



## Lee-Ogle Enterprise Zone Agenda

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

Date: 2/3/2021 at 10 am

10:00 a.m.	I. Call to Order and Attendance	Chair
10:05 a.m.	II. Minutes	Andy Shaw, Administrator
10:10 a.m.	III. Unfinished Business	
	a. Financial Report	AS
	b. Administrator Report	AS
10:25 a.m.	IV. New Business	
	a. Multi-Family Housing Amendment	AS
	b. Housing Study Update	AS
	c. EZ Policy on Extended Abatement	AS
10:45 a.m.	V. Next Board Meeting:	Board
10:45 a.m.	VI. Roundtable Discussion	Chair

2021 Meetings of the Lee Ogle Enterprise Zone Board are "1<sup>st</sup> 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: 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
<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 Alternate Greg Sparrow
<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 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"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
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<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<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 2<sup>nd</sup>. 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 recently recruited to establish an Illinois base in Dixon. **Anderson motion to approve, Williams 2<sup>nd</sup>. 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 packet for letter. 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 14<sup>th</sup> and 21<sup>st</sup> 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 jobs created.

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 2<sup>nd</sup>. 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 upon completion.

## Next Meeting Location

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

## Adjournment

Arellano motion to approve, Anderson 2<sup>nd</sup>. Passed.

Regular 2021 Meetings of the Lee Ogle Enterprise Zone are “1<sup>st</sup> Wednesdays, every other month at 10am” according to the following schedule: February 3, April 7, June 2, August 4, October 6, and December 1.



Excess unspent amount \$5,354.50

Lee Ogle Enterprise Zone Administrative Budget  
January 1-December 31, 2020

	Budgeted 1/1/20-12/31/20	Actual
<b>Income</b>		
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
<b>Expenses</b>		
Personnel	\$ 44,600.00	\$ 45,702.65
Fringe	\$ 8,920.00	\$ 8,862.74
Travel	\$ 2,600.00	\$ 912.95
Other/Indirect	\$ 6,900.00	\$ 6,900.00
Non-Fixed Expense	\$ 6,930.04	\$ 2,217.20
Total	\$ 69,950.04	\$ 64,595.54

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

Date	Check No.	From	Deposit	Withdrawal	Total
		<b>Balance carried over from 12/1/20</b>			<b>\$ 126,746.98</b>
12/31/2020		Interest	\$ 16.15		\$ 126,763.13
1/20/2021	1015	FNB, Cust. For Chad Brinkmann's IRA (Refund)		\$ 100.00	\$ 126,663.13
1/31/2021		Interest	\$ 16.14		\$ 126,679.27
		<b>Balance on hand as of 2/1/21</b>			<b>\$ 126,679.27</b>



2/1/2021

2018- 2.5% 2019- 1.8% and 2020- 1.2% = Three-year rolling average of 1.833%

# NEWS RELEASE

## BUREAU OF LABOR STATISTICS

U. S. D E P A R T M E N T O F L A B O R



**Transmission of material in this release is embargoed until  
8:30 a.m. (ET) November 12, 2020**

USDL-20-2089

Technical information: (202) 691-7000 • [cpi\\_info@bls.gov](mailto:cpi_info@bls.gov) • [www.bls.gov/cpi](http://www.bls.gov/cpi)

Media Contact: (202) 691-5902 • [PressOffice@bls.gov](mailto:PressOffice@bls.gov)

### CONSUMER PRICE INDEX – OCTOBER 2020

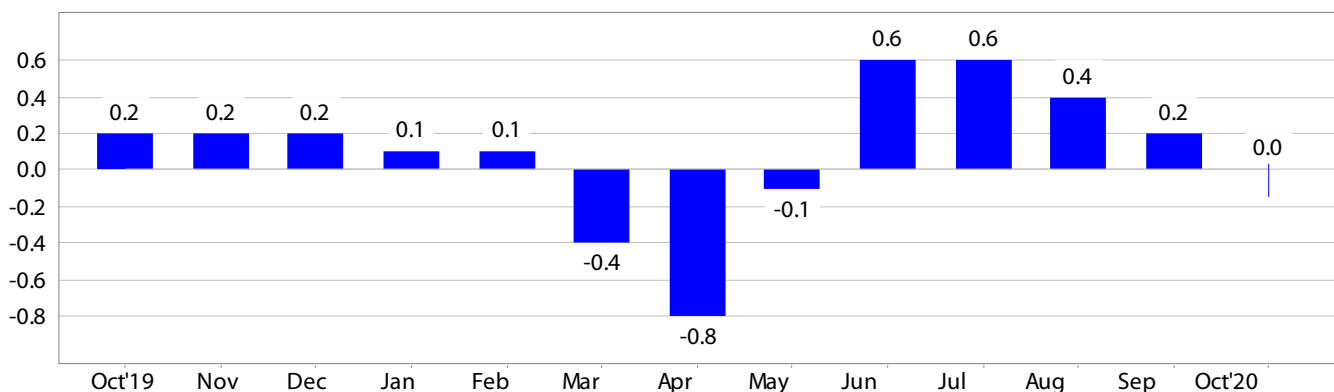
The Consumer Price Index for All Urban Consumers (CPI-U) was unchanged in October on a seasonally adjusted basis after rising 0.2 percent in September, the U.S. Bureau of Labor Statistics reported today. Over the last 12 months, the all items index increased 1.2 percent before seasonal adjustment.

Component indexes were mixed, with many offsetting increases and decreases. The food index rose 0.2 percent, with the food away from home index increasing by 0.3 percent and a smaller 0.1-percent rise in the food at home index. The energy index rose 0.1 percent in October as the index for electricity increased 1.2 percent.

The index for all items less food and energy was unchanged in October following an increase of 0.2 percent in September. The index for shelter increased 0.1 percent in October, which was offset by a 0.4-percent decrease in the index for medical care. The indexes for airline fares, recreation, and new vehicles were among those to rise, while the indexes for motor vehicle insurance, apparel, and household furnishings and operations declined.

The all items index rose 1.2 percent for the 12 months ending October, a slightly smaller increase than the 1.4-percent rise for the 12-month period ending September. The index for all items less food and energy rose 1.6 percent over the last 12 months after rising 1.7 percent in September. The food index increased 3.9 percent over the last 12 months, while the energy index declined 9.2 percent.

Chart 1. One-month percent change in CPI for All Urban Consumers (CPI-U), seasonally adjusted, Oct. 2019 - Oct. 2020  
Percent change



Lee Ogle Enterprise Zone Area and Funding Formula for EZ Administration Operating Expense

	Amendment 9	2019 (+2.033)	2020 Bill(+2.10)	Amendment 11	NEW 2019 (+2.0333%)	NEW 2020(+2.1%)	2021 (+1.8333%)
Lee County Share	\$10,204	10,411.48	10,630.12	\$9,904	10,105.38	10,317.59	10,506.75
Dixon Share	\$22,138	22,588.14	23,062.49	\$21,838	22,282.04	22,749.96	23,167.04
Amboy Share	\$670	683.62	697.98	\$670	683.62	697.98	710.78
Ashton Share	\$600	612.20	625.06	\$600	612.20	625.06	636.52
Franklin Grove				\$595	607.10	619.85	631.21
50.05%	\$33,612	34,295.44	35,015.65	\$33,607	34,290.34	35,010.44	35,652.29
Ogle County Share	\$7,433	7,584.14	7,743.41	\$7,433	7,584.14	7,743.40	7,885.36
Rochelle Share	\$23,526	24,004.36	24,503.24	\$23,526	24,004.36	24,508.45	24,957.77
Mount Morris Share	\$1,750	1,785.58	1,823.08	\$1,750	1,785.58	1,823.08	1,856.50
Oregon Share	\$830	846.88	864.66	\$830	846.88	864.66	880.51
49.95%	\$33,539	34,220.96	34,934.39	\$33,539	34,220.96	34,939.60	35,580.15
Total Budget for Administration	\$67,146	68,511.30	69,950.04	\$67,146	68,511.30	69,950.04	71,232.43

Budget shall be adjusted each year for the following year according to the 3-year rolling average of each year's annualized October CPI published by the US-BLS, with a 2018 basis year.



To: Enterprise Zone Advisory Board  
From: Andy Shaw, Administrator  
Date: 2/1/2020  
Subject: Report of Activities

1. Financial: Report for EZ Project Fund is attached. We needed to do a refund to a project that had difficulty getting any contractors to use the incentive. End of year EZ expense shows excess of \$5354.50, which was less than I expected in December, but the amount that we will put toward the Lee Ogle Housing Study. Also attached is the rundown of the Administration fees for 2021, based on the figures from the most recent updated numbers from Amendment 11 to the IGA. The CPI-based adjustment is also attached.
2. Lee County Solar: The EZ amendment was certified 11/10/2020, so the QCREDA zone has us out of their way. Duke had its hearing
3. Franklin Grove: The EZ amendment was certified 1/8/2021, thus changing our board composition. We now have 9 units of government, and 12 members of the governing board. With a 12 member board, the simple majority quorum of 50% +1 would be 7 members. We hover around that number lately, so hopefully it's not a problem. Different quorum levels may be able to be adopted by the board as a policy statement if we end up having difficulty doing business, but it would be most straightforward to keep it standardized, and should get advice on this from one of our attorneys.
4. Real Estate Tax Abatement Season: The annual update process of meeting with county clerks and assessors will commence soon for the upcoming tax cycle.
5. Project Jackpot Incentive Enhancement Amendment: Public Hearings were December 14 in Rochelle and December 21 in Dixon, Ordinances and resolutions are now in the process of passage.
  - Results of Units of Government:
    - All unanimously passed so far. To go: Franklin, Ashton & Amboy.
  - Results of Taxing Districts:
    - Passed by multiple townships, libraries
    - Some schools and a park district have held over to next meeting
    - Mayor Bearrows is hosting a multi-board roundtable next week
  - Once we have the units of government and most of the districts I will get the amendment application to the state. Zone districts outside Rochelle to follow but not as urgent
6. Housing Study: The RFP has taken longer than expected due to 12+ submissions. A scoring process has now ended and interviews with five firms are starting tomorrow and through next week. When we have something firmed up for Lee Ogle EZ to discuss I will call a meeting.

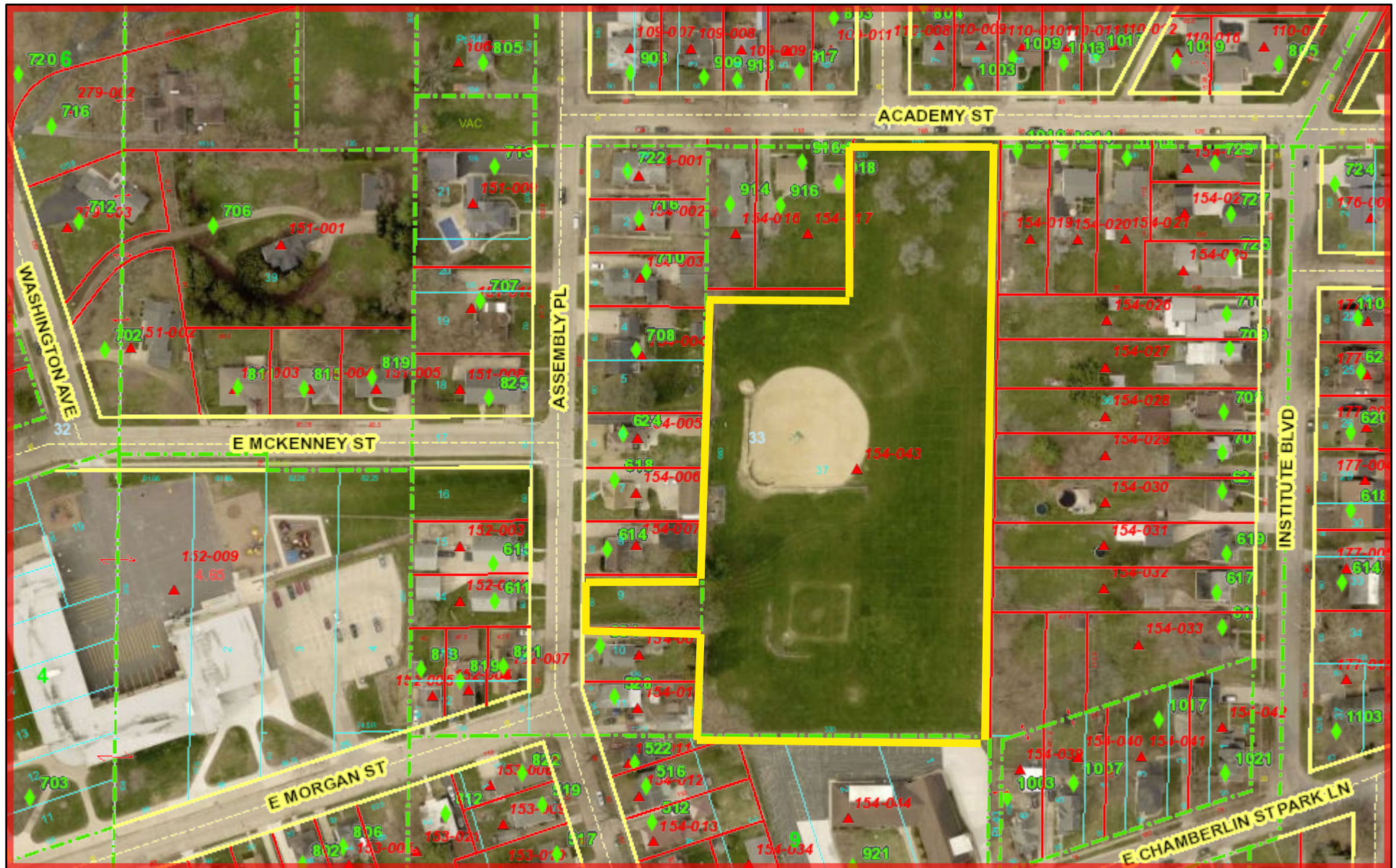


7. Housing Amendment: To be discussed, but have had conversations with a local developer for separate multi-family projects in both Dixon and Oregon. Both town's sites are in TIF (or expected to be in TIF) areas, so the thought is to bring into the zone just to get the sales tax incentives and then delete from zone upon completion or we set a date in advance.
8. C-PACE Funding Program: Looking to get this moving forward soon with Lee County Finance Committee and Ogle County State's Attorney. The above referenced housing developer has expressed interested in using C-PACE funding.
9. Meetings Attended:
  - Lee Ogle Enterprise Zone December 2
  - Lee County ZBA December 7
  - Freeport FEMA Conference Call December 9
  - Rochelle City Council, December 14
  - Illinois Enterprise Zone Association, December 17
  - Dixon City Council December 21
  - EDA Trade Rep , December 22
  - Rochelle City Council January 11
  - Dement Township, January 11
  - Ogle County Executive, January 12
  - Kishwaukee College, January 12
  - Rochelle ESD 231, January 12
  - Alto Township January 13
  - Lee County Executive, January 14
  - Lee County Zoning, January 15
  - Flagg Rochelle Park District January 18
  - Ogle County Board, January 19
  - Creston Dement Library, January 19
  - Steward Elementary, January 20
  - Lee County Board January 21
  - Flagg Rochelle Library, January 21
  - Regional CEDS January 22
  - BHRC Council January 25
  - City of Oregon Council, January 26
  - Mt Morris Board January 26
  - BHRC County Board Chairs Roundtable January 27
  - City of Dixon Council, February 1



# Washington Park Dixon

Site total: 4.56 acres



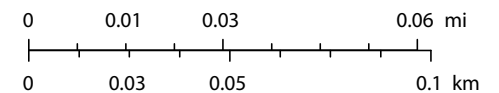
January 20, 2021

Cadastral Layer

Geographic Township Line

- |             |                          |                 |                  |
|-------------|--------------------------|-----------------|------------------|
| Lot Line    | Political Corporate Line | Railroad ROW    | Section Line     |
| Misc Line   | Political Township Line  | Road Centerline | Subdivision Line |
| Parcel Line | Railroad Centerline      | Road ROW        | Water Line       |

1:2,520



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Lee County GIS  
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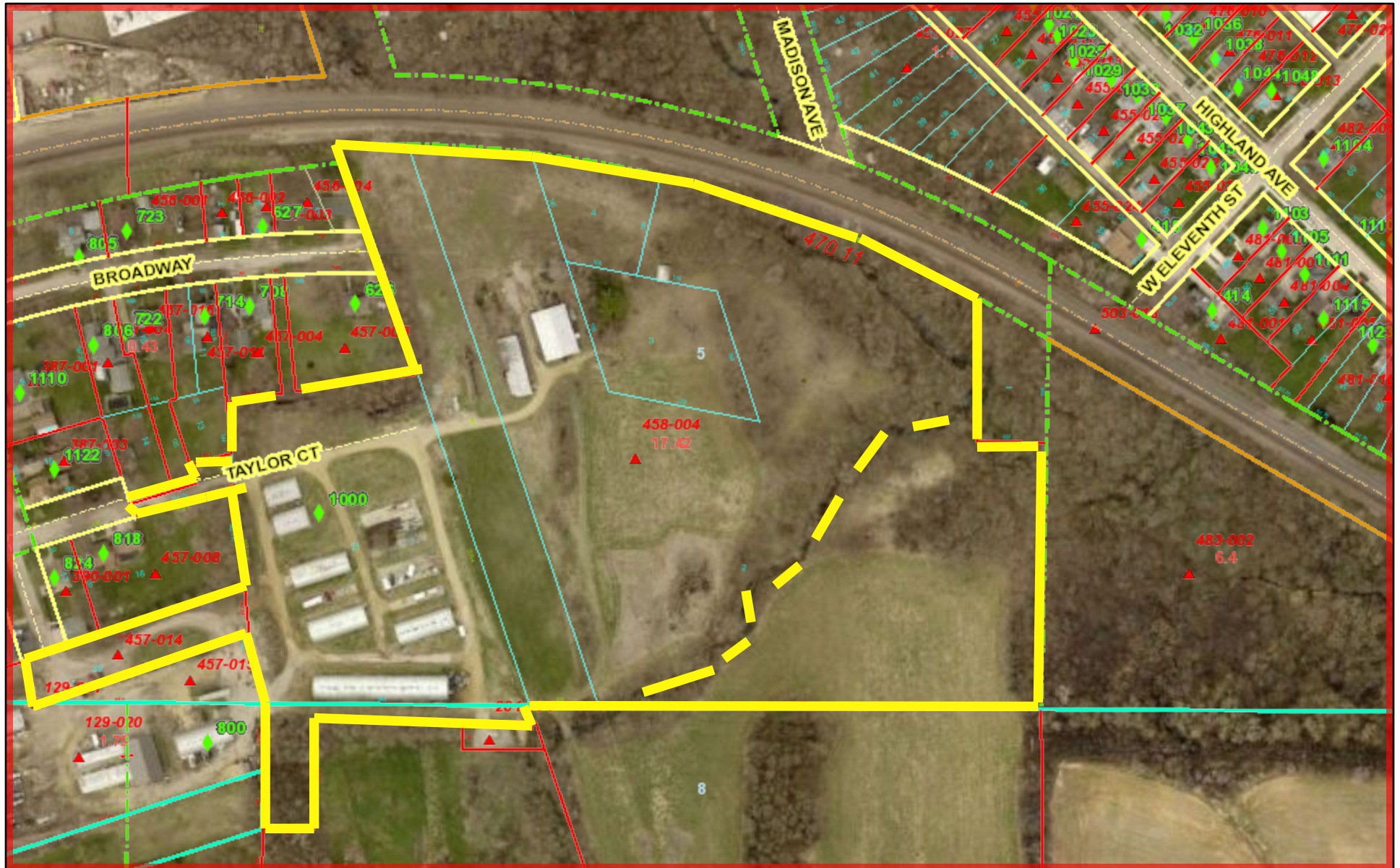






# Pirups Landing Dixon

Site Overall: 17.42 ac, could be trimmed

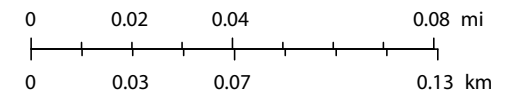


January 20, 2021

Cadastral Layer

- |     |                          |     |                          |     |                     |     |                  |
|-----|--------------------------|-----|--------------------------|-----|---------------------|-----|------------------|
| —   | Lot Line                 | —   | Political Corporate Line | —   | Railroad ROW        | --- | Section Line     |
| --- | Misc Line                | --- | Political Township Line  | --- | Road Centerline     | --- | Subdivision Line |
| --- | Geographic Township Line | --- | Parcel Line              | --- | Railroad Centerline | --- | Water Line       |

1:3,240



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user

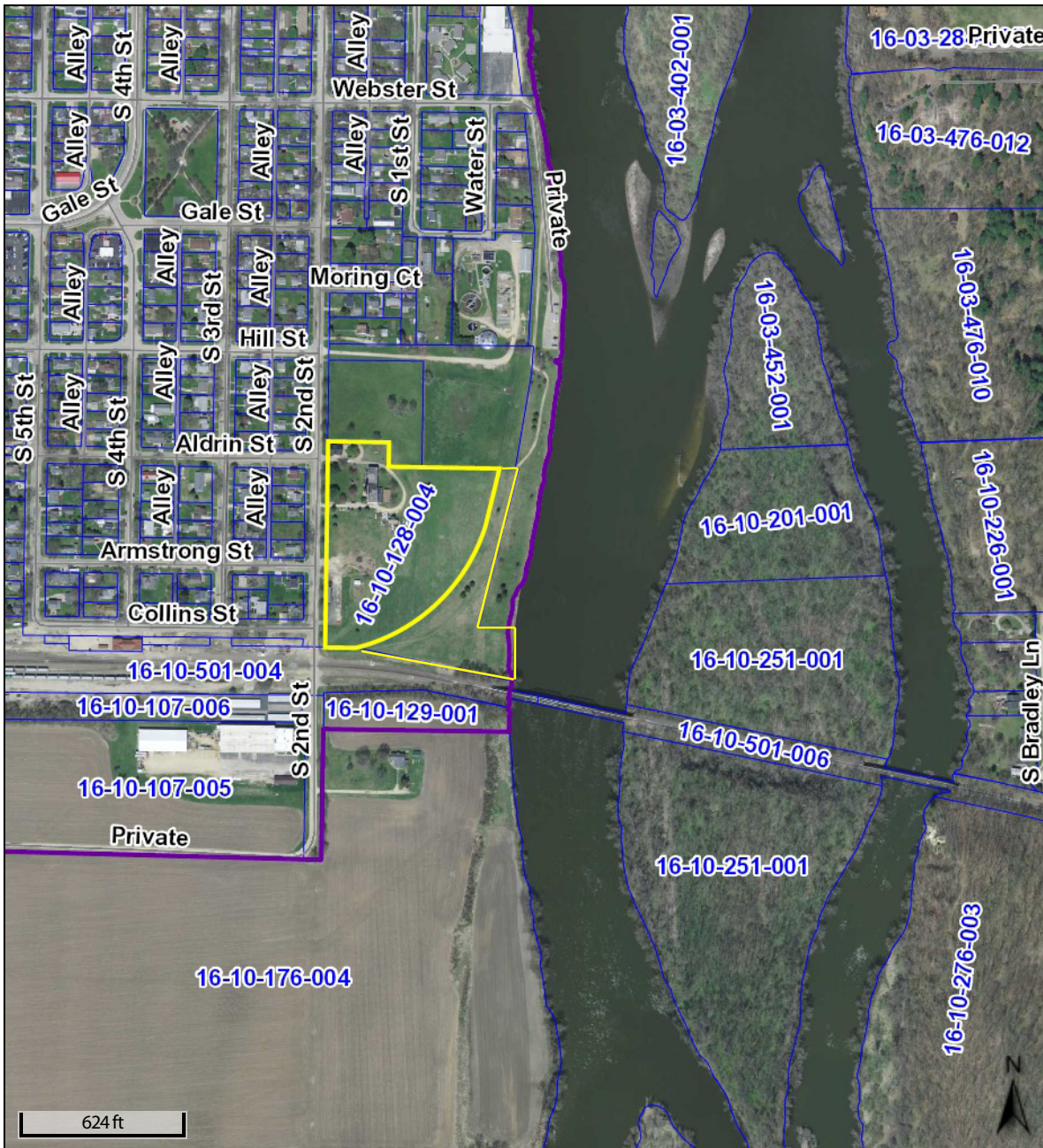
Lee County GIS  
Lee County All Rights Reserved



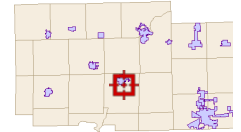




# 11.9 acres in Oregon Could be trimmed



Overview



Legend

- Forreston TIF District
- Municipalities
- Townships
- Roads
- Tax Parcels

THIS WEBSITE IS NOT A SUBSTITUTE FOR A SURVEY.

The Geographic Information Systems (GIS) data made available was produced or co-produced by Ogle County. The maps and data are made available to the public solely for informational purposes. There may be errors in the maps or data. The maps or data may be outdated, and/or inaccurate. The maps or data may not be suitable for your particular use. The burden for determining fitness of use rests entirely on the end user. Reproduction, modification, or redistribution of digital datasets or products derived therefrom outside of subscriber's organization or entity is expressly forbidden. By using GIS data, you accept these terms and this limitation on Ogle County's liability.

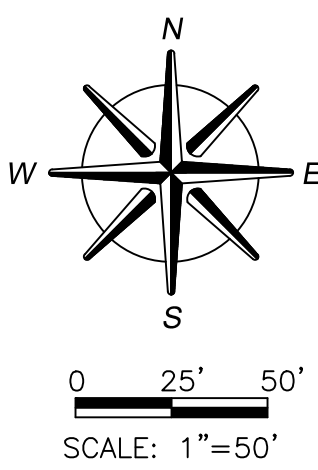
Date created: 1/20/2021

Last Data Uploaded: 1/20/2021 7:12:14 AM

Developed by Schneider  
GEOSPATIAL

Oregon	11.9
Dixon Pirup	17.42
Dixon Washington	4.56
Total Area:	33.88





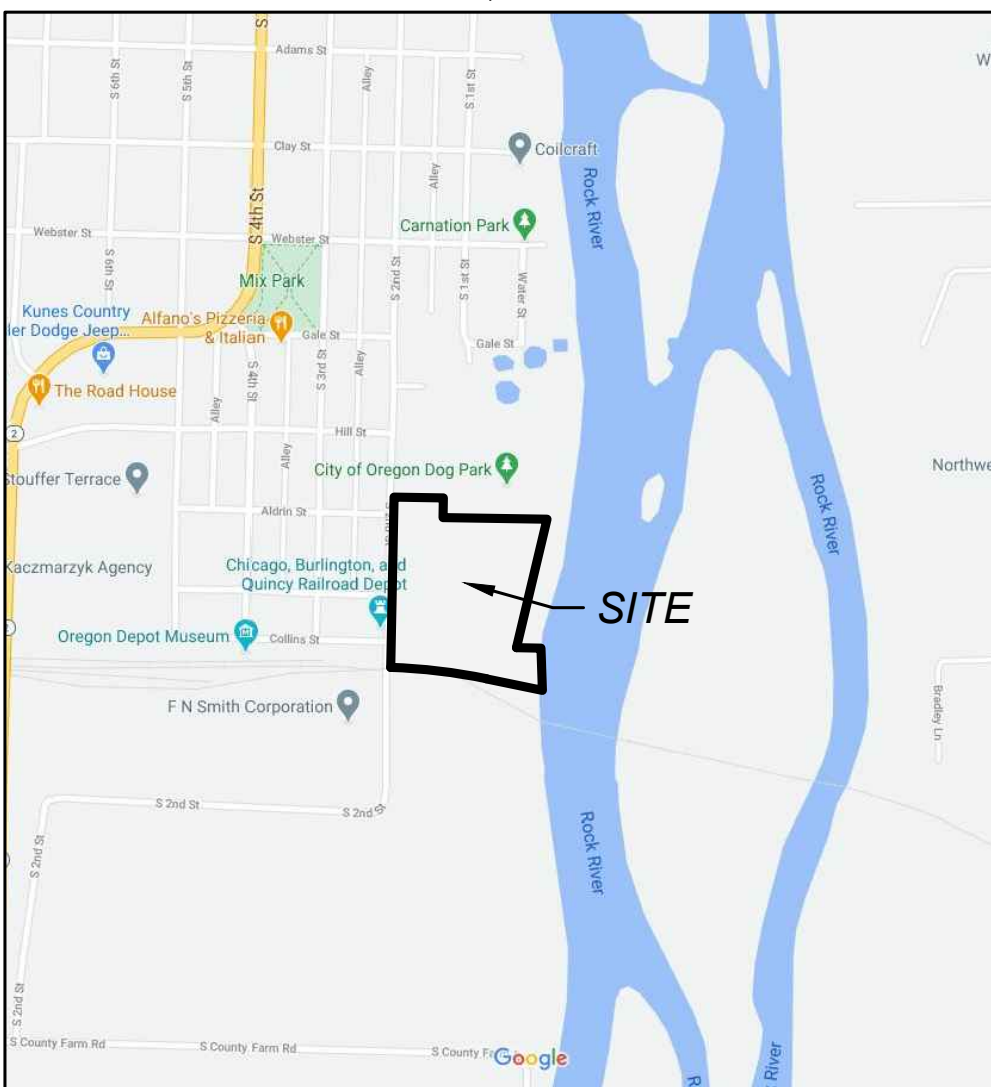
**BENCHMARK INFORMATION:**

B.M. "A" - SET CHISELED "X" ON TOP N.W. BOLT OF FIRE HYDRANT LOCATED AT N.W. CORNER OF INTERSECTION OF S. SECOND STREET & COLLINS STREET. ELEV=695.19

B.M. "B" - SET CHISELED "X" ON TOP NORTH BOLT OF FIRE HYDRANT LOCATED AT S.W. CORNER OF INTERSECTION OF S. SECOND STREET & ARMSTRONG STREET. ELEV=695.45

B.M. "C" - SET CHISELED "X" ON TOP S.E. BOLT OF FIRE HYDRANT LOCATED AT S.E. CORNER OF INTERSECTION OF S. SECOND STREET & ALDRIN STREET. ELEV=695.60

**LOCATION MAP**



LEGEND	
TOPOGRAPHIC	SURVEY
--- BOUNDARY OF SURVEY	● STEEL PIN FOUND
--- SECTION LINE	○ SET SURVEY NAIL
--- RIGHT OF WAY LINE	⊗ R.O.W. MARKER
--- CENTERLINE	+ CHISELED "X"
--- BUILDING SETBACK (B.S.)	△ STAKE FOUND
--- EASEMENT (E)	▲ P.I.K. NAIL
--- G	
--- WATERMAIN	
--- OVERHEAD ELECTRIC LINE	
--- UNDERGROUND ELECTRIC	
--- OVERHEAD TELEPHONE LINE	
--- UNDERGROUND TELEPHONE	
--- FIBER OPTIC LINE	
--- FENCE LINE	
--- STORM SEWER	
--- SANITARY SEWER	
--- CURB AND GUTTER	
--- DEPRESSION CURB	
--- EXISTING CONTOUR LINE	
--- DECIDUOUS SHRUB	
--- CONIFEROUS SHRUB	
--- DECIDUOUS TREE	
--- CONIFEROUS TREE	
--- STUMP	
--- TELEPHONE POLE	
--- TELEPHONE PEDESTAL	
--- CABLE TV RISER	
--- POWER POLE	
--- POWER POLE WITH LIGHT	
--- ELEC. PAD W/ TRANS.	
--- GAS METER/REGULATOR	
--- MANHOLE FOR ELECTRIC	
	--- PROPOSED SANITARY SEWER
	--- PROPOSED SANITARY MANHOLE
	--- PROPOSED SANITARY SERVICE
	--- PROPOSED WATER MAIN
	--- PROPOSED WATER SERVICE
	--- PROPOSED WATER VALVE
	--- PROPOSED FIRE HYDRANT
	--- PROPOSED WATER SERVICE
	--- PROPOSED STORM SEWER
	--- PROPOSED STORM INLET
	--- PROPOSED STORM MANHOLE
	--- PROPOSED DRAIN TILE
	--- PROPOSED END SECTION
	--- PROPOSED R.P. RAP
	--- PROPOSED DIRECTION OF FLOW
	--- PROPOSED 100 YEAR FLOOD ROUTE
	--- PROPOSED CONTOUR LINE
	--- PROPOSED CURB & GUTTER

REVISIONS	
REVISION	DATE

DESIGNED BY:	MAG
DRAWN BY:	D.V. MAG
SURVEYED BY:	MRK BPK
BOOK NO.:	342-76

wendler engineering services, inc.  
civil - structural - surveying  
www.wendlers.com    ph: 815.268.2261  
Illinois Professional Design Firm No. 194-000948

CONCEPT PLAN  
OF  
PROPOSED TOWNHOME DEVELOPMENT  
FOR  
HVARRE HOLDINGS

SHEET TITLE  
CONCEPT  
PLAN

JOB NUMBER  
2200268

DATE  
01/14/2021

SHEET NO.  
1 of 1





To: Enterprise Zone Advisory Board  
From: Andy Shaw, Administrator  
Date: 2/3/2021  
Subject: Policy on Extended Real Estate Tax Abatement Tiers

Recently adopted Amending Ordinances and Amendment 12 to the Intergovernmental Agreement between the units of government of the Lee Ogle Enterprise Zone, outline three tiers of local property tax abatement, to be granted by the administrator to projects of various significant investment levels and job creation levels. In Section 2.C. and 3.C., the documents state:

2.C and 3.C.) Questions as to the eligibility of a project and resulting improvements will be decided by the Zone Administrator. The Zone Administrator shall consult with the Enterprise Zone Advisory Board as necessary.

- 1) Eligible Capital Investment and Job Creation shall occur within the Lee Ogle Enterprise Zone and within two years of its Memorandum of Understanding executed with the Lee Ogle Enterprise Zone Administrator outlining such investment and job creation.

It is my intent as your administrator to share such MOU's with the Lee Ogle EZ Board in closed session, prior to the execution with companies seeking these expanded benefits. Project timeliness may require a meeting or conference call held with shorter notice than our typical meeting schedule, but Advisory Board input will always be sought to the greatest possible extent.



☐ Draft  
☒ Final  
☐ Amended

## Lee-Ogle Enterprise Zone Meeting Minutes

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

Date: 2/3/2021 | Time: 10:00 am

### Voting Membership Attendance

In- Person	Remote	
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<input type="checkbox"/>	<input type="checkbox"/>	Franklin Grove President David Atkinson
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ogle County Chairman Alternate Greg Sparrow
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<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"/>	Ted Hvarre, Dixon
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Jeff Fiegenshuh, Rochelle City Manager
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
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<input type="checkbox"/>	<input type="checkbox"/>	

### Call to Order

8 of 11 were present for quorum.

### Housing Amendment Presentation

Item moved forward from New Business. Ted Hvarre from Hvarre Development in Dixon attended the meeting to speak about his request to have the enterprise zone available for three project areas, two in Dixon (4.56 acre site and approx. 17.42 acre site) and one in Oregon (11.9 acre site). He is only seeking the building materials exemption incentive, not the property tax abatement. Two project areas are in TIF's or expected to be in TIF's, and one is a group of single family homes that would not be allowed for abatement due to restrictions in our ordinance. If amended, none would qualify for property tax abatement due to these rules. Sentiment was in favor of allowing an amendment for the period of development, upon which we would do another amendment to remove these sites and recover the available zone acreage, timeframe is not solid but would likely be around 2-3 years. These many new housing units will be a big shot in the arm for the region's housing needs.

Shaw motion to approve, Arellano 2<sup>nd</sup>. 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

### Minutes

Minutes for previous meeting on 12/2/20 were distributed in the board packet for approval. Shaw motion to approve, Nicholson 2<sup>nd</sup>. Roll Call Vote, All in Favor, Passed

### Financial Report

Shaw presented reports for zone finances. The first was the entire year's report for zone administration. All units of government paid their shares and expenses nearly matched, with an excess of \$5,354.50 that



Blackhawk Hills intends to devote to the workforce housing study. The checking account register for the project fund shows a refund made for \$100 to a project owner who could not get cooperation from small contractors in applying for building materials tax certificates. The final report was the summary of how the ordinance's inflation calculator looked for the 2021 cycle. The new 3 year rolling average of CPI is +1.833% so that is what would be added to last year's number. However, we changed the fees due to the adding of Franklin Grove so the calculations need to be started from that new basis point. An attachment was shared to show this and it was noted that late last week an incorrect billing was sent out that had a bad excel cell calculation and new bills were going out that will match what you see on this report.

**Williams motion to approve, Anderson 2<sup>nd</sup>. Roll Call Vote, All in Favor, Passed**

### **Administrator Report**

Shaw made note of several highlights of the written report including that our remaining amendments for Franklin and the Duke Solar strip have been certified by the State of Illinois. With Franklin our new board membership total is 9 units of government and 3 additional named roles for GREDCO, LCIDA, and the administrator for 12 members. 50%+1 is 7 for our quorum. We have hovered around that lately so we should be fine for conducting business. The Jackpot process is moving along well, a handful of taxing districts have held it over for a future meeting and discussion that Mayor Bearrows is hosting soon. The Housing Study had 12 submissions and now needs a more complex review process that should be settled before our next meeting.

### **New Business**

#### **Policy on Extended Abatement Process**

Shaw discussed the attached concept policy statement regarding the handling of use of the new abatement tiers once established. Since the authority of the ordinance is somewhat broad, it was suggested that a clarifying statement could be developed and passed by the board to instruct the administrator to consult the board as much as possible through the process. This discussion was held over until our next meeting

#### **Next Meeting Location**

April 7, 2021 via Zoom. Another meeting may be called prior to April to discuss housing study participation.

#### **Adjournment**

**Arellano motion to approve, Anderson 2<sup>nd</sup>. Passed.**