

Lee-Ogle Enterprise Zone Agenda

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

Date: 10/5/2022 at 10:00 am

10:00 a.m.	I.	Call to Order and Attendance	Chair
	II.	Minutes	
	III.	Unfinished Business	
		a. Financial Reportb. Administrator Reportc. Other Unfinished Business	AS AS Board
	IV.	New Business a. Next Board Meeting Location: Acres Bistro, 407 Lincoln Hwy, Rochelle December 7 th Lunch or Dinner Meeting? b. Set Meeting Schedule for 2023	Board
	V.	Next Meeting	
	VI.	Roundtable Discussion	Chair

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

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





Lee-Ogle Enterprise Zone Meeting Minutes

Location: Zoom
Date: 8/3/2022 | Time: 10:00 am

Voting M	lembe	rship Attendance	Guest A		nce
In- Person	Remote	Rochelle Mayor John Bearrows (Chair) Dixon Mayor Liandro Arellano Amboy Mayor John Schamberger Mount Morris (Village Clerk Paula Diehl) Oregon Mayor Ken Williams	In- Person	Remote	Greg Sparrow, Ogle County Board Econ Dev. Chris Manheim, Econ. Dev. Advisor to Ogle County Wendy Ryerson, Lee County Administrator
		Ashton President Tim Henert Franklin Grove President David Atkinson Lee County Vice-Chairman John Nicholson Ogle County Chairman John Finfrock GREDCO (Jason Anderson) LCIDA Exec. Director Kevin Marx Zone Administrator Andy Shaw (Vice-Chair)			
Call to Or	der				
favor. Financial	Repor				
for the ye	ear to	admin expenses and the project fund we date. The next report was the Project Furgton Point subdivision in Dixon site work.			
Motion a	nd 2 nd	to approve both. Voice vote, all in favor.			
	ed ite	eport ms from the report submitted. The Stewa submitted soon.	rd Road E	EDA pro	eject is moving along and
New Busi None	ness				
Next Mee	eting, (October 5 th via Zoom			
Roundtab	le				
Motion ar	nd 2 nd	to adjourn. Voice vote, all in favor.			

Lee Ogle Enterprise Zone Administrative Budget January 1-September 30, 2022

	Budgeted				
	1/1/22-1/31/22	Actual			
Income					
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		
Total	\$ 73,416.93	\$	73,416.93		
Expenses					
Personnel	\$ 47,417.67	\$	29,365.20		
Fringe	\$ 9,483.40	\$	6,560.95		
Travel	\$ 2,754.12	\$	2,439.09		
Other/Indirect	\$ 7,342.00	\$	5,506.47		
Contractural-Marketing/ Non-					
Fixed Expense	\$ 6,419.74	\$	3,988.87		
Total	\$73,416.93	\$	47,860.58		

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

Date	Check Number	From		Deposit	W	ithdrawal		Total
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	5102001	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	23333	Interest	\$	16.48			\$	80,168.96
6/14/2018	1000	Blackhawk Hills Regional Council (Amboy's Admin. Fee)	Ÿ	10.10	\$	670.00	\$	79,498.96
6/30/2018	1000	Interest	\$	16.36	Ÿ	070.00	\$	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	27203	Interest	\$	17.28			\$	82,724.41
9/28/2018	1001376075	Love's Travel Stops	\$	12,252.00			\$	94,976.41
9/30/2018	1001370073	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	3163	Interest	\$	22.84			\$	100,338.33
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			\$	100,383.48
2/6/2013	2071	Angelkrishna Corporation (\$330.92)	ڔ	8,200.07			\$	108,791.55
2/28/2019	20/1	Interest	\$	53.06			\$	108,791.33
3/15/2019	75358	Sewer Equipment	\$	138.00			\$	108,982.61
3/13/2019	1024	BHRC (Oregon and Ashton Application Fee)	\$	6,000.00			\$	
3/18/2019	1001		Ş	6,000.00	Ś	8,900.00	\$	114,982.61 106,082.61
3/28/2019	75620	Fehr Graham (Lee-Ogle Boundary project) Sewer Equipment	\$	170.00	Ş	8,900.00	\$	106,082.61
3/31/2019	73620	Interest	\$	60.35			\$	106,232.61
4/1/2019	1002		Ş	00.33	\$	1 705 50	\$	
		BHRC (Mt. Morris Admin. Fee)	ć	1 500 00	Ş	1,785.58		104,527.38
4/12/2019 4/15/2019	26483 1019	Illinois River Energy LLC Venier Construction LLC	\$	1,500.00 309.96	-		\$	106,027.38 106,337.34
	1019		_				\$	106,337.34
4/30/2019	10003	Interest III Deal Education	\$	56.26				,
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	24025744	Interest (427 and an)	\$	59.35			\$	111,487.92
7/19/2019	34936711	Mighty Vine (\$27,001.80)	\$	27,014.80			\$	138,502.72
7/24/2242	10120	TLM Enterprises, Inc. (\$13.00)	ć	67.55			\$	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)	1				\$	140,336.27
	26868	CHS Inc. (\$31.50)	1				\$	140,336.27
10/31/2019		Interest	\$	76.92			\$	140,413.19
10/31/2019 10/31/2019	3384420	Interest Pilot Flying J	\$	76.92 17,500.00			\$ \$ \$	140,413.19 157,913.19

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Date	Check Number	From	ļ.,	Deposit	W	ithdrawal		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	2011	Interest	\$	52.03			\$	208,467.10
4/24/2020 5/14/2020	2611 EFT	LSET Johnson Properties (Johnson Tractor)	\$	11,000.00			\$	219,467.10
5/22/2020	1003	Blackhawk Hills Regional Council City of Dixon	Ş	6,157.04	۲.	41,212.43	\$	225,624.14 184,411.71
5/22/2020	1003	City of Amboy			\$	1,247.28	\$	183,164.43
5/22/2020	1004	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			ڔ	10,333.31	\$	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	Ė		\$	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	4	\$700.00			\$	169,765.57
5/31/2021		Interest	\$	14.41			\$	169,779.98
6/30/2021	9200	Interest LFI Finance LLC		\$13.96			\$	169,793.94 171,543.94
7/19/2021	9200			\$1,750.00			· ·	
7/31/2021 8/2/2021	1014	Interest MDS General Contracting LLC		\$14.48 \$4,811.63			\$	171,558.42 176,370.05
8/31/2021	1014	Interest		\$14.97			\$	176,370.03
9/1/2021		Blackhawk Hills Regional Council (Housing Study)		Ş1 4 .57		\$17,645.50	\$	158,739.52
9/23/2021	1248	Moore Family Land LLC	\$	1,275.00		,010.00	\$	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 Proporties	\$	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	Ì		\$	182,645.15
			_					
4/30/2022 5/3/2022	1028	Interest Aagil A. Khan Sole Member Connektd Properties, LLC	\$	22.51			\$	182,667.66 182,917.66

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Date	Check Number	From	Deposit	Withdrawal	Total
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
7/21/2022	997442	Seldal Properties LLC	\$ 925.00		\$ 184,728.64
7/31/2022		Interest	\$ 78.04		\$ 184,806.68
8/30/2022	978994	Raynor Mfg. Co.	\$ 7,500.00		\$ 192,306.68
8/31/2022		Interest	\$ 86.39		\$ 192,393.07
9/30/2022		Interest	\$ 87.34		\$ 192,480.41
		Balance on hand as of 9/30/22			\$ 192,480.41



To: Enterprise Zone Advisory Board From: Andy Shaw, Administrator

Date: 10/5/2022

Subject: Report of Activities

- **1.** <u>Financial Reports:</u> Both usual reports included in meeting packet. Nice new projects at Dixon's Raynor and others to come.
- **2.** <u>Steward EDA Project:</u> Application is sent to EDA and anticipated to be one of the first considered in the new federal fiscal year.
- **3.** <u>Steward Corridor Resolution:</u> Quite a bit of activity with concerns about developers eyeing this area for non-industrial development. In response, Lee County passed a resolution to cement existing status where the area of enterprise zone has been known to be future growth areas of the City of Rochelle in various planning documents, acknowledging the massive infrastructure investments that have taken place in that area
- 4. <u>Housing Study:</u> Has been provided to a local bank and also investors with interest in area development, still need to schedule City of Dixon presentation, the dramatic one year rise in interest rates should cool off the market, but we hope our need for multi-family workforce housing will still drive construction, although with greater use of the various incentives out there.
- 5. Z-Best Amboy Area Amendment: About to be sent to the State of Illinois DCEO. Need signatures from each of you for the application. This amendment has two component areas added: one for a specific company area needed, and one for the city to hold hearings. Each of these have specific criteria, the project must be a viable project of substantial utility to the zone, while the other relies on the demographic economic distress criteria for the zones local labor market area. It looks like we are in good shape for both.
- **6.** <u>Fee for Amendments:</u> With this amendment, it brought up a conversation with another zone admin who charges a more substantial fee for doing this work, which can be pretty time consuming. I would like to discuss some options at our December meeting to make these amendments more productive with a fee structure to compensate us for the time expended and lost opportunity to do other EZ work.
- 7. QCREDA Connect: Quad Cities Regional Economic Development Authority (QCREDA) 's economic development event on October 12th. Registration learn about economic development instruments and incentives and network with county board chairs, mayors, economic development officials, chamber of commerce representatives, and bankers in the area with catered lunch presentations.



- **8.** <u>Planned Activity:</u> Going forward plans involve much more attention to BR&E interviews of industrial and larger employers to seek out concerns they may have and make appropriate referrals to local and state government, as well as various available incentives to assist firm's expansion planning.
- 9. Meetings Attended
 - 8/8 to 8/11 Midwest CDI Community Development Institute Springfield
 - 8/8 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 Finance & Executive EZ Ordinance and EZ Resolution
 - 8/25 Lee County EZ Ordinance and EZ Resolution
 - 9/2 Zoning and Planning Roundtable
 - 9/12 Rochelle Council EZ Ordinance and Resolution
 - 9/16 Future Dixon Project Meeting
 - 9/21 to 9/23 IDOT Fall Planning Conference
 - 9/26 BHRC Council
 - 9/27 IMEC (Illinois Manufacturing Excellence Center) Meeting
 - 9/28 BHRC County Board Chairs Roundtable Upcoming:
 - 10/5 to 10/7 Illinois Enterprise Zone Association in Normal
 - 10/12 QCREDA Connect
 - 10/16 to 10/18 Illinois GIS Association in Normal
 - 10/28 BHRC GIS Roundtable



Enterprise Zone Advisory Board To: Andy Shaw, Administrator From:

Date: 10/5/2022

Meeting Time for December 7th 2022, Lunch or Dinner? Subject:



LUNCH

SHAREABLES

PEAS & CHEESE

CHIPS & DIPS homemade chips, spring onion dip, pickled onion relish 7

QUESO FRITO

fried mozzarella, raines honey, cashew, basil, van laars sourdough 12

DESSERT

BASQUE CHEESECAKE

VANILLA CREME BRULEE

CHOCOLATE POT DE CREME

HANDHELDS

ACRES BURGER 6 oz hand formed patty, boursin cheese, onion jam, arugula, brioche bun 13

GRILLED CHEESE fresh mozzarella, asparagus, tomato, bacon, boursin, van laars sourdough 12

FRIED CHICKEN SANDO house made pickles, garlic aioli, brioche bun 10

SOUP & SALAD

ASPARAGUS & MUSHROOM CRUDO

CHOPPED CHICKEN

SOUP DU JOUR all homemade always 4/cup 8/bowl



DINNER MENU

STARTERS

Peas & Cheese

spring onion dip, pura Queso Frito achew, basil, van lars sourdough 12

raines honey, cashew, basil, van lars sourdou

Deviled Eggs
noked salmon, gribiche, asparagus radish 10

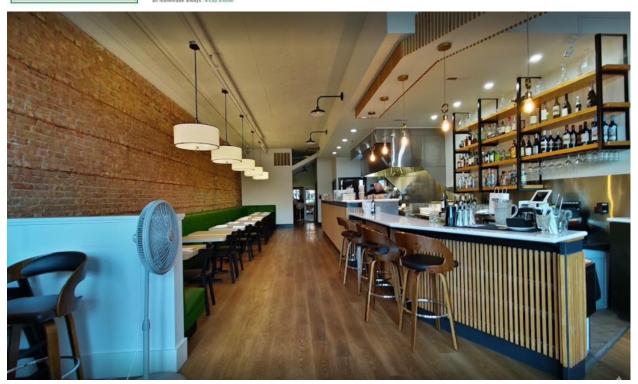
Asparagus & Mushroom Crudo

<u>Chopped Chicken</u> buttermilk fried chicken, bacon, butter lettuce, radish, house ranch 13

ENTRÉE

Bacon Blue Burger bacon, smoked blue cheese, avocado, brioche bun served w/house fries 14

charred spring onion chimuichuri, sunchoke 26
Faroe Island Salmon
celery root pure, english peas 22
Asparagus Ciao e pepe
4- nonoardelle, parmesan, black pepper 16





To: Enterprise Zone Advisory Board From: Andy Shaw, Administrator

Date: 10/5/2022

Subject: Proposed Meeting Schedule for 2023

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

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



Dear Daniel,

We're excited to open registration for the first-ever, in-person

Nuclear Host Community Economic Resiliency Conference
hosted by the Nuclear Communities Technical Assistance Team
("Nuclear Communities Team"). The Nuclear Communities Team is the
product of a partnership between the U.S. Economic Development
Administration, a division of the U.S. Department of Commerce,
Smart Growth America, the Nuclear Decommissioning Collaborative,
the Center for Creative Land Recycling, and the NADO Research
Foundation.

Taking place in **Morris, IL from November 16-17**, the Conference is geared towards the experience of Nuclear Communities in the Midwest, and aims to provide resources, solutions, and expertise tailored to this area of the country.

As we've previewed, the Nuclear Host Community Economic Resiliency Conference will be an opportunity to work with a team from your community, hear from and explore ideas with your peers and nuclear experts, and map out key steps for economic diversification to better position your community's plan for and response to energy transitions. There is no cost for registration and lodging will be provided. Transportation is the responsibility of the attendee.

REGISTER HERE