



Lee-Ogle Enterprise Zone: Zoom Meeting Agenda

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

Date: 4/5/2023 at 10:00 am

10:00 a.m.	I. Attendance	Chair
	II. Minutes	Chair
	III. Unfinished Business	
	a. Financial Report	AS
	b. Administrator Report	AS
	c. Fees for Amendments	AS
	d. Other Unfinished Business	Board
	IV. New Business	
	a. Project Fund Account Change	AS
	b. EZ & New Renewable Energy Trailer Bill	Anderson
	V. Next Meeting June 7 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: 2/8/2022 | Time: 12:00 pm

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 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 type="checkbox"/>	Lee County Board Rep Angela Schippert
<input type="checkbox"/>	<input type="checkbox"/>	Ogle County Chairman John Finfrock
<input type="checkbox"/>	<input checked="" type="checkbox"/>	GREDCO (Jason Anderson)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	LCIDA Exec. Director Tom Demmer
<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 checked="" type="checkbox"/>	Kevin Marx
<input type="checkbox"/>	<input type="checkbox"/>	

Call to Order

Seven voting members were present for quorum. New LCIDA Executive Director Tom Demmer was introduced.

Minutes

Minutes from our meeting on 10/5/22 and 12/7/22 were presented. Motion by Williams and 2nd by Arellano to approve both. Voice vote, all in favor.

Financial Reports

Shaw noted that on the Project Fund report are deposits for earned interest and one entry for a refund of what had been approved for the housing study, when costs come in less than expected. The new calendar year budget for fees and expenses is also included. Motion would also be to accept this as our budget for 2023. Motion by Arellano and 2nd by Williams to approve both. Voice vote, all in favor.

Administrator Report

Shaw made note of several items on his written administrator report. The Steward EDA study was awarded but remains in early stages as BHRC is wrapping up some other work. Our EZ project amendment application with the state is moving slowly but not certified yet, indicating an extended timeframe there. C-PACE in the area is seeing early demand but clients are seeking an alternative provider, the Illinois Finance Authority's version, which is said to be less costly to the project. The City of Rochelle implemented this and other cities could as well if needed. For the short term, projects can choose between the two alternates while we figure out plans for the program. Many changes to incentive programs in Illinois under the signed Invest in Illinois Act, very positive for EDGE and Enterprise Zones. Article attached outlining various changes attached.

New Business

Fee Policy Shaw brought compiled information about how other zones charge fees for zone amendments, to have the project firm compensate the zone for the substantial amount of time expended on amendments. There is a wide spectrum of fees charged and these are noted in the attached report.



Board views ranged from not seeing the need to impose additional fees upon zone companies to agreement for some form of implementation of an amendment fee. Further discussion and thought is warranted. No motion was made.

Renewable Energy Siting Act Anderson brought concerns regarding HB-4412, a bill passed in the lame duck session in January that stripped county government of most authority over solar and wind site decision-making. Impact to Lee Ogle EZ areas that the City of Rochelle has invested in for future industrial development is large, as a lot of land is currently in farms with some being sought for solar uses. It is hoped that a trailer-bill legislative strategy can mitigate some of the impact at the edges of developing cities like Rochelle

Motion by Arellano and 2nd by Williams to authorize Mayor Bearrows to speak on our EZ's behalf if/when opportunity arises, all in favor.

Regional Economic Development/Roundtable Manheim discussed Ogle County EDC's progress, Williams discussed recent announcement that Frontier is building out fiber to all homes in Oregon and Byron.

Adjournment

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

Meeting Schedule for 2023

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

Lee Ogle Enterprise Zone Administrative Budget

	1/1/23-12/31/23 Budgeted	1/1/23-3/31/23 Actual
Income		
Lee County Board	\$ 11,374.01	\$ 11,374.01
City of Dixon	\$ 25,079.34	\$ 25,079.34
City of Amboy	\$ 769.45	\$ 769.45
Village of Ashton	\$ 689.06	\$ 689.06
Village of Franklin Grove	\$ 683.32	\$ 683.32
<i>Overall from Lee County</i>	<i>\$ 38,595.18</i>	<i>\$ 38,595.18</i>
Ogle County Board	\$ 8,536.25	
City of Rochelle	\$ 27,017.88	\$ 27,017.88
City of Oregon	\$ 953.19	\$ 953.19
Village of Mt. Morris	\$ 2,009.74	\$ 2,009.74
<i>Overall from Ogle County</i>	<i>\$ 38,517.06</i>	<i>\$ 29,980.81</i>
TOTAL BUDGET INCOME	\$ 77,112.24	\$ 68,575.99
Expenses		
Personnel	\$ 48,000.00	\$ 9,574.53
Fringe	\$ 12,000.00	\$ 1,785.67
Travel	\$ 3,300.00	\$ 315.12
Indirect 10%	\$ 7,711.22	\$ 1,187.53
Contractual/Marketing/Non-Fixed Expense	\$ 6,101.02	\$ 200.00
TOTAL BUDGET EXPENSE	\$ 77,112.24	\$ 13,062.85

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
2/3/2023	ETF	Gusto (Transaction made in error)		\$2,464.26	\$ 196,511.25
2/3/2023	ETF	Gusto (Transaction made in error)		\$6,740.47	\$ 189,770.78
2/6/2023	ETF	Gusto (Transaction made in error)		\$120.00	\$ 189,650.78
2/28/2023	ETF	Transfer from BHRC General Account	\$9,324.73		\$ 198,975.51
2/28/2023		Interest	\$ 150.61		\$ 199,126.12
3/31/2023		Interest	\$ 168.28		\$ 199,294.40
		Balance on hand as of 3/31/23			\$ 199,294.40



To: Enterprise Zone Advisory Board
From: Andy Shaw, Administrator
Date: 4/5/2023
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 \$50k match should be deducted from the current total. Couple new pending projects.
2. Steward EDA Project: We were awarded the grant and it is moving forward. BHRC has met with EDA for its grant kickoff meeting and EDA agreements are set. The committee to oversee the RFP is assembled and will be tasked with final approval of the RFP by end of April.
3. Z-Best Amboy Area Amendment: Certified by DCEO on 3/7/23. This one went into overtime but we got it through finally.
4. Future Amendment: Early stages of thinking through some additional areas after conversations with Demmer and Anderson. There is an amendment type for areas without an immediate project that I need to investigate further at the upcoming conference to see if it would work.
5. Project Fund/FDIC Insurance: Following recent bank closure news, we are realizing that BHRC funds, which include the Project Fund held for the EZ, somewhat exceed insurance limits. Alternate account types such as CD or money markets can assure the FDIC insurance applies. **Would like to move \$100k from the EZ project fund to a Sauk Valley Bank CD, they have a 6 month at 2.75% and a 15 month at 3.76% to choose from. New Business**
6. Zekelman/Jackpot Update: We have our first trial run of the compliance for the Jackpot abatement tiers. They are in great shape and nearly where they need to be already, will share at the meeting. For a comparison to what we did with abatement, see attached for info on Project Yukon from Boone County. Our new offering is in-line with what they have done.
7. Abatement Meetings: I have met with both county clerks to authorize this year's abatement lists.
8. Back to Business Grant: A new round of this Illinois grant is opening for one month, from April 5th to May 10th. Dixon Chamber and Sterling Main Street are helping businesses apply and you can refer interested parties to them for help. <https://dceo.illinois.gov/smallbizassistance/b2b.html>
9. Solar Summit: I attended one day of this and heard of the latest trend in solar, agri-voltaics, which incorporate ag into solar projects, especially grazing around panels. This will likely be something we see and hear more and more of.
10. Solar Trailer Bill: Jason has made good progress, thanks to efforts of Senator Win Stoller and LCIDA's Tom Demmer. **New business topic**



11. Fee for Amendments: Held over but still seeking more information, including at EZ conference. Unfinished Business.
12. C-PACE Update: As previously mentioned, for the near term, as necessary, we may need to bring C-PACE to individual cities similarly to what Rochelle has already done. They can quickly pass a parallel program so clients can choose either the county IECA program or the alternate IFA program. We will continue to monitor and in the future may advise counties to make a change by this time next year.
13. BR&E: We are in the process of moving into a program. Have met with a nearby EDC for advice.
14. Megasite Grant: From what we are hearing the program wasn't a good fit for areas in the BHRC region and none applied.
15. Meetings Attended

- Attracting Rural Residents Call Feb 14
- Intersect Illinois Site Selection Feb 15
- Lee County Abatement Meeting Feb 15
- Ogle County Abatement Meeting Feb 21
- Rural Affairs Conference Feb 22-23
- I-39 Corridor Group Feb 28
- Sauk SBDC Stakeholder Meeting March 1
- Zoning Roundtable March 3
- EZ Project Client March 3
- Solar Farm Summit March 14

Upcoming

- Lee County Industrial Dev Assoc April 5
- Ogle EDC April 13
- IEDA Site Selector Forum April 20
- ComEd Econ Dev Call April 27
- Illinois Enterprise Zone Association May 3-5
- Dixon Chamber Gala May 5
- Rochelle Chamber Ann Dinner May 18
- Illinois Economic Dev Summit June 8-9



Illinois
Department of Commerce
& Economic Opportunity
JB Pritzker, Governor

CERTIFICATION

Pursuant to 20 ILCS 655/5.4 of the "Illinois Enterprise Zone Act," as amended, the Department of Commerce and Economic Opportunity hereby certifies the attached Ordinance that expands the boundaries of the Lee-Ogle Enterprise Zone by adding additional property on behalf of Z - Best Enterprises project in the City of Amboy, Lee County, Illinois.

This certification is effective on and after execution of this certification by the Director of the Department of Commerce and Economic Opportunity or designee.

ATTEST:

A handwritten signature in black ink, appearing to read "Kristin Richards".

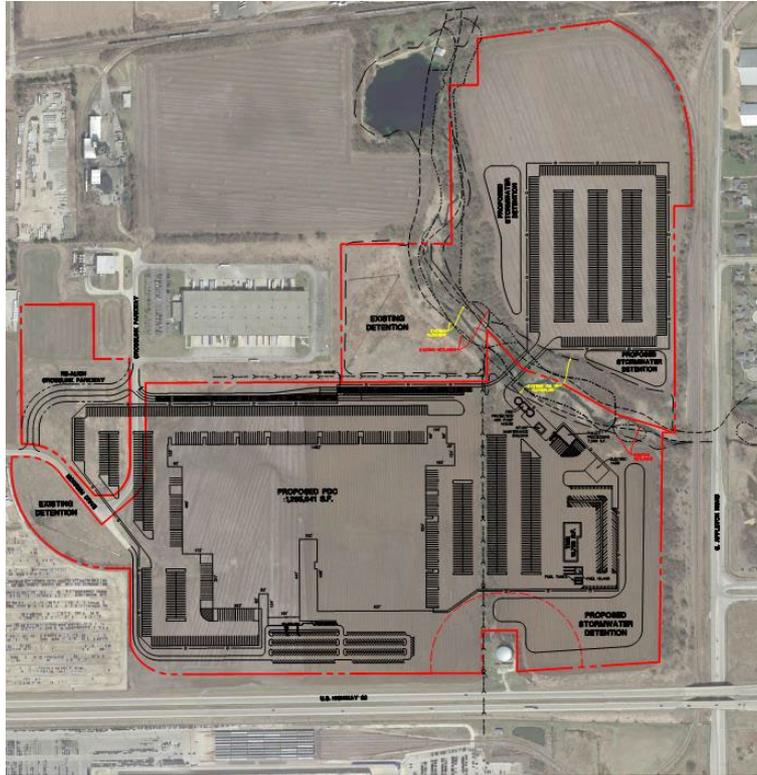
Kristin Richards
Acting Director
Illinois Department of Commerce
and Economic Opportunity

3/7/2023

Date

LeeOgleZBest_2023_02_23_AT_2322

PROPOSED PROJECT YUKON SITE PLAN



Building Specifics

- Building Square Footage – 1,144,547 SF
- 75' Clear in Automation Areas; 40' Clear in Dock Area
- 148 Dock Doors (25 Produce, 80 Fresh, 43 Freezer)
- Prototypical Outbuildings
- TMG, Dual Guardhouses, Pump House and Fire Tanks, Fuel Island, Maintenance Storage Building, Pallet Processing Building
- Interior Building Proto Blocks – Area 100, 200, 300, 400 & 500
- Localized Packaged DX Refrigeration Units

Site Development

- Developed Acreage – 177.89 acres
- Associate Parking Stalls – 417 spaces
- Trailer Parking Stalls – 1,526 spaces (not including docks)
- Truck Maintenance Parking – 71 spaces
- Relocation of Crosslink Parkway



Andy Shaw <andrew.shaw@blackhawkhills.com>

Boone County/Project Yukon on the news last night

2 messages

Andy Shaw <andrew.shaw@blackhawkhills.com>

Fri, Mar 17, 2023 at 11:28 AM

To: Jason Anderson <janderson@rochelleil.us>, Tom Demmer <tomdemmer@lcida.us>

I saw this mentioned on the 10pm news and looked up the Boone board agenda to see what the incentive package was, as the TV story left it out completely. See attached.

Looks like \$1.2B and 1.2 mil sqft fresh/frozen food cold storage on 180 acres. 450 jobs, 410 hourly at 55k wage and 40 salaried at 110k wage. Firm asking for EZ amendment to get 10 years abatement, 1-5 85% and 6-10 at 50%

Our Jackpot Tier was a 40% (20 year average) abatement, This Boone Grant Thorton(same tax incentive consultant who advised Jackpot) proposal is a 20 year avg of 33.75% Roughly compares to what we did.

Andy Shaw
GIS Mapping & Enterprise Zone Specialist
Administrator, Lee Ogle Enterprise Zone
Blackhawk Hills Regional Council
(815) 625-3854
andrew.shaw@blackhawkhills.com



 GT_Project Yukon Presentation-taxing bodies.pdf
484K

Tom Demmer <tomdemmer@lcida.us>

Fri, Mar 17, 2023 at 2:36 PM

To: Andy Shaw <andrew.shaw@blackhawkhills.com>

Cc: Jason Anderson <janderson@rochelleil.us>

Interesting, and nice to see a comparison like that. Thanks for sharing.

[Quoted text hidden]