

Lee-Ogle ENTERPRISE Zone

Lee Ogle Enterprise Zone Agenda

Location: City of Rochelle Conference Room, Rochelle IL

Date: 9/13/17 at 10 am

10:00 a.m.	I. Call to Order and Attendance	Chair
10:05 a.m.	II. Minutes	Chair
10:10 a.m.	III. Unfinished Business	
	a. Finances and Project Fund MOU	Andy Shaw, Administrator
	b. Administrator's Report	"
	c. Municipal Expansion Discussion: The Must-Haves and the Should Haves	"
	d. Set a Recurring Meeting Day/Time	"
	e. Business Retention Programs	"
	f. Other Unfinished Business	Chair
10:45 a.m.	IV. New Business	
	a. Potential to add Lee and Ogle counties to Eight County Freight Study	Andy Shaw, Administrator
	b. Zone Amendment for a New Rochelle Project (CONFIDENTIAL)	"
	c. Amboy Process and Amending Ordinance Work	"
	d. Mount Morris	"
	e. Next Advisory Board Meeting & Location	Chair
11:45 a.m.	V. Roundtable Discussion	Advisory Board
12:00 p.m.	VI. Adjournment	Chair

Lee-Ogle ENTERPRISE Zone

- Draft
- Final
- Amended

Lee-Ogle Enterprise Zone Meeting Minutes

Location: Rochelle City Hall Conference Room

Date: 9/13/2017 | Time: 10 am

Voting Membership Attendance

In- Person	Remote	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rochelle Mayor Chet Olson (Chair)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dixon Mayor Liandro Arellano (Vice Chair)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ogle County Chairman Kim Gouker
<input type="checkbox"/>	<input type="checkbox"/>	Lee County Chairman Jim Wentling
<input type="checkbox"/>	<input type="checkbox"/>	GREDCO President Jason Anderson
<input type="checkbox"/>	<input type="checkbox"/>	LCIDA President TBD
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Administrator Andy Shaw, BHRC
<input type="checkbox"/>	<input type="checkbox"/>	

Guest Attendance

In- Person	Remote	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Greg Sparrow, Ogle County Board
<input checked="" type="checkbox"/>	<input type="checkbox"/>	John Finrock, Ogle County Board
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Arlan McLain, Lee County Board
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Carrie Zethmyer, DCEO
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jeff Fiegenschuh, Rochelle City Manager
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Julie Jacobs, BHRC
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	

Call to Order

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

Minutes

Minutes from 8/9/17 were emailed and handed out. Motion to approve by Gouker and 2nd by Arellano. Motion carried.

Unfinished Business

Finances and Project Fund MOU

The financial report was presented. BHRC opened an account at Sauk Valley Bank. The balance in the account is currently \$5,636.00. Expecting a check from Americold project and seeking re-issue of Hvarre check from earlier in year. Gouker recommended that the bank statements be mailed to Mayor Arellano and Mayor Olson as well. BHRC will make the arrangement with the bank to have hard copies of the statements be mailed to both Mayors. Motion to approve the financial report by Arellano and 2nd by Gouker.

Action Item: BHRC will have bank statements directly mailed to Mayors Olson and Arellano, statements should be in hand by next meeting.

Andy Shaw had the Fiscal Sponsorship Agreement for signing. BHRC approved the agreement at their August 7, 2017 board meeting. The agreement had been edited by City of Dixon's attorney and reviewed by BHRC's attorney.

Administrator's Report

Report was distributed. Andy highlighted some of the items on his written report.

Amboy Mayor Schamberger will help Andy with the abatement resolutions from the Amboy schools; another hearing will be needed for a separate application to DCEO for the abatement resolutions from Dixon Schools, Sauk Valley CC, Dixon Park District, and some townships that were done after the designation application for the new zone.

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We could not help Anchor Road storage in Dixon, it was in old zone but not included in the new one. Building materials were delivered already and it would take months to add to zone. But, we have learned that they have more expansion planned. Andy thinks it could be added to zone at next available opportunity (maybe as soon as the amendment request mentioned below) when we are adding other projects and will look for other sites that could have been missed in the transition.

Municipal Expansion Discussion: The Must Haves and the Should Haves

Criteria for Municipal Expansion was discussed again. Andy added that a new municipality should be able to meet three of the ten tests for a smoother application. As time goes on, some tests may not pass, like the 120% of state average unemployment, especially if a new LLMA is called for due to distance from the current zone. If that comes to pass, remaining tests could have a higher cost.

Set a Recurring Meeting Day/Time

It was agreed to hold the next meeting on the last Wednesday of the month in the afternoon, around 4 pm. Maybe consider that week for every month. Shaw will check with Mayor Schamberger to see if the day and time will work for him. The Board will continue to meet monthly for now but eventually move to every other month.

Action Item: Check date and time with Mayor Schamberger, he is expected at next meeting

Business Retention Programs

Business Retention Programs – Arellano recommend reaching out to Dave Buchen at SBDC. Startup entrepreneur Kishwaukee College Laura Bortwicks (on GREDCO Board). Adreana in Rochelle in Jason's office is also working in this area and will be consulted.

Potential to add Lee and Ogle counties to Eight County Freight Study

Shaw informed the group of the Eight County Freight Study that BHRC is working with counterparts in Iowa. The studied area does not include Lee and Ogle Counties. It is possible to add the two counties into the study. The cost estimate is close to \$50,000, but EDA and other grant funds could be applied for to help pay for much of it. Mayor Olson asked that a PowerPoint on the Freight Study be sent to the board.

Action Item: Distribute the Freight Study PowerPoint

Zone Amendment for a New Rochelle Project (Confidential)

There was discussion on a potential project for the EZ in Rochelle with significant investment and job creation potential. A handout explaining the proposal was given to the board. Arellano stated that the project is important enough to move forward. Sparrow recommended that Shaw keeps the school superintendents informed of the project. Shaw recommended that if another zone amendment needs to occur that other projects should be looked at to include in the amendment, such as Anchor Road Storage.

Amboy Process and Amending Ordinance Work

Shaw emailed each community/county the ordinance they need to pass to include Amboy in the EZ. Dixon and Amboy will vote on it on September 18. Shaw plans to attend both meetings. Ogle and Lee

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Counties will vote on it on September 19. Shaw will attend the Lee County Board meeting and will keep his phone available in case Ogle County Board has any questions. Rochelle will vote on it on September 25. Shaw also explained that Amboy's application passes the basic demographic tests and the Local Labor Market Area is the same due to the proximity to the current zone.

Mount Morris

Mt. Morris sent letter of intent to join the zone. Andy had GIS data since BHRC just completed a comprehensive plan for them. Map area was modified after discussion with him.

Timeline – Mt. Morris expected to present at our next meeting.

Next Advisory Board Meeting & Location

Set for October 25, 2017 at 4 PM at Dixon City Hall.

Roundtable Discussion

For the benefit of new-Rochelle City Manager Fiegenschuh, everyone introduced themselves.

Mayor Arellano recommended that there be a standard policy that if a letter of support is needed for a grant application, the support is given. Grant applications may be due prior to the next EZ meeting. It was recommended that if there is a need for a letter of support, it is sent to Shaw and he will send it out the board.

Adjournment

Motion to adjourn by Arellano, Gouker 2nd. Meeting adjourned at 10:58 am.

Lee-Ogle ENTERPRISE Zone

To: Enterprise Zone Advisory Board
From: Andy Shaw, Administrator
Date: 9/13/2017
Subject: Report of Activities

1. Financial: We have our BHRC MOU with suggested revisions from Dixon's attorney. This revised version was presented to the BHRC Council and approved, pending BHRC requested 501c3 legal review. That came in with no problems and the account was opened 9/12/17 at Sauk Valley Bank. The financial report is attached to this month's board material. 2017 projects that are unpaid include Americold and a smaller one in Dixon that I need to get reissued to BHRC for deposit.
2. Abatement Resolutions: Dixon USD passed its resolution last month after Mayor Arellano and myself presented to them. Dixon Park District is later this month. Priority now is AFC and Amboy schools (Amboy Mayor Schamberger is assisting with Amboy). Another Public Hearing will follow soon and another application will be submitted to update zone abatement benefits with the State.
3. Amboy: The published and transcribed public hearing took place August 21st in Dixon. Ordinances (1st Amending Ord for all but Amboy, Designating Ordinance for Amboy), 1st Amendment to IGA, and 1st Amendment to Legal Description (PIN list) are written and were emailed to each of you on Friday. We all need to pass these and then the application will be submitted in October.
 - o Ordinance Schedule
 - Dixon 9/18 at 5:30 pm
 - Amboy 9/18 at 7 pm
 - Ogle County 9/19 at 5:30 pm
 - Lee County 9/19 at 6 pm
 - Rochelle 9/25 at 7 pm
4. "Ten Tests" for Amboy: We need to pass 3 of the 10 tests for the Amboy application. Our zone Local Labor Market Area continues to pass the basic demographic tests, including for unemployment, which has improved statewide since the big application 2 years ago. These data sources are readily available from US Census and ILDES. If this these test results were to change, ie. unemployment ends too low in our area, it would add some expense to future applications, since some of the other tests required a lot more outsourced research. For now we're good.
5. The hearing and application for Amboy could not include other matters or parcels outside the city of Amboy so I could not smoothly help the project in Dixon that was not in the zone, but see #6-7 for a new path to help them.

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6. A potential project in Rochelle has large potential investment and large number of jobs. In the City, but not in the zone, due to Rochelle zoning for PUD-Residential. Needs 1.) Modified zone ordinance to add parcel and add PUD zoning and 2.) Hearing/Application to move forward.
7. This Application could bring in other things that are expected to expand in other parts of zone, which would include Anchor Storage in Dixon which still intends to double its size. I will be looking for others.
8. Ogle Municipalities: I attended the August 10 meeting at the Ogle County courthouse. Mount Morris has been refining a “wish list” zone map of what they would like to see included and also are working on a submission to the zone board listing their status in regard to our “top-ten” list.
9. I am getting online training through webinars to do Synchronist interviews of zone businesses. This is a Business Retention and Expansion (BR&E) focus in support of existing zone businesses.
10. Website Status: we are looking at proposals from site developers.
11. Upcoming/Pending/Ongoing Projects
 - Americold has broken ground
 - Dixon Presidential Plaza Expansion-Xsite/Paul Family
 - Centerstage Dance Studio, Dixon
 - Former Stanley-National
 - Anchor Road Storage Dixon
 - Larry Farley Country Financial Office, Dixon
 - GLO Wellness/McGee, Rochelle
12. Conferences
 - IDOT Fall Planning 10/3-10/4, transportation conference for regional planning orgs
 - Illinois Enterprise Zone 10/4-10/6, semi-annual conference for zone admins
 - Blackhawk Hills Fall Summit/Annual Meeting
 - 10/27/17 at 9am
 - At Timber Lake Playhouse in Mt Carroll
 - CEDS Strategy Committee at 8 am, prior to Summit
 - Speaker info coming soon

CRITERIA FOR MUNICIPAL EXPANSION OF THE ENTERPRISE ZONE

List adapted from Jason Anderson's criteria for assessing if a site should be added to the EZ

- 1) Is the expansion being driven mainly by an industrial or larger-scale use of the zone?
- 2) Will the expanded zone area and expanded LLMA pass 3 of the 10 tests?
- 3) Was the site in the previous EZ and does it have a company in the old EZ?
- 4) Is the site owned by a willing seller?
- 5) Is site optioned and for how long?
- 6) Infrastructure to the proposed EZ site? (water, sewer, power, natural gas, fiber, road access (Truck Route?), rail access?) Plans to expand utility capacity?
- 7) Is the site annexed or zoned for industrial use or in a Comprehensive Plan identifying the site for future industrial use?
- 8) Geotechnical/Topo studies complete on the site?
- 9) Brownfield site? Need for Phase I environmental study?
- 10) Are the taxing districts willing to accept the tax abatement schedule of the EZ?
- 11) Will the community support Industrial development?
- 12) Stormwater/Floodway plan for the site been identified?

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To: Enterprise Zone Advisory Board
From: Andy Shaw, Administrator
Date: 9/13/2017
Subject: Amendment Proposal for Rochelle Nursing Home

There is a potential project for the Enterprise Zone in Rochelle with significant investment and job creation potential. A Nursing Home developer wants to construct a \$17M facility (200 jobs, 85-beds, 15-bed memory care) on a parcel that is not in the zone. (20th and Flagg, near the new schools on north side of Rochelle. This is a 19-acre parcel, and already in the city.)

It is not already in the zone because the zoning is PUD-Residential. The original intent of the zone was not to support residential uses, but this type of residential use is a major job creator so I want to find a way to help it.

In that Rochelle zoning class, an allowable special use is Nursing Homes, so they need to get that in place to have the local okay to go ahead. A state-level determination of need for a healthcare facility is also required.

I would like to offer the Enterprise Zone to them as an incentive. To do that we need to do another zone amendment, which will be somewhat similar to the Amboy amendment.

1. I need to have a letter of intent from them stating that the zone benefits are crucial to doing the project and for them to not build until the zone is in place.
2. Need to amend ordinance in 2 ways:
 - a. Amend zone boundary to this parcel
 - b. Allow another zoning class in ordinance and IGA
 - i. Currently only B-1, 2, and 3 and I-1, 2, and 3 and also Transportation and Technology Overlay Districts.
 - ii. Need to add commercial special uses in PUD-R, while keeping language restricting use of zone from normal residential.
 - c. Amend IGA in same way
 - d. Amend Legal Description to add single parcel (& find other worthy parcels left out of zone, such as the Anchor Road Storage in Dixon that still has expansion potential.)