



Lee-Ogle Enterprise Zone Agenda

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

Date: 8/4/2021 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
	c. Other Unfinished Business	Board
10:30 a.m.	IV. New Business	
	a.	AS
10:40 a.m.	V. Next Board Meeting:	Board
10:40 a.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.



- Draft
- Final
- Amended

Lee-Ogle Enterprise Zone Meeting Minutes

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

Date: 4/7/2021 | Time: 10:00 am

Voting Membership Attendance

In- Person	Remote	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rochelle Mayor John Bearrows
<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
<input type="checkbox"/>	<input type="checkbox"/>	Ashton President Tim Henert
<input type="checkbox"/>	<input type="checkbox"/>	Franklin Grove President David Atkinson
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lee County Vice-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
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Don Griffin, Ogle County
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Jeremy Englund, Dixon Chamber
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	

Call to Order

7 of 11 were present for quorum.

Minutes

Minutes for previous meeting on 2/3/21 were distributed in the board packet for approval. **Finfrock motion to approve, Nicholson 2nd. Roll Call Vote, All in Favor, Passed**

Housing Study

The completed selection process was presented. The chosen firm is Redevelopment Resources/Studio GWA, which is a partnership between professionals including the locally known Rockford architecture firm of Gary Anderson. The process will begin right away upon approval, and be anticipated for a final report by the end of the year. **Marx motion to approve, Anderson 2nd. Roll Call Vote, All in Favor, Passed**

Financial Report

The report showed all units of government had paid their budgeted administrative fee to Blackhawk Hills, and that the project fund had received project fees from several projects, to reach a current balance of 168,766.91. **Williams motion to approve, Anderson 2nd. Roll Call Vote, All in Favor, Passed**

Administrator Report

Shaw made note that real estate tax abatement season is underway and he is meeting with county officials regarding EZ projects. Project Jackpot now has all relevant taxing districts on board with the proposed enhancement, with other districts to be pitched through the remainder of the year. Housing amendment for Dixon and Oregon was delayed due to Lee County Board being cancelled for a month but will be completed soon.

New Business



Mayor Bearrows presented an idea for a committee that would vet future amendments to the abatement program. It would seek to include presidents from each school board, EZ board chair and the EZ board president. The committee would meet when necessary to allow a more fuller discussion that could help clear up questions earlier in the process and it would be hoped that the board discussions when presented with an amendment to their abatement resolution. Board discussion hoped for a more broad group and no vote was taken.

Also discussed was the concept MOU that outlines abatement as offered to Project Jackpot. No action taken.

Next Meeting Location

June 2, 2021 via Zoom.

Adjournment

Shaw motion to adjourn, Finrock 2nd. Passed.

<u>Area</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Amboy City	9.0359	9.0965	9.9961	9.864	9.5228
Amboy Rural (Allied Locke)	7.709	7.7594	8.5805	8.4619	8.1623
Ashton	9.0273	9.0461	8.9406	8.8397	8.7022
Ashton-Rural (Crest Foods)	7.8743	7.8718	7.8816	8.1742	8.0055
Byron	8.37851	8.74694	8.83913	8.60791	8.3083
Byron Rural (Exelon)	6.86858	6.89516	7.06349	6.8956	6.86465
Dekalb	12.63696	12.45569	11.86036	11.73467	11.49927
Dixon City (Dixon Twp)	9.8623	9.8205	9.8415	10.016	9.9591
Dixon City (S Dixon Twp)	9.741	9.7025	9.7215	9.8841	9.815
Dixon Rural (Dydney-Duke Peaker)	7.3442	7.3067	7.2956	7.3805	7.3105
Franklin Grove	8.7976	8.7575	8.7435	8.9466	8.7664
Freeport	13.06095	13.21265	13.211	13.18421	13.01107
Loves Park	11.5664	11.3778	10.9612	10.3127	9.942
Oregon	10.28938	10.38408	10.4273	10.50329	10.55727
Mount Morris	10.18533	10.18203	10.14631	10.3756	10.36651
Rochelle-Dement	9.09053	8.92948	9.16006	8.86168	8.93601
Rochelle-Flagg	9.68361	9.49326	9.62707	9.67334	9.68539
Rockford	15.11	14.84	14.27	13.3967	12.8584
Rock Falls	11.4379	11.4583	11.2501	11.7584	11.9728
Rock Falls (rural Lee Co. Stanley Bldg)	9.2136	9.1529	8.8526	9.1709	9.1071
Sterling City	11.1858	11.1085	11.0115	11.1485	11.0152
Sterling Rural (Wahl)	8.5118	8.4401	8.2753	8.3688	8.2135
Sycamore	11.0468	10.18646	9.99967	9.84235	9.77037

CORRECTED

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

Date	Check No.	From	Deposit	Withdrawal	Total
		Balance carried over from 4/1/21			\$ 168,766.91
4/20/2021		Amboy Storage LLC	\$250.00		\$ 169,016.91
4/26/2021		Aanchor Road Storage LLC	\$34.78		\$ 169,051.69
4/30/2021		Interest	\$13.88		\$ 169,065.57
5/5/2021		Rooney's Bar LLC	\$700.00		\$ 169,765.57
5/31/2021		Interest	\$ 14.41		\$ 169,779.98
		Balance on hand as of 5/31/21			\$ 169,779.98

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

Date	Check No.	From	Deposit	Withdrawal	Total
		Balance carried over from 5/31/21			\$ 169,779.98
6/30/2021		Interest	\$13.96		\$ 169,793.94
7/19/2021		LFI Finance LLC	\$1,750.00		\$ 171,543.94
7/31/2021		Interest	\$14.48		\$ 171,558.42
		Balance on hand as of 7/31/21			\$ 171,558.42

Lee Ogle Enterprise Zone Administrative Budget
January 1-July 31, 2021

	Budgeted	
	1/1/21-12/31/21	Actual
Income		
City of Amboy	\$ 710.78	\$ 710.78
City of Dixon	\$ 23,167.04	\$ 23,167.04
City of Oregon	\$ 880.51	\$ 880.51
City of Rochelle	\$ 24,957.77	\$ 24,957.77
Lee County	\$ 10,506.75	\$ 10,506.75
Ogle County	\$ 7,885.36	\$ 7,885.36
Village of Ashton	\$ 636.52	\$ 636.52
Village of Franklin Grove	\$ 631.21	\$ 631.21
Village of Mt. Morris	\$ 1,856.50	\$ 1,856.50
Total	\$ 71,232.44	\$ 71,232.44
Expenses		
Personnel	\$ 45,417.67	\$ 23,964.78
Fringe	\$ 9,083.53	\$ 3,095.74
Travel	\$ 2,647.67	\$ 1,143.80
Other/Indirect	\$ 7,026.50	\$ 4,098.78
Non-Fixed Expense	\$ 7,057.07	\$ 3,550.26
Total	\$71,232.44	\$ 35,853.36



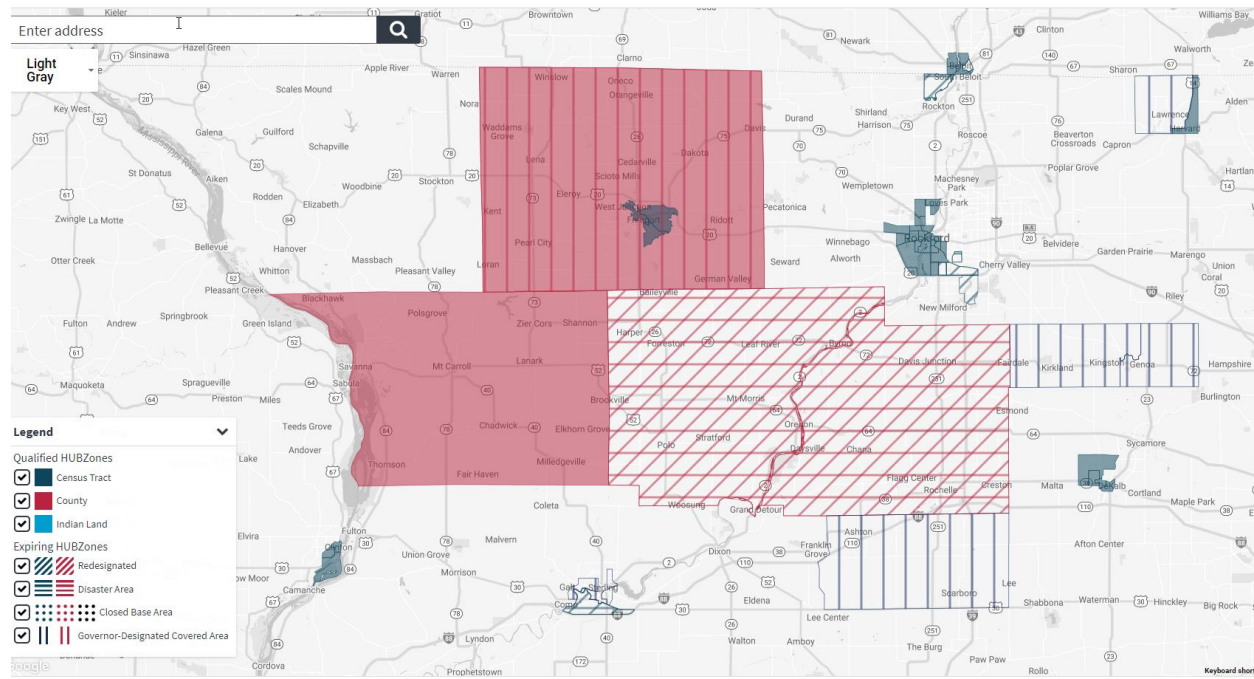
To: Enterprise Zone Advisory Board
From: Andy Shaw, Administrator
Date: 8/4/2020
Subject: Report of Activities

1. **Financial:** 2 reports for EZ Project Fund is attached. 1st: A \$20 typo was present on the report from our previous meeting, the correct ending balance for May was 169,779.98 rather than 169.799.98. 2nd report: In June/July we had 1 new paid project, while another came in after the first of August. In the next period, we will move the \$26,645.50 from the project fund to share the cost of the housing study (\$13,322.75 for each county). Also attached is the rundown of the Administration fees and expenses to date for 2021.
2. **Real Estate Tax Abatement Season:** As discussed last time I compiled tax rate info for some of our regional "competition", that table is included in the following pages for your reference. I think, especially for our zone cities where abatement is in-play, that our local area has relatively good rates overall.
3. **Real Estate Tax Abatement Season Part 2:** One of our major area businesses had concerns with a tax bill and had reached out to their county and township assessor to make sure it was properly abated. I was brought in to the conversation to assist and was able to clear up some of the concern, as the abatement was properly being handled. Keep me in mind if you have a taxpayer that has concerns about abatement or taxes in general, I am glad to dig in and look over the history of the tax on their property and be part of a meeting to give good suggestions to them.
4. **Project Jackpot Incentive Enhancement Amendment:**
 - **New Taxing Districts:**
 - Recently added: Reynolds Township
 - More to come upon state certification of our amendment
 - Application submitted to the State of Illinois on 5/14/21, no update
 - MOU has been prepared and presented to Jackpot management, lots of visible activity on site
 - Presented the new tiers to a Dixon industry that has potential for an expansion in the middle tier
5. **Housing Study:** Kickoff meetings have taken place for the separate studies of Ogle and Lee Counties. Next meeting is set to be scheduled soon.
6. **Housing Amendment:** Submitted to the State of Illinois on 5/14/21, no update
7. **Hub Zone:** At BHRC, I have been working on a Dixon area amendment to the Hub Zone program that assists firms that do Federal contracting, when they are located within a zone and have workers who also reside in these zones. A once per year process is available that was just completed by Governor Pritzker. I am working with a Sterling firm (with workers from Dixon) seeking this, but if we were able to



get it, it could have potential direct use in Dixon. It currently covers all of Ogle County

SBA HUBZone Map



8. LOEZ Website was updated for meeting records and other documents

9. C-PACE Funding Program:

- Ogle: We are making early plans to promote the availability of the program
- Lee: Passed its initial resolution to move forward to an ordinance

10. Duke Solar: is regrouping and has made a new application to the county. They are planning ZBA hearings in October.

11. Promotion of the EZ Incentive: I am working to put out a mailer or something to all business property owners to try to catch some additional projects. On that note I am noticing a few rough properties that are highly visible and am seeking a way to gently reach out to them with similar information, perhaps with a local official to assist (looking for ideas on this)

12. Rochelle Wage Study: Rochelle is undertaking a wage study to find what pay rates would attract workers from various distances of Rochelle. Local industry were supportive and asked to supply needed data to the city’s consultant. The city is also looking to spur a childcare facility. (ARPA Funds can be used for this, FYI)

13. I-39 Meeting: The I-39 corridor group hosted the meeting of the Chicago Industrial Properties group to highlight recent projects and opportunities in the area between Wisconsin and Bloomington-Normal



14. BHRC Nuclear Closure: Exelon has filed for the closure, but this step is likely not the final resolution. As of now the BHRC Nuclear Closure is on hold but we are ready to assist once we know the status of the plant

15. Meetings Attended

- 6/8 Ball State Housing and Regional Planning Course
- 6/15 Rochelle Industry Workforce Meeting
- 7/8 Lee County Finance Committee
- 7/15 Lee County Board (BHRC Annual Report Presented & C-PACE passed)
- 7/19-20 Workshop on Upper Story Downtown Residential in Springfield
- 7/23-I-39 Conference in Rockford