

# Lee-Ogle ENTERPRISE Zone

## Ogle County-Lee County Enterprise Zone Agenda

Location: City of Rochelle Conference Room, Rochelle, IL

Date: 6/21/17 at 10 am

10:00 a.m.	<b>I. Call to Order and Attendance</b>	Chair
10:05 a.m.	<b>II. Minutes</b>	Chair
10:10 a.m.	<b>III. Finances</b>	Andy Shaw, Administrator
	<b>IV. Unfinished Business</b>	
10:20 a.m.	a. Administrator's Report	Andy Shaw, Administrator
10:40 a.m.	b. Other	Chair
10:40 a.m.	<b>V. New Business</b>	
	a. Carrie Zethmayr from DCEO	Andy Shaw, Administrator
	b. Work Plan for 2017	Andy Shaw, Administrator
	c. Mount Morris	Andy Shaw, Administrator
	d. Next Advisory Board Meeting & Location	Chair
11:15 a.m.	<b>VI. Roundtable Discussion</b>	Advisory Board
11:30 a.m.	<b>VII. Adjournment</b>	Chair

## Lee-Ogle Enterprise Zone Meeting Minutes

Location: Rochelle City Hall Conference Room

Date: 6/21/17

### Voting Membership Attendance

In- Pers on	Rem ote	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	City of Dixon Mayor Liandro Arellano (Vice Chair)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	City of Rochelle Mayor Chet Olson (Chair)
<input type="checkbox"/>	<input type="checkbox"/>	Lee County Chair Jim Wentling
<input type="checkbox"/>	<input type="checkbox"/>	Ogle County Chairman Kim Gouker
<input checked="" type="checkbox"/>	<input type="checkbox"/>	GREDCO President Jason Anderson
<input type="checkbox"/>	<input type="checkbox"/>	LCIDA President Cole O'Donnell
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Administrator Andy Shaw
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	

### Guests in Attendance

In- Pers on	Rem ote	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Greg Sparrow, Ogle County Board
<input type="checkbox"/>	<input type="checkbox"/>	Theresa Wittenauer, Lee County Admin
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dan Payette, Blackhawk Hills
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
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### Call to Order

Chair Olson called the meeting to order at 10:00 am.

### Approval of Minutes

Minutes from 5/17/17 were emailed. Motion to approve by Anderson and 2<sup>nd</sup> by Arellano. Motion carried.

### Finances

Shaw discussed this board's previous decision to have funds held by the administrator under an MOU as a fiscal agent. Dixon's city attorney was to write/recommend an MOU for the zone to enter with Blackhawk Hills as a fiscal agent. They have the BHRC draft version to make recommendations.

### Administrator Report

Report was distributed and attached here at end of minutes. Discussion took place on additional voting board members and potential downside of adding other members to advisory board. Sparrow updated the board on Ogle towns partnering in an economic development effort. Shaw reported a good school superintendent presentation on abatement in enterprise zones. Anderson suggested a meeting with Rochelle's new high school superintendent to keep him informed with the same information.

### New Business

#### Carrie Zethmayr from DCEO

Carrie from DCEO's Rockford office thanked us for the invitation and will attend when scheduling allows. She gave background about how their field staff assist economic developers and development.

#### Work Plan

The administrator work plan was distributed and attached here at end of minutes. Shaw mentioned the priority of working on Amboy extension and abatement resolutions.

**Mount Morris**

Shaw is awaiting their response to our suggested criteria checklist.

**Roundtable Discussion**

Anderson discussed new unnamed project with potential of 2000+ jobs. Americold is close to an announcement on expansion. He also mentioned annexation opportunities for Rochelle's park district to expand EAV as the city expands itself.

There is a retirement party tonight at Dixon's Timber Creek Golf Club for John Thompson.

**Next Meeting**

Due to hearing coming up for Amboy we should continue to meet monthly for now. Scheduled for 6/21/2017, from 10 am - 12 pm, at Rochelle City Hall. Andy will send out invites with Google calendar app.

**Adjournment**

Arellano motioned to adjourn the meeting, Anderson 2<sup>nd</sup>.. The meeting ended at 11:45 am.

# Lee-Ogle ENTERPRISE Zone

**To:** Enterprise Zone Advisory Board  
**From:** Andy Shaw, Acting Administrator  
**Date:** 6/21/2017  
**Subject:** Report of Activities

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1. **Financial:** We are very close to settling our questions at Blackhawk Hills in regard to the handling of project fund. Mayor Arellano was also referring this to the Dixon city attorney to draft an MOU.
2. **Abatement Resolutions:** Sauk Valley College passed our resolution last night. Dixon USD is scheduled to hear my presentation at their July meeting. Priority now is school districts in AFC and Amboy. More to follow.
3. **Amboy:** The City of Amboy accepted our offer to join the zone at their 6/19 council meeting. Steps will move forward to settling the map area, having a hearing, and writing the new ordinance for the five units of government to pass. They have been asked to assist with getting township, fire and school abatement and agreed to \$3670 first year (to project fund), and \$670+inflation for subsequent years. It was short notice so I will invite Mayor Schamberger to our next EZ meeting.
4. I reached out to Majeski Motors general manager to try and get their lot work expansion set up as a zone project. The Xstite development group has begun a large project by the Dixon WalMart and I spoke to them yesterday to get them caught up. They had contacted John earlier in the year.
5. Many inquiries from Rochelle on commercial side and I worked with Jason on a major RFI to give good information on the local incentives offered.
6. **Mount Morris:** I met with Mt Morris EDG leaders, village clerk and their president to explain the enterprise zone. They have been tasked with putting together a submission to the zone board indicating the ways they meet the criteria discussed (the list from Jason Anderson). This will show the board how they are “ready for business”.
7. **Reporting Season:** In the past month, I assisted many previous zone certificate holders in reporting activity for 2016. An update after July 1 will be given by Illinois Department of Revenue for those who continue to not report and I will follow up again. Companies not reporting will lose the ability to be issued any certificates in any enterprise zone.
8. **School Superintendents Abatement Meeting:** Our school superintendent’s lunch was well attended. Dixon, Amboy, Polo, Rock Falls High, Rock Falls Elementary, and Sterling were there. I had a good side-meeting with Rock Falls HS superintendent.
9. There is a retirement party for John Thompson tonight at Timber Creek Golf Course in Dixon, sponsored by Dixon Chamber and LCIDA at 5pm.

# Lee-Ogle ENTERPRISE Zone

## Work Plan for 2017

1. Day to day operations
  - a. Certificates for new projects
  - b. Respond to local inquiries about the zone
  - c. Assist responses to RFI's from DCEO
2. Carry out Amboy extension process
  - a. Finalize the ordinance
  - b. Hearing
  - c. Pass ordinance with 5 units of government
  - d. File with DCEO
  - e. Nail down the rest of abatements
3. Abatement resolutions passed by other taxing districts and filed with DCEO and local clerks.
  - a. Schools:
    - i. Dixon USD-July board meeting
    - ii. Amboy CUSD-initiated discussions
    - iii. AFC CUSD
    - iv. Rock Falls HSD-initiated discussions
    - v. East Coloma Nelson ESD
    - vi. Sauk Valley College-passed last night
  - b. Townships
  - c. Park Districts
  - d. Fire
4. Website
  - a. High quality website
  - b. Zone Mapping
  - c. Clear explanation of benefits
    - i. To local taxpayers
    - ii. To companies that invest in zone
  - d. Clear explanation of application process, with forms
  - e. Case studies of successful zone projects
5. Business Visits
  - a. Caught up with Xsite Realty and Majeski on projects already started
  - b. More to come, especially to encourage the use of natural gas use tax exemption
6. Continuing education and improvement