

**MINUTES OF MEETING
Springfield-Sangamon County Regional Planning Commission
February 15, 2017**

1. CALL TO ORDER.

Chairman Eric Hansen called the meeting to order at 9:31 AM.

2. ROLL CALL.

Mary Jane Niemann called the roll.

JULY 2016	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY 2017	FEBRUARY	MARCH	APRIL	MAY	JUNE
X	X		X		X	X	X				
X	X		X	X	X	X	X				
X	X	X	X		X						
X		X	X	X			X				
X		X	X	X	X	X	X				
X	X	X	X	X	X	X	X				
X				X		X	X				
					X	X	X				
X	X	X	X	X	X	X	X				
X	X		X	X		X	X				
	X	X	X	X	X	X	X				
X	X	X	X	X	X	X	X				
X	X	X	X	X	X	X	X				
	X	X	X	X		X	X				
X	X	X	X		X	X	X				
	X		X		X	X	X				

COMMISSION MEMBERS

Eric Hansen, Chairman
 Val Yazell, Vice-Chairman
 Larry Hamlin, Secretary
 Mayor Jim Langfelder – K. Davis
 Andy Van Meter – B. McFadden
 Alderman Joe McMenamin
 Alderman Andrew Proctor
 Greg Stumpf - J. Stone
 George Preckwinkle – C. Stratton
 Leslie Sgro – E. McKinley
 Frank Vala – R. Blickensderfer
 Brian Brewer – F. Squires
 Dick Ciotti – G. Humphrey
 Jeff Vose – L. Wind
 Kenneth Springs
 Brad Mills
 Bill Moss

Others

Josh Collins
 Teri Whitfield

Staff

Peter Jordet
 Steve Keenan
 Mary Jane Niemann
 Emily Prather
 Norm Sims
 Joe Zeibert

3. **MINUTES OF MEETING.**

Chairman Hansen asked if there were any additions or corrections to the minutes of the January 18, 2017, Regional Planning Commission meeting. There were none. The minutes were accepted as mailed.

4. **MINUTES OF THE EXECUTIVE POLICY BOARD.**

There was no meeting of the Executive Policy Board.

5. **REPORT OF OFFICERS.**

There was no report of officers.

6. **REPORT OF THE EXECUTIVE DIRECTOR.**

- A. **Presentation: SSCRPC Role and Responsibilities Related to Springfield Sangamon County Enterprise Zone** – Norm Sims outlined a power point presentation regarding the SSCRPC’s role and responsibilities related to the Springfield Sangamon County Enterprise Zone. (See attached).

7. **CORRESPONDENCE.**

There was no correspondence.

8. **PUBLIC HEARING.**

There was no one who wished to address the Commission.

9. **COMMITTEE REPORTS.**

Land Subdivision Committee (LSC) – There was no report from the Land Subdivision Committee as there were no projects for review and the Committee did not meet this month due to a lack of business.

10. **UNFINISHED BUSINESS.**

There was no unfinished business.

11. **NEW BUSINESS.**

A. **Actions as Enterprise Zone Advisory Board**

1. **Review and Action pertaining to Two Proposed Amendments of the Springfield Sangamon County Enterprise Zone:**

a. **Amendment for properties located on or about 2401 West Monroe, Springfield, IL**

Karen Davis, Enterprise Zone Administrator for the Springfield Sangamon County Enterprise Zone, presented pertinent project information regarding a request submitted by MLR Properties, LLC DBA Levi, Ray & Shoup, for a proposed enterprise zone amendment for properties located on or about 2401 West Monroe, Springfield, IL. (See attached). Commissioner Joe McMenamin noted he had previously asked about the loss of sales tax

revenue to the city and was told it would be approximately \$200,000. Davis said that was correct. McMenamin said he understood there was a real estate tax rebate available to the owner of the property. He asked for an estimate of the loss of real estate tax revenue to the city through 2031 and possibly ten years beyond that. Davis said if the applicant applies for and is granted the real estate tax rebate, it applies for 3-5 years. She said that number could not be calculated right now since it is not known how much the estimated real estate taxes will be once the project is completed. Davis said another question that was posed was in aggregate the overall rebates of the parcels of land over the life of the zone. She said that would be able to be provided later. McMenamin noted that this project will be voted on by the Springfield City Council next week and asked Davis to make assumptions as to the expected assessed value of this real estate and what the rebate of real estate taxes will be based on an estimation of the assessed property value for 3-5 years. McMenamin asked how the length of the rebate is determined. Davis said the length of the rebate is determined by guidelines set forth by the state.

Commissioner Val Yazell moved to approve an enterprise zone boundary amendment for properties located on or about 2401 West Monroe, Springfield, IL. Frank Squires seconded the motion and the motion passed with one no vote by McMenamin.

b. Amendment for properties located on or about 4050 Color Plant Road, Springfield, IL

Davis presented pertinent project information regarding a request from Solomon Colors, Inc. for a proposed enterprise zone amendment for properties located on or about 4050 Color Plant Road, Springfield, IL. (See attached).

Commissioner McMenamin asked Davis if it was correct, based on prior discussions regarding this project, that the goal is for the applicant to receive state level reductions in their natural gas connects and that there is expected to be no loss of city revenue as initially proposed. Davis said that was correct. She said the applicant wished to take advantage of the state utility tax credit.

Commissioner Kenneth Springs moved to approve an enterprise zone boundary amendment for properties located on or about 4050 Color Plant Road, Springfield, IL. Commissioner Brad Mills seconded the motion and the motion passed unanimously.

12. SPECIAL ANNOUNCEMENTS.

There were no special announcements.

13. ADJOURNMENT.

There being no further business, Commissioner Mills moved to adjourn. Frank Squires seconded the motion and the meeting adjourned at 9:58 AM.

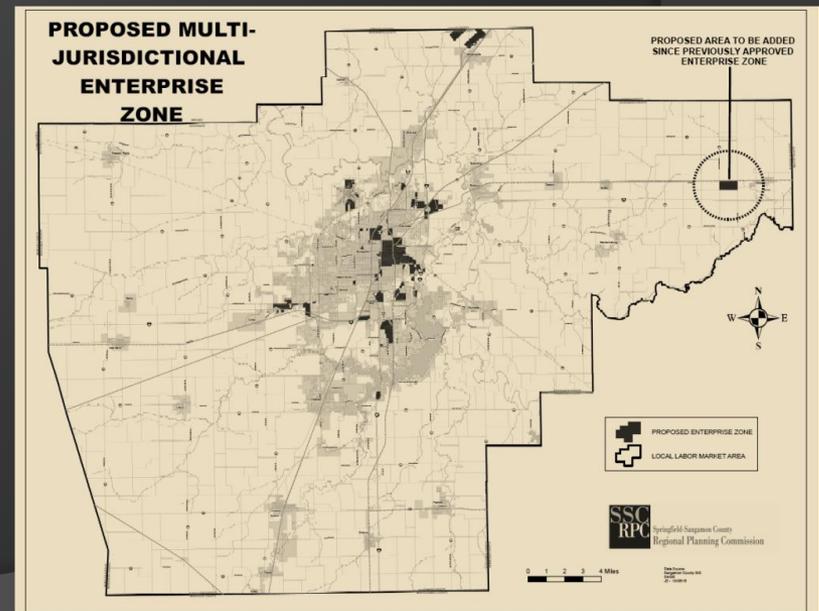
Respectfully Submitted,

MJN

Mary Jane Niemann
Recording Secretary

Administration of the Springfield Sangamon County Enterprise Zone

SSCRPC ROLE AND RESPONSIBILITY



February 2017

An Enterprise Zone:

Is NOT related to the zoning of property as to their uses.

It is a State provided tool to stimulate local economic growth and revitalization through tax incentives and regulatory relief, in locally identified places.

These places collectively make up the Enterprise Zone.

These Zones have economic development value

State incentives and exemptions are only available to enterprises located in the zone that make minimum statutory investments described in the Act.

- **Exemption on retailers' occupation tax paid on building materials.**
- An investment tax credit of 0.5% of qualified property.
- Expanded state sales tax exemptions on purchases of personal property used or consumed in the manufacturing process or in the operation of a pollution control facility.
- **An exemption on the state utility tax for electricity and natural gas.**
- An exemption on the Illinois Commerce Commission's administrative charge and telecommunication excise tax.

Local incentives and exemptions, and the policies related to them, are established locally, consistent with the Enterprise Zone Act.

The Springfield Sangamon County Enterprise Zone

- ❖ It became effective Jan. 1, 2016, and will run through Dec. 31, 2031, but with approval may be extended an additional 10 years.
- ❖ Was established locally through joint resolutions and agreement of the City and County.
- ❖ Is jointly managed by both the City and the County:
 - ✓ The City's Director of Planning and Economic Development serves as Zone Administrator for both jurisdictions.
 - ✓ It is directed by an Enterprise Zone Advisory Board.

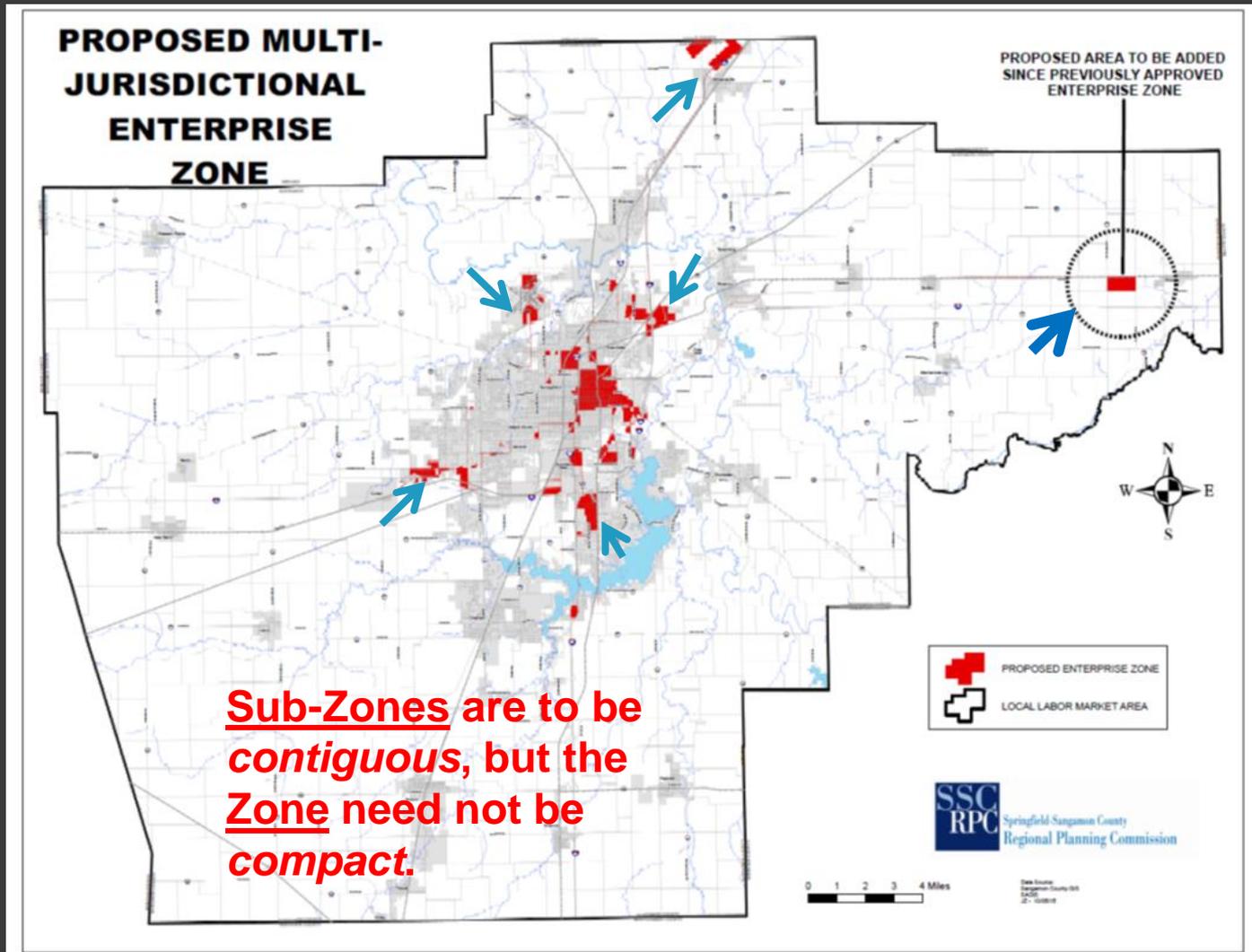
THAT IS WHERE YOU COME IN.

The Enterprise Zone Advisory Board

- ❖ There are, in effect, three board “memberships” under the resolutions and joint agreement:
 - The Springfield City Council addresses matters related to the Zone in “sub-zones” that are within the City.
 - The Sangamon County Board does the same for “sub-zones” in the unincorporated county.
 - Except, the SSCRPC – the Commission – acts as the Advisory Board on matters related to the *“amendment of zone boundaries”*.

SO WHAT DOES THIS MEAN?

Enterprise Zones have “sub-zones”



About sub-zones

- **Most all of the current sub-zones existed in the previous Enterprise Zones that the City and County were parties to.**
- **BUT, additional sub-zones may be added if they meet either specific or general conditions under the Enterprise Zone Act: development project size and scope (OPTION 1); areas of economic distress (OPTION 2).**
- **These new sub-zones must ultimately be approved by the State (DCEO) to be valid.**

There are Zone size limitations

- **There is a cap on how much land surface the local Enterprise Zone may include: In the case of our local zone, 12 square miles.**
- **Current: 4,940.5 acres, or 7.72 square miles, leaving about 4.28 square miles available; our “headroom”.**

So how this additional Zone “headroom” is used and allocated is important.

The SSCRPC's Role:

As the Enterprise Zone Advisory Board “members” for local zone boundary amendments, the SSCRPC must provide necessary advice and consent.

That requires that the Commissioners:

- ✓ **Review the information provided to determine if the sub-zone meets “qualifying criteria”;**
- ✓ **Balance the land to be added against the available “headroom”;**
- ✓ **Make a determination about the sub-zone: should the sub-zone be added.**

The Zone Administrator will:

- 1) Advise you, through the SSCRPC staff, when review of a Zone boundary amendment is necessary; and
- 2) Provide you with information about the proposed amendment.

Then: Commission will meet as the Enterprise Zone Advisory Board to address the proposed amendment to the Zone.

Today you will be addressing two Option 1 projects under New Business.

One final note: Conflicts of Interest

Addressed in both the City and County ordinances, as well as the Illinois Enterprise Zone Act:

“Any voting member of the Enterprise Zone Advisory Board who has a direct or an implied conflict of interest must abstain from voting on matters before the Advisory Board and their request(s) for abstention will be recorded in the minutes of the Board.”

QUESTIONS about
SSCRPC role,
responsibilities, or
process today?





**Office of Planning & Economic Development
City of Springfield, Illinois**

Memorandum

To: Springfield/Sangamon County Regional Planning Commission

From: Karen Davis,
Springfield/Sangamon County Enterprise Zone Administrator
Springfield Director- Office of Planning and Economic Development.

Date: February 9, 2017

Re: Proposed Enterprise Zone Expansion/Amendment
MLR Properties, LLC DBA Levi, Ray & Shoup
2401 W. Monroe
Springfield, Il 62703

Enclosed please find pertinent project information to support the request to expand territory for the Springfield/Sangamon County Enterprise Zone.

This request complies with all applicable Springfield/Sangamon County Enterprise Zone ordinance requirements and State of Illinois statutory Enterprise Zone Act.

MLR Properties, LLC also known as Levi, Ray & Shoup, Inc. was founded in 1979 as a local computer consulting company and has grown into a global technology provider. The company is looking to expand operations by constructing new office space consisting of 75,000 to 80,000 square feet. The new addition will connect to the main LRS campus located at 2401 W. Monroe. This expansion will allow the company to retain and attract their specific workforce. The company is seeking the extension to take advantage of the Springfield/Sangamon County Enterprise Zone benefits.

Property/Site Information

- A. Map with parcels (see attached)
- B. Calculation of Acres: 6.578
- C. Population in the proposed addition: 5,492

Purpose of the Project: Company expansion/retention

MLR properties, LLC plans to tear down their existing four (site) building campus and construct a new 75,000 – 80,000 corporate headquarters. This expansion will enhance the functionality of the work place environment while creating additional office space and an employee parking garage.

Qualifying Criteria:

Under Title 14 Part 520 Section 520 Enterprise Zone Program Rules, the application to add new territory to the Enterprise Zone provides expansion based on two options.

- Option 1 requires a specific project plan and commitment that creates or retains jobs; or removes or corrects a specific impediment of economic development in the proposed area.
- Option 2 qualifies additional territory based on qualifications of poverty, low income, and unemployment and/or population loss.

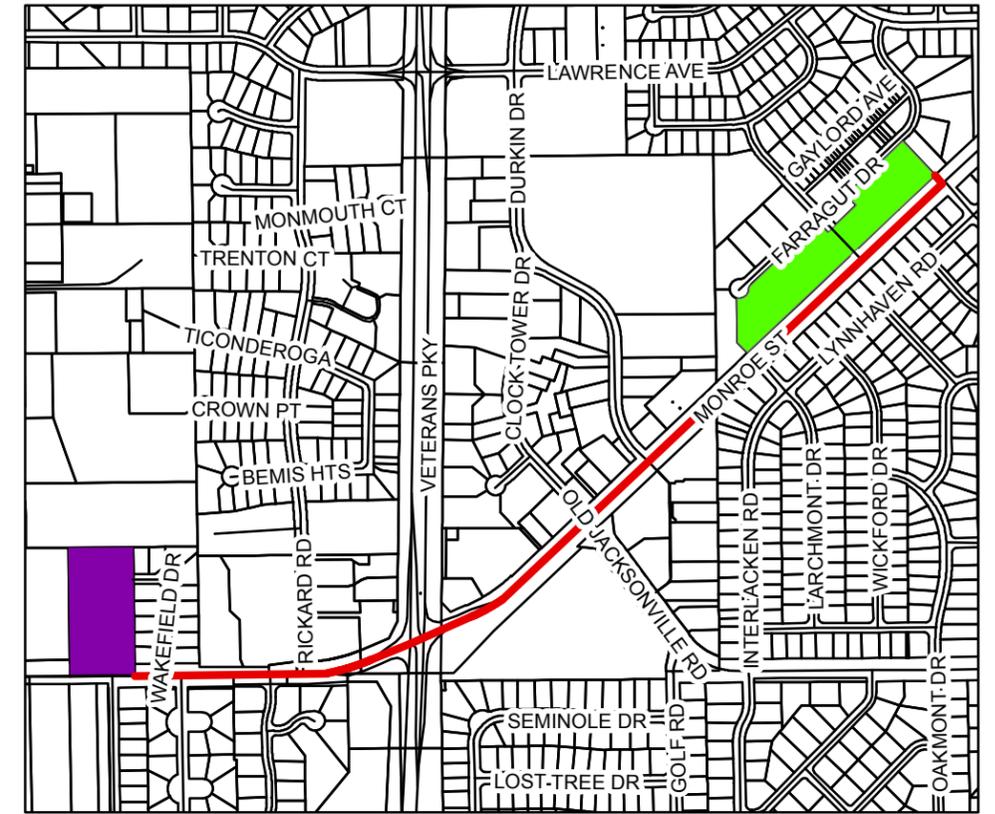
The proposed area is adjacent to the current Springfield Enterprise Zone and qualifies under Option 1.

The Company will retain 300 full-time jobs and will create an additional 45-70 job as operations grow in Springfield. Project estimated at \$20-\$25 million. The company anticipates construction to begin in the Spring/Summer of 2017 with an estimated project timeline of 18 months and completion in the winter of 2018.

This project does not meet any non-qualifying criteria.



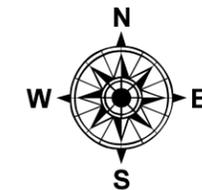
PARCEL 58



LOCATION MAP

Legend

-  Connector
-  Parcel 53
-  Parcel 58



1 inch = 150 feet

PROPOSED PARCEL 58 ENTERPRISE ZONE CITY OF SPRINGFIELD

Prepared: January, 2017



FOR REFERENCE PURPOSES ONLY
THE FINAL JUDGMENT OF SUITABILITY
FOR ANY SPECIFIC APPLICATION IS THE
SOLE RESPONSIBILITY OF THE END USER

PORTIONS OF THIS DATA MAY HAVE BEEN
PROVIDED BY SANGAMON COUNTY

EXHIBIT "A"



**Office of Planning & Economic Development
City of Springfield, Illinois**

Memorandum

To: Springfield/Sangamon County Regional Planning Commission

From: Karen Davis,
Springfield/Sangamon County Enterprise Zone Administrator
Springfield Director- Office of Planning and Economic Development.

Date: February 9, 2017

Re: Proposed Enterprise Zone Expansion/Amendment
Solomon Colors, Inc.
4050 Color Plant Road
Springfield, Il 62702

Enclosed please find pertinent project information to support the request to expand territory for the Springfield/Sangamon County Enterprise Zone.

This request complies with all applicable Springfield/Sangamon County Enterprise Zone ordinance requirements and State of Illinois statutory Enterprise Zone Act.

Solomon Colors, Inc. is a global mortar and concrete pigment manufacturer. Headquartered in Springfield, Solomon Colors Inc., is a family owned business operating in this community for over eight decades. The company has developed a new process to color concrete pigment and is seeking a patent on this technology. Numerous production upgrades are required to facilitate the new process including the conversion to natural gas machinery. The company is seeking the extension to take advantage of the State utility tax credit, among other benefits of the Enterprise Zone.

Property/Site Information

- A. Map with parcels (see attached)

- B. Area of proposed addition: 18.93 acres
Solomon Color property will span 18.93 Acres

- C. Population in the proposed addition: 4,494 people

Purpose of the Project: Company expansion/retention

Solomon Colors, Inc., will expand the current warehouse footprint to accommodate the new operation. The new operation process was designed to maintain competitive pricing in the global marketplace.

Qualifying Criteria:

Under Title 14 Part 520 Section 520 Enterprise Zone Program Rules, the application to add new territory to the Enterprise Zone provides expansion based on two options.

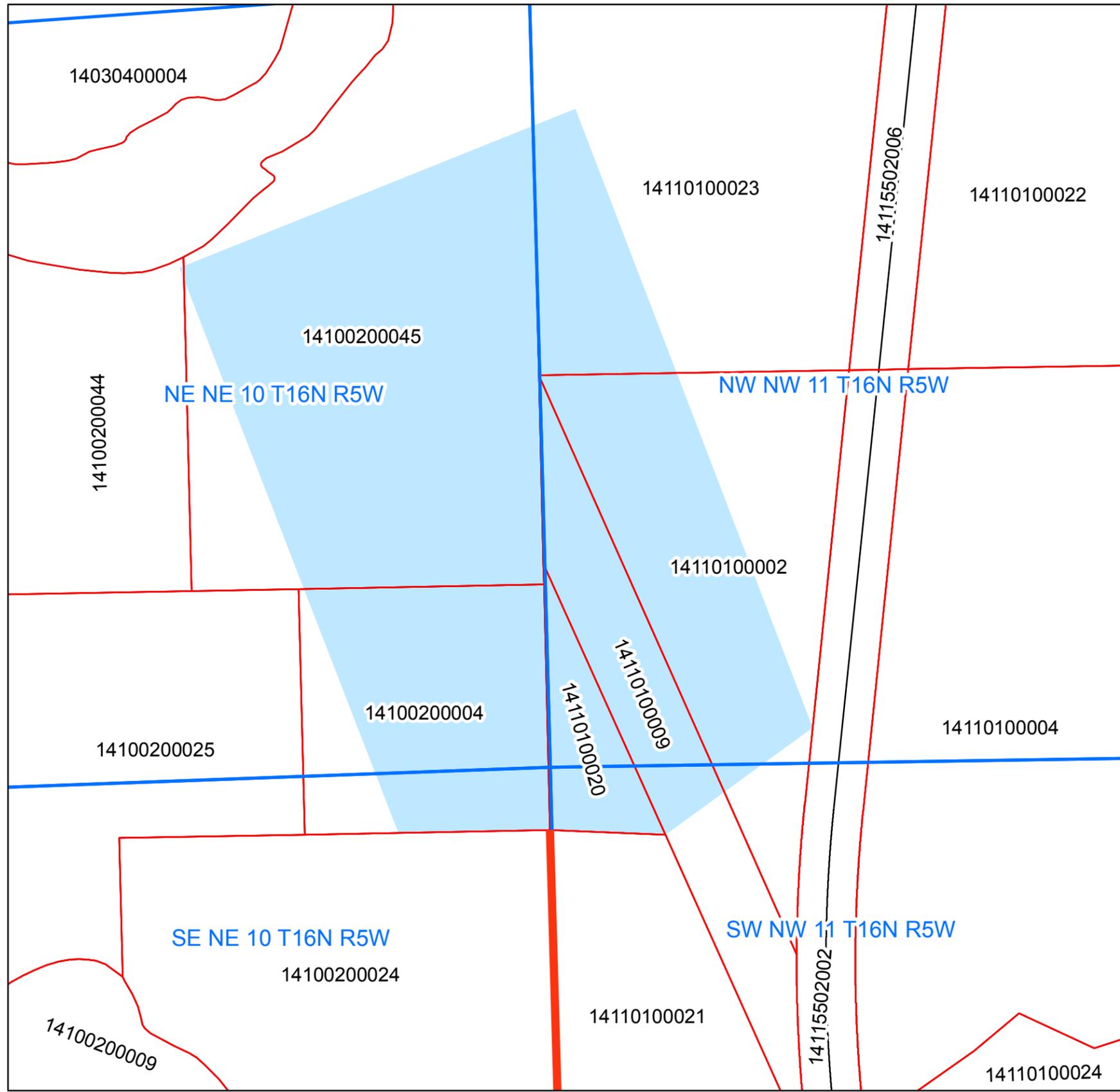
- Option 1 requires a specific project plan and commitment that creates or retains jobs; or removes or corrects a specific impediment of economic development in the proposed area.

- Option 2 qualifies additional territory based on qualifications of poverty, low income, and unemployment and/or population loss.

The proposed area is adjacent to the current Springfield Enterprise Zone and qualifies under Option 1 by creating and retaining jobs.

The Company will retain 85 full-time jobs and will create an additional 15-20 job over the next two years, once the new technology is fully installed and operational. The project expansion will begin in February 2017, and continue until completion in late 2017. To date Solomon Colors, Inc. has spent in excess of \$3 million for designing and developing the new technology over the last two years. The Company plans to invest an additional \$200,000 for installation expenses.

This project does not meet any non-qualifying criteria.



PARCEL 59



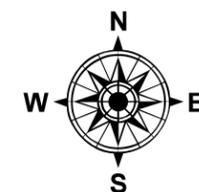
LOCATION MAP

Legend

-  Connector
-  Parcel Lines
-  Qtr Qtr Section line
-  Parcel 4
-  Parcel 59

PROPOSED
PARCEL 59
ENTERPRISE ZONE
CITY OF SPRINGFIELD

Prepared: January, 2017



1 inch = 200 feet

FOR REFERENCE PURPOSES ONLY
THE FINAL JUDGMENT OF SUITABILITY
FOR ANY SPECIFIC APPLICATION IS THE
SOLE RESPONSIBILITY OF THE END USER

PORTIONS OF THIS DATA MAY HAVE BEEN
PROVIDED BY SANGAMON COUNTY



EXHIBIT "A"



MARTIN ENGINEERING COMPANY of Illinois
 CONSULTING ENGINEERS/LAND SURVEYORS
 (ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004556)
 3223 S. MEADOWBROOK RD., SPRINGFIELD, ILLINOIS 62711
 Phone : (217) 698-8900, Fax : (217) 698-8922, E-Mail : mecmail@martinengineeringco.com



DESCRIPTION

Part of the Northwest Quarter of Section 11 and part of the Northeast Quarter Section 10, all in Township 16 North, Range 5 West of the Third Principal Meridian, Springfield, Sangamon County, Illinois, more particularly described as follows:

Commencing at the Southwest corner of said Northwest Quarter of Section 11; thence northerly on the West line of said Northwest Quarter, a distance of 1220.94 feet to the point of beginning.

From said point of beginning; thence deflecting 89 degrees 33 minutes 29 seconds left, a distance of 257.73 feet; thence deflecting 68 degrees 29 minutes 04 seconds right, a distance of 1030.00 feet; thence deflecting 90 degrees 00 minutes 00 seconds right, a distance of 725.00 feet; thence deflecting right 90 degrees 00 minutes 00 seconds right, a distance of 1127.44 feet, more or less, to a point on the West right of way line of the Illinois and Midland Railroad; thence southwesterly on said West right of way line, a chord distance of 55.00 feet; thence deflecting 62 degrees 26 minutes 37 seconds to the right, a distance of 359.09 feet; thence deflecting 20 degrees 38 minutes 47 seconds right, a distance of 125.69 feet to the point of beginning. Containing 18.93 acres, more or less

