



## **ECONOMIC DEVELOPMENT PROJECTS**



*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.*

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

**1. PROJECT: Extend Public Infrastructure/Municipal Services to Ottawa Industrial Park**

**GRANT AMOUNT: \$1,980,462**

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

**Program – Public Works**

**Applicant/Grantee - City of Ottawa**

**Total Construction Cost = \$ 3,960,924**

***Infrastructure Project Description:***

They project will prepare approximately 78 acres of city owned property with the construction of approximately 1,600 l.f. roadway, 5,500 l.f. of sanitary sewer main, 8,000 l.f. of watermain, 3,100 l.f. of stormwater main, stormwater drainage and detention facilities, and 2,800 l.f. of railroad spur. Sanitary sewer and water lines will be bored under the CSX railroad and the I & M Canal and connect to the existing system on Canal Road. The project also includes the purchase of approximately 8.71 acres of private property for the installation of the rail spur. Construction is expected to start in the spring of 2013 and be completed by November 2014.



The City of Ottawa is looking to attract downstream users of titanium powder being produced in the industrial park by International Titanium Powder (ITP). ITP’s Ottawa plant has the first in the world plant of producing titanium powder using the Armstrong Process™.

**2. PROJECT: Extend Public Infrastructure/Municipal Services to Princeton Logistics Park**

**GRANT AMOUNT: \$676,920**

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

**Program – Public Works**

**Applicant/Grantee - City of Princeton**

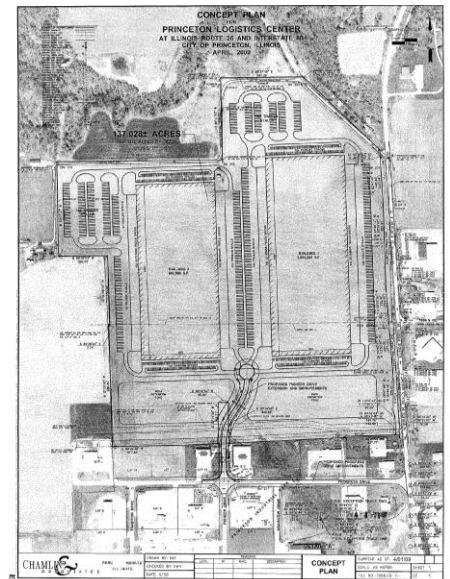
**Total Construction Cost = \$ 902,560**

***Infrastructure Project Description:***

This project will provide infrastructure to a 137+ acre site owned by the City of Princeton, Illinois. The site is located north of Interstate 80 directly north of an existing industrial park and just off of Route 26. The entrance from Route 26 will go through the existing industrial park. This section of road will be improved with the grant funds. The site is located in the Bureau/Putnam County Area Enterprise Zone.



The proposed EDA project includes the reconstruction of existing roadway, construction of new road with curb and gutter to the site, installation of water and sewer main, city electric and fiber optic cable for Internet service.



In 2008 the City of Princeton purchased the 137+ acre site for \$3.2 mil after losing out on a new logistics business development project at the site. A logistics business looked at the site for the construction of a 1 million square foot facility, however that project did not come to fruition. Following that, the City developed a concept plan for the site that would allow for two (2) such investments on the property. One of the major hindrances to getting infrastructure to the site was two (2) large gas pipelines. The City's vision is to provide a development ready site so that future private sector investment development projects will not be hindered. The EDA grant will be combined with a matching local contribution of \$225,640. Construction of this project will begin in spring 2011 and has an anticipated completion date of spring 2012.

**3. 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 EDA project included 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 was 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.



**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)**

Funds originate from U.S. Department of Housing & Urban Development

**Applicant/Grantee - City of Ottawa**

**Total Infrastructure Project Cost = \$1,531,000**

**Infrastructure Project Description:** Pilkington North America, 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 ultimately exceeded \$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)**

Funds originate from U.S. Department of Housing & Urban Development

**Applicant/Grantee - City of Ottawa**

**Total Infrastructure 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. created more than 200 full-time jobs and invested 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)**

Funds originate from U.S. Department of Housing & Urban Development

**Applicant/Grantee - Village of North Utica & LaSalle County**

**Total Infrastructure Project 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)**

Funds originate from U.S. Department of Housing & Urban Development

**Applicant/Grantee - City of Peru**

**Total Infrastructure 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 “low 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)**

Funds originate from U.S. Department of Housing & Urban Development

**Applicant/Grantee - Village of Granville**

**Total Infrastructure 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 total 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)

Funds originate from U.S. Department of Housing & Urban Development

**Applicant/Grantee**- Village of Mark

**Total Infrastructure 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 two (2) shallow wells, a water treatment plant, a 100,000 gallon elevated water tower and 5,300 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)  
 Funds originate from U.S. Department of Housing & Urban Development  
**Applicant/Grantee-** Village of Utica  
**Total Infrastructure Project 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:** Construct 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)  
 Funds originate from U.S. Department of Housing & Urban Development  
**Applicant/Grantee-** City of Ottawa  
**Total Infrastructure Project 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 in 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.





**6. PROJECT:** Extend Public Infrastructure to site of **Wal-Mart Distribution Center**

**GRANT AMOUNT:** \$500,000

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

Funds originate from U.S. Department of Housing & Urban Development

**Applicant/Grantee**- City of Spring Valley

**Total Infrastructure Project 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 3,000,000 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.



**7. PROJECT** - Extend Public Infrastructure/Municipal Services to **Eakas Corporation.**

**GRANT AMOUNT** - \$675,000

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

Funds originate from U.S. Department of Housing & Urban Development

**Applicant/Grantee** - City of Peru

**Total Infrastructure Project Cost = \$2,051,628**

**Infrastructure Project Description:** The City of Peru received a \$675,000.00 grant from DCEO to facilitate the expansion of Eakas Corporation in north Peru. The construction of public infrastructure is needed to accommodate the expansion that Eakas Corporation is undertaking. Grant funds will be used to make upgrades to the City's western sewage treatment plant, two (2) lift stations and a section of sewer main. The Eakas Corporation will be adding an additional 150,000 to 200,000 gallons per day to the wastewater system. The two (2) lift stations in the vicinity are not sized to handle the increased discharge from the Eakas plating operation and need significant upgrades.

The composition of the waste discharge is such that IEPA will not allow the City to land apply sludge from the treatment plant. The City will install a sludge de-watering system that will dry the sludge and prepare it to be hauled to a landfill for disposal. This will also benefit the City as it works to attract other manufacturing industries to the area.



***The Company:*** Eakas has an existing manufacturing facility in the City of Peru that was completed in 1991. The facility produces plastic parts and other decorative trims for the automotive industry.

The company plans to invest \$33,397,314 in the expansion and will create an additional twenty-five (25) full-time jobs. The entire project will be financed with owner and parent company's equity. Eakas plans to construct an addition to their facility that will be approximately 276,000 square feet. The existing facility is approximately 257,000 square feet. The expansion will accommodate a new plating line to the Peru facility.

**Funding Program - Economic Development Program (EDP)**  
**Truck Access Route Program (TARP)**

1. **PROJECT:** Roadway Improvements - realignment of **ESK Road** and related improvements

**GRANT AMOUNTS:**

**EDP** - \$2,000,000  
**TARP** - \$75,000 (maximum award)  
**TOTAL** - \$2,075,000

**Agency** - IL Department of Transportation

**Program** - Economic Development Program/Truck Access Route Program

**Applicant/Grantee** - Hennepin Township

**Total Project Cost** = Approximately **\$4,000,000**

**Infrastructure Project Description:** The project consisted of construction of a \$2.2 million realignment of ESK Road because of serious safety concerns with the intersection of IL Route 71 and ESK Road. The project also included the replacement of Coffee Creek Bridge on IL Route 71. The grant was first awarded in October 2007, however several project design changes caused a delay in project start-up. Instead of making major intersection improvements to ESK Road and IL Route 71 an alternate route was constructed, which provided a much safer alternative.

The project was developed in conjunction with the construction of Marquis Energy LLC. of Hennepin Township. The Company participated in the grant application process and signed agreements to create jobs and make investments in the area. The Ethanol production facility will directly benefit from this road improvement project.

This project was completed in summer 2010.

**The Company:** **Marquis Energy LLC of Hennepin,** and Babcock & Brown (a global investment and advisory firm) entered into a Memorandum of Understanding to construct, manage, and operate a 200 million gallon fuel-grade ethanol facility on Hennepin Township in Putnam County, IL.



The Hennepin Township facility is currently producing 110 million gallons of ethanol per year. Marquis Energy also produces 330,000 tons of hi-protein bio-energy feed (DDG or Dried Distiller's Grain) and 1.7 million gallons of corn oil. Marquis Energy does all this by purchasing 40 million bushels of corn per year from Illinois producers.

Ethanol is a renewable fuel that provides a cleaner-burning alternative to gasoline. DDG is used primarily as livestock feed, and corn oil is used in the production of bio-diesel. By purchasing grain locally and employing area residents, Marquis Energy stimulates the economy in the community.



2. **PROJECT** - Make roadway improvements to facilitate the expansion of **Clover Technologies, Inc.** and the location of a new distribution Center for **Kohl's Department Stores Inc**

**GRANT AMOUNTS -**

- EDP -** \$ 827,225
- TARP -** \$26,400
- TOTAL -** \$853,625

**Agency** - IL Department of Transportation  
**Applicant/Grantee** - City of Ottawa  
**Total Construction Cost** - Approximately **\$1,626,000**

**Infrastructure Project Description:**

The roadway improvements were part of a large public infrastructure improvement project to provide municipal services to Kohl's Department Stores, Inc. At nearly the same time, Clover Technologies, Inc. finalized plans to expand a construct a distribution facility in close proximity to the Kohl's site. The transportation improvements were needed to service the facilities and provide safe egress and ingress for employees, truck drivers and others visiting the distribution centers.

- Widen and pave MBL Drive - approximately 1000 L.F. (\$450,000.00).
- Construct a new public commercial/industrial access roadway – known as Industrial Drive – approximately 1800 L.F. (\$710,000.00).
- Make improvements to the existing County Highway (Dayton Road) by adding a left turn lane at critical locations to accommodate the traffic created by the Kohl's and Clover Technologies projects (\$466,000.00).
- Make improvements to the existing County Highway (Dayton Road) by adding a left turn lane at critical locations to accommodate the traffic created by the Kohl's and Clover Technologies projects (\$466,000.00).

**The Companies:**

**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 April 2007 Kohl's was operating 834 stores in 46 states and employing over 114,000 Associates. Kohl's Department Stores, Inc. constructed a 500,000 sq. ft. building with interior racking, conveyors and other furnishings. With employment over 260 that created well over the goal of one hundred and fifty (150) full-time jobs and invested approximately \$63,500,000 in the initial phase of the Ottawa project.



**Clover Technologies Group** was founded in 1996. Clover is the global leader in providing resellers, mass merchants and value-added specialty suppliers with total environmental solutions including the recycling and remanufacturing of consumable imaging supplies. Clover is the world's largest collector and recycler of cell phones, inkjet and laser cartridges. The complete line of Clover's quality imaging supplies is available through leading office products distributors and computer imaging supply wholesalers and marketed under a variety of private label brands. The Company maintained their 110 full-time employees as a result of the project. Along with an investment group (Dayton Road LLC) the total private investment was over \$7,000,000 for the expansion.

