



**Lee-Ogle Enterprise Zone Agenda**

Location: Curate Kitchen, W River Street, Dixon

Date: 12/8/2021 at 5:00 pm

5:00 p.m.	<b>I. Call to Order and Attendance</b>	Chair
	<b>II. Rochelle/Lee County EDA Grant</b>	Andy Shaw, Administrator
	<b>III. Minutes</b>	AS
	<b>IV. Unfinished Business</b>	
	a. Financial Report	AS
	b. Administrator Report	AS
	c. Other Unfinished Business	Board
	<b>V. Next Board Meeting Location: February 9th</b>	Board
	<b>VI. Roundtable Discussion</b>	Chair

2022 Meetings of the Lee Ogle Enterprise Zone Board are "1<sup>st</sup> Wednesdays (with exceptions noted), every other month, at 10 A.M.":

1. February 9<sup>th</sup> (changed from first Wednesday to better allow financial report)
2. April 6<sup>th</sup>
3. June 8<sup>th</sup> (changed from first Wednesday to better allow financial report)
4. August 3<sup>rd</sup>
5. October 5<sup>th</sup>
6. December 7<sup>th</sup>

## **Rochelle to Steward Expansion Study**

*Last updated: December 6, 2021*

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### **Project Title**

Rochelle/Steward Industrial Corridor Development Plan

### **Applicant/Co-Applicants**

Blackhawk Hills Regional Council

### **Partners**

- City of Rochelle
- Village of Steward
- Lee County
- Ogle County
- Illinois Department of Transportation

### **Background**

- The Village of Steward in Lee County, IL, is 3.5 miles south of the City of Rochelle, Ogle County, IL, on Steward Road, a Lee County-owned and maintained route. As Rochelle has expanded industrial areas southward – annexing land in Lee County along the way – truck traffic has impacted the Village of Steward, as drivers seek the quickest route to I-39's Steward exit. Traffic counts for vehicles in the impacted area include
  - Steward Rd between Main St (Rochelle) and Ritchie Rd: 1,700 AADT (IDOT, 2020)
  - Steward Rd between Ritchie Rd and Hayes Rd: 700 AADT (IDOT, 2017)
  - Steward Rd between Hayes Rd and Main St (Steward): 1,600 AADT (IDOT, 2017)
  - Main St (Steward)/Perry Rd between Steward Rd and I-39 Steward exit: 1,150 AADT (IDOT, 2017)
- Annual Average Daily Heavy Commercial Volume (AADHCV) data is not reported for these road segments.
- Local officials report that truck traffic and misdirected trucks are a perennial safety concern for Steward Elementary School and the village. A traffic calming [radar speed display sign](#) is placed at Steward's eastern gateway, evidencing traffic concerns.
- Drivers navigating this route also cross the Burlington Northern Santa Fe railroad twice, once on Steward Road north of the village and again on Main Street/Perry Road in the village.

### **Impacts**

- Truck traffic concerns are evident from conversations in the village, posted signs barring trucks from Village of Steward streets, and the radar speed display sign welcoming

drivers entering the village from the I-39 interchange. The Village of Steward and Steward Elementary School have recently worked to limit Rochelle's industrial expansion, citing concerns about truck traffic.

- Partners noted above are unclear as to how to move forward to mitigate uncertainties and prepare for the future.
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### **Project Goals**

- Understand impacts of truck and rail traffic and recommendations for mitigating such impacts
- Prepare Rochelle/Steward Industrial Corridor for future development and utilities expansion
- Give direction to various governmental agencies, including those responsible for supporting economic development and transportation investments

### **Project Scope**

- Study current and model future development and traffic patterns
- Conduct a road and rail safety audit of the Rochelle/Steward Industrial Corridor
- Develop Rochelle and Steward growth scenarios and select a preferred scenario
- Identify projects, programs, and policies that support the preferred scenario, project goals, etc.
  - Establish benefit-cost estimates for identified actions
  - Develop preliminary engineering and NEPA review narratives for preferred and alternate transportation infrastructure actions
- Develop a plan for extending water, sewer, electric, broadband, and other infrastructure from Rochelle to Steward
- Assess development commercial and industrial opportunities for the Rochelle/Steward Industrial Corridor
- Create land use, transportation, and industrial site plans for the project area
  - Address climate change with plans for green infrastructure elements, such as innovative stormwater capture and community solar for powering industrial users

### **Outputs**

- Meetings and stakeholder interviews
- Impact reports and associated recommendations
- Development plans for Rochelle/Steward Industrial Corridor

### **Targeted Outcomes**

- Improved safety for vehicles and pedestrians
- Reduced congestion
- New investment in the Rochelle/Steward Corridor

## Deliverables

Category	Specific Deliverables
Research and data collection	<ul style="list-style-type: none"><li>• Present-day county and community-level analysis</li><li>• Scenario development</li><li>• Other relevant research and data collection</li></ul>
Planning and facilitation processes	<ul style="list-style-type: none"><li>• Stakeholder engagement plan</li><li>• Scenario planning process</li></ul>
Plans and products	<ul style="list-style-type: none"><li>• Project area study</li><li>• Road and rail safety assessments</li><li>• Business/industrial corridor plans (including high-level design, preliminary engineering, and NEPA review plans)</li><li>• Utility expansion plans (including high-level design, preliminary engineering, and NEPA review plans)</li></ul>

## Project Budget

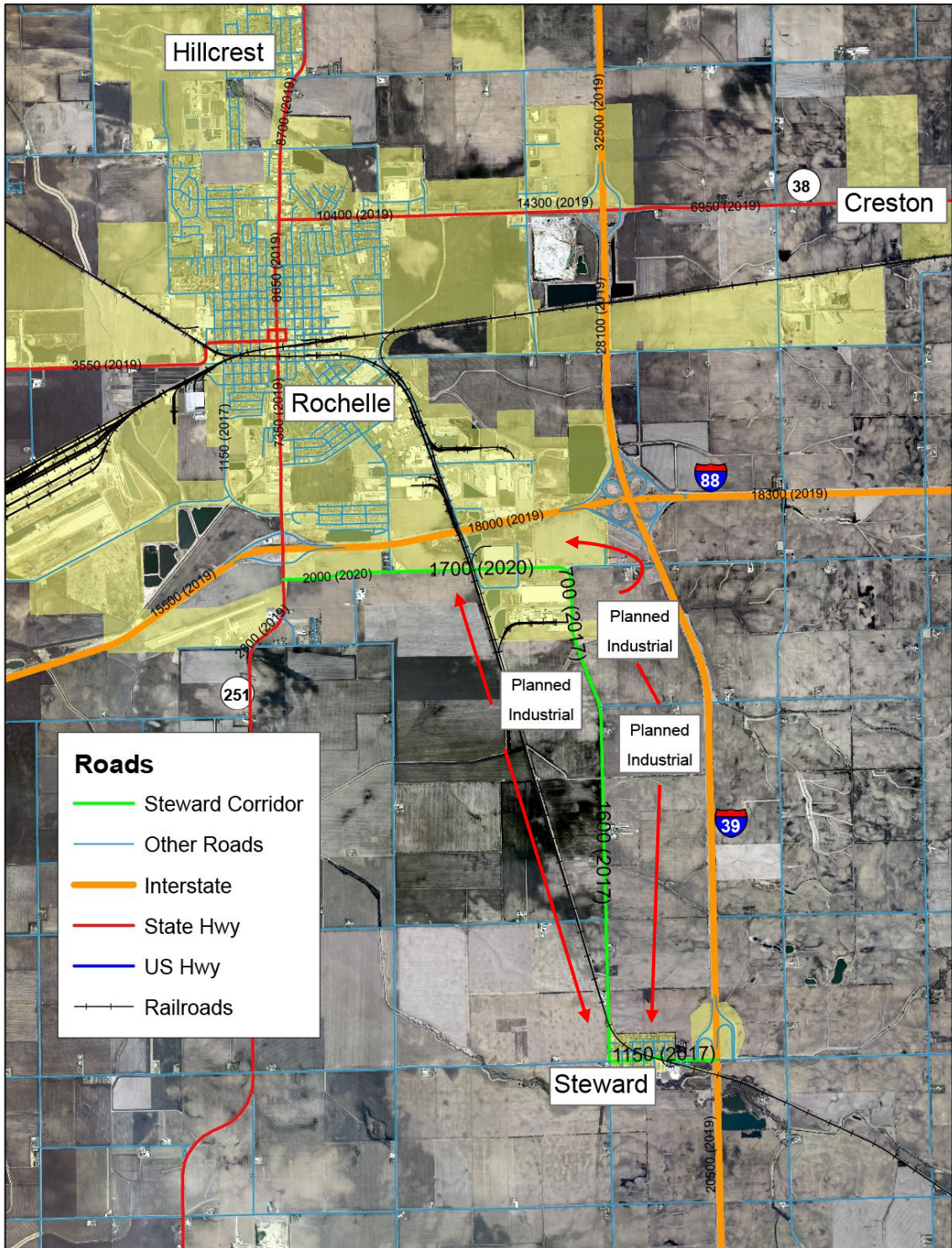
- \$250,000 (total budget)
  - \$200,000 (80% Economic Development Administration)
  - \$50,000 (20% local)

## Timeline

- Consultant Selection, including RFQ process (months 1-2)
- Study (months 3-18)

## Project Area Map

See next page.



## Lee-Ogle Enterprise Zone Meeting Minutes

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

Date: 10/6/2021 | 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 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 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 Finrock
<input type="checkbox"/>	<input 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 Econ Dev.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Don Griffin, Ogle County Board-Oregon
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mary Oros, Dixon City Council
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Jeff Feigenschuh, Rochelle City Manager
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wendy Ryerson, Lee County Administrator
<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 8/4/21 were distributed in the board packet for approval. **Marx motion to approve, Finrock 2<sup>nd</sup>. All in Favor, Passed**

### Financial Report

The 1<sup>st</sup> project fund page is the project fund noting recent paid projects at Prairie State Tractor and Moore Tire. A withdrawal is noted for the EZ paying our portion of the housing study, which came in lower due to additional BHRC contribution to each county in the region. The 2<sup>nd</sup> page is the admin expense that is coming in under budget and is showing about 60% expended over three quarters.

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

### Administrator Report

Shaw highlighted several items from the submitted report. Early findings of the housing studies show the need for hundreds of housing units to have a healthy and liquid market, also that our lowest tiers of income have an even tighter market of available housing. He shared articles on renewable energy, one about the recent Power Purchase Agreement by JPM Chase for a new Lee County wind project, and a new transmission proposal, called Soo Green Line, that would cross Ogle County within the Canadian Pacific Right of Way to carry power from Iowa to Plano

### New Business

#### Rochelle-Lee County EDA Grant

This item is being deferred to the next meeting of the EZ board.

### Meeting Schedule for 2022

A meeting schedule for 2022 (and remainder of 2021) was presented:



1. December 8<sup>th</sup> (changed from Dec 1 to make financial report feasible)
2. February 9<sup>th</sup> (changed from first Wednesday to make financial report feasible)
3. April 6<sup>th</sup>
4. June 8<sup>th</sup> (changed from first Wednesday to make financial report feasible)
5. August 3<sup>rd</sup>
6. October 5<sup>th</sup>
7. December 7<sup>th</sup>

**Arellano motion to accept 2022 schedule, Finrock 2<sup>nd</sup>. Roll Call Vote, All in Favor, Passed**

In other discussion, Mayor Bearrows reported that the recent Rochelle job fair had 42 companies participating, 225 job seekers, and 75 jobs filled. Well done!

**Next Meeting Location**

Date changed from the 1<sup>st</sup> to better accommodate December 8th, 2021 at an in-person dinner, to be announced via email

**Adjournment**

**Arellano motion to adjourn, Williams 2<sup>nd</sup>. All in Favor, Passed**

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

Date	Check No.	From	Deposit	Withdrawal	Total
		<b>Balance carried over from 9/30/21</b>			\$ 160,027.59
10/31/2021		Interest	\$ 13.59		\$ 160,041.18
11/3/2021		Cord Construction Co. (\$3272.72) Triple W Properties Inc (\$2375.00)	\$ 5,647.72		\$ 165,688.90
11/15/2021		Hub City Car Wash	\$ 450.00		\$ 166,138.90
11/15/2021		Dakota Hagerman Properties	\$ 150.00		\$ 166,288.90
11/23/2021		UPM Raflatac Inc.	\$ 3,882.88		\$ 170,171.78
		<b>Balance on hand as of 11/29/21</b>			\$ 170,171.78



**Lee Ogle Enterprise Zone Administrative Budget**  
**January 1-November 29, 2021**

	<b>Budgeted</b> <b>1/1/21-12/31/21</b>	<b>Actual</b>
<b>Income</b>		
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
<b>Total</b>	<b>\$ 71,232.44</b>	<b>\$ 71,232.44</b>
<b>Expenses</b>		
Personnel	\$ 45,417.67	\$ 35,293.39
Fringe	\$ 9,083.53	\$ 4,559.20
Travel	\$ 2,647.67	\$ 1,296.68
Other/Indirect	\$ 7,026.50	\$ 6,440.94
Non-Fixed Expense	\$ 7,057.07	\$ 5,598.82
<b>Total</b>	<b>\$71,232.44</b>	<b>\$ 53,189.03</b>

## Economic News Release

### Consumer Price Index Summary

Data Year	October 12 month	36 month avg
2016	1.6	
2017	2	
2018	2.5	2.0333
2019	1.8	2.1000
2020	1.2	1.8333
2021	6.2	3.0667

Transmission of material in this release is embargoed until 8:30 a.m. (ET) November 10, 2021 USDL-21-1973

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 2021

The Consumer Price Index for All Urban Consumers (CPI-U) increased 0.9 percent in October on a seasonally adjusted basis after rising 0.4 percent in September, the U.S. Bureau of Labor Statistics reported today. Over the last 12 months, the all items index increased 6.2 percent before seasonal adjustment.

The monthly all items seasonally adjusted increase was broad-based, with increases in the indexes for energy, shelter, food, used cars and trucks, and new vehicles among the larger contributors. The energy index rose 4.8 percent over the month, as the gasoline index increased 6.1 percent and the other major energy component indexes also rose. The food index increased 0.9 percent as the index for food at home rose 1.0 percent.

The index for all items less food and energy rose 0.6 percent in October after increasing 0.2 percent in September. Most component indexes increased over the month. Along with shelter, used cars and trucks, and new vehicles, the indexes for medical care, for household furnishing and operations, and for recreation all increased in October. The indexes for airline fares and for alcoholic beverages were among the few to decline over the month.

The all items index rose 6.2 percent for the 12 months ending October, the largest 12-month increase since the period ending November 1990. The index for all items less food and energy rose 4.6 percent over the last 12 months, the largest 12-month increase since the period ending August 1991. The energy index rose 30.0 percent over the last 12 months, and the food index increased 5.3 percent.

Table A. Percent changes in CPI for All Urban Consumers (CPI-U): U.S. city average

	Seasonally adjusted changes from preceding month							Un-adjusted 12-mos. ended Oct. 2021
	Apr. 2021	May 2021	June 2021	July 2021	Aug. 2021	Sep. 2021	Oct. 2021	
All items.....	.8	.6	.9	.5	.3	.4	.9	6.2
Food.....	.4	.4	.8	.7	.4	.9	.9	5.3
Food at home.....	.4	.4	.8	.7	.4	1.2	1.0	5.4
Food away from home (1)...	.3	.6	.7	.8	.4	.5	.8	5.3
Energy.....	-.1	.0	1.5	1.6	2.0	1.3	4.8	30.0
Energy commodities.....	-1.4	-.6	2.6	2.3	2.7	1.3	6.2	49.5
Gasoline (all types)....	-1.4	-.7	2.5	2.4	2.8	1.2	6.1	49.6
Fuel oil (1).....	-3.2	2.1	2.9	.6	-2.1	3.9	12.3	59.1
Energy services.....	1.5	.7	.2	.8	1.1	1.2	3.0	11.2
Electricity.....	1.2	.3	-.3	.4	1.0	.8	1.8	6.5
Utility (piped) gas service.....	2.4	1.7	1.7	2.2	1.6	2.7	6.6	28.1
All items less food and energy.....	.9	.7	.9	.3	.1	.2	.6	4.6
Commodities less food and energy commodities....	2.0	1.8	2.2	.5	.3	.2	1.0	8.4
New vehicles.....	.5	1.6	2.0	1.7	1.2	1.3	1.4	9.8
Used cars and trucks....	10.0	7.3	10.5	.2	-1.5	-.7	2.5	26.4
Apparel.....	.3	1.2	.7	.0	.4	-1.1	.0	4.3
Medical care commodities (1).....	.6	.0	-.4	.2	-.2	.3	.6	-.4
Services less energy services.....	.5	.4	.4	.3	.0	.2	.4	3.2
Shelter.....	.4	.3	.5	.4	.2	.4	.5	3.5
Transportation services	2.9	1.5	1.5	-1.1	-2.3	-.5	.4	4.5
Medical care services...	.0	-.1	.0	.3	.3	-.1	.5	1.7

1 Not seasonally adjusted.

#### Food

The food index increased 0.9 percent in October, the same increase as in September.

	Amendment 13 (Basis)	2019 +2.0333%	2020 +2.1%	2021 +1.8333%	2022 +3.0667%
Lee County Share	\$9,904.00	\$10,105.38	\$10,317.59	\$10,506.75	\$10,828.96
Dixon Share	\$21,838.00	\$22,282.04	\$22,749.96	\$23,167.04	\$23,877.51
Amboy Share	\$670.00	\$683.62	\$697.98	\$710.78	\$732.58
Ashton Share	\$600.00	\$612.20	\$625.06	\$636.52	\$656.04
Franklin Grove Share	\$595.00	\$607.10	\$619.85	\$631.21	\$650.57
50.06%	\$33,607.00	\$34,290.34	\$35,010.44	\$35,652.29	\$36,745.65
Ogle County Share	\$7,433.00	\$7,584.14	\$7,743.41	\$7,885.36	\$8,127.18
Rochelle Share	\$23,526.00	\$24,004.36	\$24,508.45	\$24,957.77	\$25,723.15
Mount Morris Share	\$1,750.00	\$1,785.58	\$1,823.08	\$1,856.50	\$1,913.43
Oregon Share	\$830.00	\$846.88	\$864.66	\$880.51	\$907.51
49.95%	\$33,539.00	\$34,220.96	\$34,939.60	\$35,580.15	\$36,671.28
Total Budget for Admini:	\$67,146.00	\$68,511.30	\$69,950.04	\$71,232.43	\$73,416.93

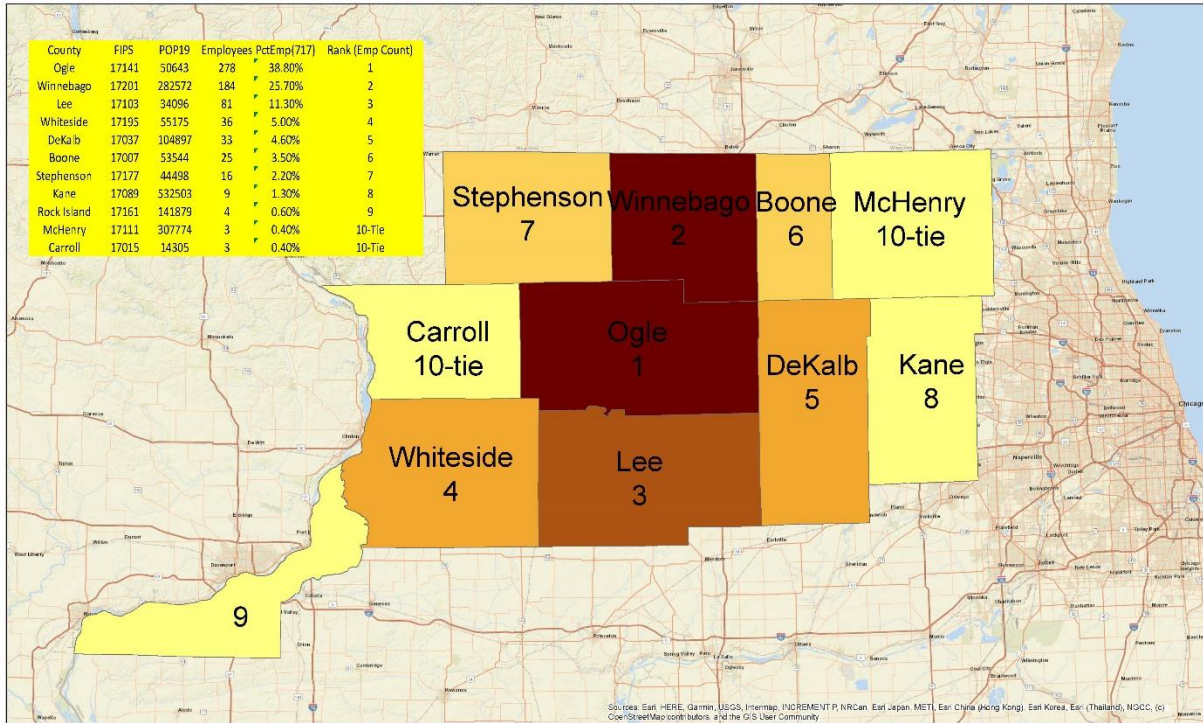


To: Enterprise Zone Advisory Board  
From: Andy Shaw, Administrator  
Date: 12/8/2021  
Subject: Report of Activities

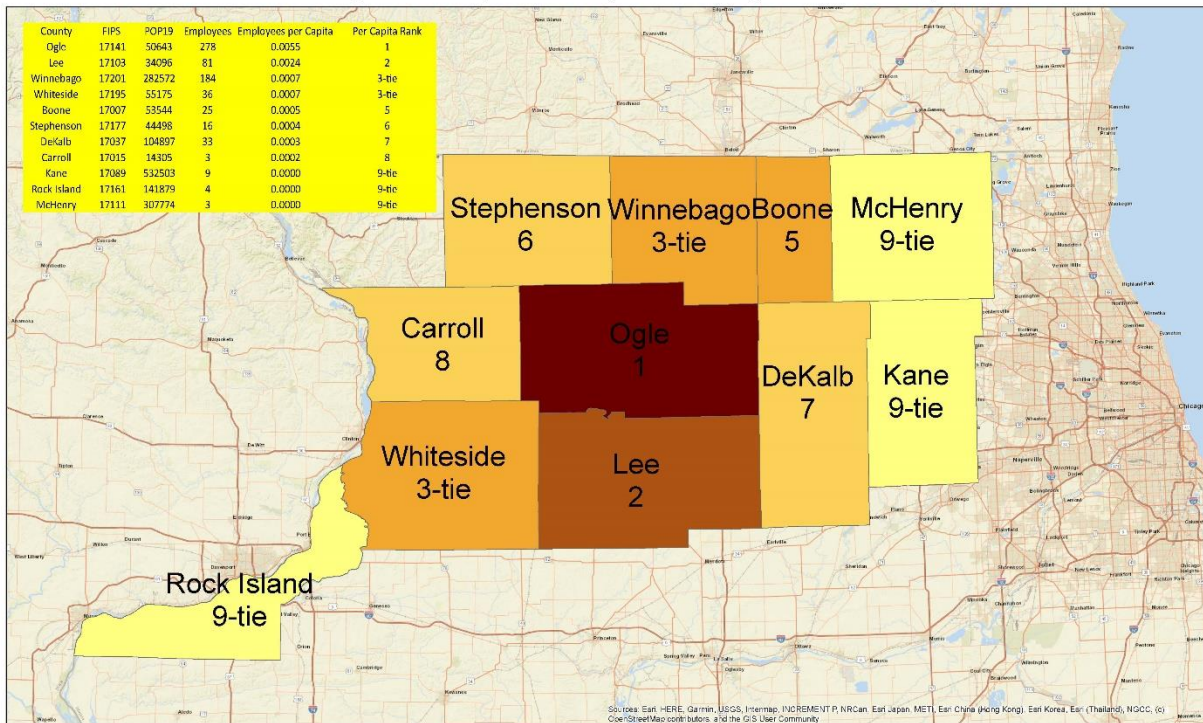
1. **Financial:** See attachments for up to date report of the Project Fund and also attached is the rundown of the Administration fees and expenses to date for 2021. 2022 admin costs are based upon the three-year rolling average of the October 2021 annualized CPI, which is 3.0667% after a very hot CPI year in 2021 of 6.2%. The new municipal and county contributions are in the report.
2. **Project Jackpot Incentive Enhancement Amendment:**
  - Jackpot has signed MOU
  - Now making contact with non-Rochelle taxing districts (see list for status)  
There were 20 taxing districts in and around Rochelle we sought to upgrade last year and we are now seeking to upgrade or add the remaining 41 districts.
3. **Housing Study:** BHRC staff are meeting with the consultant on December 16<sup>th</sup>. They are wrapping up their work and will be reporting results to each county committee soon.
4. **Housing Amendment:** No updates
5. **C-PACE Funding Program:** Lee County has passed its ordinance to establish a program and we have referred projects to IECA for a consult already. IECA had previously asked to get both counties on board and then to do a public kick-off meeting.
6. **Duke Solar:** ZBA approved and project is set for full Lee County board in December. As I mentioned in my email between meetings, the new State of Illinois energy policy bill enacted new incentives for most commercial solar production, where they will get an enterprise zone-like incentive without needing enterprise zone amendments. This is called HIB or High Impact Business, and was done similarly for wind power ten+ years ago.
7. **Promotion of the EZ Incentive:** No updates
8. **BHRC Nuclear Closure:** With the short term resolution of Byron, the BHRC Nuclear Closure EDA study will be revisited in the new year. See following maps for a look at the impact of Byron jobs on the greater region:



### Exelon Byron Jobs per County-Ranked by Jobs



### Exelon Byron Jobs per County-Ranked by Jobs Per Capita





9. EDA Grant for Rochelle to be discussed tonight, Draft Proposal to EDA in packet

10. Meetings Attended

- 10/6 Lee County Industrial Development Assoc.
- 10/14 Lee County Finance Committee
- 10/14 Reversing the Exodus Oregon
- 10/15 Affordable Housing Summit
- 10/25 Rock River Region Water Supply
- 10/27 Lee County Zoning
- 10/28-29 Illinois Enterprise Zone Association
- 10/28 IDOT Fall Planning –Resiliency and Ports
- 11/8 IECA C-PACE Call
- 11/9 Climate and Equitable Jobs Act Webinar
- 11/12 Lee County Broadband Discussion
- 11/18 City of Dixon Trails
- Grant Announcement
- 11/22 BHRC Council
- 11/30 Illinois Demographics Webinar
- 11/30 C-PACE Webinar
- 12/1 County Board Chairs Roundtable
- 12/2 Small Business Admin EIDL Webinar
- 12/3 Zoning Administrators Roundtable

Taxing Districts having passed abatement resolutions for new Jackpot Tiers:

District Name	Resolution Date	Previous Resolution	Meeting Date	Jackpot Passage	Current Status
<b>Rochelle Area:</b>					
1. Flagg Township (Ogle Co.)	1/11/2021	Yes		Yes	Complete
2. Flagg Township Road and Bridge (Ogle Co.)	1/11/2021	Yes		Yes	Complete
3. Dement Township (Ogle Co.)	1/11/2021	Yes		Yes	Complete
4. Dement Twp./Road & Bridge (Ogle Co.)	1/11/2021	Yes		Yes	Complete
5. Kishwaukee Community College District #523	1/12/2021	Yes		Yes	Complete
6. Alto Township (Lee Co.)	1/13/2021	Yes		Yes	Complete
7. Alto Township Road & Bridge (Lee Co.)	1/13/2021	Yes		Yes	Complete
8. Flagg Rochelle Public Library (Ogle Co.)	1/21/2021	Yes		Yes	Complete
9. Creston-Dement Park District (Ogle Co.)	1/26/2021	Yes		Yes	Complete
10. Dement-Lynnville-White Rock MTD (Ogle Co.)	3/1/2021	Yes		Yes	Complete
11. Creston-Dement Library (Ogle Co.)	3/2/2021	Yes		Yes	Complete
12. Ogle-Lee Fire District (Ogle Co.)	3/9/2021	Yes		Yes	Complete
13. Rochelle Elementary School District #231	3/9/2021	Yes		Yes	Complete
14. Rochelle Township High School District #212	3/15/2021	Yes		Yes	Complete
15. Flagg-Rochelle Community Park District (Ogle Co.)	3/15/2021	Yes		Yes	Complete
16. Reynolds Alto Viola Willow Creek MTD	5/6/2021	No		Yes	Yes
17. Creston School District #161 (Ogle Co.)	5/24/2021	Yes		Yes	Yes
18. Steward ESD (Lee Co.)	N/A	Yes		No	Revisit when we have a project
19. Reynolds Township (Lee Co.)		No		Yes	Returned blank copies to Twp
20. Reynolds Township Road & Bridge (Lee Co.)		No		Yes	Returned blank copies to Twp

Dixon Area:

21. Dixon Public Schools	Res Dated 8/9/17			Email 11/24	has responded
22. Sauk Valley College	Res Dated 6/20/17			Email 11/24	
23. Dixon Park District	Res #287 Dated 12/13/17		2/16 6pm	Email 11/24	has responded
24. Dixon Township	Res #2018-1 dated 2/14/18			Email 11/24	
25. Dixon Township Road & Bridge	#2018-2 dated 10/10/18			Email 11/24	
26. S. Dixon Township	#2018-1 dated 1/9/18			Email 11/24	
27. S. Dixon Township Road & Bridge	#2018-1A dated 12/11/18			Email 11/24	
28. Dixon Rural Fire	N/A				

29. Palmyra Township N/A  
 30. Palmyra Township Road and Bridge N/A  
 31. **Marion Township** Res #02-14-18 dated 2/14/18  
 32. Marion Township R&B N/A

Rock Falls Area:

33. RF Twp High School N/A 3/16 7PM Email 11/24 Meets 3rd wednesdays  
 34. East Coloma Nelson N/A Email 11/24  
 35. **Harmon Township** #1-18 dated 2/7/18 12/6 6pm Norberg 11/24 1st Tuesdays  
 36. Harmon Township Road & Bridge N/A 12/6 6pm Norberg 11/24 1st Tuesdays  
 37. Rock Falls Fire N/A  
 38. Nelson Township N/A  
 39. Nelson Township Road and Bridge N/A  
 40. Nelson Harmon MTD N/A Chris Norberg Check with Chris Norberg in March

Amboy-Ashton-Franklin

41. **AFC Schools** #2262018 dated 2/26/18 12/13 7pm Email 11/24  
 42. **Ashton Rural Fire** #2018-1 dated 2/5/18 Email 11/24  
 43. **Ashton Township** #18-09 dated 10/8/18 2/14 7pm Email 11/24 booked  
 44. **Ashton Township R&B** #18-08 dated 10/8/18 2/14 7pm Email 11/24 booked  
 45. **Amboy Schools** #102018 dated 10/23/18 Email 11/24  
 46. **Franklin Fire** #2019-1 dated 4/8/19 FB Messenger  
 47. **Ashton Bradford MTD** #19-2 dated 5/20/19 2/14 6pm Email 11/24 booked  
 48. Amboy Lee Center MTD N/A  
 49. Amboy Fire N/A Email 11/23 Has responded  
 50. Amboy Township N/A  
 51. Amboy Township Road and Bridge N/A  
 52. Franklin Township N/A 1/11 7pm Linda Erisman 815-535-1689  
 53. Franklin Township Road & Bridge N/A 1/11 7pm Linda Erisman 815-535-1689  
 54. Nachusa Franklin MTD N/A Linda Erisman 815-535-1689  
 55. Franklin Grove Sanitary N/A FB Messenger Ed Floto

Oregon-Mount Morris

56. **Highland College** dated 4/29/19 1/25 6pm Email 11/23 Phone Call 12/10 10am



57. Oregon Schools #220

58. MM Fire

59. MM Township

60. MM Township Road and Bridge

61. MM Library

dated 2/20/18

Webpage Form

#2018-001 dated 2/19/18

Email 11/23

has responded

#01-01-18 dated 1/12/18 **1/14 1PM**

Email 11/23

booked

N/A **1/14 1PM**

Email 11/23

booked

N/A **3/22 7:00pm**

Email 11/23

booked

## NEW! DEVELOPMENT ACTIVITY - November 2021

**I-39 Logistics Corridor Association** <gsagona@rockfordil.com>  
Reply-To: gsagona@rockfordil.com  
To: andrew.shaw@blackhawkhills.com

Mon, Nov 29, 2021 at 12:04 PM



## Connecting You to the Information and Resources You Need!

The I-39 Logistics Corridor is all about helping you connect to the **proximity** vital for **logistics, manufacturing, company headquarters, raw resources and materials, data centers, and industry and business clusters**. We identify site criteria important for the Chicago area, which handles more freight than any other city in the country.

For more information, please visit the [I-39 Logistics Corridor Website](#).

### Venture One RE Developing an Amazon DC at Rock 39

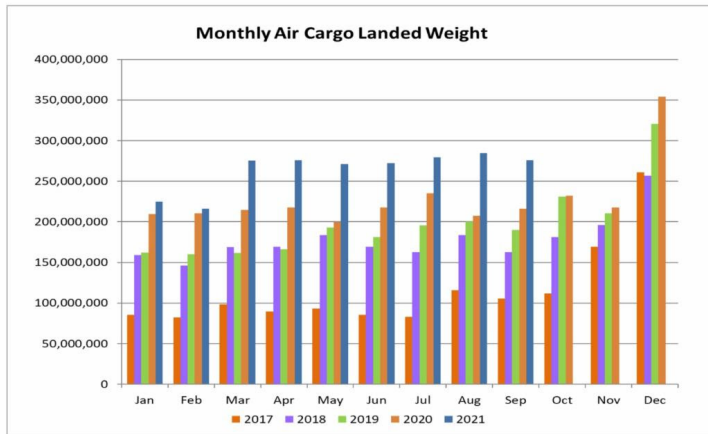
**Winnebago County, IL** - Venture One Real Estate is developing a new 141,000 square foot Amazon distribution center in Rock 39. The Amazon facility joins the XPO Logistics, Berner Foods, and Fed Ex facilities in the industrial park, located on I-39/Baxter Road interchange just south of Rockford, IL.



The \$25 million “last mile facility” will employ 300 people and be completed by late 2021. According to Winnebago County Board Chairman Joe Chiarelli, the jobs will pay a “living wage” and provide a full benefit program.

The development of the infrastructure and a package of incentives for Amazon are part of a tax increment financing district set up through an intergovernmental agreement between the Village of Cherry Valley and Winnebago County government.

The new Amazon facility augments other investments in the Rockford area which include Amazon's Prime Air operations at the Chicago Rockford International Airport and the leasing of a portion of the former Bon-Ton facility in Rockford operated as a value-added fulfillment center.



## Chicago Rockford Airport Freight Cargo Growth Surges

**ROCKFORD, IL.** – The Chicago Rockford International Airport (RFD) announced it is looking to again set another record with the largest year-to-date landed cargo freight in the organization's history. Fifteen

different international airlines have begun service to and from RFD over the past six months (listed below) and are currently servicing the new International Cargo Center. Flights have grown in the last 18 months from eight monthly to over 100 monthly. According to US Trade Numbers which tracks and reports different trade markets across the nation, approximately \$2.1 billion in import/export products have traveled through RFD during the first three quarters of 2021. This is all new business activity to RFD in the last 18 months.

1. Atlas Air
2. National Airlines
3. Korean Air
4. Qatar Airlines
5. Emirates
6. Kalitta Air
7. Air Atlanta Icelandic
8. Air Belgium
9. ASL Belgium
10. ACT Airlines
11. Smartlynx
12. Wamos
13. Maleth Aero
14. HiFly Malta
15. Jet X One.

For more information on RFD visit [www.flyRFD.com](http://www.flyRFD.com)

## Bloomington-Normal Celebrates Rivian's Vehicle Launch, Nasdaq Listing and Economic Impact

**Normal, IL** - Rivian shattered local economic impact expectations, according to local business and government leaders in Bloomington and Normal. Rivian executives and employees gathered to celebrate its listing on the Nasdaq stock exchange to celebrate a successful valuation that began at \$78/share and has risen to nearly \$120/share.



Rivian purchased the former Mitsubishi plant in Normal in 2017 and promised to create 500 jobs by the end of 2021. As of early November, Rivian had created 3,400 jobs for the area economy.

Rivian began production of its commercial pickup truck in September. It plans to begin making its SUV by the end of the year. Rivian also plans to make an electric Amazon delivery vehicle.

In the past year, the Bloomington-Normal EDC has received 100 projects of business expansion in the McLean County area. Continued media attention and Rivian's initial success are driving the business manufacturing interest in the area, according to Patrick Hoban, President/CEO of the Bloomington-Normal EDC. [www.bnbiz.org](http://www.bnbiz.org)

## Conserv FS Completes Waterman Facilities

**WATERMAN, IL** - Conserv FS held an open house in October to showcase its \$12 million facilities expansion in Waterman. The project included a new dry fertilizer building and a new chemical storage building.



The dry fertilizer building was equipped with a new automated blending system and is capable of loading eight semi-trucks per hour. The project also included 1.3 million gallons of liquid fertilizer storage integrated with a crop protection mixing facility and warehouse. The expansion includes 72,000 gallons of bulk crop protection product storage to provide additional capability and flexibility.

“At Conserv FS we are committed to serving the farmers of today while planning for the future and the needs of the next generation of farmers. This large project at our Waterman facility demonstrates our commitment to the future of agriculture in our territory,” according to Dave Swigart, Conserv FS General Manager. (Pictured with photo from Mark Busch, Shaw Media – Daily Chronicle)



## Ridley Feed Ingredients Subleases Seneca (former Del Monte) Warehouse in Mendota

Mendota, IL - Ridley Feed Ingredients has subleased the Seneca (former Del Monte) 240,000 square foot distribution

warehouse. Ridley's Mendota facility is in the background of the photo of the former Del Monte plant site in Mendota. Mike Fonda and Chris Lydon of Avison Young negotiated the transaction.

According to the Ridley website, “The Ridley Feed Ingredients plant in Mendota, Illinois has provided nutrition products and programs to producers of meat, milk and eggs for

more than 40 years. We strive to offer our customers more competitively priced and resourced micro ingredients, vitamin and mineral premixes and feed additives.”

Ridley is a subsidiary of Alltech, a global company. According to Alltech’s website: “. . . we help farmers feed the world, raise healthy plants and animals, and protect the environment through nutrition and scientific innovation.”

The Mendota warehouse was operated by Seneca in a facility originally constructed for Del Monte Foods in Mendota.

## **Sites and Buildings Information on the I-39 Website**

Site and building information is available on the I-39 website. Economic developers in the I-39 Corridor list sites and buildings on Location One. Following is a website link:

<https://i39logisticscorridor.com/sites-buildings/>

## **ATTENTION: More Projects to come in Year 2022**

Developers in the I-39 communities of Loves Park and DeKalb are in the process of developing a 200,000 and 700,000 square foot facilities. Please look for our 1st Quarter 2022 email to announce these projects and others.

## **Happy Holidays from the Partners of the I-39 Logistics Corridor.**

For membership and other inquires, see please contact us:

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