

Enterprise Zone Advisory Board Agenda
Lee County-Ogle County Enterprise Zone

February 23, 2017 at Dixon Chamber of Commerce Conference Room, 3:00 pm

- Welcome and Introductions of Board
- Old Zone
 - Closing out all projects started after 1/1/16
 - Reporting season for BMEC and Business Reports
 - Review of current list of abatements
- New Zone
 - Changes in Map: The big change is the addition of all commercial and industrial zoned property in Rochelle, while removing all of the residential from Dixon. Several smaller muni in Lee also came out.
 - Handout of vital new zone info, Powerpoint and Intergovernmental Agreement
 - Board Membership
 - Chair and Vice-Chair, one year terms
 - Unallocated Remaining Territory
- Administration
 - Changes at LCIDA make change timely, training period was undertaken in 2016
 - RFQ process
 - Employ administrator
- Financial and Banking
 - Funding Formula for EZ operating expense
 - Invoice for professional services
 - Set Project Fees at .5% of documented cost of building materials, capped at \$50k
 - Consultation fees for activities like boundary changes or amendment
- Property tax abatement resolutions
 - List of passed and unpassed tax district resolutions
- Amboy
 - Undertake extension of zone to Amboy for Sensient and other commercial projects?
 - Zoning is not clear at this point, map is very old, predating the aggressive expansion of the boundaries into the former Green River plant area
 - Recommendation to be made on what property to include based on analysis of zoning, and discussion with Amboy and Zone officials.
- Mega Project potential and use of territory
- Other Discussion from Board Members
- Conferences coming up
 - Illinois Institute for Rural Affairs- March 8-9
 - Illinois Enterprise Zone Association May 10-12

Lee-Ogle County Enterprise Zone (2017) initial meeting, 2/23/17 at Dixon Chamber of Commerce

- Attendance (Voting Board Members in Red):
 - Kim Gouker-Chair Ogle County
 - Jason Anderson-President of GREDCO
 - Jim Wentling-Chair Lee County
 - John Thompson-President LCIDA
 - Li Arellano-Mayor of Dixon
 - Chet Olson-Mayor of Rochelle
 - Greg Sparrow, Don Griffin, and John Finrock-Ogle County Board Members
 - Andy Shaw-GIS and Enterprise Zone Specialist Blackhawk Hills Regional Council
 - Dan Payette-Executive Director Blackhawk Hills Regional Council
- Introductions were made and discussion was led by John Thompson on the history of the zone, the successful new zone application, discussion of zone benefits, etc.
- Old zone: Administrative tasks remaining include reporting season in late spring 2017 and closing out procedures for projects from the old zone, review of county assessor list of abatements and checking if business clients from old zone need assistance with continuation of benefits.
- New Zone: changes in maps and rationale discussed, the removal of Amboy and other Lee County towns discussed. There was not as much activity in these and the application was much smoother with less entities to include in the data for the tests. On the other hand, when added later, far easier to only pass 3 of the tests. Amboy has been discussed for expansion by Andy and John as it has a major recent industrial expansion at Sensient, but is waiting for better info on their commercial and industrial zoning.
- Gouker encouraged the zone to think more of the zone boundary rather than any particular county-city focus. The work here benefits all of the entities.
- The group elected chairman Chet Olson and Vice Chair Li Arellano for one year. Olson chaired the rest of the meeting.
- Discussion of the state of administration was had. LCIDA president was planning retirement and Andy Shaw of Blackhawk Hills was contracted in 2016 to train to administer. A list of qualifications that an administrator/agency would have to serve the zone was presented. A motion to adopt the RFQ statement as presented made by Arellano, Gouker seconded and passed without opposition.
- Discussion of Blackhawk Hills qualifications for administration and history of past zone funds was had. Payette from Blackhawk Hills presented a draft agreement and qualifications for his agency. Motion to accept Blackhawk Hills and Andy Shaw as admin, subject to City of Dixon legal opinion of RFQ process by Arellano. 2nd by Gouker. Passed without opposition. The group would like to see a budget of how they intend to use the funds.
- Discussion of potential Project Fees was had. These can be up to a maximum of .5% of the cost of building materials under statute. Arellano made motion to set our fee at .5%, 2nd by Gouker, and passed without opposition.
- Use of an admin fee for boundary changes or amendments was discussed. These could apply to projects where a lot of admin time is required to make projects possible, but if the project is not

built the project fee is never assessed. The group direct admin to consider at the time but not set it now (Li).

- Discussion of taxing resolutions and those still needing to be done by the schools etc. Need done in 2017. Andy and John are working on this. If not all districts agree to the 6 year 50% abatement, projects in those districts would not be promised as great an abatement, but our goal is to get as many as possible, especially since this is not a loss to tax revenue, but an incentive for new improvements that may not otherwise been built.
- Mega project discussion. Advisory board opinion on boundary changes where time is critical, move forward as much as possible
- Future meetings monthly for next few months to settle initial questions, set next meeting for 3/16 at 10am in Rochelle
- Adding a 2nd members from counties was discussed. The feeling was that the cities are doubly represented in this board due the Mayors and EDC having a seat and perhaps the county should get a 2nd seat to balance. It was argued that even though it is unbalanced at this stage, amendments to the zone would have to be adopted by all parties, so the counties still have ultimate control. This question can be further considered and could be adopted when some other amending changes are needed.
- Move to adjourn by Arellano, 2nd by Gouker.
- Next Meeting 3/16/17, 10am in Rochelle in City Hall GREDCO conference room.