



Region 1 Planning Council Board

Meeting Minutes

Thursday, September 12, 2024
 127 N Wyman St, Ste 100, Rockford, IL 61101

1. Call to Order

With a quorum present, the meeting was called to order by Mayor Jury at 8:01 am.

2. Roll Call

A quorum was present, including:

<input checked="" type="checkbox"/>	Boone County	<input type="checkbox"/>	McHenry County
<input checked="" type="checkbox"/>	Chicago Rockford Int'l Airport	<input type="checkbox"/>	McHenry Economic Development Association
<input checked="" type="checkbox"/>	City of Belvidere	<input type="checkbox"/>	Nicor / Southern Co
<input checked="" type="checkbox"/>	City of Freeport	<input checked="" type="checkbox"/>	Northern Illinois University
<input checked="" type="checkbox"/>	City of Loves Park	<input checked="" type="checkbox"/>	Northwestern Illinois Building Trades (8:05)
<input type="checkbox"/>	City of Rochelle	<input type="checkbox"/>	North Park Public Water District
<input checked="" type="checkbox"/>	City of Rockford	<input type="checkbox"/>	Rochelle Economic Development Corporation
<input checked="" type="checkbox"/>	City of South Beloit	<input checked="" type="checkbox"/>	Rockford Mass Transit District
<input checked="" type="checkbox"/>	ComEd (8:07)	<input checked="" type="checkbox"/>	Rockford Park District
<input checked="" type="checkbox"/>	Four Rivers Sanitation Authority	<input checked="" type="checkbox"/>	Rock Valley College
<input checked="" type="checkbox"/>	Greater Freeport Partnership	<input checked="" type="checkbox"/>	Stephenson County
<input type="checkbox"/>	Greater Rockford Chamber of Commerce	<input checked="" type="checkbox"/>	Village of Cherry Valley
<input checked="" type="checkbox"/>	Growth Dimensions	<input checked="" type="checkbox"/>	Village of Machesney Park
<input checked="" type="checkbox"/>	Highland Community College	<input checked="" type="checkbox"/>	Village of Roscoe
<input type="checkbox"/>	McHenry Community College	<input checked="" type="checkbox"/>	Winnebago County
<input checked="" type="checkbox"/>	Martesha Brown	<input checked="" type="checkbox"/>	The Workforce Connection

3. Public Comment

There were none present who wished to address the Board.

4. Consent Agenda

a. *Approval of May 14, 2024 Board Meeting Minutes*

Motion by Machesney Park, seconded by Four Rivers, to **approve** the Consent Agenda.

Motion **approved** unanimously by voice vote.

5. PRESENTATION: Modular Housing, Tim Swanson, inherent L3C

Tim Swanson, founder of inherent L3C, presented on innovative ways to build housing. Inherent L3C is located in north Lawndale, on the west side of Chicago, and focuses on providing attainable home ownership emphasizing community involvement. The corporation produces modular homes designed for specific populations: safety net housing for the unhoused; tiny housing to benefit single income, senior citizen or low-income populations; and typical three bedroom/two bathroom houses. It takes eight weeks to build a house and one and a half weeks to

finish construction onsite. The efficiency in their business model comes through supply chain engagement and does not involve inferior quality materials.

Inherent L3C makes a concerted effort to build the workforce; many of their employees are new to employment in the trades and two out of four have been justice-involved. Their carpenters are investing their decades of experience by training up a younger generation of tradespeople. Mr. Swanson states there is a lot of room to grow in his industry. Discussion followed.

6. Fiscal Year-End Financial Report

Mr. Dunn gave an overview of Region 1's year-end budget results for FY 2025. There were no questions.

7. Executive Director's Report

Mr. Dunn reported on current facility constraints and is working with the landlord to renovate areas in the currently occupied building. Stellantis and DCEO discussions are still moving forward. The Land Bank continues to explore adding additional counties. R1 and the Council of Governments expect to conduct more advocacy with state government for land bank funding. The first applications for the pilot Livable Communities Initiative program are due Sept 13. State Rep. LaHood will visit R1 on Oct. 2 and the board was invited to attend.

Isaac Guerrero gave a brief update on the region's progress with CEJA, which is bringing over \$10M in grants to region to train people on clean energy jobs. Mr. Guerrero mentioned that R1 will be asking for capital infrastructure project submissions by the end of the year, which will be prioritized and included in 2030 Comprehensive Economic Development Strategy. North COG continues to coordinate with local jurisdictions regarding the grocery tax.

Mr. Dunn emphasized that if anyone present is looking for transportation earmark, that project must be in TIP, similar to including projects in CEDS. Contact Sydney if a project needs to be added.

8. Nominations for New Community Advisory Forum (CAF) Members – Chelsey Glatz

Ms. Glatz, public engagement liaison and staff coordinator for the CAF, and Martesha Brown, chair of the CAF, gave a brief explanation on the CAF and asked the board to provide recommendations for new CAF members. A portion of current membership will be renewed, but the CAF will also add new members in areas that are not currently represented. Ms. Glatz will send a follow-up email with more details. The board will vote on all members in November.

9. Adjournment

Motion by Machesney Park, seconded by Boone County, to **adjourn**.

Motion **approved** unanimously by voice vote.

Meeting adjourned at 8:58 am.

Meeting minutes prepared by: Amy Salamon
Minutes approved by action of the Board: _____