



Lee-Ogle Enterprise Zone: Zoom Meeting Agenda

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

Date: 6/7/2023 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. Amendment for additional zone area	AS
	V. Next Meeting August 9 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: 4/5/2022 | 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 Li Arellano
<input type="checkbox"/>	<input type="checkbox"/>	Amboy Mayor John Schamberger
<input type="checkbox"/>	<input type="checkbox"/>	Mount Morris Designee 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 Designee John Nicholson
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lee County Board Member 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 checked="" 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 checked="" type="checkbox"/>	Glen Hughes, Dixon Mayor-elect
<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	

Call to Order

Seven voting members were present for quorum. Dixon Mayor-elect Glen Hughes was introduced and thanks were given to Mayor Li Arellano for his service to the board.

Minutes

Minutes from our meeting on 2/8/23 were presented. Motion by Demmer and 2nd by Williams to approve. Voice vote, all in favor.

Financial Reports

Shaw noted that there was an error with a set of transactions taken from the EZ account in error. These were reversed when noticed. Mayor Arellano asked if the account statements were still being sent from the bank to the mayors of Dixon and Rochelle as in the past. Shaw said the statements should be going out under the same terms as before but will look into why they have not arrived recently. Motion by Arellano and 2nd by Williams to approve. Voice vote, all in favor.

Administrator Report

Shaw made note of several items on his written administrator report. The Steward EDA study RFP is planned to be released at the end of April for firms to submit proposals. Our EZ project amendment application with the state was certified on 3/7/23. Due to the increased EZ area available to us under the new Invest in Illinois Act, we are in early stages of thinking about adding some areas. As this amendment type had previously been discouraged, it will be researched some more and discussed at the upcoming EZ conference in Springfield. Project Yukon, set for Boone County, was in the news and online recently, see attached incentive sheet that shows a roughly comparable local property tax offering, showing we are at a competitive level with what we offer.

New Business



EZ Fund to Bank CD

As noted in the Admin report, to make sure our EZ fund is fully insured, a portion should be moved from Sauk Valley Bank. It is recommended that 100k be placed in a CD in a different institution. Shaw offered rates for CD's at our current institution is between 2.75 and 3.76 for 6 to 15 month terms. Discussion brought up that board members have been seeing better rates than that and would prefer Shaw pursue that. Bearrows will make a referral to a Rochelle area bank as well. Motion to authorize Shaw to seek the best option for a 12-month CD and move 100k from the EZ fund by Arellano, Demmer 2nd. All in favor.

Renewable Energy Siting EZ Trailer Bill in IL General Assembly

Jason Anderson discussed the status of efforts to protect the EZ areas near Rochelle that have seen heavy investment from US, State and Local government to ready the land for industrial development. SB1127 is the legislative bill that has passed unanimously through the Senate at both the committee level and the full Senate. It is now needing to go through the House and it is expected to have no difficulty with that. The bill allows local control of an area that is all of the following: 1. Within an EZ, 2. Zoned industrial before 1/27/23, and within 4 miles of the intersection of I-88 and I-39. This protects a large portion of the EZ along Steward Road, but last year we could not get all of it under industrial zoning, so a portion does remain outside this soon to be protected area.

Adjournment

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

Meeting Schedule for 2023

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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	1/1/23-5/31/23 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	\$ 17,279.64
Fringe	\$ 12,000.00	\$ 1,292.22
Travel	\$ 3,300.00	\$ 952.87
Indirect 10%	\$ 7,711.22	\$ 2,156.47
Contractual/Marketing/Non-Fixed Expense	\$ 6,101.02	\$ 2,039.99
TOTAL BUDGET EXPENSE	\$ 77,112.24	\$ 23,721.19



Date Provided: 4/17/2023

Client: Blackhawk Hills

Amount to Invest: \$ 100,000.00

New Money or Reinvestment: New Money

Maturities			
Depository	Amount	Maturity Date	Investment Term
Total Maturity Amount	\$ -		

Suggested Investments			
Depository	Amount	Net Rate	Investment Term
42 North Private Bank	\$ 100,000.00	5.330%	12 months

*Rates are subject to change.



Blackhawk Hills Regional Council
 General Ledger
 for the period of 04/01/2023 to 05/31/2023

Name	Transaction Date	Transaction Number	Transaction Type	Contact	Note	Movement Note	Fund	Debits	Credits	Amount	Balance
Asset											
1002 - Sauk Valley Bank - LOEZ											
Beginning Balance											
											\$199,294.40
	04/18/2023	37342345	Check	QwickRate	QwickRate CD		Held for Others - LOEZ				
									\$100,000.00	\$-100,000.00	\$99,294.40
	04/30/2023	37675608	Deposit	Blackhawk Hills Regional Council	Interest Earned		Held for Others - LOEZ	\$118.77		\$118.77	\$99,413.17
	05/10/2023	38090803	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Oliver's Corner Market		Held for Others - LOEZ	\$153.42		\$153.42	\$99,566.59
	05/16/2023	38090797	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Sewer Equipment		Held for Others - LOEZ	\$10,000.00		\$10,000.00	\$109,566.59
	05/31/2023	38422028	Deposit	Blackhawk Hills Regional Council	Interest Earned		Held for Others - LOEZ	\$78.33		\$78.33	\$109,644.92
Total for 1002 - Sauk Valley Bank - LOEZ								\$10,350.52	\$100,000.00	\$-89,649.48	\$109,644.92



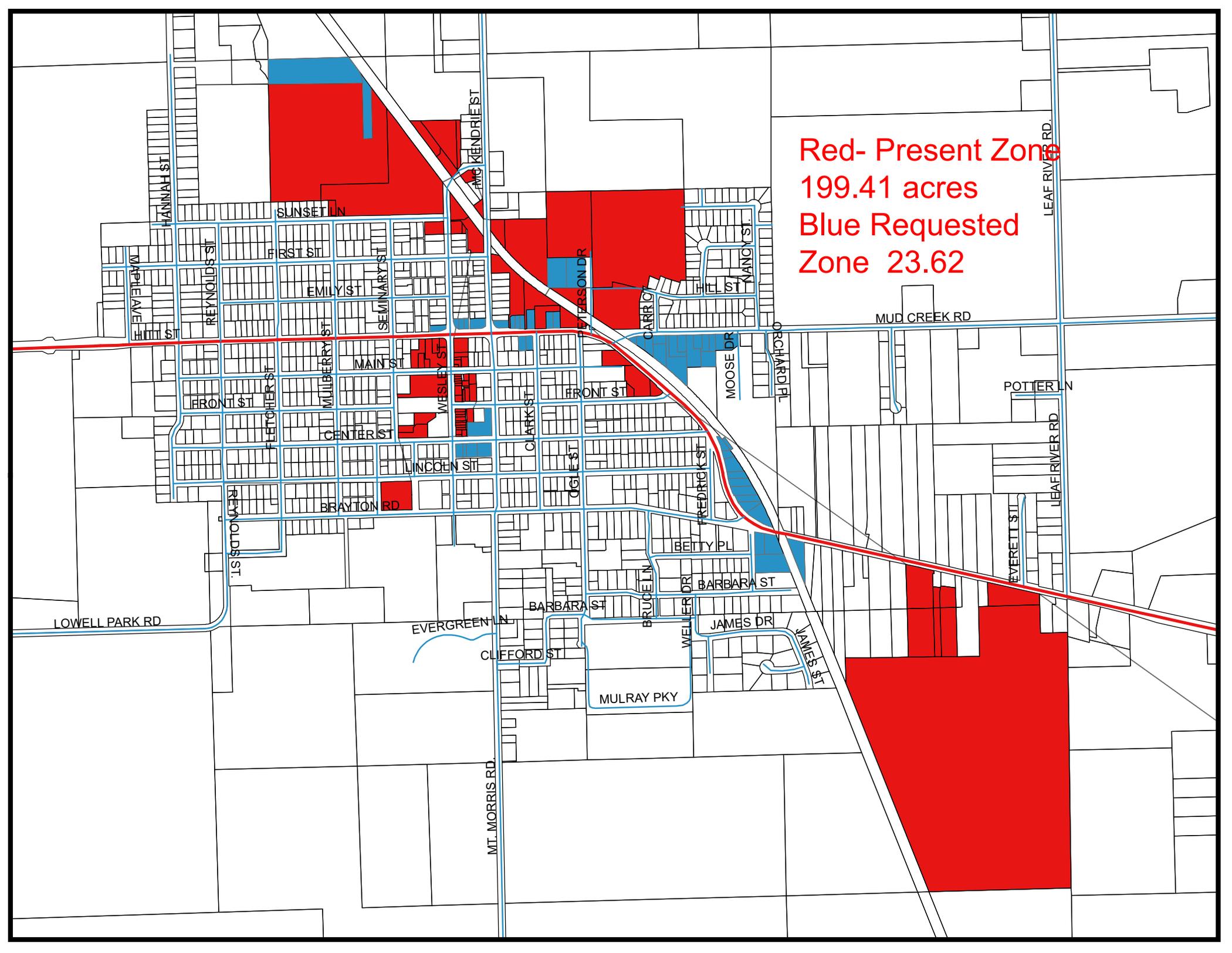
To: Enterprise Zone Advisory Board
From: Andy Shaw, Administrator
Date: 6/7/2023
Subject: Report of Activities

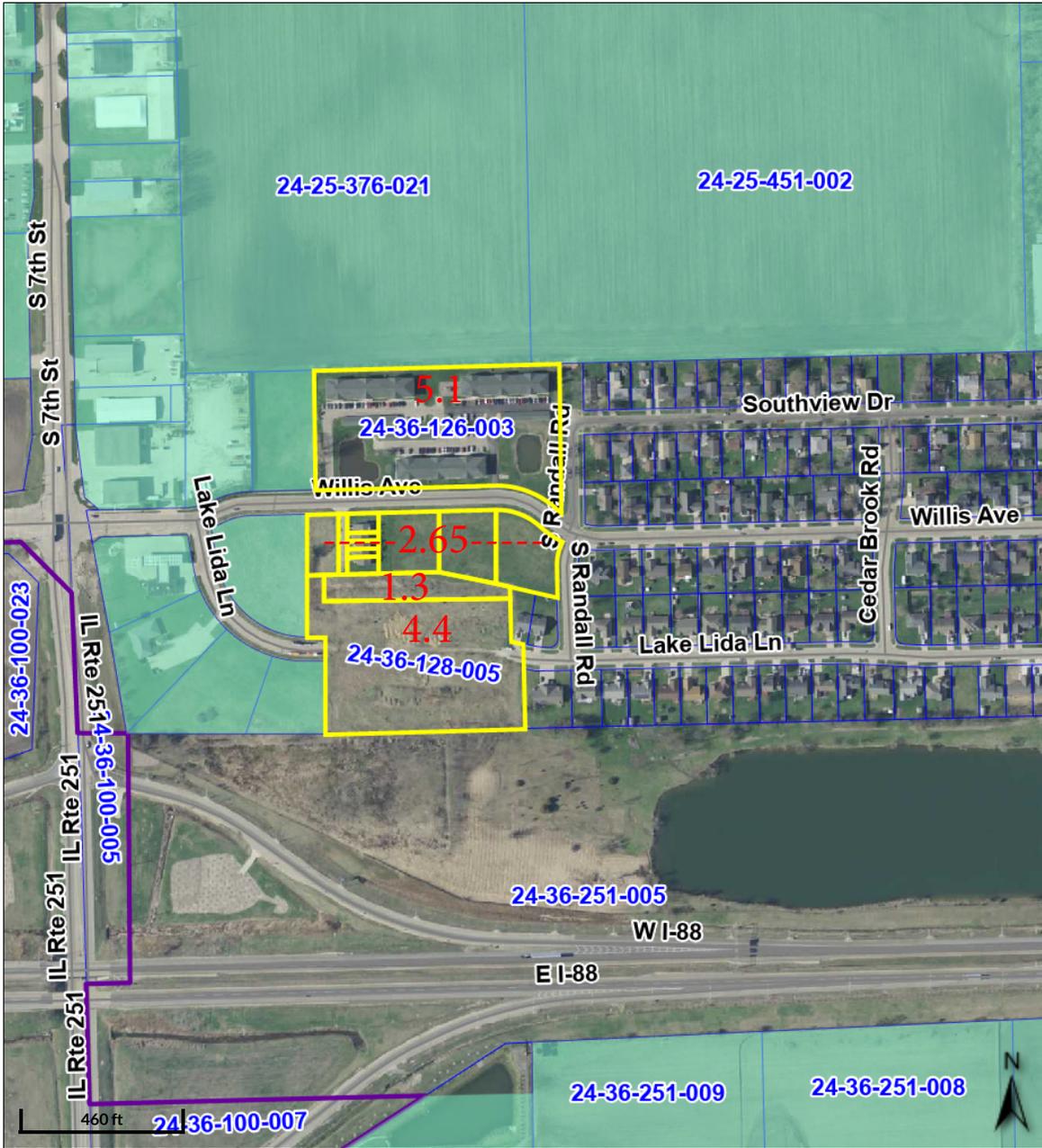
1. **Financial Reports:** Reports pages follow, with current year's income and expenses first. The next shows the placement of the 100k from the Project Fund. It is now at 42 North Private Bank, a bank that serves these type of needs through Sauk Valley Bank QwickRate FDIC insured program, with a rate of 5.33% for 12 months. A couple unpaid projects are set to be collected and add to the fund on the last page. Statements should now be arriving to the mayors of Rochelle and Dixon after an inadvertent switch to e-statements was made.
2. **Steward EDA Project:** The RFP is out with a deadline of June 12th. See at the following: <https://www.blackhawkhills.com/wp-content/uploads/2023/05/RFP-2023-05-15-Steward-and-Caron-Roads-Industrial-Corridor-Strategic-Plan.pdf>
3. **IEZA Conference:**
 - Made a capitol visit to Tony McCombie and Brad Fritts
 - Conference had a lively panel discussion on the renewable energy law that stripped most county control from solar and wind siting decision-making.
 - Updates from department staff on recent changes to EZ, EDGE
 - New administrator procedures manual was presented by the association
4. **Steward Corridor Bill SB1127:** The trailer bill action to allow local control has been successful in the General Assembly, and now awaits the governor's signature. It is exclusive to Rochelle, and only for the area under industrial zoning already, so a portion of the EZ closest to Steward remains outside the protected area.
5. **Fee for Amendments:** On hold, will revisit medium term.
6. **BR&E:** No update.
7. **Invest in Illinois Act:** With the updated maximum zone area under this new act, we went from an allowed 9600 acres (15 sqmi) to 12,800 acres (20 sqmi). See following pages for some concept areas to use some of it in an amendment and the final page for a summary of the area involved
8. **Meetings Attended**
 - IDOT Bicycle Facility Inventory April 5
 - Lee County Industrial Development April 5
 - US DOT Maritime Webinar April 13
 - Ogle County EDC April 13
 - Project Central Visit April 25
 - Illinois House Energy Committee April 25
 - City of Dixon Trail Groundbreaking April 27
 - EV Grant Call May 1
 - Illinois Enterprise Zone Association May 3-5



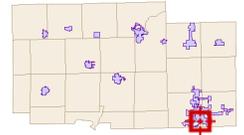
- Rep. Tony McCombie and Brad Fritts May 3
- Best of Dixon Chamber Gala May 5
- Economic Development Week Call May 10
- UI Extension Historic Preservation Call May 16
- I-39 Corridor Association May 18
- Rochelle Chamber Gala May 18
- BHRC Council May 22
- Ogle County EZ Amendment Meeting May 24
- EZ Client Meeting May 31
- ARPA Investment Webinar May 31
- BHRC County Board Chairs May 31
- Ogle County EDC June 1
- BHRC Zoning Officials Roundtable June 2
 - Upcoming Events
- Illinois Economic Dev Summit June 8-9
- Bonnell Expo June 14
- Midwest CDI August 13-17
- Raynor Grand Opening September 9

Red- Present Zone
199.41 acres
Blue Requested
Zone 23.62





Overview



Legend

- Enterprise Zone
- Municipalities
- Townships
- Roads
- Tax Parcels

13.45 acres
in this area

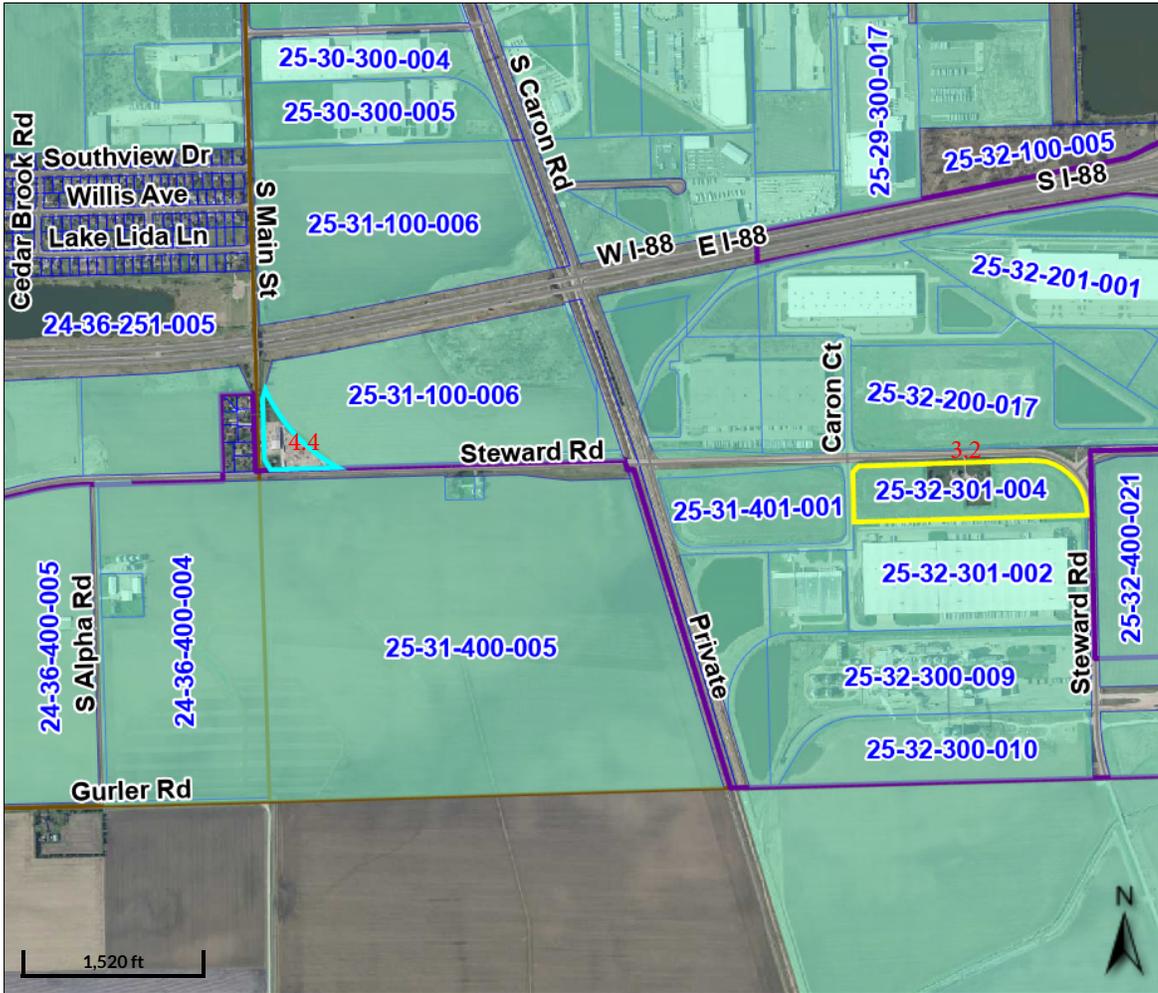
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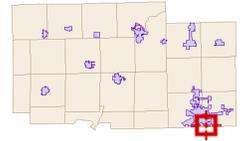
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Overview



Legend

- Enterprise Zone
- Municipalities
- Townships
- Roads
- Tax Parcels

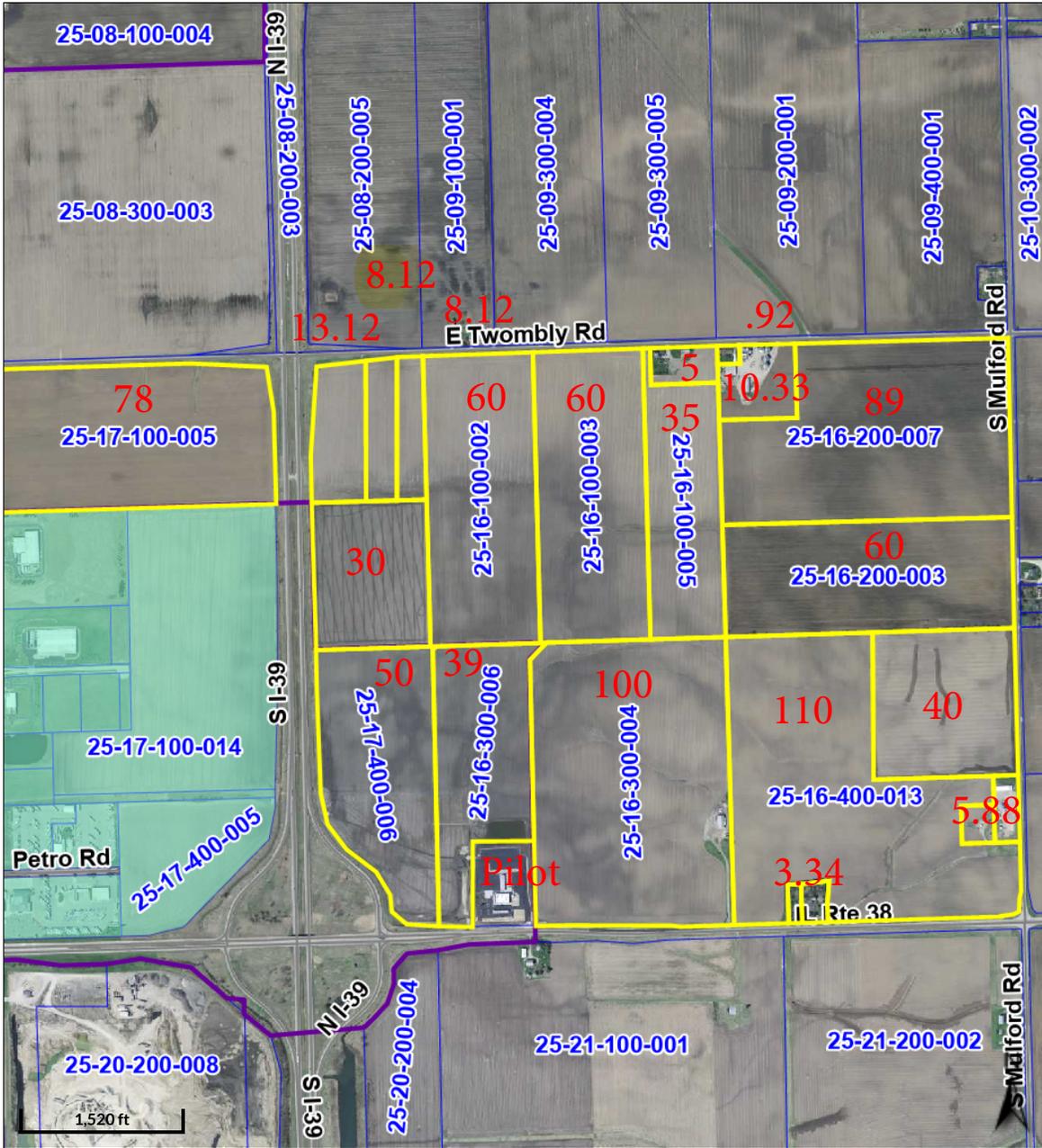
4.4 Business Site
S Main
3.2 Former
Farmstead in
industrial park
7.6 total acre
in this area

Parcel ID	25-31-100-003	Class	0060	Owner Address Available with Subscription
Township	Dement	Acreage	4.38	
Property Address	1663 S MAIN ST ROCHELLE			
District	00443			
Brief Tax Description	RNG/BLK: 2 TWP:40 SECT/LOT:31 SW4 NW4 S RD EX SM TR BK 292 PG 693; & TH PT OF THE S2 OF VAC RD BK 06-00050; ANNEXATION BK 06-12399, CITY OF ROCHELLE HWY TK 202001944			
	(Note: Not to be used on legal documents)			

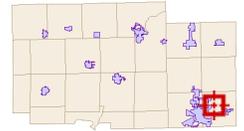
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Overview



Legend

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805 acres
in this area

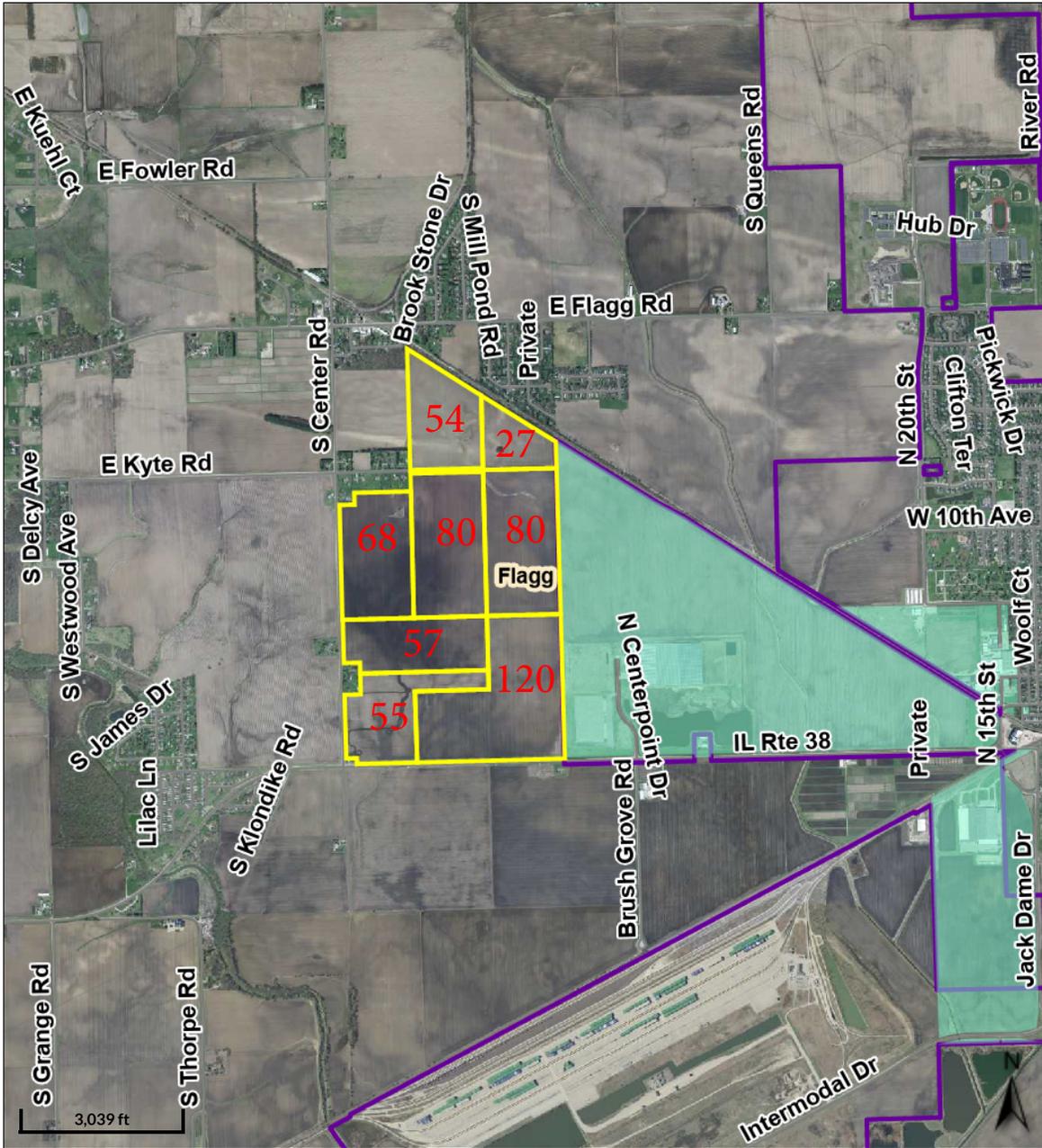
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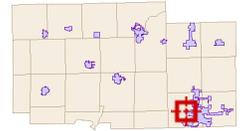
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Overview



Legend

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**541 acres
in this area**

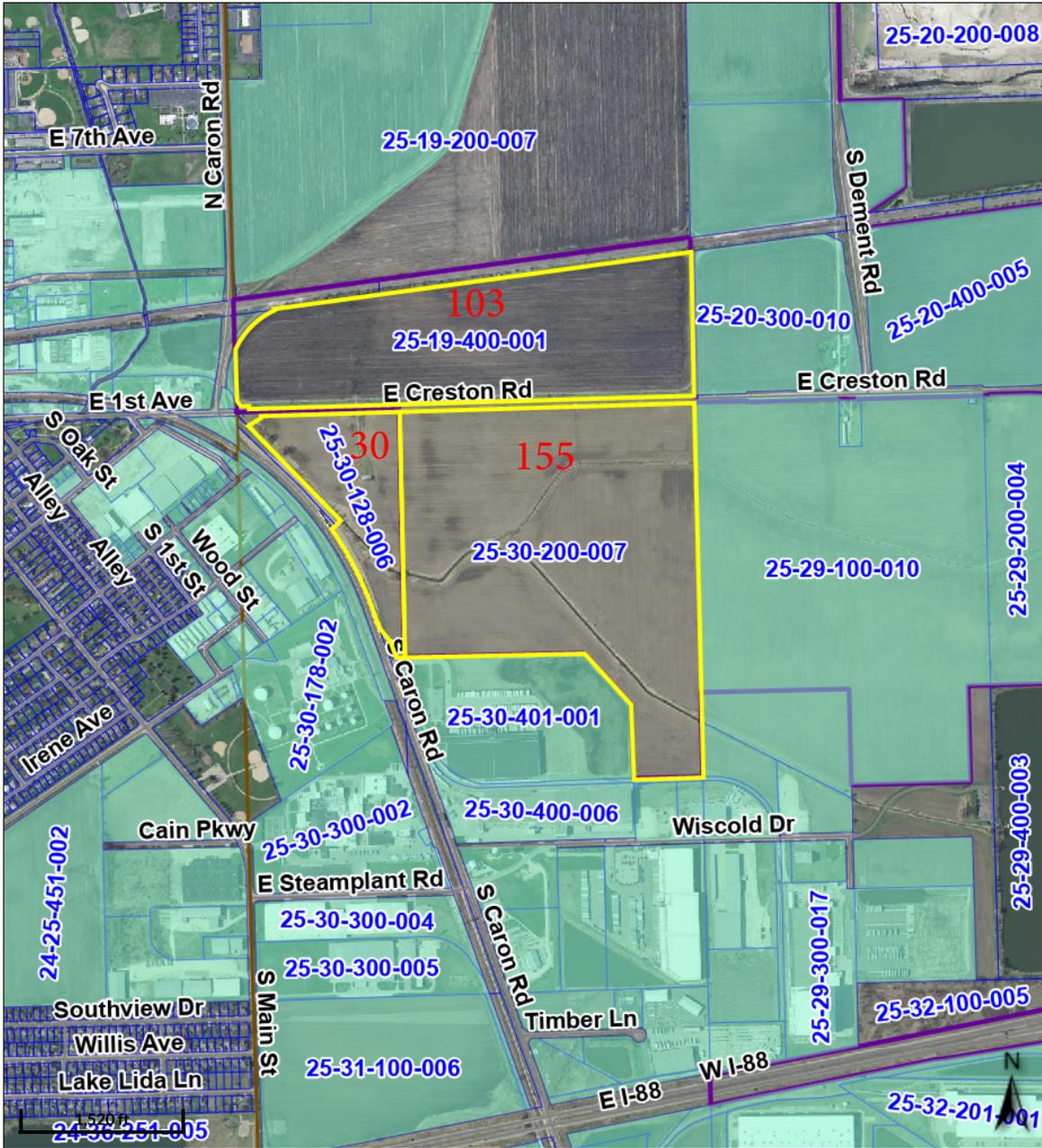
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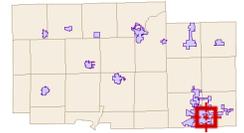
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Overview



Legend

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288 acres
in this area

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ArcGIS WebMap

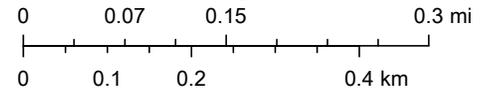


June 6, 2023

Cadastral Layer

- | | | | | | | | | | |
|--|--------------------------|--|-------------------------|--|--------------------------|--|--------------|--|------------------|
| | Section Line | | Parcel Line | | Political Corporate Line | | Railroad ROW | | Subdivision Line |
| | Geographic Township Line | | Political Township Line | | Road Centerline | | Road ROW | | Water Line |
| | Lot Line | | Misc Line | | Railroad Centerline | | | | |

1:12,000



Esri, HERE, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, EPA

ArcGIS WebMap



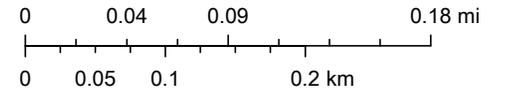
June 6, 2023

Cadastral Layer

- Parcel Line
- Geographic Township Line
- Lot Line

- Misc Line
- Political Township Line
- Railroad Centerline
- Railroad ROW
- Political Corporate Line
- Road Centerline
- Road ROW
- Section Line

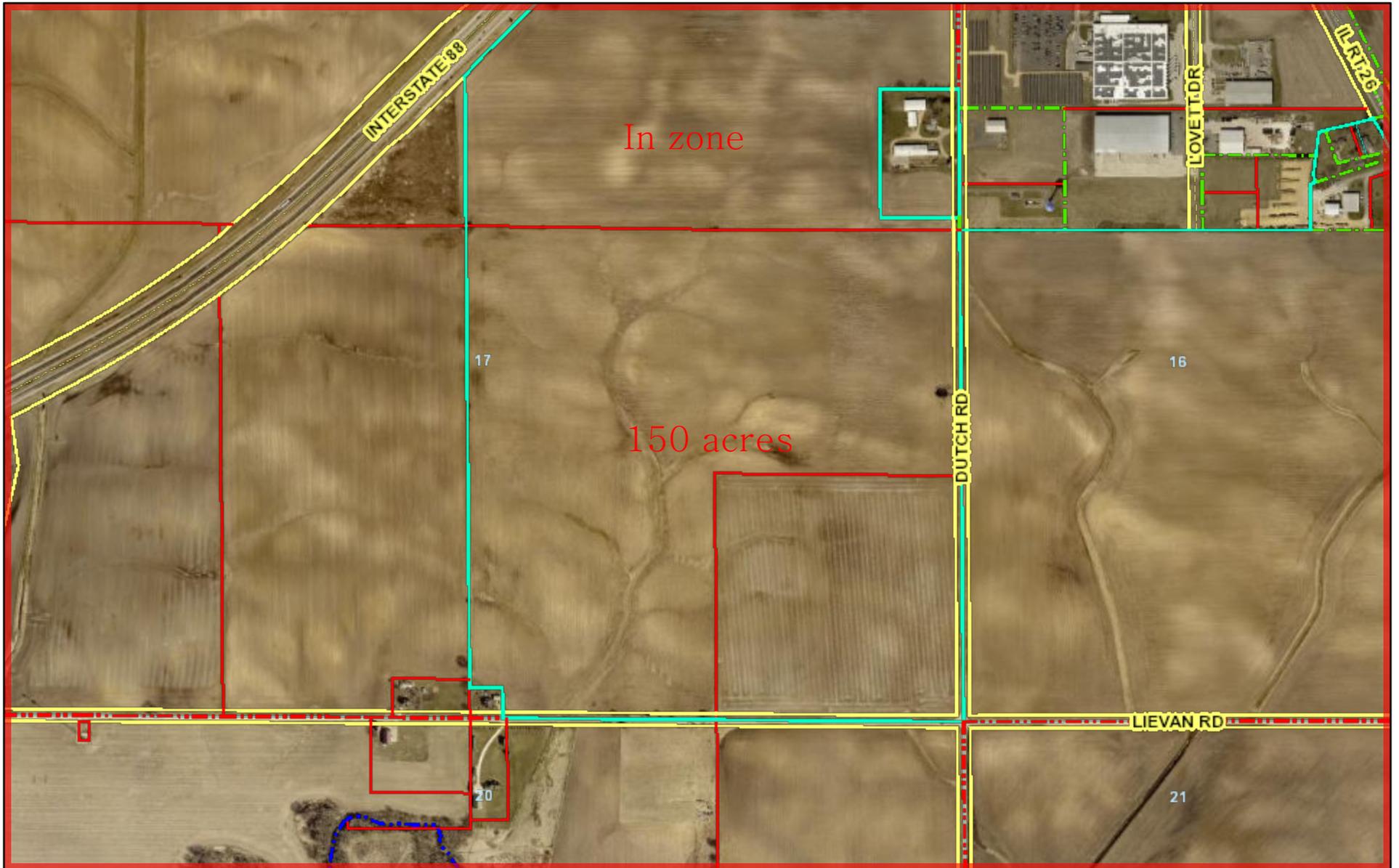
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ArcGIS WebApp Builder

ArcGIS WebMap

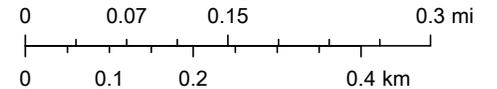


June 6, 2023

Cadastral Layer

- | | | |
|--------------------------|--------------------------|-----------------|
| Misc Line | Political Township Line | Road Centerline |
| Parcel Line | Railroad Centerline | Road ROW |
| Geographic Township Line | Political Corporate Line | Railroad ROW |
| Lot Line | Section Line | |

1:12,000



Esri, HERE, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, EPA

ArcGIS WebMap

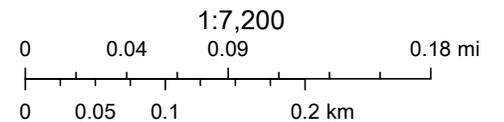


June 6, 2023

Cadastral Layer

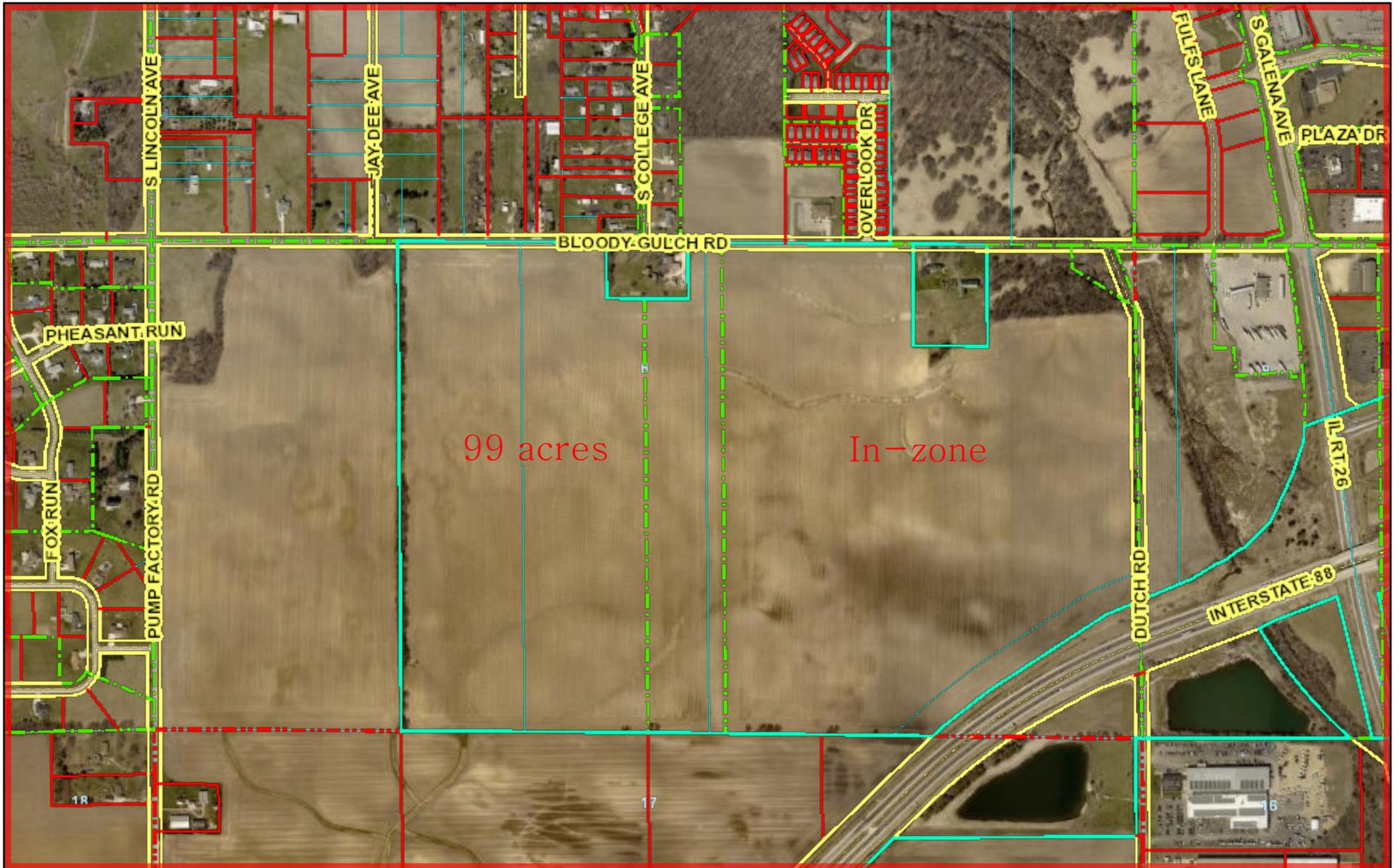
- Parcel Line
- Geographic Township Line
- Lot Line

- | | | |
|----------------------------|---------------------------|---------------------|
| — Misc Line | — Political Township Line | --- Road Centerline |
| — Parcel Line | --- Railroad Centerline | — Road ROW |
| — Political Corporate Line | — Railroad ROW | --- Section Line |



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ArcGIS WebMap

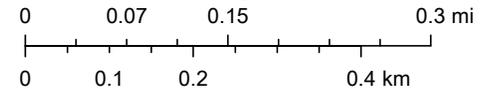


June 6, 2023

Cadastral Layer

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|--|--------------------------|--|-------------------------|--|-----------------|
| | Misc Line | | Political Township Line | | Road Centerline |
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| | Lot Line | | | | |

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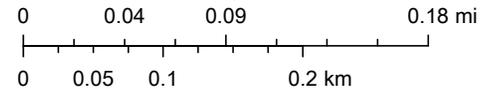


June 6, 2023

Cadastral Layer

- | | | | | | |
|--|--------------------------|--|-------------------------|--|-----------------|
| | Misc Line | | Political Township Line | | Road Centerline |
| | Parcel Line | | Railroad Centerline | | Road ROW |
| | Geographic Township Line | | Railroad ROW | | Section Line |
| | Political Corporate Line | | | | |
| | Lot Line | | | | |

1:7,200



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Total area per EZ Statute	12800.00	acres	
LEE COUNTY AREA PORTION			Percent of Zone
Original Area to Uninc. Lee	3206.25	acres	27.898%
Original Area To Dixon	1157.32	acres	10.070%
Original Connector Strips	9.05	acres	0.079%
To Amend. 1-Amboy	75.10	acres	0.653%
To Amend. 4-Dixon/Aanchor	4.16	acres	0.036%
To Amend. 5-Amboy/Jhnsn Trct	4.55	acres	0.040%
To Amend. 6-Ashton	66.24	acres	0.576%
To Amend. 10-Duke Solar Strip	0.58	acres	0.005%
To Amend. 11-Franklin Grove	61.90	acres	0.539%
To Amend. 13-Dixon/Hvarre	18.14	acres	0.158%
To Amend. 14-Amboy	2.09	acres	0.018%
To Amend. 14-Lee County	14.04	acres	0.122%
Amendment 15 Concept	669.00		5.821%
Total Area To Lee County	5288.41	acres	46.015%
OGLE COUNTY AREA PORTION			Percent of Zone
Original area to Uninc. Ogle	1066.92	acres	9.283%
Original area to Rochelle	3130.40	acres	27.238%
<u>Original Connector Strips</u>	<u>9.05</u>	<u>acres</u>	<u>0.079%</u>
To Amend. 2-Mount Morris	199.41	acres	1.735%
To Amend. 3-Rochelle/Manor Court	19.63	acres	0.171%
To Amend. 6-Oregon	91.76	acres	0.798%
To Amend. 8-Rochelle/Pilot	12.12	acres	0.105%
From Amend. 9-Rochelle Corrected	-14.43	acres	-0.126%
To Amendment 13-Hvarre Housing	9.48	Acres	0.082%
Amendment 15 Concept	1680.00		14.618%
Total Area To Ogle County	6204.33	acres	53.985%
Zone Acreage	11492.74	acres	100.000%
			Percent of Statutory 12,800 Acres
Total Area allocated to Zone	11492.740	acres	89.79%
Acres in reserve (unallocated)	1307.26	acres	10.21%
Informal County Area Comparison			
50% of Entire Available Zone	Lee	Ogle	
	6400.00	6400.00	
-(Area Utilized)	<u>5288.41</u>	<u>6204.33</u>	
Area Remaining (Informal Only)	1111.59	195.67	