

Mt Carroll CDC *community news*

CDC Marketing

Community News

Issue 1 July 2007

Welcome!

"I am of the opinion that my life belongs to the community, and as long as I live it is my privilege to do for it whatever I can." -George Bernard Shaw

The Mount Carroll Community Development Corporation Team would like to welcome you to our first newsletter of many. For those of you who don't know who we are, this is a brief introduction and for those who are familiar with us, this may serve as an update on our progress as a group.

The Mount Carroll Community Development Group was formed as a non-profit entity and incorporated in 2000. We are comprised of many dedicated volunteers with a common vision for the future of our community: **positive growth, progress and a sustainable economy**. Our funding comes from donations provided by private citizens, the City of Mount Carroll, the Mount Carroll Chamber of Commerce, Mount Carroll civic organizations and those utilities that service our community.

The CDC has been and continues to be instrumental in much of the progress Mount Carroll is making towards our vision:

- ♦ The CDC was instrumental in bringing the developers of Timber Lake Resort and

Campground (TLR) into our area and assisted in extending the Enterprise Zone as an incentive towards escalating their growth.

- ♦ We have since helped in extending the Enterprise Zone a second time to 3 parcels of land within the city limits. They are the Campbell Center property, Team Products property and the Metform property.
- ♦ The CDC participated with the City in creating a Tax Increment Financing (TIF) District that encompasses most of the southern portion of Mount Carroll and extends north to include the downtown retail district. Without these incentives we would not be able to bring Metform into Mount Carroll.
- ♦ The City of Mount Carroll and the CDC cooperated in obtaining a Community Development Assistance Program (CDAP) loan for Team Products in the amount of \$180,000.00. This enabled that company to expand their physical facility, purchase machinery and hire 5 to 10 additional employees. Because of the incentives available to them, Team Products is anticipating another expansion program in the near future

The Mount Carroll CDC is broken up into committees to better concentrate on tasks within certain areas that have been identified for completion. We have a Commercial & Residential Committee, a Finance Committee, a Marketing Committee, an Executive and General Board as well as a Land Development Committee. Each one of these committees has been comprised of dedicated volunteers who are committed to making sure the CDC can remain effective and fulfill its duties for the purposes intended.

To find out more about the progress we are helping our community make, please feel free to contact us by phone at 815-244-1239. We always welcome inquiries, volunteers and donations.

We hope you enjoy this newsletter and we look forward to future publications keeping you up to date on our community progress!



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Land Development

The Property Development Committee has met with a number of independent developers to try to gain a more detailed understanding of what kind of development would best benefit Mt Carroll, and potential interested parties, and investors. Property which is the 25+ acres located from the intersection of Rt. 52/64 and Benton St. heading west is available for development. One of the biggest questions up front is "What do we want the development to look like"? Everything from colors, grassy areas, building sizes and type of construction materials. Especially when driving in from the East going West as you come up the hill and see the Billboard now, what do we want people to see first when entering Mt. Carroll ? What type of business, or building will lead the way into Mt Carroll for the first time curious visitor, or a person that has driven through many times and just was never motivated to stop by. A lot of work has been done and a lot more needs to be done. This is going to be a huge project and we all hope someone will get interested enough to take it over and develop the area.



Stone House

Come into Mount Carroll on Route 78 from the North and you'll see what's left of the house that was the first built within Mount Carroll City limits. Situated over an old spring, this house has rapidly fallen apart over the years. On July 3, 2007, the CDC received a gracious donation allowing us to purchase this structure. Unfortunately, the cost to renovate would be an enormous expense. Our initial plans are to enhance the area by maintaining the foundation as well as improve both landscape and architecture, providing a safer and more pleasant area.



Kraft Korner

A cornerstone building in our beautiful, red-brick paved, Historic downtown fell victim to lightning in 2005. By December of 2006 there had been no progress made to renovate the old, burned out Kraft Clothing Store and deterioration was setting in quickly. The CDC made a decision to buy the building to make sure it would not become demolition material. Replacing the windows has become an immediate necessity. Lack of heat through a winter caused cracking to the point of being a public safety concern.



Not a cheap venture, the replacement cost of these first floor windows was estimated at a whopping \$37,500.00! To date we have received over \$18,000.00 in donations by civic organizations and individuals to help renovate the Kraft Building. Our local volunteers providing labor, materials and knowledge are, and continue to be, an invaluable asset. We look forward to opening up a fully renovated Kraft Building as a business incubator. *If you would like to volunteer or donate, please see the form at the bottom of this newsletter - or, feel free to call for*

more information: **815-244-1239**



815-244-1239

Be sure to check out our Kraft ad in the Weekly Mirror Democrat!!!!

The Kraft Building

Restoration & Business Incubator

As we continue to move along on our "deconstruction" and renovation of the building, it is time to begin our "business development" phase. If you have marketing and planning skills, why not become a part of our planning and marketing team? This team's responsibility is to finalize how the building will be laid out, how it will be marketed and to negotiate with the new businesses that will be taking up residence there. Contact us for more information or to **JOIN OUR SATURDAY MORNING KRAFTER'S GROUP:**

815-244-1239

Please call if you would like to volunteer your labor. We'll do our best to match your skills with the many tasks to complete!

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