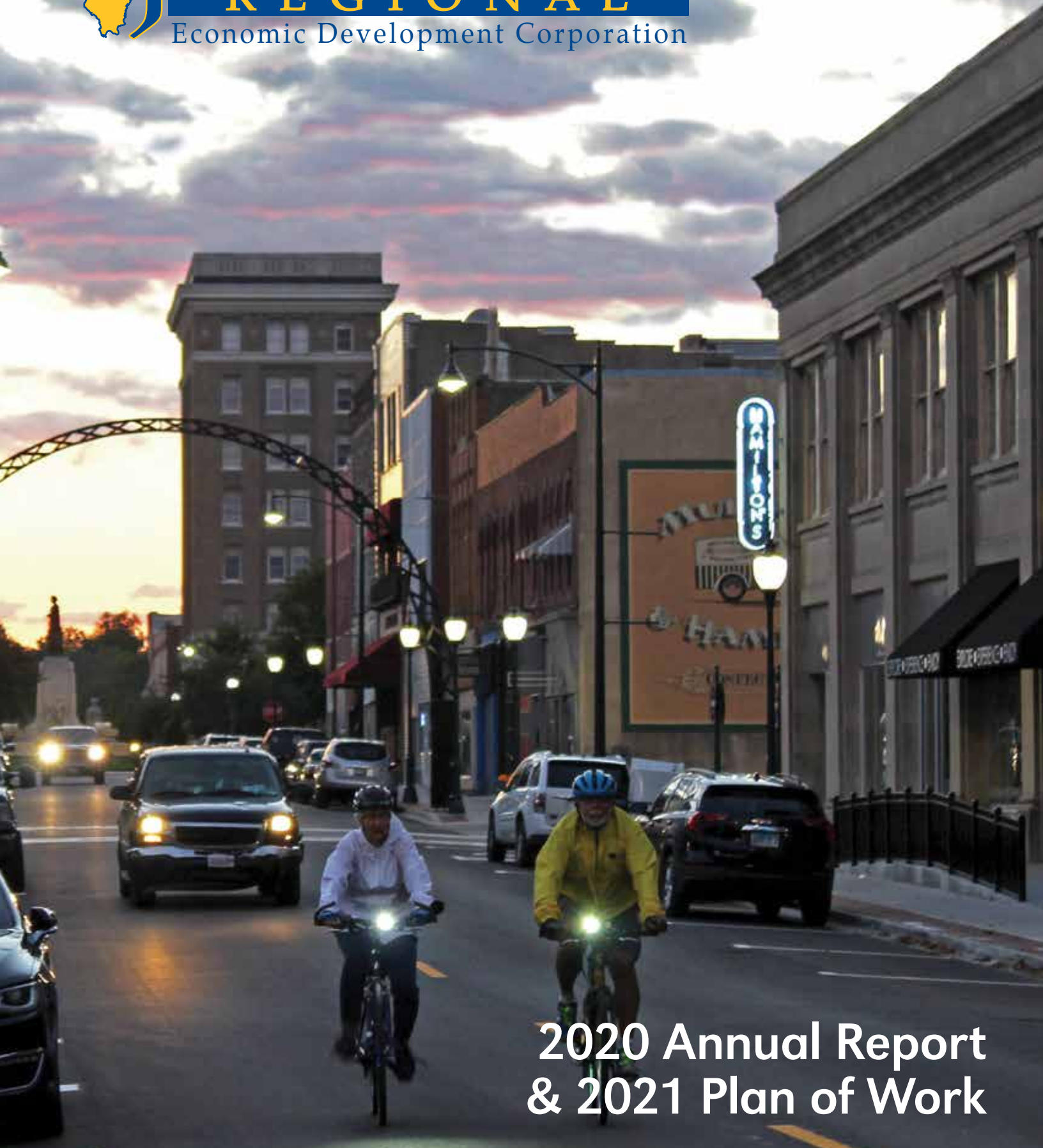




# JACKSONVILLE

## REGIONAL

Economic Development Corporation



**2020 Annual Report  
& 2021 Plan of Work**

# Alsey Refractories Co.

Alsey, Illinois



# CHAIRMAN'S MESSAGE



Any great organization has one common denominator and that is a group of dedicated professionals, which starts with our president, Kristin Jamison, and vice president, Bonni Waters. Their dedication and passion for the Jacksonville Regional Economic Development Corporation and this community is the driving force behind the success of this organization. They pour their heart into not just helping our current employers retain and expand their business, but also attracting and creating additional businesses in the community.

We can all agree that 2020 was a year of challenges for everyone, but Kristin and Bonni adapted to the times, and spent countless hours educating and informing businesses of the opportunities for help during the COVID-19 pandemic. I cannot thank them enough for the countless hours they spent helping our businesses during this time.

However, all of the great work that Kristin and Bonni accomplished over the last year and a half would not have been possible if it wasn't for our investors and their belief and trust in this organization. Your investment in the JREDC allows us to continue our mission, which is "to create, expand, recruit and retain job opportunities in Morgan and Scott counties."

While we normally recognize a private industry with the Harold Cox Industry of the Year Award, which is typically awarded to a business or industry that has exhibited outstanding business development and activity that enhances regional economic viability, JREDC has decided that this year the award should go to Passavant Area Hospital, the Morgan County Health Department, and the Jacksonville/Morgan County Office of Emergency Management. These three organizations provided leadership and guidance over the last 18 months by helping to inform and educate all of us so that we could get our businesses back up and running as soon as possible.

JREDC also recognizes a business or individual that does not have economic development as its primary purpose. It is my great honor to announce that Michael Hayes is our Champion Award recipient for 2020. Michael Hayes not only brought a new and exciting development to this area with the recent opening of the Water's Edge Winery, but he has and continues to invest in multiple Jacksonville area properties with the sole intent to spur economic growth in this region.

It is a great honor to serve as the Chairman of the Board for the JREDC and even with the turbulence brought on by the COVID-19 pandemic, I along with the entire JREDC staff and Board continue to work hard and have some exciting opportunities on the horizon. I am optimistic for what the next year will bring for our community and investors.

Jodee Nell  
*Chairman*

# PRESIDENT'S MESSAGE



**Adapt. Pivot. Retool.** These words have been used over and over to describe the ways in which we reimagined how to conduct business and live our lives through this unprecedented time. The work of the Jacksonville Regional Economic Development Corporation was no different during the last 18 months. While not considered an “essential business,” the JREDC staff continued our work, responding to inquiries for potential business and industry development, and exploring ways to help our existing small businesses keep their doors open during the pandemic.

Bonni and I worked with members of the JREDC Executive Committee to develop a Scope of Work for 2021 that included goals to achieve our mission of attracting, creating, retaining and expanding business, as well as developing workforce. While our original blueprint that outlined the strategies for achieving these goals changed, **we adapted – we pivoted – we retooled** to bolster the economies of Morgan and Scott counties.

We realize COVID-19 is still a very real threat to the health and economy of our region, but we are optimistic that we have endured the most difficult of times. Looking back at 2020 (and much of this calendar year), we are proud of the work we have accomplished to further the goals outlined in our regional plan:

- The Jacksonville region’s **quality of place** improved dramatically with the addition of high-speed, fiber internet service throughout Jacksonville and South Jacksonville. • Our access to quality healthcare was highlighted and celebrated throughout the pandemic. • We began a Community Revitalization effort with Illinois Housing Development Authority and the City of Jacksonville.
- In working to expand the region’s **workforce**, we facilitated an Illinois College study that engaged current IC students with human resource directors at local manufacturers. The outgrowth of that study included recommendations regarding how to engage potential employees, and an unintended outcome of helping many of these students find part-time employment at local companies. • The JREDC Employment Opportunities page became one of the most visited pages on our website.
- Requests for property information increased during the pandemic, resulting in a number of site visits from **potential developers and business owners**. • The former MacMurray College campus parcels successfully sold in an auction. • Tri-County Development Corporation land and the former Shopko property continue to be eyed for future development.
- Our **commitment to engaging the community** was strengthened as we collaborated with community leaders and partners to educate and assist small business owners and non-profit organizations to apply for local, state and federal grant opportunities. More than \$3 million in funding has been awarded to business and organizations in the region. • We are currently working to bring more funds to the region through our work as Community Navigators through the Back to Business grant.

As always, we thank our investors for affording us the opportunity to strengthen and move forward the Jacksonville region.

Kristin Jamison  
*President*

# OUR INVESTORS



## DIAMOND INVESTORS

(Annual Investment of \$25,000 or more)

City of Jacksonville  
Morgan County



## PLATINUM INVESTORS

(Annual Investment of \$10,000 - \$24,999)

Illinois Electric Cooperative  
Jacksonville Area Chamber of Commerce  
Passavant Area Hospital  
Ware Brands



## GOLD INVESTORS

(Annual Investment of \$5,000 - \$9,999)

CNB Bank & Trust  
Farmers State Bank & Trust Company  
i3 Broadband  
Jacksonville Country Club  
Prairie Power  
Reynolds Consumer Products  
Scott County Development Corporation  
Town & Country Bank of Jacksonville  
US Bank



## SILVER INVESTORS

(Annual Investment of \$1,000 - \$4,999)

Ameren  
Area Disposal  
Beard Implement  
Benton & Associates  
Carpenters Local 270  
Cass Communications  
City of Winchester  
Community State Bank  
Don's Place  
Elm City Center  
EnviroVac  
First National Bank of Arenzville  
First National Bank of Winchester  
Golden Eagle Distributing

Hutchison Engineering Company  
Illinois College  
Illinois Road Contractors  
Mike Griffiths Properties  
Pathway Services  
Peak Insurance Agency  
Rammelkamp Bradney Law Office  
Tri County Community Development Corporation  
Windsor Homes  
Zumbahlen Eyth Surratt Foote & Flynn



## BRONZE INVESTORS

(Annual Investment of \$100 - \$999)

Bank of Bluffs  
Bellatti Law Office  
Burrus Seed Farms  
CCK Automations  
Dimond Bros. Insurance Agency  
Duncan Management, Inc.  
Freeman Seed Company  
Hamilton's Catering  
ILMO  
Jacksonville Speedway  
Linda Standley  
O'Shea Builders  
People's Bank & Trust  
Steve Varble  
Susan Weller, DDS  
The Source  
Village of Franklin  
WLDS/WEAI Radio  
Worrell Land Services, LLC

**The board, officers  
and investors are the key  
to the continued success  
of the JREDC.**

**Thank you for your support!**

# OUR MISSION

**Since 1964, the mission of the Jacksonville Regional Economic Development Corporation has remained consistent – to create, expand, recruit and retain job opportunities for Morgan and Scott counties.**

In accordance with the Regional Economic Development Plan for Morgan and Scott Counties, the JREDC will continue our mission through:

- Business Attraction
- Business Creation
- Business Retention/Expansion
- Workforce Development

## GOALS, STRATEGIES AND PLAN OF WORK

As outlined in the five-year Regional Economic Development Plan, JREDC continues its charge to realize seven goals – all of which support to the mission of our organization:

### Goal #1 Improve the Region’s Quality of Place

While the pandemic ceased community events for which we had previously volunteered and promoted last year, we continue to market our region’s reliable public infrastructure; affordable housing and quality education; and availability and access to quality healthcare in an effort to attract new businesses to the region. The new JREDC website has been key in helping us promote our quality of place.

High-speed broadband is essential for the development of industry, and we were heavily involved in discussions with i3 Broadband to provide fiber service to Jacksonville to ensure our region’s businesses and residents have the high-speed internet service expected in today’s economy. In addition, Cass Communications built infrastructure and is offering fiber to businesses and residents in South Jacksonville.

### Goal #2 Create an Entrepreneurial Ecosystem

The JREDC continues to promote and support the Morgan-Scott CEO Program, and plans to engage with these young entrepreneurs as they develop businesses that positively impact our region. In addition, the JREDC has been meeting with a group of community leaders with hopes to develop an incubator and co-working space in downtown Jacksonville.

### Goal #3 Strengthen the Region’s Workforce

In collaboration with the Jacksonville Area Chamber of Commerce, the JREDC is intent to develop Talent Pipeline Management initiatives. Pre-pandemic, we met regularly with Lincoln Land Community College and leading manufacturers to imagine a program that engages high school upperclassman in manufacturing coursework. While we continue those conversations, we also anticipate opportunities to increase workforce development efforts through the local Healthy Communities Collaborative. Our workgroup has the potential to give JREDC, the Jacksonville Chamber and Jacksonville School District #117 an opportunity to pilot a seminar series featuring local industry leaders at Jacksonville High School when safe.

The employment opportunities page on the JREDC website has proven to be one of our most visited pages throughout 2020. We will continue to urge our region’s employers to take advantage of this free, “one-stop shop” that benefits employers and jobseekers.



#### **Goal #4 Help Existing Businesses Expand and Grow**

Valuable incentives through sales tax and property tax abatements to qualified projects will continue to be administered through our new Jacksonville Regional Enterprise Zone, now in its second year. The JREDC also takes great pride in facilitating relationships between developers, business owners and municipal leaders to grow business in the Jacksonville region.

#### **Goal #5 Develop Available Properties in the Region**

JREDC's new website allows us to easily market available properties in Morgan and Scott counties. This online tool was especially important during this unprecedented time when it was impossible to meet in person with site selectors and realtors requesting information about available properties in the region. In fact, we are encouraged by the number of requests for information we received during 2020 about a number of properties including the Tri-County Development Corporation site east of Jacksonville and the former Shopko. We are also actively in discussion with new owners of the former MacMurray College campus who are at work to put the property back to use.

We have also been working closely with the Illinois Housing Development Authority and community leaders to develop a comprehensive plan for the City of Jacksonville. Our ultimate goal is to increase opportunities for commercial and residential development in this community, as well as provide an avenue to improve our local housing stock.

#### **Goal #6 Constructively Engage Community Based Organizations**

The JREDC has made great advances in the last two years to engage with various community-based organizations through newspaper and radio interviews, a re-instated quarterly newsletter, public awareness campaigns, volunteerism and an increased social media presence. Throughout the pandemic, the JREDC continued this work and illustrated our worth by educating small business owners about loans and grants offered to those negatively impacted by the pandemic. In fact, collaborative efforts with local partners including the Jacksonville Area Chamber of Commerce, Jacksonville Area Convention & Visitors Bureau and Jacksonville Main Street yielded over \$1.3 million in small business funding through municipal and state grant programs.

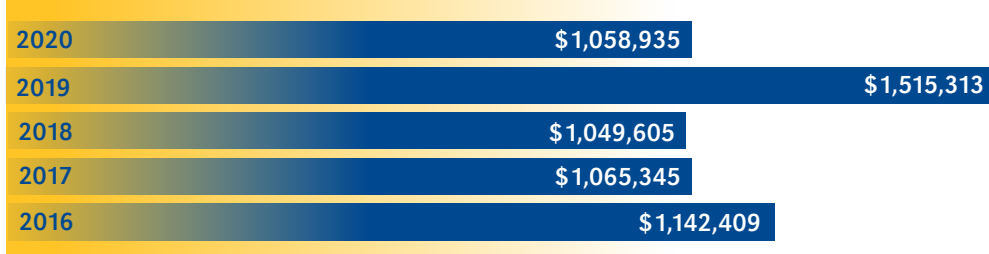
#### **Goal #7 Pursue Development that Diversifies the Region's Economy**

JREDC's website is a valuable tool in pursuing new development that will help diversify our economy. In 2020, we utilized the site to focus on our target industries, promote relocation strategies and extend our message through social media channels.

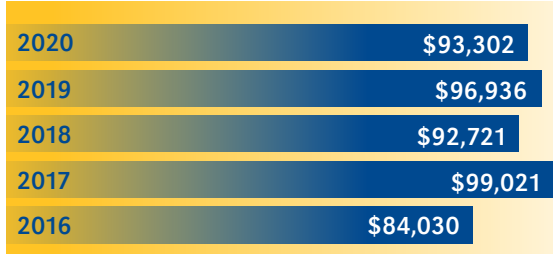
We also recognize that strengthening relationships with Illinois College, John Wood Community College and Lincoln Land Community College will help grow the talent pool our commercial industries need, as well as provide opportunities for upskilling our workforce. A novel research opportunity last spring linked IC students with human resource professionals in local manufacturing businesses to analyze and recommend solutions for labor shortages.

# SALES TAX RECEIPTS 2016-2020

## Morgan County



## Scott County



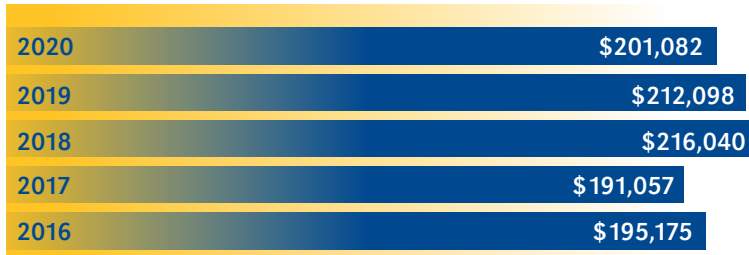
## City of Jacksonville



## Village of South Jacksonville



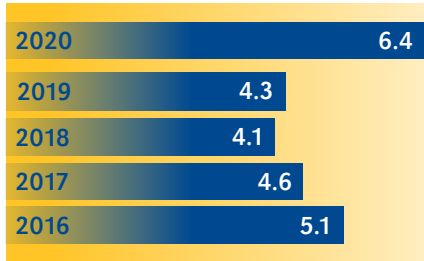
## City of Winchester



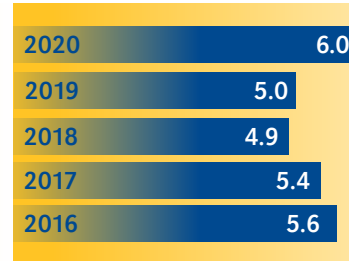


## UNEMPLOYMENT 2016-2020

### Morgan County

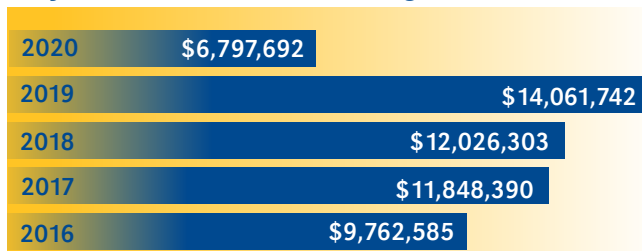


### Scott County

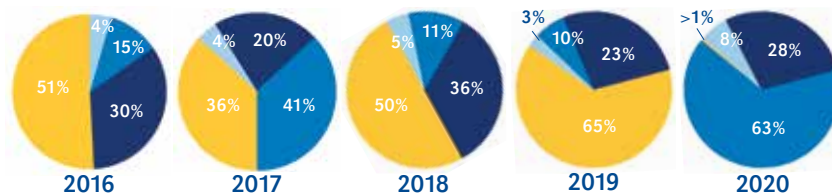


## CITY OF JACKSONVILLE ENTERPRISE ZONE 2016-2020

### City of Jacksonville Building Permits

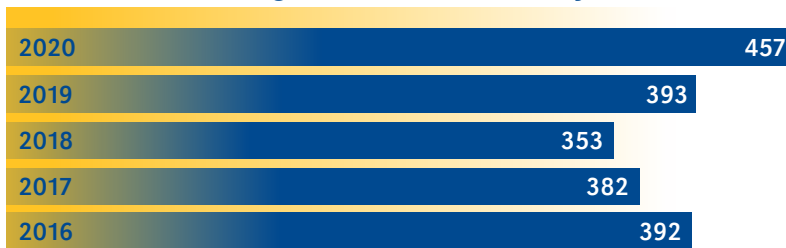


Commercial/Industrial Residential Commercial/Industrial/EZ Zone Residential/EZ Zone

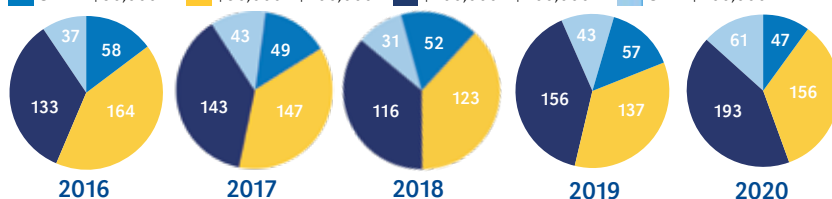


## HOME SALES 2016-2020

### Home Sales - Morgan and Scott County



Under \$50,000 \$50,000 - \$100,000 \$100,000 - \$200,000 Over \$200,000



# 2020-2021 BOARD & OFFICERS

## 2021 Officers

Chairman, Jodee Nell, US Bank  
Vice Chairman, Ginny Fanning, Morgan County  
Secretary, Rob Lyman, Peoples Bank & Trust  
Assistant Secretary, Dan Beard, Bellatti Law Office  
Treasurer, Kai Schnitker, First National Bank of Arenzville  
Immediate Past Chairman, Dusty Douglas, MCS Community Services

## 2021 Silver Board Members

2021-2022 (2 Year Term)  
Chris Gordon, Community State Bank (Re-elected)  
Jim Burk, Hutchison Engineering (Re-elected)  
David Pennell, Elm City Center (Re-elected)

## 2021 Bronze Board Members

2021 (1-Year Term)  
Rob Lyman, Peoples Bank & Trust (Re-elected)  
J.J. Richardson, CCK Automations (Re-elected)  
Allan Worrell, Worrell Land Services (Re-elected)

## 2021 Board of Directors

Mike Anderson, Jacksonville Country Club  
Shawn Artis, MCS Community Services

### Dan Beard, City of Jacksonville - Assistant Secretary

Carl Bimm, Carpenters Local 270  
Dr. Scott Boston, Passavant Area Hospital  
Josh Bradbury, i3 Broadband  
Skip Bradshaw, City of Jacksonville  
Jim Burke, Hutchison Engineering  
Seth Bushnell, Illinois Electric Cooperative  
Matt Cors, CNB Bank & Trust

Kenny Dobson, Ware Brands

### Dusty Douglas, Morgan County - Immediate Past Chairman

Paul Eddington, Passavant Area Hospital  
Andy Ezard, City of Jacksonville

### Ginny Fanning, Morgan County - Vice Chairman

Barbara Farley, Illinois College  
Darin Gehrke, Town & Country Bank  
Chris Gordon, Community State Bank  
Eric Hobbie, Prairie Power

### Rob Lyman, Peoples Bank & Trust - Secretary

Keri Mason, Lincoln Land Community College  
Maryjane Million, Jacksonville Area Chamber of Commerce

Lisa Musch, Jacksonville Area Chamber of Commerce

### Jodee Nell, US Bank - Chairman

Brian Nyberg, City of Jacksonville, Community Development  
Jim Oliver, Farmers State Bank & Trust Company  
David Pennell, Elm City Center  
Shawn Rennecker, Illinois Electric Cooperative  
J.J. Richardson, CCK Automations

### Kai Schnitker, First National Bank of Arenzville - Treasurer

Pat VanDeVelde, Scott County Development Corporation

Rick Villa, Reynolds Consumer Products

Tom Ware, Ware Brands

Cheryl Welge, Ameren

Chad Winters, Cass Communications

Allan Worrell, Worrell Land Services

Brad Zeller, Morgan County



## RETIRING BOARD MEMBERS



### Keith Lape

We recognize and sincerely thank retiring board member Keith Lape for representing the Jacksonville Area Chamber of Commerce on our board. We appreciate his dedication, service and commitment to the JREDC throughout 2020.

## SPECIAL RECOGNITION



### Kelly Hall

Kelly began his service to the City of Jacksonville in 1981 and has worked for his hometown in one capacity or another for 39 years. He began his career with the Jacksonville Fire Department and later became the director of the Inspections Department, now known as Community Development.

Kelly has been an instrumental ally of the JREDC as he has collaborated on a number of economic development projects for the city. His efforts include more than 20 years of dedication to Jacksonville's Downtown Revitalization project, the development of Eastgate and Westgate Industrial Parks, administration of the Tax Increment Financing (TIF) district for the downtown area, and every business expansion and relocation over the past three decades.

As director of the Parks and Lakes Department, Kelly furthered economic development in our region through his efforts to make Lake Jacksonville a destination for our community and a tourist attraction for visitors. He was key in the development of the Crimson and Rocket Recreational Trails at Lake Jacksonville, as well as the hard surface, all-access trail from Point One to Pine Point Campers Club.

Kelly has always been an asset in our economic development ventures. An official member of the JREDC board from 2012 and an officer from 2018 until his retirement in 2020, Kelly has been a valued member and integral part of our organization. We thank him for his many years of outstanding service to our organization and its mission and vision, as well as his positive impact on economic development in our region.



# 2020 HAROLD COX INDUSTRIES OF THE YEAR



It has been a year of extraordinary challenge for everyone in the field of healthcare, and our dedicated colleagues at Passavant Area Hospital are no exception. In late 2020, and now again in the summer of 2021, our frontline workers at

Passavant have been faced with high volumes of patients due to surges in COVID-19 transmission in our area. This is physically and emotionally draining work. It is difficult to see our friends and neighbors suffering from such a devastating illness. But it was inspiring to see how colleagues supported each other and worked together to meet the needs of our patients and communities. They responded to every difficulty that came their way with grace and compassion.

The Passavant staff is grateful for the community partnerships that were strengthened during the pandemic, especially the Morgan County Health Department and the Jacksonville/Morgan County Office of Emergency Management. These working relationships helped the hospital keep our communities safe and provide trustworthy guidance during times of uncertainty. In addition, many other organizations worked alongside Passavant staff to ensure the well-being of Morgan County residents.

Passavant Area Hospital wishes to acknowledge the support they received from the people of Jacksonville and beyond during this ongoing public health crisis. They write, "Your appreciation and kindness have kept us going."





**Jacksonville, IL**

Emergency Management has two full-time staff members who are also tasked with the operation of West Central Joint ETSB – providing 911 service for Morgan, Greene and Calhoun Counties.

The Office of Emergency Management identifies hazards and vulnerabilities, whether natural or man-made, within the corporate limits of Jacksonville and Morgan County, and provides programs to eliminate or reduce the effects of such threats. Emergency management officials coordinate the resources of city, county, state and federal agencies in response to any disaster event or incident that exceeds the ability of local responders to mitigate the effects and speed up the process of recovery from incident for the citizens of Jacksonville and Morgan County.

The COVID-19 pandemic brought the work of the Jacksonville EMA to the forefront. Coordinating with private and public partners, the Office of Emergency Management took extraordinary pains to ensure the mitigation of risks and worked to set the foundation for a timely recovery. As this pandemic has illustrated, the ongoing challenges and threats that can impact a community are great, which makes the partnership that the Jacksonville EMA forges with all aspects of the community to provide planning, response and recovery vitally important.



**Public Health**  
Prevent. Promote. Protect.  
**Morgan County**

The first full-time health department established in Illinois, the Morgan County Health Department was organized in 1922 with the mission to serve both Morgan County and the City of Jacksonville. Almost a century later, the Health Department is not only continuing that mission, but increasing its impact on our community as it renovates a former MacMurray College building to be its new home in a major effort to expand services. This new home will also house SIU Center for Family Medicine Jacksonville. The Federally Qualified Health Center provides comprehensive primary care services to area residents.

Morgan County Health Department delivers both clinical and non-clinical services across 14 different programs. Its staff worked tirelessly throughout the pandemic continuing to offer access to these essential services for our community.

Over the course of the last 18 months, COVID-19 outreach has been one of the main priorities for health department staff. From communicating daily updates to providing testing, contact tracing and vaccinations, the Morgan County Health Department has been on the frontlines to ensure the Jacksonville region has the tools to carry on with their daily lives in the safest way possible.



# 2020 CHAMPION AWARD

## THE HAYES GROUP

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### MIKE HAYES

The Hayes Group of companies has been steadily growing its operations in Jacksonville since 2005, but its roots in Jacksonville go back much further in time. Mike Hayes was born and raised in Jacksonville and has owned or worked in local businesses all his life. After leaving public accounting and selling his homemade ice cream shop on South Main Street, he joined Jacksonville's own Davel Communications Group in 1992 to help take that company public, relocating for a time to its Florida office. Mike returned home to Jacksonville in 2005 and began acquiring real estate, beginning with the School Apartments and the Dunlap Center.

The Hayes Group of companies grew to over 400 residential units and acquired several hundred thousand square feet of commercial space, including the former A.C. Humko plant, Dunlap Center, the former downtown US Bank building, and five buildings and various parking lots on the former MacMurray College campus. Development has begun on the MacMurray College campus properties, and Annie Merner Chapel and McClelland Hall are again functioning as key event facilities serving the Jacksonville region for weddings, reunions, corporate dinners and more.

The Hayes Group's latest project is the Country Club Hills subdivision and Waters Edge Winery & Bistro of Jacksonville, located on East Morton Avenue. Phase one of this project is complete and boasts 12 new duplex units and 26 residential lots – a number of which are sold and have occupied homes on them. The subdivision also includes 14 acres of undeveloped land which has the potential to offer 30 more lots. The local winery recently opened as the 19th franchised Waters Edge outlet in this fast-growing chain of U.S. urban wineries. Producing its own authentic wine in Jacksonville, the winery sources grapes from wine-producing regions all over the world. Hayes also recently signed an agreement to be the exclusive wholesale provider to Waters Edge Wineries to assist start-up franchisees and wineries with limited wine-making operations.

Mike Hayes commented. "I was born and raised on the north and northeast side of this community and have always seen the east side of Jacksonville as an opportunity to grow the economic base for our town. We are particularly excited about the opportunity to bring great food, music and wine to Jacksonville through the addition of Waters Edge Winery. We will continue to grow our presence in Jacksonville and work hard to provide economic and cultural growth for the city, helping in whatever way we can to make that happen."



# Illinois College

Jacksonville, Illinois



*On Our Cover*

## **East State Street, Jacksonville**

A 567-foot cantilevered span bridge was opened to The East State Street approach to Downtown Jacksonville is the newly completed Phase 4 of the Downtown Revitalization Plan. The revitalization project began in 2009 with Phase 1 acquiring property and opening the square to traffic, followed by the approaches from South Main, North Main and East State streets. Each of those entrances feature an archway designed and created by Eli Bridge Company. Other renovations include refurbishing the Civil War Memorial, repair of fountains, addition of Big Eli Ferris wheel seating, as well as destination signage, updated lighting and multiple beautification projects. To date, over \$11 million in investments have been made toward the project.

Watch for Phase 5 – the West State Street approach – underway soon!



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Jacksonville, Illinois 62650

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[www.jredc.org](http://www.jredc.org)