



Lee-Ogle Enterprise Zone: Zoom Meeting Agenda

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

Date: 2/8/2022 at 10:00 am

10:00 a.m.	I. Introductions and Attendance	Chair
	II. Minutes	Chair
	III. Unfinished Business	
	a. Financial Report	AS
	b. Administrator Report	AS
	c. Other Unfinished Business	Board
IV. New Business	a. Fee Policy for Amendments and other EZ projects	AS
	b. Discuss EZ Concerns Regarding New Renewable Energy Siting Act	AS
	c. Discuss Regional Economic Development Partnering Options	AS
V. Next Meeting April 5 th on Zoom		
VI. Roundtable Discussion	Chair	

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 6th

Lee-Ogle Enterprise Zone Meeting Minutes

Location: Zoom

Date: 10/5/2022 | Time: 10:00 am

Voting Membership Attendance

In- Person	Remote	
<input type="checkbox"/>	<input checked="" 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 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 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 Econ Dev.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chris Manheim, Econ. Dev. Advisor to Ogle County
<input type="checkbox"/>	<input type="checkbox"/>	Wendy Ryerson, Lee County Administrator
<input type="checkbox"/>	<input type="checkbox"/>	

Call to Order

Minutes

Minutes from our meeting on 8/3/22 were presented. Motion by Finfrock and 2nd by Nicholson to approve both. 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, with Shaw noting that one new project was paid just after the report cutoff at Bonnell in Dixon.

Motion by Arellano and 2nd by Nicholson to approve both. Voice vote, all in favor.

Administrator Report

Shaw noted items from the submitted report. The Steward Road EDA project was submitted and is anticipated to be one of the first projects reviewed in the new fiscal year. Also noted was the large amount of activity to move a resolution that is protective of EZ areas near Rochelle in Lee County. A fee structure is being considered to better compensate the zone for its time expended on amendment applications, more researched info to come at next meeting. BR&E plans are being developed for next year to include many interviews of larger employers in the zone.

New Business

Next Meeting, December 7th in person, at Acres Bistro in Rochelle, at 12pm. Lunch provided for board invitees, watch for calendar invitation.



Meeting Schedule for 2023, by consensus, following the same convention as 2022:

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

Roundtable

Adjournment

Motion by Finrock and 2nd by Arellano to adjourn. Voice vote, all in favor.



- Draft
- Final
- Amended

Lee-Ogle Enterprise Zone Meeting Minutes

Location: Acres Bistro in Rochelle

Date: 12/7/2022 | Time: 12:00 pm

Voting Membership Attendance

In- Person	Remote	
<input type="checkbox"/>	<input type="checkbox"/>	Rochelle Mayor John Bearrows (Chair)
<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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	Lee County Vice-Chairman John Nicholson
<input type="checkbox"/>	<input type="checkbox"/>	Ogle County Chairman John Finfrock
<input checked="" type="checkbox"/>	<input type="checkbox"/>	GREDCO (Jason Anderson)
<input type="checkbox"/>	<input type="checkbox"/>	LCIDA Exec. Director Kevin Marx
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Zone Administrator Andy Shaw (Vice-Chair)

Guest Attendance

In- Person	Remote	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Greg Sparrow, Ogle County Board Econ Dev.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Chris Manheim, Econ. Dev. Advisor to Ogle County
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wendy Ryerson, Lee County Administrator
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input checked="" 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

Lacking a quorum, those in attendance informally had lunch and discussed economic development cooperation and activity between Lee and Ogle Counties.

Lee Ogle Enterprise Zone Administrative Budget
January 1-December 31, 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	\$ 46,316.89
Fringe	\$ 9,483.40	\$ 12,704.76
Travel	\$ 2,754.12	\$ 3,250.22
Other/Indirect	\$ 7,342.00	\$ 7,341.96
Contractual-Marketing/ Non-Fixed Expense	\$ 6,419.74	\$ 4,296.77
Total	\$73,416.93	\$ 73,910.60

Lee-Ogle Enterprise Zone
Sauk Valley Bank Checking Account
From inception through November 30, 2022

Date	Check Number	From	Deposit	Withdrawal	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		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

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 Properties	\$ 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 Connected Properties, LLC	\$ 250.00		\$ 182,917.66
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
10/31/2022		Interest	\$ 105.93	\$ 192,586.34
11/30/2022		Interest	\$ 157.50	\$ 192,743.84
12/31/2022		Interest	\$ 162.88	\$ 192,906.72
1/26/2023	1605	BHRC (Housing Study Refund)	\$ 5,904.80	\$ 198,811.52
1/31/2023		Interest	\$ 163.99	\$ 198,975.51
		Balance on hand as of 1/31/23		\$ 198,975.51



To: Enterprise Zone Advisory Board
From: Andy Shaw, Administrator
Date: 2/6/2023
Subject: Report of Activities

1. **Financial Reports:** Reports follow, with current year's income and expenses, then the project fund. The Steward Road planning project match would be still to be deducted from the current total.
2. **Steward EDA Project:** We were awarded the grant and it is moving forward. The committee to oversee the RFP is being finalized to include both communities, Lee County, Alto Township, and city and county engineers. RFP has not been released yet due to other BHRC work needing to wrap up.
3. **Steward Corridor Resolution:** To be discussed in New Business. In the lame-duck legislative session a bill was introduced and passed to drastically limit county control over renewable siting decision making. This was ultimately signed by the governor and at this point a hoped-for trailer bill action may allow some level of local control nearer to planned enterprise zones and cities.
4. **2023 fee with inflation adjustment:** With the October annualized CPI published we can calculate the fee for administration of the EZ. It is based on the 3-year rolling average of each October's annual CPI, published by BLS in early November. https://www.bls.gov/news.release/archives/cpi_11102022.htm Figures for each of the last three year's reports are as follows: 1.2%(2020), 6.2%(2021), 7.7%(2022). The 3-year rolling average is 5.0333%, which would be applied to the previous year's administrative fee and be billed to units of local government in the first quarter of 2023. See further in packet for how this calculates out.
5. **Z-Best Amboy Area Amendment:** Pending with the State of Illinois DCEO. Agency staff requested some clarity in late December so I think it is in progress.
6. **Fee for Amendments:** Document attached outlining findings across Illinois enterprise zones is for our new business discussion. I had a phone call with Craig Coil to clarify what was there. There is a wide latitude given for fees when amendment costs come into the picture. Since the work is complex, and sometimes involves outside consultants to accomplish. Even where other zone's amendment fees appear large they are typically covering actual costs of amendment work. New Business.
7. **Regional Cooperation:** Ogle County has been working toward a countywide economic development partnership. Lee County's organization has new leadership. I want to continue the discussion in New Business for your input on future cooperation between Lee and Ogle Counties.
8. **C-PACE Update:** For the 2nd time in the BHRC region, where we had encouraged counties to enable C-PACE through a professional program administrator, the IECA,



developer clients have preferred an alternate path through the Illinois Finance Authority, primarily to bypass fee structures in the other program. This occurred first in Freeport and now in Rochelle. The cities were able to pass a parallel program so for the time being clients in those cities can choose either program and we will continue to monitor and in the future may advise our counties to make a change.

9. BR&E: We are in the process of moving into a program. Have met with a nearby EDC to get advice.
10. Invest in Illinois Act: See following page for details. A lot of positive changes for EZ and also rural projects with EDGE value doubling in underserved areas, and EZ area expansion.
11. PILOT Movement/Megasites: Set in motion by the Chicago Bears' desire for a tax incentive in Arlington Heights, this could have a good benefit to Illinois competitiveness for major industrial attraction. This "Payment in lieu of taxes" scenario is where a major project negotiates its tax bill with taxing districts rather than just accepting the normal Rate*EAV, where such normal rates are a big turn-off and end causing loss of super-projects. Also, see Pritzker announcement on megasites.

12. Meetings Attended

- 12/7 EZ Board Lunch in Rochelle
 - 12/9 BHRC Regional Economic Development Summit
 - 1/4 EZ Client C-PACE Call
 - 1/9 Comed Economic Development Team Meeting
 - 1/11 Steward Corridor Study Planning Call
 - 1/12 Federal Legislative Update
 - 1/13 EZ Partner Lunch
 - 1/20 State Legislative Update
 - 1/23 Rochelle City Council C-PACE
 - 1/25 BHRC County Board Chairs Roundtable
 - 1/26 Birth to 5 Childcare Introduction Meeting
 - 1/27 BHRC CEDS Roundtable
 - 1/30 BR&E Planning Call
 - 1/31 Attracting Rural Residents Webinar
 - 2/1 LCIDA Board
- Upcoming Meetings
- 2/22-23 Illinois Institute for Rural Affairs Conference
 - 5/3-5 Illinois Enterprise Zone Association Conference

2023 EZ Budget

Income Side

	IGA (2018 Basis Year)	2019 +2.0333%	2020 +2.1%	2021 +1.8333%	2022 +3.0667%	2023+5.0333%
Lee County Share	\$9,904.00	\$10,105.38	\$10,317.59	\$10,506.75	\$10,828.96	\$11,374.01
Dixon Share	\$21,838.00	\$22,282.04	\$22,749.96	\$23,167.04	\$23,877.51	\$25,079.34
Amboy Share	\$670.00	\$683.62	\$697.98	\$710.78	\$732.58	\$769.45
Ashton Share	\$600.00	\$612.20	\$625.06	\$636.52	\$656.04	\$689.06
Franklin Grove Share	\$595.00	\$607.10	\$619.85	\$631.21	\$650.57	\$683.32
	\$33,607.00	\$34,290.34	\$35,010.44	\$35,652.29	\$36,745.65	\$38,595.17
Ogle County Share	\$7,433.00	\$7,584.14	\$7,743.41	\$7,885.36	\$8,127.18	\$8,536.25
Rochelle Share	\$23,526.00	\$24,004.36	\$24,508.45	\$24,957.77	\$25,723.15	\$27,017.88
Mount Morris Share	\$1,750.00	\$1,785.58	\$1,823.08	\$1,856.50	\$1,913.43	\$2,009.74
Oregon Share	\$830.00	\$846.88	\$864.66	\$880.51	\$907.51	\$953.19
	\$33,539.00	\$34,220.96	\$34,939.60	\$35,580.15	\$36,671.28	\$38,517.05
Total Budget for Administ	\$67,146.00	\$68,511.30	\$69,950.04	\$71,232.43	\$73,416.93	\$77,112.22

Invest in Illinois Act

SB 2951 (Villanueva/Zalewski) creates the Invest in Illinois Act, which makes a variety of changes to state tax incentive programs. **SB 2951** unanimously passed the Senate last February 16, prior to being amended into the Invest in Illinois Act. It passed the House as amended by a vote of 86-23-0 on January 10. That same day, the Senate concurred with the House amendment by a vote of 40-15-0. The bill now awaits the governor's signature. Key provisions are listed below.

- Establishes the substantive language for the Large Business Attraction Fund (closing fund) under DCEO. This fund gives DCEO the discretion to offer cash assistance to attract major job creators and investment in Illinois. The Senate President and Speaker of the House, but not the respective minority leaders, are given effective veto power over any proposed uses of funds. The supplemental BIMP (SB 1720) includes the \$400M initial appropriation to the closing fund.
- Increases the Economic Development for a Growing Economy (EDGE) credit for job retention from 25% credit, regardless of location, to 50% for business in underserved areas.
- Expands the scope of the Reimagining Energy and Vehicles in Illinois (REV) Act (previously known as the Reimagining Electric Vehicles in Illinois Act) to allow renewable energy manufacturers to receive credits under the Act.
- Increases the maximum size of existing Enterprise Zones.
- Increases the Manufacturing Illinois Chips for Real Opportunity (MICRO) credit for job retention from 25% to 75%, or 100% in underserved areas.
- Creates a sustainable aviation fuel (SAF) credit of \$1.50 per gallon of sustainable aviation fuel purchased.

Gov. Pritzker Announces \$40 Million Grant Opportunity to Develop Megasites

Press Release - Monday, February 06, 2023

CHICAGO — Governor Pritzker today joined state and local leaders, along with the Department of Commerce and Economic Opportunity (DCEO), the Chicago Neighborhood Initiatives (CNI), and Intersect Illinois in Pullman to announce \$40 million in Rebuild Illinois Capital Funds to supercharge the development of megasites - large, developed sites ready for occupancy for manufacturers, distribution centers, industrial centers, and more. The competitive grant opportunity is open to governments, private businesses, or non-profits to support site development in order to attract large-scale industrial investments in underutilized areas and former industrial sites.

"Major job creators are consistently looking for investment-ready sites they can get up-and-running in a short amount of time - and Illinois is home to some of the largest such sites in the country, all ripe for fresh development," **said Governor JB Pritzker**. "The new Megasites Investment Program grants will help communities innovate their own business attraction efforts and will spur economic development in communities across our great state."

With sectors like clean energy and manufacturing rapidly expanding in the U.S., major job creators are looking for large, investment-ready sites to locate their growing businesses. By providing grants that enable entities to create investment ready sites, Illinois is increasing its competitiveness for large-scale investment.

The Megasites Investment Program funding will be issued through a competitive Notice of Funding Opportunity (NOFO) and is open to private entities, non-profits, or local governments. Grants will range from \$250,000 to \$5 million, with the grant award amount determined by acreage (up to \$5,000 per acre). Eligible sites must contain at least 200 contiguous acres and applicants must own or have an agreement in place to acquire the property at the time of the application. The NOFO opportunity also requires 1:1 capital investment match.

Underserved areas and areas located in Opportunity Zones are prioritized through the application process, which allows for the developed sites to market additional incentives to potential business prospects.

Funding can be used on a variety of site development expenses, including infrastructure expenses such as roads, electricity, water, broadband and other utilities; site development expenses like grading and drainage, rehabbing existing structures, remediation and cleanup; and land acquisition and related expenses. A link to the application - including information on an informational webinar on February 21 - can be [found here](#). Applications will be accepted through April 6, 2023.

Illinois is a national leader in manufacturing, warehousing, and distribution - serving as home to three of the top ten industrial sites in the country, with the largest industrial park in America located in Elk Grove Village (2022 [Business Facilities](#) Rankings). As Illinois invests in areas in need of revitalization and further grows its economy, new megasites will serve as a major draw for job creators.

"Megasites are a major draw for companies looking to locate or expand in Illinois and given our superior infrastructure and workforce there's boundless investment opportunities throughout the state," **said DCEO Acting Director Kristin A. Richards**. "Megasites are akin to a turn-key house: move-in ready with zero hassle - which is exactly what fast-growing businesses are looking for."

Site selection is a critical component of Illinois' business attraction efforts. Intersect provides hands-on support for companies looking for locations in Illinois, and has a variety of online resources, including a [property finder](#) featuring more than 150 investment-ready sites in Illinois as well as a [standalone guide](#) featuring megasites above 1,000 acres - designed for large job creators.

One of the goals of the Megasites Program is to attract jobs creators and revitalization for areas that are underutilized, such as former industrial sites, brownfields, and agricultural sites. Whether it's an industrial park featuring various businesses, or a large facility dedicated to manufacturing soup to nuts, megasites are designed to spur development and create jobs in Illinois' communities.

"We talk about the rising tide lifting all boats, and the work we are doing to put Illinois on the right financial path is allowing local communities to thrive economically because of those efforts," **said State Senator Elgie Sims (D-Chicago)**. "Economic development is the key to success — and this is yet another step toward continuing our state's robust economic recovery."

"When I became alderman in 1999, the community had a vision and hopes but no way to realize them," **said Alderman Anthony Beale**. "That first grant from the State in 2010 made all the difference. It takes a partnership to achieve the turnaround that we've seen in the 9th ward - And looking to the future Illinois communities could ask for no better partner than Governor Pritzker. It's great to see a new funding opportunity designed to revitalize communities."

CNI Corp's Pullman Park development is one example of a powerful community transformation, serving as home to the Method Soap Manufacturing facility, Amazon and Whole Foods Distribution Centers, Gotham Greens and more. The former shuttered factory site was developed in order to attract more than \$700 million investment and creating more than 2,000 jobs.

"CNI's Pullman Park Development went from a 180-acre brownfield to a new, green manufacturing and distribution hub," **said CNI Corp. President David Doig**. "This area is now a model for economic development - creating more than 2,000 jobs - and it all began with a \$10 million grant from the State."

"As companies act on needs to ramp up large-scale¹² production quickly, the availability of sites that can handle their requirements - from electricity, to water, to rail access - is critical to winning deals,"

said Intersect Illinois CEO Dan Seals. "We're fortunate to have many quality sites in Illinois and are working to make sure they are ready for companies to set up rapidly."

Over the past several years, Illinois has launched new business attraction incentives while making improvements to its existing suite. Recent programs and improvements to business attraction include:

- **Reimagining Energy and Vehicles (REV Illinois)**
 - Provides up to 100 percent income tax withholding for new jobs created and other benefits for manufacturers of Electric Vehicles, component parts, and related clean energy manufacturers.
- **Manufacturing Illinois Chips for Real Opportunity (MICRO)**
 - Provides up to 100 percent income tax withholding for new jobs created for manufacturers of microchips and semiconductors and associated component parts.
- **Economic Development for a Growing Economy (EDGE):**
 - With more than \$1 billion in investment from companies receiving EDGE credits in 2022, EDGE is Illinois' premier incentive program. EDGE provides competitive tax incentives to businesses in all industries locating or expanding in Illinois.
- **Enterprise Zones (EZs):**
 - Designated zones designed to stimulate economic growth and neighborhood revitalization in economically depressed areas of the state through state and local tax incentives, regulatory relief, and governmental services.
- **High Impact Businesses (HIB):**
 - Supports large-scale economic development activities by providing tax incentives to companies that make substantial capital investments in operations and create or retain a large number of jobs.

Press Releases

- **Logan County Highway-Rail Project Approved by the ICC**

Monday, February 06

- **ICC Approves Highway-Rail Public Safety Improvements for Randolph County**

Monday, February 06

- **Gov. Pritzker Announces \$40 Million Grant Opportunity to Develop Megasites**

Monday, February 06



2022 Illinois Enterprise Zone Fee Analysis

Andy Shaw Lee-Ogle EZ

11/7/2022

The Lee-Ogle Enterprise Zone administrator wishes to implement a new fee for amendments, so he dissected the annual fee disclosure forms that Illinois DCEO posts to its site each year. Such disclosure is mandated, and currently 98 zone fee disclosures are available at the DCEO EZ website, describing a variety of fees assessed to projects in the various local enterprise zones. Full file of disclosures at the following:

<https://dceo.illinois.gov/content/dam/soi/en/web/dceo/expandrelocate/incentives/taxassistance/documents/2022-enterprise-zone-fee-schedules.pdf>

36 of zones had no fees:

Altamont-Effingham, Beardstown, Bensenville, Canton-Fulton County, Carmi-White, Champaign-Champaign County, Chicago 1, Chicago 2, Chicago 3, Chicago 4, Chicago 5, Chicago 6, Flora-Clay, Franklin I-57, Galesburg, Gateway Commerce-Madison County, Greater Centralia, Greenville-Smithboro, Hodgkins-McCook, Joliet Arsenal, Loves Park-Machesney Park, Macoupin, Madison Co-Discovery, Monmouth, Mt Carmel-Wabash, Mt Vernon, Nashville-Washington, Newton Jasper, Rantoul, Riverbend, Salem-Marion, Springfield-Sangamon, SW Madison, Vandalia-Fayette, Waukegan, and Zion-Benton

38 zones have a fee for projects, in a similar form to the allowed maximum (0.5% of materials/max 50k per project), with some lower as noted:

Alexander-Pulaski (lowered to .35%), American Bottoms-St Clair, Bedford Park, Belvedere-Boone, Bloomington-Normal, Cal Sag, Calumet Region, Coles, Decatur-Macon (lowered to 0.125% for EDC members/donors, 0.5% otherwise), Diamond, Effingham, Fairmont-Casey, Franklin Park, Hamilton-Wayne, Jacksonville Regional, **Jo-Carroll LRA**, Kankakee, Kankakee River Valley, Kewanee-Henry County, **Lee-Ogle**, Lincoln 394, Macomb-Bushnell-McDonough, Massac, Montgomery, North Tazewell, **Northwest Illinois**, Ottawa Area, Peoria Rural, Peoria Urban, Quincy, Robinson-Crawford, Saline County, South Tazewell, St Clair-Mid America, Taylorville-Christian, West Regional, **Whiteside-Carroll**, and Will-Cook.

Zones with fees that mention amendments:

1 zone has the 0.5% fee for projects only in cases where an amendment to the zone is needed:

Belleville

7 zones have a fee for all projects at the allowed maximum (0.5% of materials/max 50k per project), while also charging a fee for amendments to the zone: Carbondale (\$500 plus client must provide survey description), Douglas-Tuscola (\$5,000+Actual Costs), Edgar-Paris (\$5,000+Actual Costs), Jersey-Greene (\$500), Rockford 1 (Variable), Rockford I-90 (Variable), and Williamson (\$500 plus client must provide survey description)



1 zone has the 0.5% fee for projects but with a local maximum fee of \$100, while also charging an up to \$200 fee when an amendments to the zone is undertaken: Clark County

1 zone has the 0.5% fee only in city, with a zero fee if rural, and also has a zero fee on projects of less than \$5,000. This is also the only zone with fees noted for RE abatement: 5 years (\$250), 6 years (\$600), 7 years (\$700), and a fee for zone amendments: \$5 per 1000 in project materials: Urbana-Champaign Co

4 R/EDA zones charge both the standard project fee of 0.5%, AND an application fee of \$2,000: QCREDA, SEIDA, UIRVDA, and WIEDA. Projects in these zones would typically involve a map amendment so this may be an amendment fee in reality.

5 zones charge an variable application fee rather than the more typical project fee based solely on the materials cost: Bureau-Putnam (\$250 application and \$250 per certificate, with “not to exceed public act” language), Fairview Heights (2.0% application fee on total project, max \$500), Quad City (\$250 application and \$75 per certificate), Streator Area (\$250 application fee), Western Hoffman Estates (\$500 application fee)

A final 5 zones have a fee for projects, in a similar form to the allowed maximum with some more unusual caps & minimum/maximums noted:

Cicero—0.5% application fee up to local maximum \$1000 fee.

DeKalb County—0.5% fee up to \$50k per certificate (likely misprint with “per certificate” instead of “per project”)

Harvard-Woodstock—0.5% fee, with minimum \$250 fee, Max \$50k fee

Monroe-Randolph—0.5% fee but has stated minimum project of \$10,000.

Perry County—0.5% fee only when materials exceed \$10k. \$5.00 for those under \$10k



Proposed Lee-Ogle Fees

Project fee where zone is already in place:

For the typical project application where project is seeking BMEC or BMEC + Real Estate Tax Abatement: 0.5% of materials/max \$50k per project, No Change.

When only local real estate tax abatement is sought, a comparable fee of 0.5% of materials/max \$50k per project. This has generally been our practice but would be codified for clarity in future projects.

When a zone amendment is required, preceding the above project application:

- Map amendment to include project area, \$2,000 amendment fee and/or actual costs.
- Map amendment to include new municipality, driven by specific company project, \$2,000 amendment fee and/or actual costs, borne by company showing need for the amendment.
- Other map amendment, variable amendment fee and/or actual costs.
- Incentive or other ordinance change to accommodate project, variable amendment fee and/or actual costs.
- Projects requiring an amendment would be assessed the amendment fee upfront, and when project commences, the project fee would be assessed.

It has been recommended that if we did this, we should do it with an amending ordinance so that would involve a public hearing and DCEO application process. If doing that, since it is a complex process, we should consider any other ordinance changes that would make sense, perhaps at our next EZ meeting in two months.

HB4412: Overhaul of renewable energy siting rules at county level to adopt a statewide framework:

- May not be more restrictive than state rules for wind when outside the 1.5 mile zoning jurisdiction
 - May not be more restrictive than state rules for solar in county jurisdiction
- Must hold hearing within 45 days of application
- County shall decide within 30 days of hearing
- Ordinance in conflict shall be amended within 120 days of this act's effective date
- Setbacks from center of base of wind tower
 - Occupied Community Buildings, 2.1x height of blade tip to outside wall of building
 - Participating Residence, 1.1x height to outside wall
 - Non-Part Residence, 2.1x height to outside wall
 - Boundary of Participating Property, None
 - Boundary of Non-Part Property, 1.1x height
 - Road ROW, 1.1x height to road centerline
 - Transmission Lines, 1.1x height to edge of property or easement line
 - Fish and Wildlife Area, 2.1x height to property line
 - Must comply with codes regardless of above
- Modelled wind flicker shows no more than 30 hours per year of shadow flicker for any community building or non-participating residence
- Setback from nearest edge of any component of facility (Non Tower and presumably Solar)
 - Non-participating dwelling or occupied community building, 150 feet
 - Boundary line of participating property, none
 - Road ROW, 50 feet
 - Boundary of non-participating property, 50 feet
- 6-25 foot fence
- No component height above 20 feet, at full tilt
- Setbacks may be waived with consent of each non-participating property
- Sound limits may not exceed Illinois Pollution Control Board
- May not make restrictions without a compliant ordinance
- May not preclude development
- Requests shall be approved if in compliance with state act
- May not disallow, in industrial or ag zones, permanently or temporarily. (No Moratorium)
- Fee must be reasonable compared to projects of a similar capital cost
- Standards for construction and decommission shall not exceed AIMA, cost not to exceed AIMA planned costs, minus salvage value
- No property value guarantee escrow account
- May have vegetative screens but no berms
- Blade tip height rules cannot be more restrictive than FAA's No Hazard Determination
- County may require adherence to EcoCAT from IDNR
- County may require avoidance of IDNR protected lands
- May require consult with Historic Preservation Office
- May require vegetative ground cover and vegetative plan
- Road use agreement for reasonable costs only, ie. only those attributable to project
- Does not apply if permitted prior to effective date