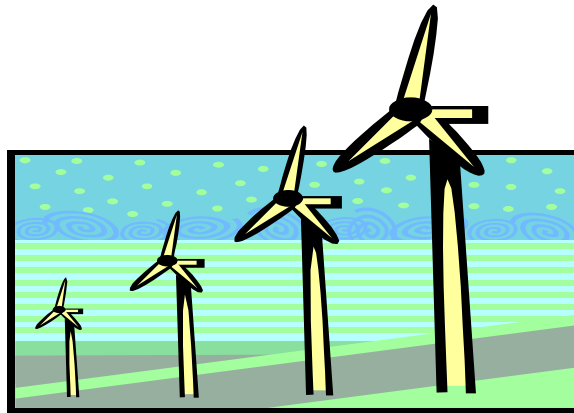


NCICG

North Central Illinois Council of Governments

ECONOMIC DEVELOPMENT PROJECTS



The project grants described on the following pages were researched, written and administered by NCICG.

The economic development and business retention/attraction activities that brought these projects to the area was largely due to the efforts of local and state economic development agencies and local elected officials. Local engineering companies play an important role in developing the necessary preliminary reports, cost estimates, design and other components needed to move the projects forward. NCICG concentrates on working with the funding agencies to develop responsive, thorough and complete grant applications. NCICG also completes the environmental review and administers the public portion of the project.

NCICG's role as an Economic Development District is to support and enhance the efforts of the local economic development agencies and others who are involved in encouraging capital investment, job creation and job retention in the region. This summary is designed to encourage ideas that will result in the expansion or attraction of business and to promote investment in infrastructure in the region.

ECONOMIC DEVELOPMENT PROJECTS

Funding Program - U.S. Department Of Commerce - Economic Development Administration

1. **PROJECT:** Extend Public Infrastructure/Municipal Services to Princeton Technology Park
GRANT AMOUNT: \$675,000

Agency - U.S. Department of Commerce - Economic Development Administration (EDA)

Program - Community Economic Development Assistance

Applicant/Grantee - City of Princeton

Total Construction Cost = \$ 1, 350,000

Infrastructure Project Description: The proposed EDA project includes the extension and construction of roadway, sidewalks, watermain, sanitary sewer, electric service/lighting, storm water detention and landscaping to complete Phase Two of the infrastructure for the Princeton Technology Park. The public infrastructure construction project needed to service the entire Technology Park is a two-phase project. Princeton completed the construction and installation of all of the Phase One public infrastructure improvements on their own. The EDA grant combined with a matching local contribution of \$675,000 was used to construct the Phase Two improvements. A breakdown of Phase Two is described below.



Funding Program : IL Business Development Public Infrastructure Program (BDPIP)

1. **PROJECT** - Extend Public Infrastructure/Municipal Services to Pilkington North America, Inc.
GRANT AMOUNT - \$500,000

Agency - IL Department of Commerce and Economic Opportunity (DCEO)

Applicant/Grantee - City of Ottawa

Total Construction Cost = \$1,531,000

Infrastructure Project Description: Pilkington North America (PNA), Inc. formally operated their own on-site water and sanitary sewer systems. The grant was used to extend municipal utility services to the facility. This was needed because the company is continuing to expand and operate in Ottawa and they have an aging and inefficient on-site water system and on-site wastewater treatment and collection system.

The infrastructure project included two major components, which are city owned and operated within public rights-of-way or within easements granted to the City of Ottawa by Pilkington.

- A. Water main extension including 9,790 l.f. of 10" and 12" diameter pipe to connect the Pilkington facility to the existing city water grid.
- B. Sanitary sewer pumping station and 8,260 l.f. of 8" diameter forcemain.

The City also will erect a new water tower near the plant to serve the PNA facility.

The Company: The plant produces coated and uncoated clear float glass for use in the construction and specialty markets. Annual production is 125,000 tons. Ottawa is the primary plant that develops new coating technology for Pilkington. The Company investment in this upgrade will ultimately exceed \$50,000,000. Glass was first manufactured in 1910 at the Ottawa, Illinois location. Specialty glass products are used in specialty mirrors for the automotive industry, refrigeration units, heated glass units, touch screens, photovoltaics, and anti reflective applications. Customers are distributed throughout the US and Canada but are primarily found in the Midwest and

Canada.

2. **PROJECT** - Extend Public Infrastructure/Municipal Services to PETsMART Distribution Center
GRANT AMOUNT - \$500,000

Agency - IL Department of Commerce and Economic Opportunity (DCEO)

Applicant/Grantee - City of Ottawa

Total Construction Cost = \$689,315

Infrastructure Project Description: The City used the \$500,000 BDPIP funds combined with \$189,315 of local funds to extend 3510 l.f. of watermain, 2010 l.f. of new sanitary sewer, and to construct 1500 l.f. of new roadway to serve the distribution center. McShane Corporation constructed a 1,000,000 sq. ft. \$30,000,000 building project and PETsMART, Inc. installed the interior racking, conveyors and other furnishings. PETsMART, Inc. then executed a lease with McShane. PETsMART, Inc. will create more than 200 full-time jobs and invest over \$5,000,000.



The Company: PETsMART is a full-service, publicly traded company. The company offers more than 12,000 distinct items, including national brand names, as well as a selection of private brands across a range of product categories. The Company complements its product assortment with a selection of value-added pet services, including grooming and pet training and coordinates an aggressive pet adoption program.

3. **PROJECT** - Replace a severely deteriorated bridge leading to the Unimin Corp.

GRANT AMOUNT - \$175,000

Agency - IL Department of Commerce and Economic Opportunity (DCEO)

Applicant/Grantee - Village of North Utica & LaSalle County

Total Construction Cost = \$ 353,300

Infrastructure Project Description: The Village of North Utica received a \$175,000 grant from BDPIP. The grant was used to remove and replace the Mill Street Bridge that connects the Unimin Corporation with the Village. The company worked with the Village to secure grant funds for this project (based on Job Retention). The grant was matched with \$175,000 of funds from the LaSalle County Highway Department and an additional \$3,300 of funds from the Village of North Utica.



The Company: The Unimin facility in North Utica mines and processes silica (quartz) to the stringent chemical purity requirements of its glass manufacturing and other customers. The primary products sold by the Utica plant are Glassil and Unifrac. The Utica plant employs approximately 44 people.

Funding Program - IL Community Development Assistance Program (CDAP) Economic Development

- 1. **PROJECT** - Extend Public Infrastructure/Municipal Services to James Hardie, Inc.
GRANT AMOUNT - \$625,391
Agency - IL Department of Commerce and Economic Opportunity (DCEO)
Applicant/Grantee - City of Peru
Total Project Cost = \$ \$625,391

Infrastructure Project Description: The City of Peru received a \$625,391.00 grant from DCEO to facilitate the expansion of James Hardie Industries Limited in the North Peru Industrial Park. The grant was used to construct water, sewer and roadway extensions, to install a watermain loop, to purchase land for the public improvements and to pay for associated engineering, legal and grant administration fees.



The Company: James Hardie invested \$49,919,383 in the project and, as a result of the expansion, created additional new full-time jobs. The facility was built to produce cement based panels and planks for the building materials industry. The panels are manufactured from wood pulp, portland cement, silica sand and a proprietary additive. The blend of materials used in the manufacturing process makes the panels and planks very durable, and completely inert to the activities of insects and fire.

The expansion was done to accommodate a new production line to make a new fiber cement trim product. The new trim line represents the latest generation of the unique Alow density@ manufacturing and product technology developed by Hardie in 1999. This allows the company to make thick lightweight cement boards for trim applications typically dominated by wood-based materials.

- 2. **PROJECT:** Extend Public Infrastructure/Municipal Services to PC Foods Granville Grocery Store
GRANT AMOUNT - \$315,000
Agency - IL Department of Commerce and Economic Opportunity (DCEO)
Applicant/Grantee - Village of Granville
Total Project Cost = \$ 546,072

Infrastructure Project Description: The Village of Granville received a \$315,000 grant from DCEO to facilitate the location of a new grocery store in the Village. This replaced the grocery store that was destroyed by a devastating fire in May 2000. The grant was used to extend municipal water service, sanitary sewer, storm sewer and roadway to the site and to make roadway improvements to Grant Street, which leads to the site. Gemion, Inc. (the project developers) invested \$231,072.00 of private funds into the infrastructure portion of the project to combine with the CDAP grant in order to complete project budget. PC Foods created a total of twenty-one (21) full time jobs. The private investment in this project was over \$1,343,000.



3. **PROJECT:** Extend Public Infrastructure/Municipal Services to Mennie Machine Company
GRANT AMOUNT: \$750,000
Agency - IL Department of Commerce and Economic Opportunity (DCEO)
Applicant/Grantee- Village of Mark
Total Project Cost = \$1,100,000

Infrastructure Project Description: The Village of Mark received a \$750,000 CDAP grant to make water system improvements to facilitate the expansion of Mennie Machine Company (MMC). The project consisted of the construction of 2 shallow wells, a water treatment plant, a 100,000 gallon elevated water tower and 5300 L.F. of transmission main. MMC constructed an 84,250 square foot addition to their existing plant. The project resulted in the creation of 50 full time jobs.



The Company: In 1970, Hubert J. Mennie, was the founder and sole employee of MMC. With the help of his wife Cheryl and his sons Bill and David, the Mennies achieved their goal of being a fully operational tool and die manufacturer. The company started in the 400 square foot garage at the Mennie household. They then expanded into a larger building on that site, and later to a 30,000 square foot building in LaSalle. The LaSalle plant was the location for high volume manufacturing with state-of-the-art machining - robotic machining cells.

In 1999 construction of a new 130,000 square foot manufacturing facility was completed. This expansion allowed MMC to expand their market to include the construction equipment and automotive manufacturing sectors of the economy while maintaining the high-quality goods and services for existing customers. MMC provides precision machining from prototypes through production and high volume production capacity. Services available include: engineering design and analysis; designing and building of specialized automation cells and equipment; production process design and analysis and the designing and manufacturing of custom fixturing and production process solutions.

The 1999 project was also assisted by DCEO with CDAP Economic Development funds that were used for both infrastructure work and a low-interest loan to the company. The facility that was constructed is a beautifully designed building. The environment both inside and outside the building is extraordinary. It is not unusual in a highly urban environment to see economic development strategies include strong urban design elements. It is unusual to see a manufacturing company in rural Illinois make design and a "sense of place" a priority in their business strategy. Private developers and businesses in today's competitive market are much more likely to see profit in the competitive edge that high quality design gives to their developments. The Mennie family has the vision and expertise to see that there is a direct relationship between these elements.

4. **PROJECT:** Extend Public Infrastructure/Municipal Services to Love's Travel Stops & Country Stores, Inc.
GRANT AMOUNT: \$150,000
Agency - IL Department of Commerce and Economic Opportunity (DCEO)
Applicant/Grantee- Village of Mark
Total Construction Cost = \$767,468

Infrastructure Project Description: The Village of North Utica received a \$150,000 CDAP grant to construct water and sanitary sewer extensions to help attract Love's to a new location north of I-80 at IL 178. The water main and gravity sewer main were both extended under I-80 to the site which also brought the utilities across the Interstate for future development.



The Company: Love's began 40 years ago when Tom Love leased a closed filling station in western Oklahoma. Through the years, Love's has expanded to more than 161 Travel Stops & Country Stores. This project, while not the typical CDAP project, fills a gap in the local economy; provides jobs for low-to-moderate income individuals; spurs visitors and traffic to the Village; encourages and prepares the community for additional development in the immediate area; brings investment into the community; helps a Village that was recovering from a major natural disaster, and offers a service to travelers that is unavailable from the LaSalle exit to Morris - a distance of approximately forty (40) miles. Also, there is a tremendous amount of truck traffic that drives through Utica because of the nearby gravel, grain and sand operations (approximately 600 trucks per day). The Love's facility provides a safe and secure place for the drivers to rest and re-fuel. The project was able to meet the program's objectives to: create jobs; stimulate private investment; strengthen the local tax base; improve public infrastructure and fuel the local, regional and state economy.

5. **PROJECT:** Extend Public Infrastructure to site of Wal-Mart Distribution Center (DC)
GRANT AMOUNT: \$500,000
Agency - IL Department of Commerce and Economic Opportunity (DCEO)
Applicant/Grantee- City of Spring Valley
Total Construction Cost = \$3,473,000

Infrastructure Project Description: Project leverage came from the IL FIRST program, the City of Spring Valley, the IL Department of Transportation and the IL Business Development Public Infrastructure program. The construction activities included the extension of approximately 5,000 L.F. of gravity sewer and 4,310 L.F. of force main; the extension of 9,000 L.F. of watermain, a 1,000,000 gallon water tower, and a 3000,000 gallon ground storage tank.

The roadway improvements included widening of the ramp intersections at I-80 and IL Route 89; modifications of the median islands at U.S. Route 6 and IL Route 89 to accommodate truck turning movements; widening of IL Route 89 and the installation of traffic signals at the employee entrance.



The Company: Wal-Mart Stores, East Inc. was looking for a site to locate a large retail distribution facility for shipping products to their stores in the Midwestern region. The site in Spring Valley was selected after local efforts combined to best meet the company's needs. The center serves Wal-Mart's market in a two to three hundred mile radius. The building is approximately 1,200,000 square feet. The building has a shipping wing, two large areas of racks and conveyors, a main office area for upper management and another office area for supervisors and mid-level management. There are two access roads to the facility off of IL Route 89.

6. **PROJECT:** Make road water and sewer improvements to site of Kohl's Distribution Center
GRANT AMOUNT: \$750,000
Agency - IL Department of Commerce and Economic Opportunity (DCEO)
Applicant/Grantee- City of Ottawa
Total Construction Cost = \$3,473,000

Infrastructure Project Description: The project included: extension of 3,600 L.F. of 21" sanitary sewer from where it ends at the nearby PETsMART DC to the property of the new distribution center; extension of 900 L.F. of watermain from MBL drive to the property site and, the construction of 2,700 additional L.F. of new 12" watermain to effectively loop the system and include the new distribution center.



The Company: Kohl's was founded by the Kohl family in Milwaukee, Wisconsin, in 1962 and subsequently opened its first store in Brookfield, WI. Kohl's is a family focused value-oriented specialty department store offering modestly priced, exclusive and national brand apparel, shoes, accessories, beauty and home products in an exciting shopping environment. In 2006, Kohl's employed approximately 107,000 associates in 732 stores across the United States. By the end of April, 2007 Kohl's operated 834 stores in 46 states and employed over 114,000 Associates.

7. **PROJECT:** Extend municipal services to the site of United Steel Deck in Peru's Industrial Park..
GRANT AMOUNT: \$364,000
Agency - IL Department of Commerce and Economic Opportunity (DCEO)
Applicant/Grantee- City of Peru
Total Construction Cost = \$364,000

Infrastructure Project Description: The project consisted of the extension of roadway, watermain and sanitary sewer from May Road along Unytite Drive to the plant site. This included the extension of approximately 2,098 L.F. of watermain; extension of 1981 L.F. of sanitary sewer; all the excavation and work associated with an extension of Unytite Drive to the site (~ 1360 L.F and related work.



The Company: The CMC Joist and Deck formerly United Steel Deck plant in Peru fabricates steel to be used for a full line of sheet metal roof deck, floor deck, and siding products. The majority of the steel deck is sold to structural steel fabricators, who in turn sell structural steel, steel joists, steel deck, and erection to general contractors, construction managers or developers. United Steel Deck is an affiliate company of Bouras Industries, Inc.. Mr. Nicholas J. Bouras remains closely involved in the company and still signs the payroll checks.

The Company invested over \$18,000,000 in the project and created 50 full-time jobs at their new facility.