeting to order at 11:13 a.m.

11  
12 **II. Roll Call – Sign-in Sheet**

13 Roll was taken by written record and a quorum declared present.

14  
15 **III. Approval of Minutes**

16 **A. Friday, December 7, 2007**

17 There being no changes or additions, **Mr. Weibel made the motion to approve the minutes of**  
18 **December 7, 2007 as presented. Mr. Moody seconded the motion. Upon vote, the motion**  
19 **carried unanimously.**

20  
21 **IV. Approval of Financials**

22 **A. January 31, 2008**

23 **B. February 29, 2008**

24 Mr. Rose explained that the statements indicate the checking account balance through the end of  
25 that month. He stated that through the month of February, expenditures have totaled \$54,467.71.  
26 He pointed out that CCRPC bills the ECIEDD a month behind for administrative expenses and  
27 that there was nothing out of the ordinary to report. He stated that expenses to date are  
28 reasonable and expected. Mr. Rose announced that a \$1,700 match from Iroquois County has  
29 been received.

30  
31 **Ms. Wysocki made the motion, seconded by Mr. Moody, to approve the financial statements**  
32 **as presented. Upon vote, the motion carried unanimously.**

33  
34 **V. Old Business**

35 **A. Status of the CEDS Funding & State Approval**

36 Mr. Rose announced that we were under the impression that all information had been sent. He  
37 stated that Mr. Moore contacted the officials in Chicago, Illinois to find out what was needed to  
38 move this action along. He announced that other items needed to be submitted, which have been  
39 placed on the agenda for action today – newly approved bylaws that include all six counties and a  
40 new intergovernmental agreement that includes all six counties. He stated that staff résumés  
41 would also be submitted with the approved documents. He stated that the new CEDS would be  
42 approved once these documents have been submitted.

1  
2 Ms. Wysocki asked if the bylaws had already been approved. Mr. Rose explained that the only  
3 changes made to the bylaws included the additional 3 counties and small errors have been  
4 corrected.  
5

## 6 **VI. New Business**

### 7 **A. Economic Impact Model – Discussion of Purchase of Model**

8 Ms. Chavarria pointed out the letter from Elliott Pollack included in the packet and stated that  
9 staff had requested information at this Board's direction. She stated that at the September board  
10 meeting, there was interest in an economic impact model and staff was requested to obtain quotes  
11 from a company known by Mr. Moore. She explained that the letter provides information on the  
12 model, the cost (\$19,500), and what it would provide in terms of information.  
13

14 Ms. Chavarria explained three possible options for cost sharing if the Board wishes to go ahead  
15 with this purchase. She stated that the question has two parts:

- 16 1. Is the Board interested in purchasing the model for everyone's use?
  - 17 2. If yes, what cost shares formula is preferred?
- 18

19 She pointed out that the municipal level multipliers would be an additional \$425 for each and it is  
20 assumed that municipal information would most likely be available for only Champaign, Urbana  
21 and Danville. She stated that an update to the model should be done every 3 to 5 years at a total  
22 cost of \$3,550 plus \$2,000 in labor costs for the update.  
23

24 Mr. Rose asked the economic development members if this would be a useful tool. Mr. Carrino  
25 stated that Urbana would be interested in the city-level multipliers and the model would be useful.  
26 He would like to see examples of this model. Mr. Moody concurred with this assessment.  
27

28 Ms. Chavarria would send out via e-mail the web link that contains examples of how this model  
29 works. She explained that the model would allow everyone to see the impacts, i.e. industries,  
30 construction, county resources, to the municipality or county concerning certain projects that have  
31 been approved or are being seriously considered. She stated that the required inputs to the model  
32 are outlined on the first page of the letter with additional options available including direct sales,  
33 corporate income, and market value of the buildings.  
34

35 Mr. Weibel mentioned that a purchase of this type would need to be planned in the County's  
36 budget. Mr. Rose added that this particular company has been in business for approximately 12  
37 years. Mr. Faraci pointed out that testimonials and recommendations concerning this company  
38 would be helpful. He cited the example of Marty Vanag's in Bloomington-Normal, Illinois, and  
39 he would be one source to get further input on this type of model.  
40

41 Following further discussion, Mr. Murphy stated that it appears this Board requires further  
42 information on questions posed during this exchange of ideas. He indicated that it appears no  
43 decision would be forthcoming today. He pointed out that discussions with County Board  
44 members would need to include a request for additional funds.  
45

46 Mr. Carrino explained that hiring a consultant to do an analysis model for a project is expensive  
47 and purchasing a model for our use would be more cost effective. Ms. Wysocki asked what the  
48 selling point would be to the more rural counties and how would they benefit from the model in  
49 order to justify the additional expenditure of funds. Mr. Ferguson pointed out that there is solid  
50 traffic to and from Champaign-Urbana and Bloomington daily and whatever benefits those two  
51 areas, would also benefit Ford County. Mr. Moody stated that we could not obtain a model at this  
52 cost for even a single project and this information would be available for use when we need it.

1  
2 As another option, Ms. Chavarria pointed out that the larger counties could purchase the model  
3 and the smaller counties could utilize the information on a fee-based use instead. Mr. Faraci  
4 stated that the purchase of this model could be used to solicit more member counties in order to  
5 expand the project base and area.  
6

7 Mr. Murphy explained that when a project comes along, the initial answer is they want it in their  
8 area. He stated, however, that there is no realization of a true economic impact. He added that  
9 infrastructures would also need to be upgraded. He pointed out that if you can quantify the model  
10 objectively, it's a good tool that has been proven and the model would assist with the economic  
11 impact and possibly the county boards would see its purchase as a proper expense.  
12

13 With all this information, Mr. Murphy requested that this item be included in the agenda for the  
14 next meeting. He asked that references and further examples be included for the next discussion.  
15

16 There was further discussion concerning cost shares and whether or not the purchase of this  
17 model could be taken out of the current fees paid to the Development District. Mr. Murphy  
18 requested further information on expenditure of funds and if funds could be set aside in the future  
19 to purchase this model. He asked that any other thoughts be forwarded to Ms. Chavarria or Mr.  
20 Rose.  
21

22 ***B. Approval of ECIEDD Bylaws/Procedures***

23 Mr. Rose stated that the original date of the bylaws was 1999 and the additional counties were  
24 added to the document. He pointed out that the document contents are still relevant as is. Mr.  
25 Weibel will have the County attorney check the document and get back to Mr. Rose. Mr. Rose  
26 pointed out that this ECIEDD board would need to approve the document first before it could be  
27 distributed for further comment.  
28

29 **There being no further discussion, Mr. Weibel made the motion to approve the bylaws as**  
30 **distributed. Mr. Moody seconded the motion. Upon vote, the motion carried unanimously.**  
31

32 ***C. Approval of Intergovernmental Agreement***

33 Mr. Rose explained that the only change to the Intergovernmental Agreement was the addition of  
34 the other three counties.  
35

36 **Mr. Moody made the motion to circulate this intergovernmental agreement to the various**  
37 **county boards. Ms. Wysocki seconded the motion. Upon vote, the motion carried**  
38 **unanimously.**  
39

40 Obtaining legal council for this board was discussed and it was suggested that the legal advisor  
41 for CCRPC be utilized in the interim. Each county board would need to formally approve the  
42 document before the representatives from ECIEDD signed it.  
43

44 ***D. Other***

- 45 1. Local Community College Expectations – Mr. Joe Streit, Parkland College Business  
46 Development Center, mentioned an article in Mr. Faraci's e-newsletter that endorsed the  
47 local community colleges as a good source for training and business needs. Mr. Streit  
48 stated that Parkland College is your local community college willing to assist by  
49 providing training and other business aspects. He announced that town meetings are  
50 taking place to gather input as to how Parkland College can change to meet the needs of  
51 the area and that Parkland would be developing a five-year strategic plan with this  
52 information.

- 1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29
2. Spreadsheet and Template for Economic Development Guide – Ms. Chavarria explained the spreadsheet and template for an economic development guide. She stated that it is a template of all the information listed by county and would be placed in this booklet. She anticipates this information to be distributed at the April 2<sup>nd</sup> ECI Business Expo to be held at the Assembly Hall. She asked that if there was any other information that should be included, please forward it to her via e-mail.
  3. Ms. Chavarria stated that Mr. Moore approached her with an idea of this board meeting with the East Central Illinois Economic Development Authority as a joint meeting on June 6<sup>th</sup>. She explained that the ECIEDA has bond issuing authority and that communication between these two groups would be beneficial for both. Mr. Faraci stated that this ten-county organization meets at various points and announced that the next EIEDA (Eastern Illinois Economic Development Authority) meeting is scheduled at the Champaign Country Club. He announced that Andrew Hamilton, Executive Director of the EIEDA, has offered to purchase lunch for any who would like to attend. He stated that the six counties in the ECIEDD are within the boundaries of this Authority. Mr. Faraci explained that their bonding authority is with the State of Illinois to issue industrial revenue bonds and that would allow us to have projects from \$1.5M to \$20M to focus on manufacturing or not-for-profit projects. He stated that the purchaser would not be required to pay sales and/or federal tax and loans would be provided at a lower rate than banks. He announced that Andrew Hamilton would explain in detail what the Authority does at the June 6<sup>th</sup> meeting.
  4. Congressman Tim Johnson – Mr. Faraci met with Mr. Johnson’s economic development assistant, Brian Kelly, and they expressed an interest in attending the ECIEDD board meetings. He stated that Mr. Johnson is interested in the economic development projects for this area. There were no objections.

30 **VII. Adjournment**

31 There being no further business to conduct, **Mr. Moody moved to adjourn the meeting. Mr.**  
32 **Barragree seconded the motion. Upon vote, the motion carried unanimously.** Mr. Murphy  
33 adjourned the meeting at 12:25 p.m.  
34  
35  
36

37 Respectfully submitted,  
38  
39

40  
41 Mary A. Cummings, Recording Secretary