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Chairman's Column

By HEDC Chairman Roger Lehmann



The informational event hosted by the HEDC on behalf of the new Harvard-Woodstock Enterprise Zone was a big success. Participants learned first-hand what is required to be eligible for zone benefits.

A website dedicated to the enterprise zone is being built which will offer details, maps and the ability to obtain and complete forms. In the meantime, information can be found at www.harvardwoodstockenterprisezone.com, or on the HEDC website at www.harvardedc.com.

It is becoming increasingly harder to compete with the aggressive business attraction efforts of the State of Wisconsin, which is working to lure expanding companies over the border. The new enterprise zone is one way to help keep companies in Illinois. Community support is another. When we shop and do business with local companies, we let Harvard employers know that their presence is greatly appreciated.

The vacant parcel located at 105 W. Front Street is an exceptional opportunity to invest in downtown Harvard. Call the HEDC to learn about new incentives.

Join us! Become an HEDC Member

You can learn more about the benefits of HEDC membership and to find out how you can play a role in Harvard's future at www.harvardedc.com, or call (815) 943-1036 to receive a membership kit by email or regular mail.



NEW OWNER ON THE HORIZON

The 300-acre former Motorola facility is in escrow, with a new owner on the horizon. The 1.5 million square foot facility was featured on a four-day online auction which ended on April 21. A bid of \$9.3 million was accepted, with the sale subject to a successful closing.

Sources say that the new owners plan to convert the building into a multi-user facility which will be used as an incubator for companies coming to the United States, according to **Harvard Economic Development (HEDC) Executive Director Charlie Eldredge**. The auction, originally planned to run three days, was extended in

an effort to reach the seller's minimum.

The massive facility has sat empty for more than a dozen years. With an opening bid of \$2.7 million, the auction was expected to attract a lot of attention. The HEDC and the City of Harvard have both worked tirelessly over the years to try to facilitate a sale, but the decision to sell or lease the property always remained solely with the property's current owner, Optima International. That proved frustrating for the entire Harvard community.

"Both the City and the HEDC hoped that the auction would produce a new owner who was interested in putting the property



back into productive re-use," Eldredge said.

The HEDC plans to reach out to the prospective new owners to help facilitate the sale and redevelopment of the site. "The facility was originally built on the promise of job creation and we are hoping to see some of those promised jobs realized."

Incubator Company Targets Growth

Elite Ammunition owner Jay Wolf started his company in 2006, ran it from his home for nine years and is now primed to grow it significantly in Harvard.

The company, which recently moved into 1,800 square feet at Harvard's new business incubator facility, manufactures high-grade, high-tolerance custom ammunition used by the private, military and law enforcement sectors. A competitive shooter, Wolf developed his expertise in reloading to design and create a line of ammunition that is favored by armored car, helicopter pilots and supply personnel worldwide.

Wolf and two other partners own a related company in Michigan which recently brought a state-of-the-art brass manufacturing press online. The press will create a steady, unlimited supply of brass which will drive Elite Ammunition's growth, according to Wolf, who is an engineer by training.

"Finding the incubator space and gaining the manufacturing capacity both happened at the same time," he noted. The company employs five full-time workers and plans to hire an additional eight to 10 entry-level manufacturing workers during the coming year.

"We really wanted to stay in Harvard," Wolf added. "The incubator made that possible."

HEDC Hosts Enterprise Zone Event

The HEDC hosted an informational event on April 26 which provided local businesses, Realtors and developers with information on the new Harvard-Woodstock Enterprise Zone. The event, which was held at the Starline, featured a presentation by **HEDC Executive Director Charlie Eldredge** on the incentives and benefits available to companies which build or expand within the zone. Those benefits may include tax abatements and tax credits, depending on the site.

The former Motorola facility is located within the zone, as is Arrowhead Industrial Park and other areas which have fully-improved sites ready for fast-track development.



Downtown Development Opportunity Could Include Free Land

A mixed-use parcel in downtown Harvard that is owned by the HEDC and located within the new Harvard-Woodstock Enterprise Zone is sporting a price reduction and an enticing new offer: An eligible project that is developed within two years of purchase may earn 100% of the \$50,000 purchase price back.

The .44-acre site, which includes four lots and is located very close to the Metra station, is zoned B-2 and adjacent to a 60-vehicle municipal parking lot. The cleared site is also located in the city's TIF (tax increment financing) District, has all utilities to the site and is suitable for mixed use or multi-level retail/office/residential.

"It's a good buy and hold opportunity for an investor, or an opportunity for a small business owner to build within two years and get the land for free," according to **HEDC Executive Director Charlie Eldredge**. Other incentives may also be available, subject to HEDC board approval. Call (815) 943-1036 for more information.



Mayor's Column

By Mayor Jay Nolan



The auction event for the former Motorola facility has produced a potential buyer. It also created a lot of attention for Harvard. We are hopeful that a new audience of companies and investors will now take a closer look at our community and all that we have to offer.

Harvard's new business incubator is another way that our community is becoming more competitive with Wisconsin. Now half full, the facility in Arrowhead Industrial Park is a good place for new small businesses to grow in Harvard.

This year, Milk Days celebrates its 75th anniversary with an extra day of festivities. Events like this are a good example of how the Harvard community works together to support local events and businesses.

Ready For Move In!

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FOR SALE: Vacant 8.458 acres on McGuire Road, across from Walmart. Two parcels, zoned B-2, M-2. Ideal for grocery, retail, multi-use. In city. Access to McGuire Rd. and Frisco Dr. Call Verne Sisson at Harvard Savings Bank for details: (815) 943-8611.

Fast-Track, Shovel-Ready Sites!

Arrowhead Industrial Park has fully improved sites at highly competitive costs. Call (815) 943-8788 for details. Site plan online at www.harvardedc.com.

Incubator Space for Growing Companies!

FOR LEASE: 1,800 or 3,600 sft. Ideal for office, light industrial/assembly or distribution-based businesses. Each unit has separate entrance, 12' overhead door and private bathroom. Units can be reconfigured to meet specific needs. Call (815) 943-8788.