



Lee-Ogle Enterprise Zone: Zoom Meeting Agenda

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

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

10:00 a.m.	I. Attendance	Chair
	II. Guest Presentation	Hexagon Solar
	III. Minutes	
	IV. Unfinished Business	
	a. Financial Report	AS
	b. Administrator Report	AS
	c. Other Unfinished Business	Board
	V. New Business	
	VI. Next Meeting December 6 th on Zoom	AS
	VII. 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: 8/9/2023 | 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 Glen Hughes
<input type="checkbox"/>	<input type="checkbox"/>	Amboy Mayor John Schamberger
<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	Franklin Grove Board 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 type="checkbox"/>	Wendy Ryerson, Lee County Administrator
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Jeff Feigenschuh, City of Rochelle Manager
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chris Manheim, Ogle County EDC
<input type="checkbox"/>	<input type="checkbox"/>	

Call to Order

Ten voting members were present for quorum.

Minutes

Minutes from our meeting on 6/7/23 were presented. Motion by Anderson and 2nd by Hughes to approve. Voice vote, all in favor.

Financial Reports

Motion by Hughes 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 Rd EDA Project RFP is

New Business

Potential Map Amendment

Shaw returned with several maps (attached) from our last meeting. As previously noted the new Invest in Illinois Act had a provision allowing an additional 3,200 acres for our type of zone up to a new maximum of 12,800. Areas mentioned included additional 24 acres in Mount Morris, 1,600+ around Rochelle, and 650+ in Lee County, leaving about 2,025 acres unused. When the zone was started about 1,000 was left unallocated and reserved for future amendments.

Motion by Shaw and 2nd by Hughes to approve. Voice vote, all in favor.

Adjournment

Motion by Hughes and 2nd by Williams to adjourn. Voice vote, all in favor.



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5. October 4th
6. December 3th



For questions about this statement, please contact your broker on record:

Sauk Valley Bank & Trust Co.
3319 E. Lincolnway
Sterling, IL 61081
Phone: 815-632-4642

Interest Payment Report

For Payments Made From 08/01/2023 To 08/31/2023

Blackhawk Hills Resource Conservation
309 1st ave
Rock Falls, IL 61071

Tax ID: XXX-XX-3728
Account ID: T3045960

Depository	CD Number	Face	Rate	Maturity Date	Period Int	Life Int
42 North Private Bank (FK)		100,000.00	5.35	4/18/2024	454.52	1,544.51
Total Investments:		100,000.00		Total Period Int:	454.52	

Name	Transaction Date	Transaction Number	Transaction Type	Contact	Note	Movement Note	Fund	Debits	Credits	Amount	Balance
	07/20/2023	39996031	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Dixon Hill Hotel		Held for Others - LOEZ	\$17,815.50		\$17,815.50	\$128,200.50
	07/31/2023	39996030	Deposit	Blackhawk Hills Regional Council	Interest Earned		Held for Others - LOEZ	\$99.06		\$99.06	\$128,299.56
	08/04/2023	39996028	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ	\$439.72		\$439.72	\$128,739.28
	08/11/2023	40129809	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Long Branch Saloon		Held for Others - LOEZ	\$750.00		\$750.00	\$129,489.28
	08/31/2023	40599310	Deposit	Blackhawk Hills Regional Council	Interest Earned		Held for Others - LOEZ	\$109.18		\$109.18	\$129,598.46
	09/05/2023	40837957	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ	\$454.52		\$454.52	\$130,052.98
	09/12/2023	40874026	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Hvarre Holdings, LLC		Held for Others - LOEZ	\$2,100.00		\$2,100.00	\$132,152.98
	09/30/2023	41289587	Deposit	Blackhawk Hills Regional Council	Interest Earned		Held for Others - LOEZ	\$107.40		\$107.40	\$132,260.38
Total for 1002 - Sauk Valley Bank - LOEZ								\$399,767.79	\$267,507.41	\$132,260.38	\$132,260.38

Lee Ogle Enterprise Zone Administrative Budget

	1/1/23-12/31/23 Budgeted	1/1/23-9/30/23 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	\$ 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>\$ 38,517.06</i>
TOTAL BUDGET INCOME	\$ 77,112.24	\$ 77,112.24
Expenses		
Personnel	\$ 48,000.00	\$ 27,320.90
Fringe	\$ 12,000.00	\$ 2,083.30
Travel	\$ 3,300.00	\$ 2,152.71
Indirect 10%	\$ 7,711.22	\$ 3,436.09
Contractual/Marketing/Non-Fixe	\$ 6,101.02	\$ 2,803.99
TOTAL BUDGET EXPENSE	\$ 77,112.24	\$ 37,796.99



To: Enterprise Zone Advisory Board
From: Andy Shaw, Administrator
Date: 10/4/2023
Subject: Report of Activities

1. **Financial Reports:** Report pages follow, with current year's income and expenses first. Then the most recent activity of the project fund from the last pages of the general ledger for that fund. CD follows.
2. **Steward EDA Project:** Interviews were held August 18th in Rochelle, following somewhat close scoring between participants, the final selection being the transportation firm WSP. WSP is now getting underway.
3. **Map Amendment:** Process has been slow going due to the depth of the GIS involved in the boundary description of parcels and groups of parcels spread all over both counties. I now anticipate working throughout October and making your November boards and council meetings with the ordinances for this one.
4. **A look at the Kankakee-area EV project's local incentives:** The Manteno Gotion EV battery plant project is getting a lot of press due to its Chinese ownership and large state-level incentives. When I heard mention of local tax abatement I looked into how it was structured for our information:
 - A vacant 35-acre (under roof) warehouse, presently has \$973k tax bill, and \$9.4m EAV
 - \$2.1 billion capital EV battery proposal for 2,612 jobs averaging \$55k salary or \$26.45/hour
 - Company asked for tax and EAV to be capped at about 2x present values, regardless of how high EAV actually goes, for 30 years, just over \$2m tax bill
 - Not enterprise zone abatement, but a Resolution-IGA by the taxing bodies
 - Company must have 413 FT employees by 12/31/29 and/or 1,306 FT employees by 12/31/34
 - All districts on-board as of 8/23/23, announced by State of Illinois on 9/8/23
 - State-level tax credits of @\$530 million
5. **Meetings Attended**

● Midwest CDI	August 13-17
● Steward Study Interviews	August 18
● DCEO Team RED Roadshow	August 31
● Zoning Admin Roundtable	September 1
● EZ Client Call	September 11
● Village of Creston	September 14
● I-39 Logistics Group	September 21
● EZ Peer Assistance Call	September 22
● Project Eco Visit	September 28
● Illinois Enterprise Zone Assoc. (upcoming)	October 12-13



Video player interface showing a presentation slide titled "PROJECT UNITY" with an aerial view of a building. The slide lists the following contact information:

Tim Nugent
tnugent@kankakeecountyed.org

Angela Morrey
amorrey@kankakeecountyed.org

Ben Wilson
bwilson@kankakeecountyed.org

815.935.1177
200 E. Court Street Suite 507
Kankakee, IL 60901

At the bottom of the slide, it says "ECONOMIC ALLIANCE OF KANKAKEE COUNTY".

Special Kankakee County Board Meeting 8/23/2023



Kankakee County Board
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PROJECT UNITY

Project Description



Largest Project in State of



- Investment: **\$2.096B**
- Job Creation: **2,612 positions**
 - Phase 1 – 1,651
 - Phase 1 & 2 – 2,612 Total
- Average wages: **\$55,000/yr.**
=\$26.45/hr.
- **\$144M in payroll annually**