



Lee-Ogle Enterprise Zone: Zoom Meeting Agenda

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

Date/Time: 4/2/25 at 10 a.m.

10 a.m.	I.	EZ Meeting Attendance and Call to Order	Chair
	II.	Minutes from 2/5 and 3/20	Shaw
	III.	Financial and Administrator Reports	Shaw
	IV.	Old Business	Board
	V.	New Business	Board
	VI.	Next Meeting June 4 th , 2025 TBA	Chair

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

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

Lee-Ogle Enterprise Zone Meeting Minutes

Location: Zoom Meeting

Date: 2/5/2025 | Time: 10:00 am

Voting Membership Attendance

Guest Attendance

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

Call to Order

Minutes

Minutes from our meeting on 12/4/24 were presented. **Motion by Hughes and 2nd by Demmer to approve. Voice vote, all in favor.**

Financial Reports

Financial items are in the board packet. Full year report for admin expense was presented. One \$50k CD rollover was pending as of our meeting date. We have 200k in CD's and \$103,907.75 No new project fee deposits, just CD interest. **Motion for overall acceptance of the financial report by Hughes and 2nd by Larson. Voice vote, all in favor.**

Administrator Report

Shaw reported on several activities including our Steward Project which has been slightly slowed to incorporate information from the Fehr Graham Crossing Elimination work that is getting underway. He went over our amendment work that has taken place since the last meeting, including a hearing that was able to get some good press coverage. The amendments are expected to be ready, hopefully, by the end of the month's Rural Affairs Conference where he plans to deliver them in person to DCEO. In the process he has discovered some abatement resolutions needed, townships and fire around Amboy and also



several in the Oregon area for HA. We have the annual certification for jobs at Project Jackpot and it was shared that the numbers are strongly exceeding what was required of them. The renewal horizon of the zone was discussed with questions about what would happen if the zone were not renewed or we were pitching projects where the abatement schedule would exceed the life of the zone at some future date. This will be further investigated so we know how to approach projects as time goes on.

New Business

Board Chair and Vice Chair Nomination and Election

Motion to re-elect Bearrows as chair and Shaw as vice-chair by Demmer, 2nd by Englund, Voice vote all in favor

Board Makeup Discussion

Motion to accept the retirement of Jason Anderson from this board by Shaw, 2nd by Hughes. Voice vote all in favor.

Other Discussion

Next meeting will be on zoom, while the upcoming June meeting will be an in-person dinner TBA

Adjournment

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

Lee-Ogle Enterprise Zone Meeting Minutes

Location: Zoom Meeting

Date: 3/20/2025 | Time: 2:00 am

Voting Membership Attendance

Guest Attendance

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

Call to Order

Chair Bearrows was unable to connect to the call from the road. Vice-chair Shaw took attendance and called meeting to order. Tricia Herrera is now representing GREDCO on this board. Shaw mentioned that one of our three amendments was already certified by DCEO, which was under one months time when we usually see far longer processing times.

This special meeting was called to discuss continuation of an abatement under our ordinance provision that gives authority to the administrator, while getting the input of the enterprise zone board.

Abatement issues with inflationary EAV increases

Shaw started by discussing issues recently found with several of our Ogle abatements. It appeared that the abatement EAV was staying fixed while the overall EAV was increasing with inflation, causing a project to get less and less benefit, by percentage, over time. One that was particularly stood out was our Project Jackpot-Zekelman Steel in Rochelle. He has heard that the issue is being handled for several of the cases of this, but we may need to discuss with abatement officials how to adjust a future abatement year to make up the “under-abatement” that took place.

Board input on decision to continue abatement

Shaw continued discussion noting that the conversation about this led officials there to double check other aspects of the abatements, and found concern that the company verification from Zekelman was not to the standard of the MOU that he had signed with the company. The MOU called for the



verification to be done by a third party accounting firm, and he had accepted a company certification of the current employment for the last two years. In consultation with the State's Attorney, it was determined the abatement should end.

Shaw sought to correct this by asking for the outside analysis to be done, but found that during tax season that it would not be possible to obtain the third party accounting firm called for. Instead it was offered that their outside law firm could assist, as the ordinance actually only asked for a "third party affidavit in a form acceptable to the administrator". This was provided, but since it did not completely meet the MOU, an override is still necessary to continue the abatement.

Ordinance provisions regarding abatement include the following: "Questions as to the eligibility of a project and resulting improvements will be decided by the Zone Administrator. The Zone Administrator shall consult with the Enterprise Zone Advisory Board as necessary." This path has been discussed between Ogle County State's Attorney Mike Rock and Rochelle's attorney Dominick Lanzito and it was agreed that it would be an acceptable way to maintain the abatement.

Discussion ensued with sentiment that the company has overwhelmingly met its commitment for jobs and capital investment, becoming a valued part of Rochelle industry. Consensus was to continue and view this as a technicality. During next year's verification It can be done according to the MOU to make sure this concern is not a problem again. The draft memo presented in the agenda packet will be updated and used for this.

No board action taken, and with no other discussion the meeting adjourned.

**2025 Lee-Ogle Enterprise Zone Budget
January 1-March 31, 2025**

	Budget Amount	Actual
INCOME		
Lee County	\$ 12,563.34	\$ 12,563.34
Dixon	\$ 27,701.76	\$ 27,701.76
Amboy	\$ 849.91	\$ 849.91
Ashton	\$ 761.11	\$ 761.11
Franklin Grove	\$ 754.77	\$ 754.77
Ogle County	\$ 9,428.84	
Rochelle	\$ 29,843.00	
Mount Morris	\$ 2,219.89	\$ 2,219.89
Oregon	\$ 1,052.86	\$ 1,052.86
TOTAL INCOME	\$ 85,175.48	\$ 45,903.64
EXPENSES		
Personnel	\$ 50,736.00	\$ 16,257.62
Fringe	\$ 12,684.00	\$ 1,355.97
Travel	\$ 3,488.08	\$ 607.60
Other/Indirect	\$ 8,150.76	\$ 2,129.39
Non-Fixed Expenses/Contractual-Marketing	\$ 6,448.78	\$ 2,212.58
TOTAL EXPENSES	\$ 81,507.62	\$ 22,563.16



Blackhawk Hills Regional Council
 General Ledger
 for the period of 01/01/2025 to 03/31/2025

Name	Transaction Date	Transaction Number	Transaction Type	Contact	Note	Movement Note	Fund	Debits	Credits	Amount	Balance
Asset											
1002 - Sauk Valley Bank - LOEZ											
Beginning Balance											
											\$103,907.75
	01/06/2025	53158327	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ				
								\$222.95		\$222.95	\$104,130.70
	01/06/2025	53158328	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ				
								\$590.69		\$590.69	\$104,721.39
	01/31/2025	53931252	Deposit	Blackhawk Hills Regional Council	Interest Earned		Held for Others - LOEZ				
								\$89.75		\$89.75	\$104,811.14
	01/31/2025	53931560	Deposit	Blackhawk Hills Regional Council	QwickRate CD Maturity		Held for Others - LOEZ				
								\$50,000.00		\$50,000.00	\$154,811.14
	02/05/2025	54131354	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ				
								\$186.99		\$186.99	\$154,998.13
	02/05/2025	54131358	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ				
								\$590.70		\$590.70	\$155,588.83
	02/24/2025	54530052	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Crest Foods		Held for Others - LOEZ				
								\$455.07		\$455.07	\$156,043.90
	02/25/2025	54549578	Check	Sauk Valley Bank	SVB CD		Held for Others - LOEZ		\$50,000.00	\$-50,000.00	\$106,043.90
	02/28/2025	54720401	Deposit	Blackhawk Hills Regional Council	Interest Earned		Held for Others - LOEZ				
								\$113.28		\$113.28	\$106,157.18
	03/05/2025	54808724	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ				
								\$533.54		\$533.54	\$106,690.72
	03/17/2025	55167252	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Farming Heritage		Held for Others - LOEZ				
								\$9.00		\$9.00	\$106,699.72
Total for 1002 - Sauk Valley Bank - LOEZ								\$52,791.97	\$50,000.00	\$2,791.97	\$106,699.72

Name	Transaction Date	Transaction Number	Transaction Type	Contact	Note	Movement Note	Fund	Debits	Credits	Amount	Balance
1501 - Investments - CDs											
Beginning Balance											\$200,000.00
	01/31/2025	53931560	Deposit	Blackhawk Hills Regional Council	QwickRate CD Maturity		Held for Others - LOEZ				
									\$50,000.00	\$-50,000.00	\$150,000.00
	02/25/2025	54549578	Check	Sauk Valley Bank	SVB CD		Held for Others - LOEZ	\$50,000.00		\$50,000.00	\$200,000.00
Total for 1501 - Investments - CDs								\$50,000.00	\$50,000.00	\$0.00	\$200,000.00
Income											
5180 - Revenue from Program Service Fees											
	02/24/2025	54530052	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Crest Foods		Held for Others - LOEZ				
									\$455.07	\$455.07	\$455.07
	03/17/2025	55167252	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Farming Heritage		Held for Others - LOEZ				
									\$9.00	\$9.00	\$464.07
Total for 5180 - Revenue from Program Service Fees									\$464.07	\$464.07	\$464.07
5310 - Revenue from Interest Earned											
	01/06/2025	53158327	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ				
									\$222.95	\$222.95	\$222.95
	01/06/2025	53158328	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ				
									\$590.69	\$590.69	\$813.64
	01/31/2025	53931252	Deposit	Blackhawk Hills Regional Council	Interest Earned		Held for Others - LOEZ				
									\$89.75	\$89.75	\$903.39
	02/05/2025	54131354	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ				
									\$186.99	\$186.99	\$1,090.38
	02/05/2025	54131358	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ				
									\$590.70	\$590.70	\$1,681.08

Name	Transaction Date	Transaction Number	Transaction Type	Contact	Note	Movement Note	Fund	Debits	Credits	Amount	Balance
	02/28/2025	54720401	Deposit	Blackhawk Hills Regional Council	Interest Earned		Held for Others - LOEZ		\$113.28	\$113.28	\$1,794.36
	03/05/2025	54808724	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ		\$533.54	\$533.54	\$2,327.90
Total for 5310 - Revenue from Interest Earned									\$2,327.90	\$2,327.90	\$2,327.90



To: Enterprise Zone Advisory Board
From: Andy Shaw, Administrator
Date: 4/1/2025
Subject: Report of Activities

1. **Financial Reports:** See previous pages for reports. Most governmental partners have paid their share of 2025 admin costs to BHRC as seen on the EZ admin expenditure summary. Project Fund details show a couple small projects paid and we just started a couple new ones this week. With one CD renewed and a handful of CD interest entries are seen the new balance is \$106699.72 in the bank account and \$200k in CD's. Overall we have about 307k in the Project Fund.
2. **Abatement Issues:** See the Special Meeting agenda and minutes from 3/20/25 for more detail on this. Updates since that meeting:
 - Memo shared at special meeting was submitted to County Clerk to keep Jackpot abatement going
 - Tom Demmer and I met with Ogle abatement officials to go over the list and were able to come to an understanding of their process and how the incentive is intended to work.
3. **Steward EDA Project:** ongoing. They are incorporating the crossing elimination study information from Fehr Graham's work and finalizing other portions of the narrative and background sections
4. **Amendments:**
 - I delivered our 3 new amendments to DCEO in Springfield on 2/27/25
 - Fun on 52 Entertainment Complex, camping area businesses
 - This one was already certified on 3/18/25
 - HA International Industrial Expansion, industrial project, pending
 - Constellation Nuclear Plant, adding 79 MW to plant output, pending
 - Abatement resolutions for the Amboy and Oregon area projects so that is getting underway now as well:
 - Oregon Park District Board Meeting 2/11, Passed
 - Rock Valley College, set for May 27th
 - Oregon Library, set for April 14th
 - Also looking to get Sublette Fire and Township, Lee Center Township, Oregon Schools, Fire, Township, likely other elsewhere
5. **Conferences:**
 - Illinois Institute for Rural Affairs
 - I passed the Professional Community Economic Developer (PCED) exam at February Illinois Rural Affairs conference. This follows three years of CDI training at their summer sessions.
 - Sessions in particular that stood out were involved with



- business succession planning, a critical issue for aging business owners and communities that depend on them
 - Entrepreneur networks
 - Illinois Enterprise Zone Conference is May 7-9 in Springfield, co-hosted with the TIF association again
 - Illinois Economic Development Association summit is June 10-12 in Peoria
- 6. Rochelle EECBG Grant for Energy Planning:**
- The RFP for the City of Rochelle's upcoming Energy Action Plan is out now and due at the end of April
 - In early February, we helped the city applied for an implementation grant from IEPA to leverage up an existing LED streetlight upgrade plan, this is still pending
- 7. Upcoming Projects:**
- Additional taxing districts -ongoing
 - Project closings and reporting followup-ongoing
 - Promote our added apartment zone areas for rehabs-ongoing
- 8. Meetings Attended**
- 2/5 Lee Ogle EZ Board
 - 2/5 I-39 Call
 - 2/5 Burlington Junction Rail Call
 - 2/6 Extension Federal Legislative Update Call
 - 2/7 EZ Client Visit
 - 2/10 Franklin Grove Board EZ
 - 2/11 Oregon Park District EZ
 - 2/17 Rock Valley College Call EZ
 - 2/18 EZ Client Call
 - 2/26 IIRA Conference
 - 2/27 DCEO Meetup
 - 3/5 Rochelle State of the City
 - 3/6 Sauk SBDC Update Call
 - 3/7 TIF Association Webinar on Advantage Illinois Funding
 - 3/18 Rochelle EECBG RFP Meeting
 - 3/20 Special Meeting of the Lee Ogle EZ Board
 - 3/24 BHRC Council
 - 3/27 Ogle County Clerk and Assessor Meeting