



Lee-Ogle Enterprise Zone: Zoom Meeting Agenda

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

Date/Time: 2/5/24 at 10 a.m.

- |         |      |   |       |
|---------|------|---|-------|
| 10 a.m. | I.   | EZ Meeting Attendance and Call to Order               | Chair |
|         | II.  | Minutes from 12/4/ 24                                 | Shaw  |
|         | III. | Financial and Administrator Reports                   | Shaw  |
|         | IV.  | Old Business  | Board |
|         | V.   | New Business  |       |
|         |      | a. Board Chair and Vice Chair Nomination and Election | Chair |
|         |      | b. Board Makeup Discussion                            |       |
|         | VI.  | Next Meeting April 2, 2025 on Zoom                    |       |

2025 Meetings of the Lee Ogle Enterprise Zone Board are "1<sup>st</sup> Wednesdays (with exceptions noted), every other month, at 10 A.M.":

1. February 5<sup>th</sup>
2. April 2<sup>nd</sup>
3. June 4<sup>th</sup>
4. August 6<sup>th</sup>
5. October 8<sup>th</sup> (changed from first Wednesday to better allow financial report)
6. December 3<sup>rd</sup>



- Draft
- Final
- Amended

## Lee-Ogle Enterprise Zone Meeting Minutes

Location: Mom’s Breakfast-Lunch-Dinner, Dixon IL

Date: 12/4/2024 | Time: 11:30 am

### Voting Membership Attendance

In-Person	Remote	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rochelle Mayor John Bearrows (Chair)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dixon Mayor Glen Hughes
<input type="checkbox"/>	<input type="checkbox"/>	Amboy Mayor Frank Stenzel
<input type="checkbox"/>	<input type="checkbox"/>	Mount Morris Designee Paula Diehl
<input type="checkbox"/>	<input type="checkbox"/>	Oregon Mayor Ken Williams
<input type="checkbox"/>	<input type="checkbox"/>	Ashton President Tim Henert
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Franklin Grove Board John Nicholson
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lee County Board Angela Shippert
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ogle County Board Chair Bruce Larson
<input checked="" type="checkbox"/>	<input type="checkbox"/>	GREDCO Jason Anderson
<input checked="" type="checkbox"/>	<input type="checkbox"/>	LCIDA Tom Demmer
<input checked="" type="checkbox"/>	<input type="checkbox"/>	LOEZ Administrator Andy Shaw (Vice-Chair)
<input type="checkbox"/>	<input type="checkbox"/>	

### Guest Attendance

In-Person	Remote	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jeremy Englund, Lee County Administrator
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Charlene Columbe, Ogle County EDC
<input checked="" type="checkbox"/>	<input type="checkbox"/>	John Finrock, Ogle County
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shane Harvey, Constellation
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Robert Bolek, Constellation
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paul Dempsey, Constellation
<input checked="" type="checkbox"/>	<input type="checkbox"/>	William Jozaitis, Constellation
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Martin Polivka, Ernst and Young
<input type="checkbox"/>	<input type="checkbox"/>	

### Call to Order and Lunch Ordering

Outgoing Ogle County Board Chair John Finrock introduced Bruce Larson, who was elected chair at the board’s last meeting. The LOEZ expressed its thanks to John for his service to the region for many years. Guests from Constellation Energy were introduced.

### Constellation Presentation

Constellation presented its plans for a substantial upgrade to the Byron nuclear plant, it will add approximately 80 megawatts of power output by upgrades to its high pressure and low pressure turbines. The process will take several years and involve about 600 temporary workers during several staggered outage periods. The life of the plant would be likely extended in future regulatory actions due to the new upgrades, continuing the major job center in the region for many more years. The \$350 million project is seeking only the Building Materials Sales Tax Certificates (BMEC) and not real estate tax abatement.

The board then pulled forward **New Business Item a. Constellation Amendment with a motion was made by Shaw, with a 2<sup>nd</sup> by Demmer to pursue an amendment.** It was hoped that the process could get underway quickly with a public hearing in early January and ordinances being passed shortly thereafter by boards and councils. Apply to the state late February and hope to have approval by early summer. **Voice vote all in favor.**



### Minutes

Minutes from our meeting on 10/2/24 were presented. Motion by Shippert and 2nd by Demmer to approve. Voice vote, all in favor.

### Financial Reports

Financial items are in the board packet. EZ admin budget on track. With our \$200k in CD's and our regular account at 102,951.50 we have @\$303k in our Project Fund. Pages showing the anticipated new EZ admin fees with the inflation adjustment were shared. Motion to roll over the \$50k CD with its term ended by Finfrock, 2<sup>nd</sup> by Demmer, Voice vote, all in favor. 2<sup>nd</sup> Motion for overall acceptance of the financial report by Hughes and 2nd by Williams. Voice vote, all in favor.

### Administrator Report

Shaw reported on several activities including the Steward EDA study progressing well and the interchange concepts were well received by FHWA and IDOT with no deal killers present. Dan Payette is requesting a time extension at no cost due to the need to make sure it aligns with new work underway by Fehr Graham's crossing elimination and rail spur study. The BHRC CEDS plan was discussed with some interesting data sites recently published for local economic and demographic data. See at [ceds.blackhawk hills.com](http://ceds.blackhawk hills.com).

### New Business

**b. HA International Amendment**, this amendment, endorsed by Mayor Ken Williams of Oregon for the industry just outside his city that is connected to the community. This \$10m project is set to start in summer 2025, involving a 50k square foot added facility on their existing 16-acre property. About 17 new jobs are expected from this move of a product line from Ohio. Motion to pursue this amendment by Hughes, 2<sup>nd</sup> by Shippert, Voice vote, all in favor.

**c. Sanjay Desai Amendment**, this amendment is for an entertainment business in rural Amboy/Sublette area near several campgrounds in Lee County. The first part is called Fun on 52 and will have golf and go karting activities and dining. The second by the same investor is called Pub N Patio and is a bar and grill near the entry to Woodhaven Lakes that will also have bowling lanes and entertainment. With about 10 acres over both sites, each should see about 20 jobs. Motion to pursue this amendment by Shippert, 2<sup>nd</sup> by Hughes, Voice vote, all in favor.

### Other Discussion

Jason Anderson was recognized as this is his last meeting in his role for the City of Rochelle and GREDCO prior to retirement at the end of the year. Jason was thanked for his efforts in regional economic development and mentioned he may find roles to assist our efforts in the future again. Conversation was started regarding filling the board seat for Jason. The ordinance calls for someone from GREDCO so they should be engaged for this. We may wish to regroup these seats, perhaps by having a seat for OCEDC in replacement or in addition to the GREDCO role and this calls for future discussion.

### Adjournment

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

**2024 Lee-Ogle Enterprise Zone Budget  
January 1-December 31, 2024**

	<b>Budget Amount</b>	<b>Actual</b>
<b>INCOME</b>		
Lee County	\$ 12,022.33	\$ 12,022.33
Dixon	\$ 26,508.86	\$ 26,508.86
Amboy	\$ 813.31	\$ 813.31
Ashton	\$ 728.33	\$ 728.33
Franklin Grove	\$ 722.26	\$ 722.26
Ogle County	\$ 9,022.81	\$ 9,022.81
Rochelle	\$ 28,557.89	\$ 28,557.89
Mount Morris	\$ 2,124.30	\$ 2,124.30
Oregon	\$ 1,007.52	\$ 1,007.52
<b>TOTAL INCOME</b>	<b>\$ 81,507.61</b>	<b>\$ 81,507.61</b>

<b>EXPENSES</b>		
Personnel	\$ 50,736.00	\$ 49,095.17
Fringe	\$ 12,684.00	\$ 7,418.77
Travel	\$ 3,488.08	\$ 2,711.22
Other/Indirect	\$ 8,150.76	\$ 6,746.48
Non-Fixed Expenses/Contractual-Marketing	\$ 6,448.78	\$ 8,239.64
<b>TOTAL EXPENSES</b>	<b>\$ 81,507.62</b>	<b>\$ 74,211.28</b>



Monthly CD Placement Statement

Sauk Valley Bank & Trust Co.  
201 W. 3rd Street  
Sterling, IL 61081

815-632-4716

Printed: 01/02/25  
Period: 12/01/24-12/31/24  
Account: 12702

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

Your monthly CD Placement statement includes all activity occurring during the period identified above. If you have any questions about the content or accuracy of your statement, please contact us at 815-632-4716.

Summary of Activity of your CD Placement account (based on Maturity value)

		Avg Rate	Count	Amount
Beginning Balance	12/01/2024	4.813%	3	\$200,000.00
Total Purchases		0.000%	0	\$0.00
Total Maturities		0.000%	0	\$0.00
Ending Balance	12/31/2024	4.813%	3	\$200,000.00

Summary of Maturities of your CD Placement account

	Count	Amount
Total 1 Year or less	3	\$200,000.00
Total 1 Year to 3 Years	0	\$0.00
Total 3 Years to 10 Years	0	\$0.00
Total Over 10 Years	0	\$0.00
Total Outstanding	3	\$200,000.00



Monthly CD Placement Statement

815-632-4716

Printed: 01/02/25
Period: 12/01/24-12/31/24
Account: 12702

Investor: Blackhawk Hills Resource Conservation

Outstanding CDs

Table with columns: Financial Institution, ICN #, Purchased Maturity, Purchase Amount, Term Basis, Simple% APY, Int This Period, Interest Paid. Includes rows for 42 North Private Bank, Poppy Bank, and a Totals row.

Activity

Table with columns: Date, Activity, Amount. Includes a row for 12/4/2024 regarding Monthly Interest Payments for November, 2024.

Name	Transaction Date	Transaction Number	Transaction Type	Contact	Note	Movement Note	Fund	Debits	Credits	Amount	Balance	
	09/23/2024	50354606	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Triple W Properties, Sterling Manor Apartments	Sterling Manor Apartments	Held for Others - LOEZ					
								\$2,500.00		\$2,500.00	\$98,589.89	
				Blackhawk Hills Regional Council		Triple W Properties	Held for Others - LOEZ					
								\$2,500.00		\$2,500.00	\$101,089.89	
	09/30/2024	50511975	Deposit	Blackhawk Hills Regional Council	Interest Earned		Held for Others - LOEZ					
								\$71.69		\$71.69	\$101,161.58	
	10/03/2024	50622502	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ					
								\$425.07		\$425.07	\$101,586.65	
	10/03/2024	50622503	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ					
								\$431.72		\$431.72	\$102,018.37	
	10/31/2024	51415312	Deposit	Blackhawk Hills Regional Council	Interest Earned		Held for Others - LOEZ					
								\$86.17		\$86.17	\$102,104.54	
	11/06/2024	51570750	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ					
								\$400.87		\$400.87	\$102,505.41	
	11/06/2024	51570751	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ					
								\$446.09		\$446.09	\$102,951.50	
	11/30/2024	52246423	Deposit	Blackhawk Hills Regional Council	Interest Earned		Held for Others - LOEZ					
								\$84.08		\$84.08	\$103,035.58	
	12/04/2024	52288901	Deposit	Blackhawk Hills Regional Council	Interest Earned		Held for Others - LOEZ					
								\$21.60		\$21.60	\$103,057.18	
	12/04/2024	52288902	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ					
								\$215.75		\$215.75	\$103,272.93	
	12/04/2024	52288903	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ					
								\$547.15		\$547.15	\$103,820.08	
	12/31/2024	52967617	Deposit	Blackhawk Hills Regional Council	Interest Earned		Held for Others - LOEZ					
								\$87.67		\$87.67	\$103,907.75	
Total for 1002 - Sauk Valley Bank - LOEZ								\$229,785.67	\$261,995.75	\$-32,210.08	\$103,907.75	



To: Enterprise Zone Advisory Board  
From: Andy Shaw, Administrator  
Date: 2/5/2024  
Subject: Report of Activities

1. **Financial Reports:** See previous pages for reports. First is the EZ admin expenditure summary, then Project Fund details. CDs were renewed and a handful of CD interest entries are seen. With \$103,907.75 in the bank account and \$200k in 3 CD's, we have approx. \$304k in the Project Fund.
2. **Steward EDA Project:** Dan Payette recently asked EDA to extend the project period to allow the crossing elimination and spur project to be incorporated into it. This was approved. He also recently instructed WSP to continue its work regardless of federal funding uncertainty and BHRC would make sure they were paid.
3. **Amendments:**
  - I advertised and held a single public hearing and discussed each separately
    - Public notice ads across most papers in the region to get good coverage from Byron to Oregon to Amboy/Sublette
    - Oregon City Hall Hearing on January 9th
    - **We have gotten some great press with this process.**
    - 1/13 Ashton
    - 1/14 Ogle Exec Committee, Oregon and Mount Morris
    - 1/16 Lee Exec Committee
    - 1/20 Amboy
    - 1/21 Ogle County Board
    - 1/23 Lee County Board
    - 1/27 Rochelle
    - 2/3 Dixon
    - 2/10 Franklin Grove
  - I have noticed we will need some abatement resolutions for the Amboy and Oregon area projects so that is getting underway now as well:
    - Oregon Park District Board Meeting 2/11
    - Rock Valley College Call 2/17
    - Also needed Sublette Fire and Township, Lee Center Township, Oregon Schools, Fire, Township, Library
4. **Rochelle EECBG Grant for Energy Planning:** BHRC and I will assist their process to hire a consultant to develop the plan, we have a new planner that may be brought into this project as well.
5. **Upcoming Projects:**
  - Additional taxing districts -ongoing
  - Project closings and reporting followup-ongoing



- Promote our added apartment zone areas for rehabs-ongoing

**6. Meetings Attended**

- 12/4 LCIDA Board
- 12/5 UI Extension Election Webinar
- 12/6 Zoning Admin Roundtable
- 12/10 SCRIC Call
- 12/11 SCRIC/Rochelle Grade Crossing Elimination Study Call
- 12/12 Rep Cabello International Trade Meeting
- 12/16 Rochelle RMU Legislature Briefing
- 12/17 SCRIC Call
- 12/18 LOEZ Client Call
- 12/18 SCRIC Call
- 1/2 LOEZ Client Meeting
- 1/6 LOEZ Client Call
- 1/7 SCRIC Call
- 1/8 LOEZ Client Call
- 1/9 LOEZ Public Hearing
- 1/13 Ashton
- 1/14 Reshoring Call
- 1/14 Ogle Exec Committee, Oregon and Mount Morris
- 1/16 Lee Exec Committee
- 1/20 Amboy
- 1/21 Ogle County Board
- 1/23 Lee County Board
- 1/27 Rochelle
- 1/31 UI Extension State Legislative Update
- 2/3 Dixon
- 2/4 Placer AI Call
- 2/4 SCRIC Call



# **Byron Nuclear Plant seeks enterprise zone incentives with capacity improvements coming**

# Constellation planning \$355 million investment in turbines to start in spring 2026



(<https://alpha.creativecirclecdn.com/nmcil/original/20250110-133753-f2f-NukePlantFile.tif.jpg>)

**At a public hearing Thursday, Jan. 9 at Oregon City Hall, three amendments to the Lee-Ogle Enterprise Zone that would see it increase in size were detailed, including one that would see the addition of Constellation's Byron Nuclear Plant as the facility plans for capacity upgrades in coming years.**

FILE PHOTO

Posted Friday, January 10, 2025 1:41 pm

**By Jeff Helfrich, Managing Editor**

OREGON — At a public hearing Thursday, Jan. 9 at Oregon City Hall, three amendments to the Lee-Ogle Enterprise Zone that would see it increase in size were detailed, including one that would see the addition of Constellation's Byron Nuclear Plant as the facility plans for capacity upgrades in coming years.

The Lee-Ogle Enterprise Zone (LOEZ) is designed to stimulate economic growth and businesses located or expanding in the zone may be eligible for certain state and local tax incentives, such as sales tax exemptions and property tax abatements. The expansion of the LOEZ to include the land for the three projects will be considered by many boards and councils within the zone over the next several weeks, LOEZ Administrator Andy Shaw said Jan. 9.

The land added to the LOEZ for the Byron Nuclear Plant amendment would total 171.92 acres. Constellation is planning to invest more than \$355 million in the Byron Nuclear Plant to increase its capacity and is seeking support from the LOEZ. Constellation Communications Manager

Paul Dempsey said the inclusion in the LOEZ and the improvements will bring new jobs and additional emissions-free power generation to northern Illinois.

Constellation Manager of Local Government Affairs Ryan Tozer appeared at the public hearing to support the amendment.



“The Byron Clean Energy Center produces 2,347 megawatts of electricity, employs over 600 full-time employees and supports the local community with over \$40,000 in local contributions every year,” Tozer said. “Constellation has a planned major investment to increase power output. Upgrades to the station include six low-pressure turbines, two high-pressure turbines, and electrical system improvements. These improvements retain jobs, increase the plant's lifespan and stimulate local economies through housing accommodations, food and transportation.”

The capacity expansion project is slated to start in spring 2026, Dempsey said.

The Ogle County Board voted back in August to rezone 524 acres of land owned by Constellation around the Byron Nuclear Plant from agricultural to industrial as Constellation considers attracting industrial development such as data centers. Increased capacity would aid in development, as data centers use large amounts of power and seek to locate near power sources.

### **Other projects**

Shaw also presented an amendment that would see 17.21 acres of land added into the LOEZ for a project at HA International in rural Ogle County west of Oregon on Devils Back Bone Road south of Pines Road. Ha International has proposed an expansion at its existing plant, bringing

to Oregon an improved production line from a company site in Ohio.

“The new building to be constructed at the east end of the property will be used to manufacture a product called feeders, which like their existing resin-coated sands produced there, will be used by the metal casting industry in North America,” Shaw said. “This is an anticipated \$10 million project that will create 17 new manufacturing jobs in the short term with a hope for 56 new jobs over about 10 years. Due to this impact, the LOEZ board wishes to offer use of the tax incentives for this project.”

Another expansion amendment discussed Jan. 9 involves a project called Fun on 52 and Pub & Patio in rural Lee County on sites between Amboy and Sublette totaling around 10.61 acres. The same ownership is developing the separate entertainment sites in an area of Lee County with heavy visitor traffic including Woodhaven Lakes and many campgrounds in that area.

“The site on U.S. 52 is a family-oriented amusement complex with golf activities and go karting to be called Fun on 52,” Shaw said. “While the site near the gate to Woodhaven Resort is a bar and grill restaurant called Pub & Patio. The timeline for the completion is late 2025 for Pub & Patio and late 2027 for Fun on 52 with about 20 jobs at each location. The enterprise zone wishes to incentivize this project with tax benefits to see it be most successful.”

The LOEZ currently has 1,516.67 acres of unused space available for expansion amendments. If the three expansion amendments are approved, 1,316.93 acres will remain available in the LOEZ for future amendments.

Launch your dream business! Prime shopping center space available in Rossville, DeKalb, Freeport. Free state build-out and free rent for qualified tenants. Limited time offer. Don't miss out!

5, 2025

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(FILE PHOTO)

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## Byron Nuclear Plant seeks enterprise zone incentives

BY JEFF HELFRICH  
MANAGING EDITOR

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See PLANT page 5

a Viking!" at Lincoln Arts Center

# LOCAL NEWS

## PLANT: Constellation planning \$355 million investment in turbines

From page 1

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B) **Membership.** The Enterprise Zone Advisory Board shall be comprised of the Chief Elected Officials of each of the Designating Units of Government, or their respective designees, a member designated by Lee County Industrial Development Association, or its designee, a member designated by Greater Rochelle Economic Development Corporation, or its designee, and the Zone Administrator.

1) **Terms of Membership.** The members of the Enterprise Zone Advisory Board shall serve during their respective term in office in the case of elected officials, and, in the case of the Zone Administrator and economic development organization members, for as long as such member holds the position.

2) **Elections and Voting.** The Enterprise Zone Advisory Board shall elect a Chairman and Vice Chairman annually from its membership for a one year term, or until, in the case of elected officials, their respective term in office ends, whichever is sooner. Each member shall have one vote for election purposes and for any and all matters upon which members are called on to vote. Four members of the Enterprise Zone Advisory Board present and accounted for at any meeting shall constitute a quorum. A simple majority of the voting members present at any meeting (assuming a quorum is achieved) shall be required for action upon any item brought before the Enterprise Zone Advisory Board for a vote. No meeting of the Enterprise Zone Advisory Board shall be held except upon 48 hour prior notice to each member.

3) **Compensation.** Excepting the Zone Administrator, Enterprise Zone Advisory Board members shall serve without compensation.

4) **Staff.** The Zone Administrator shall serve as advisor and staff to the Enterprise Zone Advisory Board in order to assist in carrying out its functions and duties.

5) **Conflict of Interest.** If any member of the Enterprise Zone Advisory Board has a personal conflict of interest in any matter before the Enterprise Zone Advisory Board, he or she shall not be permitted to vote on such matter. In such event, the applicable Designated Unit of Government shall be afforded an opportunity to select an alternate representative for purposes of such vote.

## SECTION V - ENTERPRISE ZONE ADMINISTRATOR

A) **Zone Administrator.** The President/CEO of the Lee County Industrial Development Association (LCIDA), or other qualified party as determined from time to time by completing a Request For Qualifications process conducted by the Enterprise Zone Advisory Board in accordance with the Act and the