

2022



SPOON RIVER
PARTNERSHIP
for Economic Development

Annual Report



"Creating Lasting Change"

Serving communities in Fulton County, Illinois

A Letter from our Executive Director



Dear Community Members,

I can proudly say that 2022 was a year of resilience, progress and growth for Canton and Fulton County, IL. There were many important initiatives that were put into motion this year, and we are excited to see the results from that work in 2023 and beyond. We continue to invest in local businesses, help create new programs, and assist with projects across the community and economic development spectrum. Through our efforts, we have seen an increase in employment opportunities, access to additional resources for small businesses, and a stronger economic base Fulton County wide.

Our commitment to empowering our communities and creating economic opportunities is stronger than ever. Moving forward, we will continue to focus our attention on building back our communities throughout Fulton County, along with continuing to create dynamic public-private partnerships in more areas.

I hope this year's annual report helps to give insight into how SRPED is continuing to support our local communities, businesses, organizations and residents. We are looking forward to a 2023 that is already off to a great start with new business developments, expansion projects, and residential projects!

Thank you to both our public and private sector contributors that continue to help us move the needle forward in Fulton County. The work we do at SRPED would not be possible without the continued investment and commitment from all of our contributors and volunteers!

Sincerely,

A handwritten signature in black ink that reads 'Cole A. McDaniel'.

Cole A. McDaniel
Executive Director

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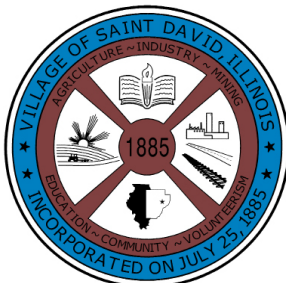


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Contributors

The Spoon River Partnership for Economic Development is a 501(c)3 nonprofit organization dedicated to serving as a catalyst for community and economic development. We believe that capitalizing on strategic partnerships, business development opportunities and implementing policies and programs that foster growth are key to creating a healthy and vibrant economy. It is only through contributors from both the public and private sector that our organization is able to continue the work we do.

Municipal Contributor



Community Champion



Contributors

Community Partner



Development Associate

Robert Senneff
WCIBCTC
Ipava State Bank
Vistra Energy
Progressive Vision Center
Bank of Farmington
Maurer-Stutz, Inc.

Sustaining Member

Giant Goose Ranch
G-M Mechanical of Canton
MidCentury Communications
Monical's Pizza of Canton
Chuck Taylor State Farm

Contributor

Crawford's Home Furnishings
Canton Family YMCA
Bar-Mac Farms
Shelter Insurance
Canton Township Office
Tenacious, Inc.
Quick Electric, Inc.
Havana National Bank

Chris & Ashley Jump
Chad Murphy
Kevin & Debbie Stephenson
Jeff & Tina Strode
Town & Country Insurance
Tad & Brandi DeRenzy
Patrick O'Brian
Johnson & Johnson, P.C.

Holly Henline
Keefer Financial
Todd Miller
Susan Miller
Kieswetter Insurance Agency
Barton Tax & Accounting
Georgia Rae's
Camille's of Canton

Board Members

Board Members

Executive Committee

President, Jed Rhoades
Vice President, Susan Baldwin
Treasurer, Curt Oldfield
Secretary, Todd Fletcher

Ex-Officio Members

Kent McDowell, City of Canton Mayor
Clint Drury, WCIBCTC

Voting Members

Sarah Keefer
Tad DeRenzy
Holly Henline
Todd Miller
Patrick O'Brian
Elaine Stone
Chris Jump



SRPED Holiday Party 2022 Board Photo

Our Team



Cole A. McDaniel
Executive Director

The Executive Director is responsible for developing, implementing, and managing comprehensive community and economic development strategies throughout Fulton County. They also serve as a liaison between the local governmental agencies and community groups, private sector partners, financial institutions, and other public entities.

Additionally, the executive director leads initiatives to expand economic opportunity and increase access to quality services and resources. They develop programs that build capacity in local governments, businesses, and non-profit organizations. They must work closely with community partners to ensure that all programs are successful and meet the needs of business owners and residents. They also monitor state, regional, and national trends related to economic and community development and evaluate their relevance to local initiatives.



Amanda Sampson
Marketing & Tourism Director

The Marketing and Tourism Director is responsible for overseeing all marketing and tourism related activities and initiatives throughout Fulton County. This includes developing and implementing comprehensive marketing and tourism plans, managing budget allocations, creating marketing material at the local and county levels, building relationships with local businesses, identifying opportunities for partnerships and events, and evaluating the success of marketing campaigns.

The Marketing & Tourism Director also works closely with other departments and organizations within the city and county to ensure that communication, collaboration, and coordination are effective. Additionally, they work to coordinate and develop media relations, research market trends, generate reports on promotional activities and assess the impact that tourism has on Fulton County.

Economic Development Recap



New Business & Business Expansion

SRPED assists investors, entrepreneurs, business owners, corporations and organizations with a variety of new business start-up and business expansion projects throughout Fulton County. Below is a highlight of the completed and in-progress projects for 2022. A continuous survey is conducted to obtain an accurate count of jobs created/retained and total investment by new and existing businesses, who we assist.

Total Projects	23	Jobs Created	185
New Businesses Opened	9	Jobs Retained	60
Expansion Projects Complete	5		

Completed Projects	14
Total Investment	\$11,547,250



*Spoon River Rentals, LLC
JBP Properties, LLC*

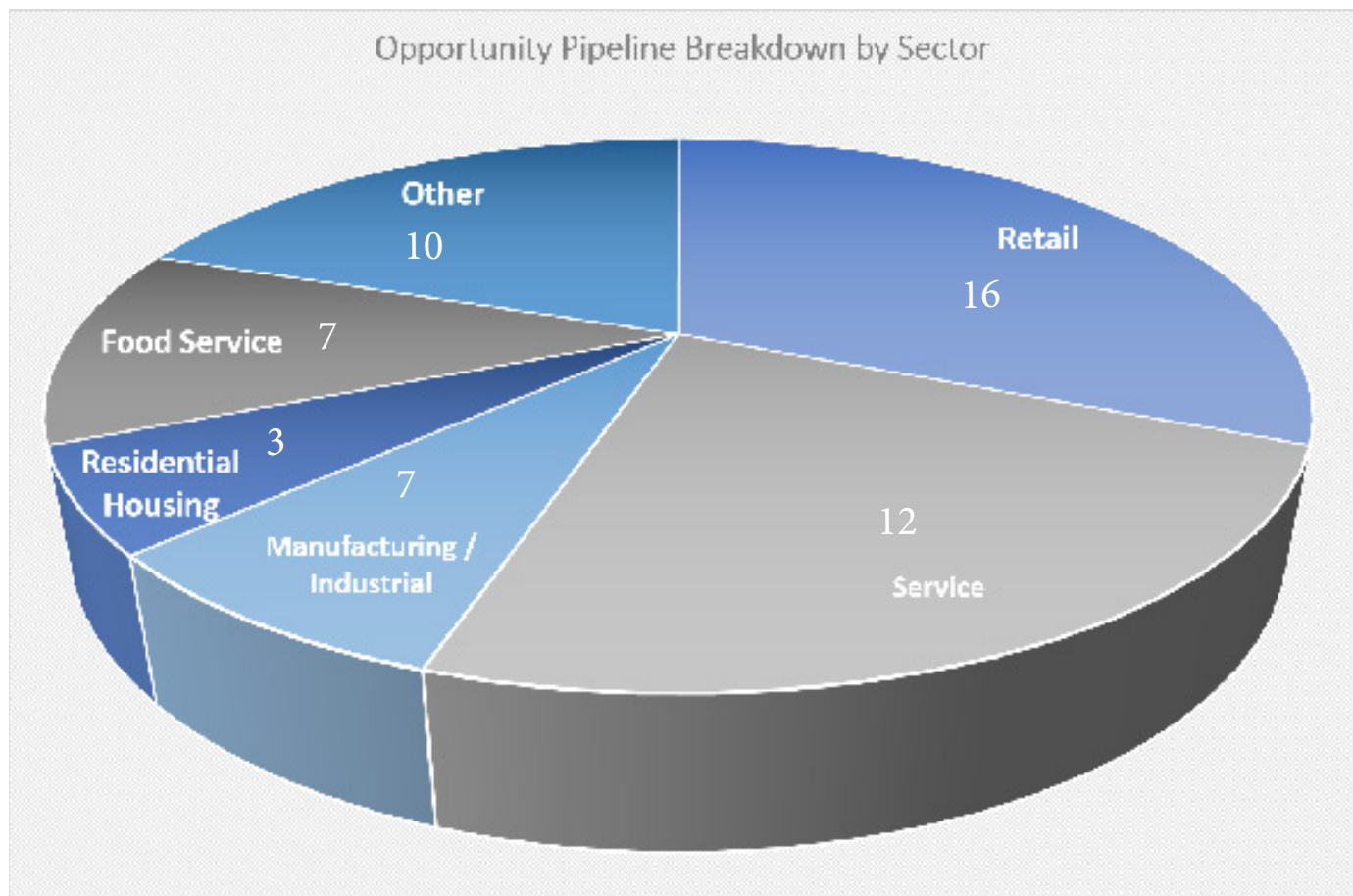
In-Progress Projects	9
Total Projected Investment	\$809,500,000

*Buckheart Solar
Graham Health System
JBP Properties, LLC
Spoon River Rentals, LLC
Blue Cottage, LLC
Peculiar Projects, LLC
Old Dog Brewery
Lattimore Properties, LLC
Michael Rogers Farmers Insurance*

Opportunity Overview

Current Opportunities

Potential new businesses, expansion projects, site-selection inquiries and other opportunities that are being actively worked through SRPED.



Opportunities compared to 2021 +77%

2021 - 31

2022 - 55

Business Retention & Support

Business Retention & Expansion Visits

Business retention & expansion visits (BRE) are utilized to identify current issues and opportunities that exist for existing business owners and major employers. With this information, SRPED can offer assistance and resources to help resolve any outstanding issues businesses and employers are facing. BRE visits also provide insight into the business operations and lead to discussions in regards to expansion of the business if applicable. These visits help us to target key strengths and weaknesses that we can focus on, to best help our business owners and employers within Fulton County.

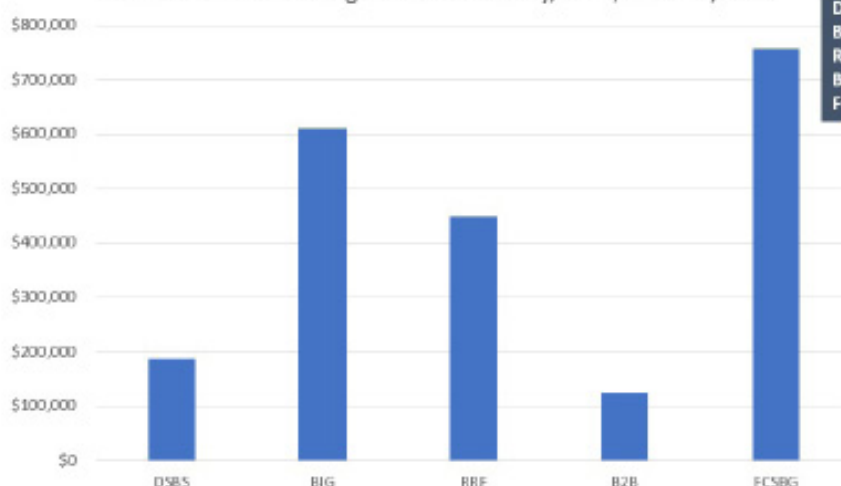
Total Business Retention / Expansion Visits in 2022 – 116
Visits compared to 2021 +43%



The Fulton County Small Business COVID-19 Relief Grant was designed by SRPED and presented to the Fulton County Board in early 2022. This program funded 63 businesses throughout Fulton County and totalled \$787,500 in relief funds to small business owners still reeling from the pandemic.

State, Federal, & Local Program Funding

COVID-19 Grant Funding for Fulton County, IL - 4/2020 - 5/2022



Grant Program Key

DSBS – Downstate Small Business Stabilization (DCEO)
BIG – Business Interruption Grant (DCEO)
RRF – Restaurant Revitalization Fund (SBA)
B2B – Back to Business Grant (DCEO)
FCSBG – Fulton County Small Business COVID-19 Relief Grant



Buckheart Solar is a solar photovoltaic project proposed for Fulton County, Illinois. It will generate clean, emission-free energy and substantial local revenues for decades to come. Buckheart Solar looks forward to working with the local community in the planning and development of this important project

ABOUT THE PROJECT



The project is 820 megawatts (MW).



Will generate enough clean energy to power 150,000 homes.



Expected to be operational in 2025.



Panel height and vegetative screening will limit project visibility to neighbors and nearby roads.



Landowner retains ownership of land during and after lease; landowner may choose to resume farming after lease expires.



Over \$120 million paid to local governments over the life of the project.*



This project helps meet the growing demand for clean, renewable energy sources in Illinois and the state's commitment to be carbon-neutral by 2045.



Life cycle: 30 years from date of commercial operation.



Proposed on approximately 8,000 acres of privately-owned land.

*Based on current tax-formulas and an 820 MW project size.

Project Timeline

2023

Apply For
Permits

2023

Receive Permit
Approvals

2024

Begin
Construction

2025

Site
Operational

260 N MAIN ST

CANTON, IL



The Arby's project had been in the works for quite some time in Canton, but was finally completed in 2022! This new project will add a strong increment to the TIF 2 in the City of Canton, provide 12-15 jobs, and generate new sales tax (including BDD) to the City of Canton.

Before



After



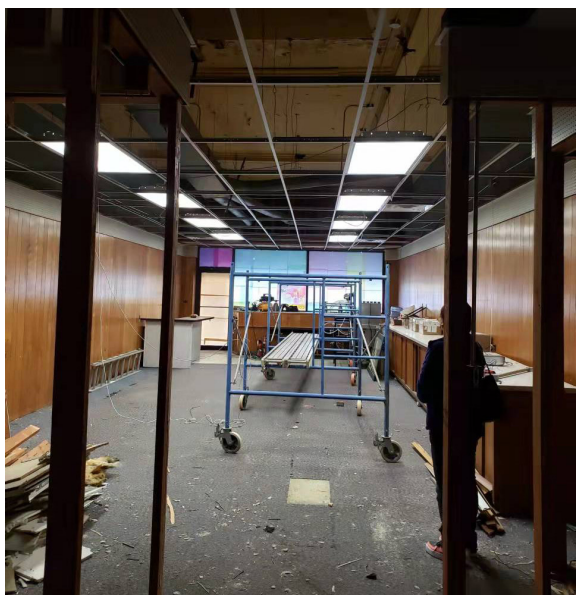
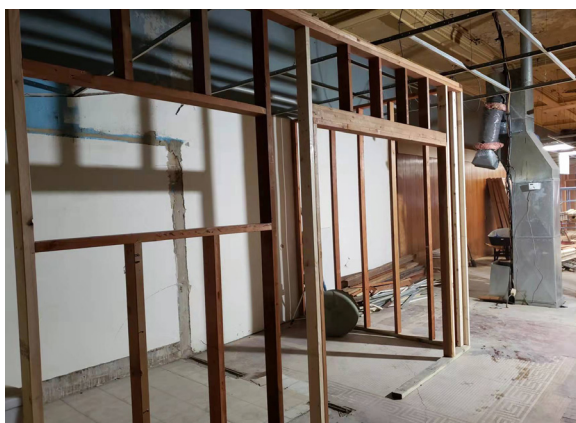
52 E ELM ST

CANTON, IL



The Wang family, former owners of China Inn Buffett, revitalized 52 E Elm St, and completely renovated the space for a new coffee shop in the heart of downtown. Cup of Canton opened for business in early 2022. The Wang's stated "We are so thankful that we were able to apply for and receive TIF funds for our project in downtown. It would not have been possible without the help from SRPED & the City of Canton."

Before



After



71 E ALDER ST

CANTON, IL



Line-X of Canton is owned by Kiley Davis-Crouse and John Davis. This new business project included the construction of a new 7,200 square foot building, and is located at 71 E. Alder St. in Canton. The business will offer Line-X, Truck Gear Accessories, and a full autobody repair facility. The cutting-edge technology known as Line-X has gained notoriety for their spray-in bed liner system in recent years, and is a well-known franchised brand. Construction was completed in Spring 2022.

New Construction



230 E VAN FOSSEN RD

VERMONT, IL



Nature's Grace & Wellness has been making continuous investment just outside of Vermont, IL in Fulton County for the last several years, and 2022 marked yet another milestone. NGW completed thier new construction project for their newNational Headqaurters, located in the southwestern part of Fulton County.

Existing Cultivation Center



360,000 square-foot cultivation center

New Construction



New National Headquarters completed 2022



NGW Photo December 2022

459 E CHESTNUT ST

CANTON, IL



An exciting development is underway by Graham Health System. They have purchased and are renovating the former Family Video location in Canton. This location will be the new home for the Graham Health System's Convenient Care. Expect to see some major updates in early 2023!

Before



Renovation & Buildout In-Progress





Guides and Marketing Materials

Visitor's Guide – Updated a few sections in the guide. Updated the digital version of the guide on the fultoncountyyouther.org and cantonillinois.org websites. Worked with Havana Printing on getting more guides printed. Worked with a member of the council on distributing the guides. Created a rack card with a QR code on it to direct people to view the digital version of the guide.

Guides printed: 1,000 Guide request mailings completed from websites forms: 15

Canton Community Guide – Distributed 2,000 through-out the year. Guides were distributed to the hotels/BnB's, hospital, park district, real estate agencies, banks, and other locations.

Guide request mailings completed from website form: 18



Canton Dining and Shopping Guide – Distributed 2,000 guides in 2022. Guides were distributed to the hotels/BnB's, banks, restaurants, and retail businesses. Began updating the guide for a re-print.

Guide request mailings completed from website form: 14

Lake Canton Foldout Guide and Map – Designed three maps for the guide: full complex map, nature trail map, and campground map. Created the layout for the whole fold out guide using the maps and all information related to Lake Canton regarding fishing, boating, camping, hiking, etc. Quoted getting 2,000 of the fold out guides printed.

Flyer with QR Code – Creation of flyer with a QR code on it that promotes the Canton Community Guide, Canton Dining & Shopping Guide, and the Fulton County Visitors Guide. The QR Code links to the Community page on the cantonillinois.org website for the user to digitally view the guides.

Fultoncountyyouther.org Website

Total page views: 11,396

Top 3 visited pages (minus the home page):

Lakeland Park - 900

Fulton County Camping & Recreation Area - 530

Event/Canton Friendship Festival - 381

Top 3 Users by City:

Chicago - 1,160

Peoria - 462

Canton - 304



Marketing, Tourism & Events

Marketing & Tourism



Cantonillinois.org Website

Total page views: 145,174

Top 3 visited pages (minus the home page):

Pay Online – City of Canton – 14,593

Events Calendar – Chamber of Commerce – 6,112

Job Search – Chamber of Commerce – 5,732

Top 3 Users by City:

Chicago – 8.6K

Canton – 6.6K

Peoria – 6.3K



OUR COMMUNITY

CITY OF CANTON

CHAMBER OF COMMERCE

ECONOMIC DEVELOPMENT

MAIN STREET

HERITAGE CENTER



WELCOME VISITORS



CITY ORDINANCES



PAY ONLINE



FORMS



AREA EMPLOYMENT



AGENDAS & MINUTES



CALENDAR OF EVENTS



QUESTIONS? CONCERNS?



HELPFUL INFORMATION

Whether you are visiting us, or are thinking of calling Canton home, we will make you feel welcome!

Canton Utility Services



Emergency Management Alerts

Business Development

welcome
TO OUR city

#1 RANKED
Community College in Illinois

BICENTENNIAL CELEBRATION HAPPENING IN 2025!

Canton, Illinois is a great place to visit or raise your family! With a low cost of living and a high quality of life, Canton has close proximity to the Peoria metro area. Over 1,400 acres of open public parks, access to a great educational system from kindergarten to community college, a free privately funded public library and a state-of-the-art hospital and clinic providing first class healthcare.

The cool ambience of a historic downtown with a one-of-a-kind city park situated at its center. Ample opportunities for employment with over 300 businesses. Retiree focused community initiatives and learning opportunities. Whether you are visiting, or are thinking of calling Canton home, our community will make you feel welcome!



Events are being planned for June 20th through June 29th, 2025!

LEARN MORE!

CITY NEWS

Canton Fire and Police Commission Agenda for January 10, 2023
January 6, 2023

Canton City Council Meeting Agenda for January 3, 2023
December 30, 2022

Christmas Tree Disposal
December 30, 2022

Snow Parking Ban Information
December 19, 2022

Duck Creek Demolition Public Notice
December 19, 2022

View All News

Canton MAIN STREET

Canton Main Street (CMS) is a volunteer-driven organization under the umbrella of the Spoon River Partnership for Economic Development, made up of business owners, everyday citizens, active retirees, students and community leaders. Canton Main Street was formed in 2008 to help bring prosperity to downtown. CMS is responsible for hosting a variety of free community events throughout the year. These events include: Glacial Golf, Art on Main, Kid's Fest, Spoon River Scenic Drive Canton Location and Christmas Walk. The organization also offers a micro-grant program for new start up businesses or businesses changing to new ownership as a way to help encourage development, and help in the creation of new business development in the downtown. CMS also helps the downtown businesses through digital marketing and monthly business spotlights.



Kid's Fest – July 9th. Theme was Picnic in the Park. 12 businesses/organizations set up and offered activities/games



Farmer's Market – Every Saturday June through September. Total of 21 Vendors through-out the season. 6 local musicians rotated playing on select Saturdays. The Markets this year were supported by a \$1,000 grant from Compeer Financial. This grant was used to assist in advertising the markets and purchasing of kid's activity supplies.



SPOON RIVER VALLEY SCENIC DRIVE

Canton, Jones Park - October 1st & 2nd, 8th & 9th

Spoon River Valley Scenic Drive – October 1st and 2nd; 8th and 9th. Worked with the Scenic Drive Association as the Area Representative for Canton. Total of 21 vendors set up between both the weekends.



Art on Main – June 4th and 5th, 2022.

27 Artists exhibited, 4 food vendors set up, Spoon River Junction Winery provided wine and patio furniture, and 10 local musicians preformed. 13 businesses donated items to the silent auction and 41 businesses and individuals support the event through sponsorships



Old-Fashioned Christmas Walk – December 2nd. Total of 24 businesses/organizations participated with sales or specials offers, Elf on the Shelf or decorating their window(s). 500 Acrylic Tokens were purchase this year to be used as \$1.00 payments for the Horse & Carriage and 40 & 8 Voiture rides. With a generous sponsorship from CEFCU, two 6' light up photo op Christmas displays were purchased and placed in Jones Park this year.

Canton Business Development District #1

What is a Business Development and Redevelopment District?

A Business Development and Redevelopment District, often referred to as a Business Development District (BDD) is a special financing program created by a municipality to encourage the development of new businesses in targeted areas of the community. This program enables municipalities to attract development on vacant properties and redevelop existing properties within a designated BDD Area. New business development will increase local services and amenities, increase employment opportunities, and increase sales and property tax revenues to the municipality and other taxing bodies.

This economic development tool is very flexible and allows districts to impose and collect up to 1.0% additional retail sales tax and hotel tax to fund any project that benefits the district. Business Development Districts allow municipalities to make and enter into all contracts necessary or incidental to the furtherance of a business district plan – including payments to private developers for eligible business district project costs.

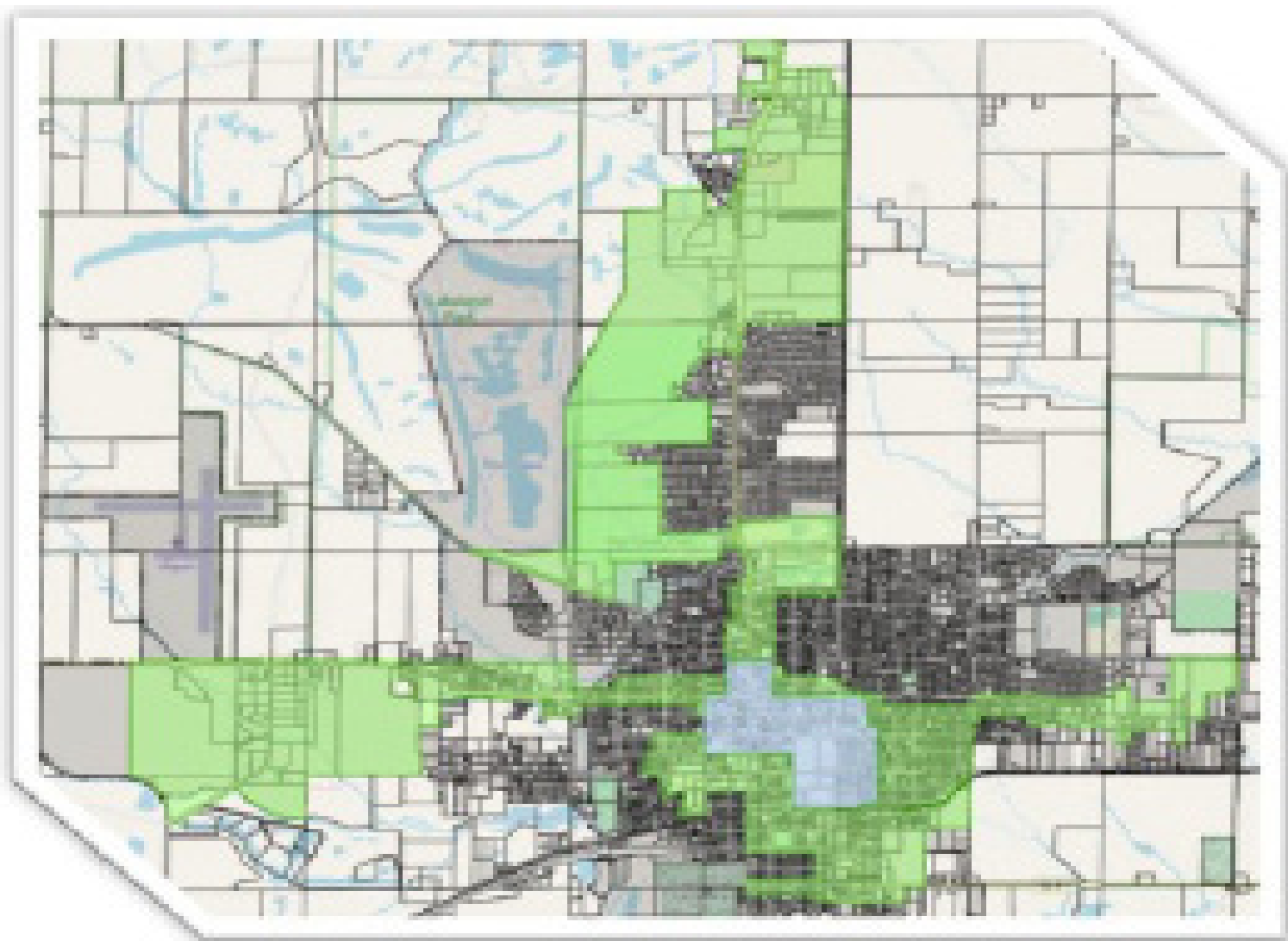
The Illinois Department of Revenue publication (PTAX-1002-20) addresses many of the common questions and procedures relating to the Business District Development and Redevelopment Act (65 ILCS 5/Art. 11 Div. 74.3 et. seq.).

How is a BDD different from a TIF District?

The statutory process to establish a BDD is less complicated than creating a TIF District, because a BDD does not affect the collection or distribution of real estate taxes. The BDD Fund receives increased retail sales taxes and/or hotel taxes generated by commercial-retail development occurring within the BDD Area. As is the case with TIF, a BDD Area must be a contiguous boundary, the municipality must prepare a BDD Redevelopment Plan and hold a public hearing. A BDD may be established for a period not exceeding twenty-three (23) years.

An Overview

Canton Business Development District #1 Map



An Overview

Canton Business Development District #1 Business/Developer Application

City of Canton, Illinois
Canton Business Development District (BDD) No. 1 *(established 3/15/2022)*

City of Canton, Illinois / 2 N. Main St., Canton, IL 61520 POC: (309) 697-0065

**APPLICATION FOR REIMBURSEMENT OF
PRIVATE BDD ELIGIBLE REDEVELOPMENT PROJECT COSTS**

Applicant Name: _____

Applicant Mailing Address: _____

Applicant Daytime Phone: _____ Applicant Email Address: _____

Subject Property's Site Address: _____

Subject Property's Fulton County Property Tax ID #: _____

Property Owner Name(s) if different than Applicant: _____

Type of Property *(check all that apply)*: ☐ Commercial/Retail, ☐ Professional Office, ☐ Industrial, ☐ Residential

Anticipated Project Start Date: _____ and Estimated Project Completion Date: _____

Number of new jobs, if any, that will be created as a result of this Project: Full-time _____ Part-time _____

New annual retail sales anticipated to occur, if any, as a result of the proposed improvements: \$ _____

Total Projected Investment for Project: \$ _____, of which \$ _____ is land/building improvements.

Estimated BDD Eligible Project Costs *(attach detailed list and description, as well as bids for contracted work):*

1. Professional fees (e.g., engineering, architectural, legal, accounting, plans, marketing) ...\$ _____
2. Acquisition cost of land and buildings purchased after 3/15/2022 ...\$ _____
3. Site preparation (e.g., demolition, excavation, leveling/grading of land) ...\$ _____
4. Exterior rehab, repair, remodeling, reconstruction of existing buildings ...\$ _____
5. Interior rehab, repair, remodeling, reconstruction of vacant, underutilized space ...\$ _____
6. Construction of new building ...\$ _____
7. Construction or repair of private parking lot and/or driveway ...\$ _____
8. Construction or repair of public infrastructure ...\$ _____

TOTAL ESTIMATED BDD ELIGIBLE PROJECT COSTS: _____ \$ _____

FOR CITY USE:

Signed application received by the City of Canton on date: ____ / ____ / ____ by _____

City Finance Committee Recommendation: ☐ Approved for Amount: \$ _____ on date: ____ / ____ / ____

Notes/instructions: _____ *(attach more detail as needed)*

☐ Denied for reason: _____ *(attach more detail as needed)*

BDD Application forwarded to City's BDD Administrator on date: ____ / ____ / ____

Date of Approved Redevelopment Agreement: ____ / ____ / ____ Verified BDD Eligible Project Costs: \$ _____

Amount reimbursed by City to Applicant: \$ _____ by Check No. _____ on date: ____ / ____ / ____

- 1 -

Announcements

CFC Properties Celebrates 50 Years



For nearly 50 years, CFC Properties has been dedicated to real estate development, historic preservation, and property management. CFC is well known for its efforts in historic restoration, promotion, and revitalization in downtown Bloomington, Indiana, and in Canton, Illinois – Bill Cook’s hometown.

Notable restoration projects in Canton include the 1883 Randolph building (which also adjoined the adjacent building at 3 East Side Square) and the circa 1889 Lewis building. Mark Rothert, former executive director of Spoon River Partnership for Economic Development, nominated the Lewis Pharmacy/Emporium building for listing among the top 10 sites for 2009 by Landmarks Illinois, a not-for-profit organization dedicated to the preservation of Illinois’ architecturally and historically significant structures and sites. At that time, the Lewis Pharmacy/Emporium Building was listed as one of the top ten most endangered historic buildings. CFC also acquired and renovated Fulton Square and is responsible for commissioning the murals along E. Chestnut Street and was involved with the conservation and recommended re-opening of a section of the Canton downtown square traffic loop that had been closed for 30-years. CFC, in collaboration with Cook Group, also contributed to building the Canton Harvester Inn.

“I recall the first time I learned of Bill Cook’s interest in going to Canton to invest in the community. Mr. Cook called and said he was interested in a building on the square that had been vacant for several years, he wanted to buy and restore it, it was the Randolph Building. That was the beginning of several projects to come later”, Jim Murphy, President, CFC Properties, as he recalls those early years.

Announcements

Additional efforts by Bill Cook led to Cook Group building both the Cook Canton medical device facility and Cook Polymer on the former International Harvester plant site.

2023 honors two important milestones; CFC Properties' 50th anniversary and Cook Group's 60th anniversary. Be on the lookout for additional information that will be released later in the year to commemorate the efforts made in downtown Canton.

About CFC Properties

CFC Properties, a Cook Group Company, is a development and management company specializing in historically and architecturally significant structures. CFC prides itself on providing exceptional customer service and is committed to engaging and enriching communities through growth, philanthropy, equality, and education.

About Cook Group

Cook Group is a global, privately-owned collection of businesses spanning medical devices, life sciences, business services, property management, and resorts.

Cook Group is proud to still play an active role in the community and development of Canton, Illinois.

Priorities for 2023

Having annual priorities for a community and economic development organization is essential for planning, goal setting, and measuring success. By setting and communicating clear priorities, the organization can focus its resources on the most important and impactful initiatives, and track progress towards achieving its goals. This also helps to ensure that the organization is working towards the best possible outcomes for the community and its stakeholders. Our priorities for 2023 are as follows:

Develop & Implement strategies for economic development: This will involve leveraging local resources to encourage job creation, investment, entrepreneurship and innovation, as well as creating an environment that facilitates economic growth.

Foster collaboration among all stakeholders: Work in partnership with businesses, government agencies, nonprofit organizations, universities, and civic leaders to develop shared solutions.

Promote and expand access to technology: This includes initiatives for digital literacy, broadband adoption, and providing digital access points for underserved communities.

Advocate for, and implement local incentives to create diverse housing options: We will be working to attract a variety of different residents through new construction and renovations of residential housing in Canton.

Support local small business growth: Implement programs and initiatives to support small businesses, including start-up financing, grants and technical assistance.

Enhance quality of life: This could include developing greenways, bike paths, and sidewalks, as well as promoting events and improving public safety.

Foster entrepreneurship: Offer resources and incentives to help aspiring entrepreneurs to start and grow their businesses.

Expanding our marketing & tourism reach: This includes creating additional marketing plans and efforts to attract more tourists in 2023!

Concluding Remarks



We are so proud of the progress our communities and businesses have made in the last year. Thanks to the hard work and dedication of our citizens, businesses, and partners, we have seen a tremendous amount of exciting work taking place in recent months. As we look to the future, we are confident that we can keep up the momentum and create an even stronger and more prosperous Canton and Fulton County.

On behalf of the entire organization, we would like to express our sincerest gratitude to all of the elected officials, contributors, businesses, volunteers and residents who have made this past year's success throughout Fulton County possible. Your commitment and hard work is truly appreciated and has enabled us to take great strides forward. With your continued support and partnerships, we are confident that our community will continue to grow and thrive in the future.

Thank you!

Cole A. McDaniel, Executive Director

Cole A. McDaniel

Amanda Sampson, Marketing & Tourism Director

Amanda Sampson