



Lee-Ogle Enterprise Zone Agenda

Location: Online Meeting at <https://zoom.us/j/214765668>

Date: 12/2/2020 at 2 pm

2:00 p.m.	I. Call to Order and Attendance	Chair
2:05 p.m.	II. Minutes	Andy Shaw, Administrator
2:10 p.m.	III. Unfinished Business	
	a. Financial Report	AS
	b. Administrator Report	AS
2:25 p.m.	IV. New Business	
	a. New Incentive Tier(s)	AS
	b. Multi-Family Housing Amendment	AS
	c. Housing Study Update	AS
2:45 p.m.	V. Next Board Meeting: December 16 th to review Housing RFP results	Board
2:45 p.m.	VI. Roundtable Discussion	Chair

2021 Meetings of the Lee Ogle Enterprise Zone Board are "1st Wednesdays, every other month, at 10 A.M.":
February 3, 2021, April 7, 2021, June 2, 2021, August 4, 2021, October 6, 2021, and December 1, 2021.

Lee-Ogle Enterprise Zone Meeting Minutes

Location: <https://zoom.us/j/214765668>

Date: 10/7/2020 | Time: 10:00 am

Voting Membership Attendance

In- Person	Remote	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rochelle Mayor John Bearrows (Chair)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dixon Mayor Liandro Arellano
<input type="checkbox"/>	<input type="checkbox"/>	Amboy Mayor John Schamberger
<input type="checkbox"/>	<input type="checkbox"/>	Mount Morris (Village Clerk Paula Diehl)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Oregon Mayor Ken Williams
<input type="checkbox"/>	<input type="checkbox"/>	Ashton President Tim Henert
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lee County Chairman John Nicholson
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ogle County Chairman John Finrock
<input type="checkbox"/>	<input checked="" type="checkbox"/>	GREDCO (Jason Anderson)
<input type="checkbox"/>	<input type="checkbox"/>	LCIDA Exec. Director Kevin Marx
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Zone Administrator Andy Shaw (Vice-Chair)

Guest Attendance

In- Person	Remote	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Greg Sparrow, Ogle County Board
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Don Griffin, Ogle County Board
<input type="checkbox"/>	<input type="checkbox"/>	

Call to Order

7 of 11 were present for quorum.

Guest

Discussion of "Abatement Transfer 1600 Ritchie Court" was moved forward to accommodate guests from Grant Thornton, who are the incentive consultants for the unnamed firm that purchased 1600 Ritchie Court in Rochelle. The consultants presented from an abatement transfer request letter submitted to the administrator. The request was non-specific due to public disclosure concerns. Transfer was requested for 2 remaining years of real estate tax abatement for the Nippon Sharyo West Building. The request would involve about 159,000 in abated tax per year for each year. Discussion with the board found sentiment that more information should be shared with the board before the transfer of the abatement to the new owner. No action was taken.

Minutes

Minutes were emailed to board and included in board packet for today. Nicholson motion to approve, Finrock 2nd. Passed by roll call vote, all in favor.

Financial and Admin Reports

Financial report with board materials. Finrock motion to approve, Arellano 2nd. Passed by roll call vote, all in favor.

New Business

Meeting Schedule for 2021

Two alternative meeting schedules for 2021 were presented, 1st Wednesdays of February, April, Jun, August, October, and December, and 2nd Wednesdays of the same months. Time would be 10am for either. Consensus was for continued 1st Wednesdays, every other month to continue as follows:



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February 3, 2021, April 7, 2021, June 2, 2021, August 4, 2021, October 6, 2021, and December 1, 2021.

Shaw motion to approve, Arellano 2nd. Passed by roll call vote, all in favor.

Housing Study

Mayor Arellano asked that the housing study be brought back for discussion. With the changes in the real estate market, our region has new positive activity in housing and the consensus was to get the housing RFP put out to figure out next steps we can take as an Enterprise Zone. As a side note, Blackhawk Hills is moving toward a regional housing study that the EZ could potentially be a partner in or have components added to serve EZ needs in a portion that addresses our communities. Arellano motion to move forward with RFP, Williams 2nd. Passed by roll call vote, all in favor.

Next Meeting Location

Next meeting to be 11/4/20 to continue discussion of 1600 Ritchie Court and Housing Study. Invite to follow.

Adjournment

Williams motion to approve, Nicholson 2nd. Passed.

Lee-Ogle Enterprise Zone Meeting Minutes

Location: <https://zoom.us/j/214765668>

Date: 11/4/2020 | Time: 10:00 am

Voting Membership Attendance

In- Person	Remote	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rochelle Mayor John Bearrows (Chair)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dixon Mayor Liandro Arellano
<input type="checkbox"/>	<input type="checkbox"/>	Amboy Mayor John Schamberger
<input type="checkbox"/>	<input type="checkbox"/>	Mount Morris (Village Clerk Paula Diehl)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Oregon Mayor Ken Williams
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ashton President Tim Henert
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lee County Chairman John Nicholson
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ogle County Chairman John Finfrock
<input type="checkbox"/>	<input checked="" type="checkbox"/>	GREDCO (Jason Anderson)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	LCIDA Exec. Director Kevin Marx
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Zone Administrator Andy Shaw (Vice-Chair)

Guest Attendance

In- Person	Remote	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Greg Sparrow, Ogle County Board
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Don Griffin, Ogle County Board
<input type="checkbox"/>	<input type="checkbox"/>	

Call to Order

9 of 11 were present for quorum. All remote.

Financial Report

Reports with board materials. Note was made of how expenses are coming in for 2020, under budget by approximately \$15k, with the plan to devote it to the housing study concept in new business. One new project paid and two are pending for the project fund. Nicholson motion to approve, Finfrock 2nd. Passed by roll call vote, all in favor.

New Business

1600 Richie Court

Project Jackpot is the name for the anticipated project in Rochelle to overhaul and make ready the former Nippon Sharyo facility for a significant newly overhauled manufacturing facility. Jackpot has stated its intention to employ 150+ workers and invest \$130 million in the facility. Jackpot is asking for extension of the existing abatement that still has two years remaining on the West Building, including transfer of the 2 year remainder of the existing along with an additional ten years at 50% for the West Building, as well as a similar structure for when the East Building is upgraded with new construction.

On the “transfer of existing abatement” aspect, Shaw now finds that the ordinance does not require transfer, as opposed to his previous understanding. When projects started in the old zone are still under abatement, the ordinance language states that abatement “shall continue as awarded”, while projects started in the new zone are subject to the transfer rules in the ordinance. In the old zone ordinance, the language on transfer rules is not present. Thus, the transfer question is moot and the remaining two years of abatement shall continue to the new property owner.

On the question of additional years, the request would require an amendment to the zone ordinance and all relevant abatement resolutions, since the abatement structure is passed separately by each taxing district. The zone could consider additional tier(s) of abatement to be applied to significant projects, in a

Lee-Ogle **ENTERPRISE ZONE**

way comparable to adjacent enterprise zones. Also discussed was the desire to put incentives toward the revitalization of existing structures since the focus of the zone is more toward new construction.

The board will meet again in two weeks and members are encouraged to submit their thoughts on abatement tiers to be applied to significant projects.

Housing Study

Blackhawk Hills is now pursuing a housing study on behalf of all of its six counties. Each county will be separately studied, setting up the opportunity to have the Lee-Ogle areas done. Dan Payette has offered \$5,000 to each county from the EDA grant to support this.

Next Meeting Location

Set another early meeting date to continue discussion of potential new incentive tier. Meeting set for 11/18/2020 at 10am. Calendar invite to follow.

Regular meetings of the Lee Ogle Enterprise Zone Board are “1st Wednesdays, every other month, at 10 A.M.”: February 5, 2020, April 1, 2020, June 3, 2020, August 5, 2020, October 7, 2020, and December 2, 2020.

Adjournment

Arellano motion to approve, Finfrock 2nd. Passed.

Lee-Ogle Enterprise Zone Meeting Minutes

Location: <https://zoom.us/j/214765668>

Date: 11/18/2020 | Time: 10:00 am

Voting Membership Attendance

In- Person	Remote	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rochelle Mayor Alternate Jeff Feigenshuh
<input type="checkbox"/>	<input type="checkbox"/>	Dixon Mayor Liandro Arellano
<input type="checkbox"/>	<input type="checkbox"/>	Amboy Mayor John Schamberger
<input type="checkbox"/>	<input type="checkbox"/>	Mount Morris (Village Clerk Paula Diehl)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Oregon Mayor Ken Williams
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	LCIDA Exec. Director Kevin Marx
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Zone Administrator Andy Shaw (Vice-Chair)

Guest Attendance

In- Person	Remote	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Greg Sparrow, Ogle County Board
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Don Griffin, Ogle County Board
<input type="checkbox"/>	<input type="checkbox"/>	

Call to Order

8 of 11 were present for quorum.

New Business

In continued discussion of Project Jackpot Incentives, Shaw first reviewed the transfer of the active abatement on the West Nippon Sharyo project site. Upon review of the ordinances from the old and new zone, he finds that abatement shall continue as scheduled, when a project was initiated in the old zone. This is due to the language in the new ordinance allowing projects from the old zone to continue as originally awarded and the old ordinance language not containing strings or transfer rules. He has now given Project Jackpot representatives a memorandum outlining this finding that the abatement will continue the additional 2 years. No action by board for this.

The other part of the discussion is the extension of abatement for an additional ten years on a project site, as requested by Jackpot. Jackpot, in consideration of this abatement, in its project commitment letter, outlines a \$130 M capital investment, 150 jobs at a \$52,000 wage for non-managerial workers. The EZ wants to see this new investment in the zone so it wishes to move forward with some form of this structure. Consensus for targeting investments as large as Jackpot with the highest tier of 10 additional years of abatement, with further review of a middle tier of large projects to come. Motion will be to move forward and schedule public hearings and set process in motion.

Marx motion to approve, Williams 2nd. Roll Call Vote, All in Favor, Passed

Next Meeting Location

December 2, 2020 via Zoom

Adjournment

Marx motion to approve, Williams 2nd. Passed.

Lee Ogle Enterprise Zone Administrative Budget
January 1-December 1, 2020

	Budgeted	
	1/1/20-12/31/20	Actual
Income		
Lee County	\$ 10,630.12	\$ 10,630.12
Ogle County	\$ 7,743.41	\$ 7,743.41
City of Dixon	\$ 23,062.49	\$ 23,062.49
City of Rochelle	\$ 24,503.24	\$ 24,503.24
City of Amboy	\$ 697.98	\$ 697.98
Village of Mt. Morris	\$ 1,823.08	\$ 1,823.08
Village of Ashton	\$ 625.06	\$ 625.06
City of Oregon	\$ 864.66	\$ 864.66
Total	\$ 69,950.04	\$ 69,950.04
Expenses		
Personnel	\$ 44,600.00	\$ 34,474.58
Fringe	\$ 8,920.00	\$ 3,940.67
Travel	\$ 2,600.00	\$ 1,094.07
Other/Indirect	\$ 6,900.00	\$ 6,325.00
Non-Fixed Expense	\$ 6,930.04	\$ 1,870.35
Total	\$ 69,950.04	\$ 47,704.67

**Lee-Ogle Enterprise Zone
Sauk Valley Bank Checking Account**

Date	Check No.	From	Deposit	Withdrawal	Total
		Balance carried over from 11/2/20			\$ 122,226.40
11/16/2020		Sewer Equipment (\$3500.00)	\$ 4,500.00		\$ 126,726.40
		John Dobbs (\$1000.00)			\$ 126,726.40
11/30/2020		Interest	\$ 20.58		\$ 126,746.98
		Balance on hand as of 12/1/20			\$ 126,746.98



12/1/2020



To: Enterprise Zone Advisory Board
From: Andy Shaw, Administrator
Date: 12/2/2020
Subject: Report of Activities

1. **Financial:** Report for EZ Project Fund is attached.
2. **Lee County Solar:** Our connecting strip amendment, submitted to State of Illinois on July 10 is still awaiting action. Hexagon was approved with a split November Lee County Board vote of 14-5, so the local climate for these projects is changing a bit. A new solar ordinance was passed the same day to refine setbacks and other standards. Duke has now applied for its Special Use and abatement conversations have started to take place with tax districts for Duke.
3. **Project Lee-Ogle Boundary:** CERTIFIED!
4. **Project Jackpot:** Public Hearings are set for December 14 in Rochelle and December 21 in Dixon, Ordinances need input from today's discussion regarding a middle tier.
5. **Housing Study:** Since the Housing RFP due date is 12/9, after today's meeting, we would like to meet again in two weeks to settle whether to support the study.
6. **Housing Amendment:** to be discussed, but have had a conversation with local developer for separate multi-family projects in both Dixon and Oregon. Both are in TIF (or expected to be in TIF) areas, so the thought is to bring into the zone just to get the sales tax incentives and then delete from zone upon completion.
7. **Franklin Grove:** Submitted mid-October to DCEO. One project is getting underway but is pushing back purchases as much as possible to get best use of the sales tax incentive.
8. **C-PACE Funding:** With the new Ogle State's Attorney, we are waiting to have him review the program documents in January, and also pushing back the Lee conversation to January.



**Illinois
Department of Commerce
& Economic Opportunity**

JB Pritzker, Governor

November 16, 2020

Mr. Andrew Shaw
Lee/Ogle Zone Administrator
Blackhawk Hills Regional Council
309 First Avenue
Rock Falls, Illinois 61071

RE: Lee/Ogle Enterprise Zone – Technical Correction / Clarification

Dear Mr. Shaw:

The Department of Commerce and Economic Opportunity has approved the application and certified the Ordinances that makes Technical Correction, Clarification to the Lee/Ogle Enterprise Zone.

Certified copies of the Ordinances will be filed with the Lee County Recorders and the Secretary of State. A copy of the certification is enclosed for your records.

Should you have any questions, please do not hesitate to contact our office at 217.785.6169.

Sincerely,

A handwritten signature in blue ink that reads "Benjamin Denney".

Ben Denney
Office of Business Development

Enclosure
LeeOgle_2020_10_21_C_2095



**Illinois
Department of Commerce
& Economic Opportunity**

JB Pritzker, Governor

CERTIFICATION (Technical Correction)

Pursuant to 20 ILCS 655/5.4 of the "Illinois Enterprise Zone Act," as amended, the Department of Commerce and Economic Opportunity hereby certifies the attached Ordinance that makes a technical correction to the summation of zone acreage of the Lee - Ogle Enterprise Zone.

This certification is effective on and after execution of this certification by the Director of the Department of Commerce and Economic Opportunity or designee.

ATTEST:

A handwritten signature in black ink, appearing to read "Erin B. Guthrie".

Erin B. Guthrie
Director
Illinois Department of Commerce
and Economic Opportunity

11/10/2020

Date

LEEOGLE_2020_10_21_C_2095

LEGAL NOTICE OF AMENDMENT TO EXPAND INCENTIVES IN THE
LEE-OGLE ENTERPRISE ZONE

Notice is hereby given that Public Hearings will be held at:

- 6:30 pm, Monday December 14th, in City Hall of the City of Rochelle, 420 N 6th Street AND
- 5:30 pm, Monday December 21st, in City Hall of the City of Dixon, 121 W 2nd Street.

The purpose of each hearing is to consider an **AMENDMENT TO EXPAND LOCAL ZONE INCENTIVES BY ADDING NEW TIER(S) OF PROPERTY TAX ABATEMENT FOR LARGE PROJECTS. THIS AMENDMENT PROCESS IS ALLOWED BY THE ILLINOIS ENTERPRISE ZONE ACT (20 ILCS 655).**

Anyone wishing to comment on the proposed amendment to the Lee-Ogle Enterprise Zone may appear at either of the above specified times and locations and may submit or state comments for the record. Written comments may also be directed to: Andy Shaw; Zone Administrator; Lee-Ogle Enterprise Zone; 309 First Avenue; Rock Falls, IL 61071. Written communication(s) will be reviewed at the hearing. Lee-Ogle Enterprise Zone benefit explanations and maps of the zone will also be available for review.

Dated this 9th day of December by Order of Andy Shaw, Zone Administrator.

Proposed Incentive Structure under an amended "Section 2-Property Tax Abatement"

BASE ABATEMENT: Same as existing schedule in our ordinance and resolutions

- 6 year-50% abatement
- Must maintain 75% of created jobs, upon risk of termination of abatement
- MOU outlining job and investment intentions
- Does not automatically transfer, unless project came from old zone

EXTENDED ABATEMENT: Mid-tier Enhancement

- Additional 4 years/50% abatement
- Qualifiers:
 - \$50 million capital investment and at least 75 new full time jobs
 - Capital investment may be the sum of work on adjacent parcels
 - Must maintain 95% of created jobs, upon risk of termination of abatement
 - MOU outlining job and investment intentions
- Fresh/new projects can show intent to these qualifications to execute an MOU for a 10 year-50% abatement schedule (6 BASE + 4 EXTENDED)
- New owners of property currently receiving abatement may execute MOU to "upgrade" a site to High Impact Status by making new investment and new job creation. (REMAINDER OF BASE + EXTENDED)

HIGH IMPACT ABATEMENT: Top-tier Enhancement

- Additional 10 years/50% abatement
- Qualifiers:
 - \$100 million capital investment and at least 125 full time jobs at \$50,000 rate exclusive of benefits
 - Capital investment may be the sum of work on adjacent parcels
 - Must maintain 95% of created jobs, upon risk of termination of abatement
 - MOU outlining job and investment projections
- Fresh/new projects can show intent to these qualifications to execute an MOU for a 16 year-50% abatement schedule (BASE + HIGH IMPACT)
- New owners of property currently receiving abatement may execute MOU to "upgrade" a site to High Impact Status by making new investment and new job creation. (REMAINDER OF BASE + HIGH IMPACT)
- RE Jackpot
 - Existing Abatement continues for 10 additional years on West Building (12 total with the 2 remaining Base years and 10 High Impact years)
 - Added valuation from a new project on West building would see 6 base years and 10 High Impact years
 - New projects on East parcel would be abated on the net improvement added by that separate project, and not have the existing improvements abated.
 - Capital Investment is inclusive of new real estate improvements, manufacturing machinery, and other capital expenses on all adjacent parcels, and initiated within 2 years of MOU.
 - If Jackpot does not do what they say they are going to do, taxes are not abated past the remaining two years of the old abatement.

Zone tax districts are protected from potential job loss in these Higher Impact Projects by the higher 95% threshold for job protection, upon risk of termination of abatement. Abatement is dependent on taxing district participation and locations outside TIF areas.

Lee-Ogle Enterprise Zone Meeting Minutes

Location: <https://zoom.us/j/214765668>

Date: 12/2/2020 | Time: 2:00 pm

Voting Membership Attendance

In- Person	Remote	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rochelle Mayor Alternate Jeff Feigenshuh
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dixon Mayor Liandro Arellano
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Guest Attendance

In- Person	Remote	
<input type="checkbox"/>	<input type="checkbox"/>	Greg Sparrow, Ogle County Board
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Don Griffin, Ogle County Board
<input type="checkbox"/>	<input type="checkbox"/>	

Call to Order

8 of 11 were present for quorum.

Minutes

Minutes for three previous meetings were distributed in the board packet for approval. **Shaw motion to approve, Nicholson 2nd. Roll Call Vote, All in Favor, Passed**

Financial Report

Report noted 2 new projects paid into the Project Fund, one being a large rooftop solar project being built by Moxie Solar for Sewer Equipment Company in Dixon. Moxie is the solar contractor that LCIDA recruited to establish its Illinois base in Dixon. **Anderson motion to approve, Williams 2nd. Roll Call Vote, All in Favor, Passed**

Administrator Report

Shaw noted that our boundary description amendment, our one-inch thick legal description, was certified by the State of Illinois in November, see attached. Lee County has changed its solar ordinance after approving several very large arrays, and the Duke ZBA hearings are set to begin this week. Setbacks are much wider for future projects subject to the new ordinance. The Project Jackpot ordinance public hearings are set for the 14th and 21st in Rochelle and Dixon. The Housing Study RFP responses are set to arrive by 12/9 with an immediate scoring process. This board should meet shortly thereafter to assess our support. C-PACE is delayed to allow the new Ogle State's Attorney to review the program in January, and Lee will also be pushed back to January.

New Business

In continued discussion of Project Jackpot Incentives, Shaw noted that this board last time passed a motion to move forward with a High Impact abatement tier and schedule public hearings for the change. As part of that discussion he had planned to bring the board a middle tier for other very large projects



that are also of high significance to the region, having very large capital investment and high numbers of job creation.

The proposed structure, inclusive of a new middle tier, is as follows, noting that the Base Abatement is as presently structured and does not change, and the High Impact Abatement is the same as passed by this board at its last meeting. The middle tier, “Extended Abatement” is the new portion of this structure of abatement to be placed in amending ordinances:

Proposed Incentive Structure under an amended “Section 2-Property Tax Abatement”

BASE ABATEMENT: Same as existing schedule in our ordinance and resolutions

- 6 year-50% abatement
- Must maintain 75% of created jobs, upon risk of termination of abatement
- MOU outlining job and investment intentions
- Does not automatically transfer, unless project came from old zone

EXTENDED ABATEMENT: Mid-tier Enhancement

- Additional 4 years/50% abatement
- Qualifiers:
 - \$50 million capital investment and at least 75 new full time jobs
 - Capital investment may be the sum of work on adjacent parcels
 - Must maintain 95% of created jobs, upon risk of termination of abatement
 - MOU outlining job and investment intentions
- Fresh/new projects can show intent to these qualifications to execute an MOU for a 10 year-50% abatement schedule (6 BASE + 4 EXTENDED)
- New owners of property currently receiving abatement may execute MOU to “upgrade” a site to Extended Status by making new investment and new job creation.
(REMAINDER OF BASE + EXTENDED)

HIGH IMPACT ABATEMENT: Top-tier Enhancement

- Additional 10 years/50% abatement
- Qualifiers:
 - \$100 million capital investment and at least 125 full time jobs at \$50,000 rate exclusive of benefits
 - Capital investment may be the sum of work on adjacent parcels
 - Must maintain 95% of created jobs, upon risk of termination of abatement
 - MOU outlining job and investment projections
- Fresh/new projects can show intent to these qualifications to execute an MOU for a 16 year-50% abatement schedule (BASE + HIGH IMPACT)

Lee-Ogle ENTERPRISE ZONE

- New owners of property currently receiving abatement may execute MOU to “upgrade” a site to High Impact Status by making new investment and new job creation. (REMAINDER OF BASE + HIGH IMPACT)
- RE Jackpot
 - Existing Abatement continues for 10 additional years on West Building (12 total with the 2 remaining Base years and 10 High Impact years)
 - Added valuation from a new project on West building would see 6 base years and 10 High Impact years
 - New projects on East parcel would be abated on the net improvement added by that separate project, and not have the existing improvements abated.
 - Capital Investment is inclusive of new real estate improvements, manufacturing machinery, and other capital expenses on all adjacent parcels, and initiated within 2 years of MOU.
 - If Jackpot does not do what they say they are going to do, taxes are not abated past the remaining two years of the old abatement.

Zone tax districts are protected from potential job loss in these Higher Impact Projects by the higher 95% threshold for job protection, upon risk of termination of abatement. Abatement is dependent on taxing district participation and locations outside TIF areas.

Anderson motion to approve, Arellano 2nd. Roll Call Vote, All in Favor (Marx and Nicholson had left the meeting prior to the vote, but 6 of 11 members were still present), Passed

Housing Amendment Potential

Shaw addressed a recent conversation with a builder/investor in multi-family housing with anticipated projects in zone cities. A zone amendment would be required to use the incentives for the projects. Informal support for the concept was heard, along with parallel interest in Rochelle that could come together in the same amendment. Shaw stated that the sites under discussion are in TIF so we could feasibly do an amendment just for the period of construction and then take the sites back out of the zone when complete.

Next Meeting Location

December 2, 2020 via Zoom to discuss Housing RFP and potential action on that.

Adjournment

Arellano motion to approve, Anderson 2nd. Passed.