



Lee-Ogle Enterprise Zone Agenda

Location: <https://us02web.zoom.us/j/214765668?pwd=b3V6bEtqOWs5ZkM0Ri9rN0NSUEJEdz09>

Date: 8/3/2022 at 10:00 am

10:00 a.m.	I. Call to Order and Attendance	Chair
	II. Minutes	
	III. Unfinished Business	
	a. Financial Report	AS
	b. Administrator Report	AS
	c. Other Unfinished Business	Board
	IV. New Business	
	V. Next Board Meeting Location: October 5 <sup>th</sup>	Board
	VI. Roundtable Discussion	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>

## Lee-Ogle Enterprise Zone Meeting Minutes

Location: Zoom

Date: 6/3/2022 | Time: 10:00 am

### Voting Membership Attendance

In- Person	Remote	
<input type="checkbox"/>	<input 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 checked="" 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 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 type="checkbox"/>	Chris Manheim, Econ. Dev. Advisor to Ogle County
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wendy Ryerson, Lee County Administrator
<input type="checkbox"/>	<input type="checkbox"/>	Dayna Sarver, Redevelopment Resources
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Kristen Fish Peterson, Redevelopment Resources
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Abby Ebelherr, BHRC
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dan Payette, BHRC
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Julie Jacobs, BHRC
<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	

### Call to Order

Bearrows was unable to attend and Shaw chaired the meeting with quorum present.

### Housing Study Presentation

Dayna Sarver and Kristen Fish-Petersen of Redevelopment Resources presented findings of the Lee and Ogle County Housing Studies.

### Minutes

Minutes from our meeting on 4/20/22 were presented. Motion to approve both by Arellano, 2<sup>nd</sup> by Williams. Voice vote, all in favor.

### Financial Reports

Reports for the admin expenses and the project fund were presented. The first was the admin expenses for the year to date. The next report was the Project Fund since its inception. One soon to be paid is the Hvarre project in Dixon. Motion to approve by Arellano, 2<sup>nd</sup> by Finfrock. Voice vote, all in favor.

### Administrator Report

Shaw noted items from the report submitted. The Steward Road EDA project is moving along and expected to be submitted soon. In addition to the report, he noted that the Illinois Back to Business grant was finalized after an extended period of waiting for the businesses that was embarrassing for him to be involved with, but various fraud procedures and delays became part of the program to mitigate losses to cheating. Several area businesses did see decent support from this program.

### New Business

Shaw brought back the project discussion mentioned briefly last time. Z-Best Enterprises, a steel siding and roofing manufacturer, among other commercial activities, located in rural Amboy is in the process of relocation into the City of Amboy for various reasons, including utility power availability and full-year truck access. The core site they intend to use in the city is already within the zone map area, but they have two additional sites of interest. One is within the city and is in the process of purchased from the



City of Amboy, and will be used to store materials. The other is a strip of former Illinois Central railroad corridor outside the city, south on US Route 52. This site supports the overall project with a side activity planned as “contractor condos”, spaces created to be leased to smaller enterprises like plumbers and electricians who need a shop and storage place for work vehicles, etc. A type of mini storage but at larger scale for this kind of use. The amendment would require around 15 acres of our available space of around 500. Motion to approve by Shaw, 2<sup>nd</sup> by Finfrock. Voice vote, all in favor.

Next Meeting, August 3rd via Zoom

#### **Roundtable**

Mayor Williams discussed Oregon’s new effort searching for a new use of its downtown theater. With various incentives arranged and in place for the next owner.

Motion to adjourn by Arellano, 2<sup>nd</sup> by Williams. Voice vote with all in favor.

**Lee Ogle Enterprise Zone Administrative Budget**  
**January 1-July 20, 2022**

	<b>Budgeted 1/1/22-1/31/22</b>	<b>Actual</b>
<b>Income</b>		
Lee County	\$ 10,828.96	\$ 10,828.96
City of Dixon	\$ 23,877.51	\$ 23,877.51
City of Amboy	\$ 732.58	\$ 732.58
Village of Ashton	\$ 656.04	\$ 656.04
Village of Franklin Grove	\$ 650.57	\$ 650.57
Ogle County	\$ 8,127.18	\$ 8,127.18
City of Rochelle	\$ 25,723.15	\$ 25,723.15
Village of Mt. Morris	\$ 1,913.43	\$ 1,913.43
City of Oregon	\$ 907.51	\$ 907.51
<b>Total</b>	<b>\$ 73,416.93</b>	<b>\$ 73,416.93</b>
<b>Expenses</b>		
Personnel	\$ 47,417.67	\$ 20,819.88
Fringe	\$ 9,483.40	\$ 4,648.49
Travel	\$ 2,754.12	\$ 1,236.68
Other/Indirect	\$ 7,342.00	\$ 3,670.98
Contractual-Marketing/ Non-Fixed Expense	\$ 6,419.74	\$ 3,066.93
<b>Total</b>	<b>\$73,416.93</b>	<b>\$ 33,442.96</b>

**Lee-Ogle Enterprise Zone  
Sauk Valley Bank Checking Account  
From inception through July 20, 2022**

<b>Date</b>	<b>Check Number</b>	<b>From</b>	<b>Deposit</b>	<b>Withdrawal</b>	<b>Total</b>
5/25/2017	237254	Willett, Hofmann & Associates, Inc.	\$ 266.00		\$ 266.00
8/3/2017	2888	Centerstage Dance Company	\$ 50.00		\$ 316.00
8/23/2017	3865	Nathan & Jennifer McGee	\$ 200.00		\$ 516.00
8/29/2017	29265	Hayden Real Estate, Inc.	\$ 1,450.00		\$ 1,966.00
9/6/2017	39105	City of Amboy	\$ 3,670.00		\$ 5,636.00
9/19/2017	17440	Griffco Design/Build Inc.	\$ 50,000.00		\$ 55,636.00
9/20/2017	ETF	Harland Clarke (Checks for Account)		\$ 19.10	\$ 55,616.90
10/2/2017	6520	Larry Farley Insurance Agency, Inc.	\$ 15.00		\$ 55,631.90
10/2/2017		Interest	\$ 4.27		\$ 55,636.17
10/31/2017		Interest	\$ 11.00		\$ 55,647.17
11/30/2017	25173	Illinois River Energy LLC	\$ 1,688.86		\$ 57,336.03
11/30/2017		Interest	\$ 11.39		\$ 57,347.42
12/11/2017	9174	Richard & Doris Kennay	\$ 5,200.00		\$ 62,547.42
12/11/2017	5480	Hvarre Holdings	\$ 400.00		\$ 62,947.42
12/31/2017		Interest	\$ 12.89		\$ 62,960.31
1/31/2018		Interest	\$ 13.32		\$ 62,973.63
2/28/2018		Interest	\$ 12.03		\$ 62,985.66
3/31/2018		Interest	\$ 13.32		\$ 62,998.98
4/18/2018	3102001	Growmark, Inc.	\$ 14,000.00		\$ 76,998.98
4/30/2018		Interest	\$ 14.04		\$ 77,013.02
5/22/2018	5832	Blackhawk Hills Regional Council (Mt. Morris Application Fee)	\$ 3,000.00		\$ 80,013.02
5/22/2018	25555	Illinois River Energy LLC	\$ 139.46		\$ 80,152.48
5/31/2018		Interest	\$ 16.48		\$ 80,168.96
6/14/2018	1000	Blackhawk Hills Regional Council (Amboy's Admin. Fee)		\$ 670.00	\$ 79,498.96
6/30/2018		Interest	\$ 16.36		\$ 79,515.32
7/31/2018		Interest	\$ 16.81		\$ 79,532.13
8/8/2018	12769	Boise Cascade Company	\$ 2,375.00		\$ 81,907.13
8/15/2018	27265	Bob Slain Construction LLC	\$ 800.00		\$ 82,707.13
8/31/2018		Interest	\$ 17.28		\$ 82,724.41
9/28/2018	1001376075	Love's Travel Stops	\$ 12,252.00		\$ 94,976.41
9/30/2018		Interest	\$ 16.93		\$ 94,993.34
10/5/2018		Interest	\$ 5.19		\$ 94,998.53
10/18/2018	5183	Kennay Farms	\$ 5,400.00		\$ 100,398.53
10/31/2018		Interest	\$ 22.84		\$ 100,421.37
11/30/2018		Interest	\$ 53.49		\$ 100,474.86
12/31/2018		Interest	\$ 55.30		\$ 100,530.16
1/31/2019		Interest	\$ 55.32		\$ 100,585.48
2/8/2019	5996	BHRC (\$7875.15)	\$ 8,206.07		\$ 108,791.55
	2071	Angelkrishna Corporation (\$330.92)			\$ 108,791.55
2/28/2019		Interest	\$ 53.06		\$ 108,844.61
3/15/2019	75358	Sewer Equipment	\$ 138.00		\$ 108,982.61
3/18/2019	1024	BHRC (Oregon and Ashton Application Fee)	\$ 6,000.00		\$ 114,982.61
3/18/2019	1001	Fehr Graham (Lee-Ogle Boundary project)		\$ 8,900.00	\$ 106,082.61
3/28/2019	75620	Sewer Equipment	\$ 170.00		\$ 106,252.61
3/31/2019		Interest	\$ 60.35		\$ 106,312.96
4/1/2019	1002	BHRC (Mt. Morris Admin. Fee)		\$ 1,785.58	\$ 104,527.38
4/12/2019	26483	Illinois River Energy LLC	\$ 1,500.00		\$ 106,027.38
4/15/2019	1019	Venier Construction LLC	\$ 309.96		\$ 106,337.34
4/30/2019		Interest	\$ 56.26		\$ 106,393.60
5/16/2019	10002	HP Rochelle Real Estate	\$ 4,975.00		\$ 111,368.60
5/31/2019		Interest	\$ 59.97		\$ 111,428.57
6/30/2019		Interest	\$ 59.35		\$ 111,487.92
7/19/2019	34936711	Mighty Vine (\$27,001.80)	\$ 27,014.80		\$ 138,502.72
	10120	TLM Enterprises, Inc. (\$13.00)			\$ 138,502.72
7/31/2019		Interest	\$ 67.59		\$ 138,570.31
8/16/2019	27134	Farmers National Bank - Brinkmann Roth IRA	\$ 100.00		\$ 138,670.31
8/21/2019	1136	Hub City Development LLC	\$ 310.00		\$ 138,980.31
8/31/2019		Interest	\$ 76.35		\$ 139,056.66
9/30/2019		Interest	\$ 74.06		\$ 139,130.72
10/15/2019	1039	Jesse Lee Properties LLC (\$930.00)	\$ 1,205.55		\$ 140,336.27
	641	Fit for Life Boot Camp Inc. (\$244.05)			\$ 140,336.27
	26868	CHS Inc. (\$31.50)			\$ 140,336.27
10/31/2019		Interest	\$ 76.92		\$ 140,413.19
10/31/2019	3384420	Pilot Flying J	\$ 17,500.00		\$ 157,913.19
11/30/2019		Interest	\$ 84.10		\$ 157,997.29

Date	Check Number	From	Deposit	Withdrawal	Total
12/5/2019	100016	Invenergy	\$ 50,000.00		\$ 207,997.29
12/31/2019		Interest	\$ 110.92		\$ 208,108.21
1/31/2020		Interest	\$ 114.54		\$ 208,222.75
2/29/2020		Interest	\$ 107.20		\$ 208,329.95
3/31/2020		Interest	\$ 85.12		\$ 208,415.07
4/30/2020		Interest	\$ 52.03		\$ 208,467.10
4/24/2020	2611	LSET Johnson Properties (Johnson Tractor)	\$ 11,000.00		\$ 219,467.10
5/14/2020	EFT	Blackhawk Hills Regional Council	\$ 6,157.04		\$ 225,624.14
5/22/2020	1003	City of Dixon		\$ 41,212.43	\$ 184,411.71
5/22/2020	1004	City of Amboy		\$ 1,247.28	\$ 183,164.43
5/22/2020	1005	Village of Ashton		\$ 1,116.98	\$ 182,047.45
5/22/2020	1006	Lee County Board		\$ 18,995.91	\$ 163,051.54
5/22/2020	1007	Voided			\$ 163,051.54
5/22/2020	1008	City of Rochelle		\$ 43,787.04	\$ 119,264.50
5/22/2020	1009	Village of Mt. Morris		\$ 3,257.83	\$ 116,006.67
5/22/2020	1010	City of Oregon		\$ 1,545.14	\$ 114,461.53
5/22/2020	1011	Ogle County Board		\$ 13,837.39	\$ 100,624.14
5/31/2020		Interest	\$ 47.36		\$ 100,671.50
6/30/2020		Interest	\$ 27.83		\$ 100,699.33
7/20/2020		Simpleray	\$ 515.01		\$ 101,214.34
7/31/2020		Interest	\$ 21.60		\$ 101,235.94
8/31/2020		Interest	\$ 17.47		\$ 101,253.41
9/25/2020	1012	Moran Economic Development, LLC		\$ 4,062.50	\$ 97,190.91
9/30/2020		Interest	\$ 16.65		\$ 97,207.56
10/20/2020	47552230	Mighty Vine	\$ 25,000.00		\$ 122,207.56
10/31/2020		Interest	\$ 18.84		\$ 122,226.40
11/16/2020	88608	Sewer Equipment (\$3500.00)	\$ 4,500.00		\$ 126,726.40
	61798358	John Dobbs (\$1000.00)			\$ 126,726.40
11/30/2020		Interest	\$ 20.58		\$ 126,746.98
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
2/26/2021	195968	Sauk Valley Bank	\$ 625.00		\$ 127,304.27
2/28/2021		Interest	\$ 14.59		\$ 127,318.86
3/1/2021	1926	Everest Hospitality, LLC	\$ 1,081.88		\$ 128,400.74
3/15/2021	144288/090905	Residential Alternatives of IL \$39,688.69, Sewer Equipment \$658.31	\$ 40,347.00		\$ 168,747.74
3/31/2021		Interest	\$ 19.17		\$ 168,766.91
4/20/2021	1167	Amboy Storage LLC	\$250.00		\$ 169,016.91
4/26/2021	1375	Aanchor Road Storage LLC	\$34.78		\$ 169,051.69
4/30/2021		Interest	\$13.88		\$ 169,065.57
5/5/2021	1079	Rooney's Bar LLC	\$700.00		\$ 169,765.57
5/31/2021		Interest	\$ 14.41		\$ 169,779.98
6/30/2021		Interest	\$13.96		\$ 169,793.94
7/19/2021	9200	LFI Finance LLC	\$1,750.00		\$ 171,543.94
7/31/2021		Interest	\$14.48		\$ 171,558.42
8/2/2021	1014	MDS General Contracting LLC	\$4,811.63		\$ 176,370.05
8/31/2021		Interest	\$14.97		\$ 176,385.02
9/1/2021		Blackhawk Hills Regional Council (Housing Study)		\$17,645.50	\$ 158,739.52
9/23/2021	1248	Moore Family Land LLC	\$ 1,275.00		\$ 160,014.52
9/30/2021		Interest	\$ 13.07		\$ 160,027.59
10/31/2021		Interest	\$ 13.59		\$ 160,041.18
11/3/2021	094871/006594	Cord Construction Co. (\$3272.72) Triple W Properties Inc (\$2375.00)	\$ 5,647.72		\$ 165,688.90
11/15/2021	8526	Hub City Car Wash	\$ 450.00		\$ 166,138.90
11/15/2021	1340	Dakota Hagerman Propoities	\$ 150.00		\$ 166,288.90
11/23/2021	EFT	UPM Raflatac Inc.	\$ 3,882.88		\$ 170,171.78
11/30/2021		Interest	\$ 13.70		\$ 170,185.48
12/31/2021		Interest	\$ 14.45		\$ 170,199.93
1/6/2022	96994	Sewer Equipment	\$ 4,651.51		\$ 174,851.44
1/6/2022	10030	Merlin Hagemann	\$ 900.00		\$ 175,751.44
1/31/2022		Interest	\$ 14.86		\$ 175,766.30
2/14/2022	5287	Phoenix Mt. Morris LLC (\$3943.50)	\$ 4,943.50		\$ 180,709.80
	25247	Advance EMS of Dixon (\$1000.00)			\$ 180,709.80
2/28/2022		Interest	\$ 13.68		\$ 180,723.48
3/7/2022	1056	James Construction Inc.	\$ 1,750.00		\$ 182,473.48
3/21/2022	6220	Kennay Farms Distilling, LLC	\$ 156.19		\$ 182,629.67
3/31/2022		Interest	\$ 15.48		\$ 182,645.15
4/30/2022		Interest	\$ 22.51		\$ 182,667.66
5/3/2022	1028	Aaqil A. Khan Sole Member Connektd Properties, LLC	\$ 250.00		\$ 182,917.66

<b>Date</b>	<b>Check Number</b>	<b>From</b>	<b>Deposit</b>	<b>Withdrawal</b>	<b>Total</b>
5/25/2022	6344	Dixon Land Group, LLC	\$ 60.00		\$ 182,977.66
5/31/2022		Interest	\$ 23.31		\$ 183,000.97
6/6/2022	8376	Hvarre Holdings, LLC	\$ 750.00		\$ 183,750.97
6/30/2022		Interest	\$ 52.67		\$ 183,803.64
		<b>Balance on hand as of 7/20/22</b>			<b>\$ 183,803.64</b>



To: Enterprise Zone Advisory Board  
From: Andy Shaw, Administrator  
Date: 8/3/2022  
Subject: Report of Activities

1. **Financial Reports:** Both usual reports included in meeting packet.
2. **Steward EDA Project:** Application is now being finalized/reviewed. EDA has shown positive interest in the concept. There were some delays getting support letters but the application is now well-written and close to ready. Dan is looking at which program to apply under for our best shot, as even though we have a great project, they are still competitive programs.
3. **Housing Study:** Mayor Arellano asked Kevin Marx and I to attend an upcoming council to discuss, but this is not yet scheduled. Dan Payette had been looking to have presentations to county boards, but there have been some concerns arising from study work for Stephenson County. Presentations may be delayed to make some corrections to Lee and Ogle.
4. **Z-Best Amboy Area Amendment:** Public Hearing was held Monday August 1<sup>st</sup> in Amboy. There are two areas for the project and a third area added for the building the City of Amboy holds its council in, to allow public hearings to be held there. 14.04 acres were added in rural Lee County, 2.09 in Amboy. Pre-amendment we had 472.39 acres available of our 9600, and upon approval 456.26 remain available. With such a small change I left the budget allocations alone with this one.
5. **Meetings Attended**
  - 6/16 I-39 Logistics Corridor Group
  - 6/21 Ogle County Economic Development Group
  - 7/27 Site Selection Extension Webinar
  - Upcoming/Tentative:
    - 8/8 to 8/11 Midwest CDI Springfield
    - 8/8 Rochelle, Ashton, Franklin Grove EZ Ordinance
    - 8/9 Ogle Exec, Oregon, Mount Morris EZ Ordinance
    - 8/15 Dixon, Amboy EZ Ordinance
    - 8/16 Ogle County EZ Ordinance
    - 8/18 Lee County Executive EZ Ordinance
    - 8/25 Lee County EZ Ordinance
    - 9/21 to 9/23 IDOT Fall Planning Conference in Rockford
    - 10/5 Lee Ogle EZ Board
    - 10/5 to 10/7 Illinois Enterprise Zone Association in Normal
    - 10/16 to 10/18 ILGISA in Normal