

AMENDMENT 16 TO ADDENDUM "A"

LEE OGLE ENTERPRISE ZONE

DESCRIPTION FOR RECORDING

The LEE OGLE ENTERPRISE ZONE being situated in the County of Lee and County of Ogle and the State of Illinois; described in Addendum A in its Designating Ordinance and subsequent amending ordinances; is hereby amended to include the following described bounded areas; also listing present legal parcels within the bounded areas with the respective Parcel Identification Numbers (PIN).

BOUNDED AREA 1

Starting at a Point of Beginning, in Amboy Township, Lee County, Illinois, at the edge of the LEE OGLE ENTERPRISE ZONE, at POINT 1 of CONNECTOR STRIP 1 of this amendment, a point which is S44°52'29"E for 3724.92 feet from POINT 2 of BOUNDED AREA 1 of Amendment 14 to the Lee Ogle Enterprise Zone, an amendment certified by the State of Illinois on March 7, 2023, CONNECTOR STRIP 1, which is 3 feet wide, covering an area of 0.612 acres, extends S73°17'12"E for 115.82 feet to the center of US Route 52, at POINT 2 of CONNECTOR STRIP 1, then continues Southeasterly along that centerline for 8576.88 feet to POINT 3 of CONNECTOR STRIP 1, then N2°42'01"E for 71.64 feet to POINT 1 of BOUNDED AREA 1 of this amendment.

Then, starting at POINT 1 of BOUNDED AREA 1 of this amendment, N0°44'05"E for 452.377 feet, then N89°01'25"E for 418.560 feet, then S1°46'04"W for 703.447 feet, then N58°49'09"W for 470.582 feet to return to POINT 1 and close BOUNDED AREA 1, calculated to include 5.48 acres.

TABLE 1:

An area presently known by LEE COUNTY PINs	16-31-100-018
BOUNDED AREA 1	5.48 acres
CONNECTOR STRIP1	0.612 acres
Section info for Lee County Clerk and Recorder Parts of:	NW-201131

BOUNDED AREA 2

POINT 1 of CONNECTOR STRIP 2, a connector strip that is 3 feet wide and covers an area of .678 acres, starts at POINT 3 of CONNECTOR STRIP 1 of this amendment, extending Southeastwardly 637.03 feet along the centerline of US 52 to the center of the intersection of US 52 with LaMoille Road, at POINT 2 of CONNECTOR STRIP 2, then Southwardly 9075.77 feet along the centerline of LaMoille Road to Point 3, then N87°15'48"E for 7.03 feet to POINT 4 of CONNECTOR STRIP 2, which is POINT 1 of BOUNDED AREA 2.

Starting at POINT 1 of BOUNDED AREA 2, then N88°15'45"E for 726.56 feet, then S1°02'33"E for 240.71 feet, then S88°57'13"W for 689.99 feet, then N9°59'22"W for 234.80 feet to return to POINT 1 and close BOUNDED AREA 2, calculated to include 3.84 acres.

TABLE 2:

An area presently known by LEE COUNTY PINs	22-06-378-003 22-06-378-004
BOUNDED AREA 2 CONNECTOR STRIP 2	3.84 acres 0.678 acres
Section info for Lee County Clerk and Recorder Parts of:	SW-191106

The sum of the bounded areas including connector strips is 10.61 acres added to the LEE OGLE ENTERPRISE ZONE, in rural Lee County.

AMENDMENT 16 TO ADDENDUM “B”

TO THE INTERGOVERNMENTAL AGREEMENT MADE DECEMBER 15, 2015, BY AND BETWEEN THE CITY OF DIXON, THE COUNTY OF LEE, THE CITY OF ROCHELLE AND THE COUNTY OF OGLE REGARDING THE ADMINISTRATION OF THE LEE OGLE ENTERPRISE ZONE.

WHEREAS, the Designating Units of Government wish to further expand the Lee Ogle Enterprise Zone to support vital projects, and;

WHEREAS, a public hearing was held on January 9th, 2025, in the Enterprise Zone, on the question of expanding the Enterprise Zone to include specific project areas, and;

WHEREAS, the areas to be added to the Lee Ogle Enterprise Zone meets the statutory requirements of contiguity to the existing zone, not exceeding the total allowable area of the zone, having specific development commitments, and stimulating neighborhood residential or commercial revitalization; or meeting the statutory requirements of contiguity to the existing zone, not exceeding the total allowable area of the zone, and meeting three of the ten criteria tests of the State of Illinois; and

NOW, THEREFORE, in consideration of the foregoing premises, the Designating Units of Government agree that the intergovernmental agreement shall be amended in the following respects:

A. CHANGE TO SECTION I. OF THE INTERGOVERNMENTAL AGREEMENT– GENERAL PROVISIONS

Subsection D) 2) is hereby amended to read as follows:

D) Administration Fees.

2) **Designating Units of Government** – The Designating Units of Government agree to provide financial assistance to the organization employing the Zone Administrator. Said assistance shall be calculated using a per capita rate of \$0.75 (seventy-five cents) based on the population of the respective Designating Units of Government according to the decennial census as well as allocation of Enterprise Zone Acreage as described below:

Lee Ogle Enterprise Zone Area and Funding Formula for EZ Administration Operating Expense incorporating Amendment 16 area

LEE COUNTY AREA PORTION	Percent of Zone		
Original Area to Uninc. Lee	3206.25 acres	27.922%	
Original Area To Dixon	1157.32 acres	10.078%	
Original Connector Strips	9.05 acres	0.079%	
To Amend. 1-Amboy	75.10 acres	0.654%	
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	0.577%	
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%	
To Amend. 15-Dixon	707.21 acres	6.159%	
To Amend. 15-Amboy	14.76 acres	0.129%	
To Amend. 15-Franklin Grove	1.30 acres	0.011%	
To Amend. 15-Ashton	0.97 acres	0.008%	
<u>To Amend. 16-Rural Lee</u>	<u>10.61 acres</u>	<u>0.092%</u>	

Total Area To Lee County 5354.27 acres 46.628%

OGLE COUNTY AREA PORTION	Percent of Zone		
Original area to Uninc. Ogle	1066.92 acres	9.291%	
Original area to Rochelle	3130.40 acres	27.261%	
Original Connector Strips	9.05 acres	0.079%	
To Amend. 2-Mount Morris	199.41 acres	1.737%	
To Amend. 3-Rochelle/Manor Court	19.63 acres	0.171%	
To Amend. 6-Oregon	91.76 acres	0.799%	
To Amend. 8-Rochelle/Pilot	12.12 acres	0.106%	
From Amend. 9-Rochelle Corrected	-14.43 acres	-0.126%	
To Amendment 13-Hvarre Housing	9.48 acres	0.083%	
To Amend. 15-Rochelle	1376.92 acres	11.991%	
To Amend. 15-Oregon	7.01 acres	0.061%	
To Amend. 15-Mount Morris	30.89 acres	0.269%	
To Amend. 17-Rural Ogle	17.71 acres	0.154%	
To Amend. 18-Rural Ogle	171.92 acres	1.497%	

Total Area To Ogle County 6128.79 acres 53.372%

Zone Acreage 11483.07 acres 100.000%

Total area per EZ Statute 12800.00 acres

Percent of Statutory 12800 Acres

Total Area allocated to Zone 11483.07 acres 89.71%

Acres in reserve (unallocated) 1316.93 acres 10.29%

Population	Lee	36,031
	Ogle	<u>53,497</u>
Total 2010 population both counties		89,528
Budget of \$.75 Per Capita for EZ Admin		\$67,146.00

% of total

Lee County Share	\$9,904	14.75%
Dixon Share	\$21,838	32.52%
Amboy Share	\$670	1.00%
Ashton Share	\$600	0.89%
Franklin Grove Share	\$595	0.89%

LEE COUNTY FINANCIAL SHARE \$33,607 50.05%

Ogle County Share	\$7,433	11.07%
Rochelle Share	\$23,526	35.04%
Mount Morris Share	\$1,750	2.61%
Oregon Share	\$830	1.24%

OGLE COUNTY FINANCIAL SHARE \$33,539 49.95%

Total Budget for Administration \$67,146

Budget shall be adjusted each year for the following year according to the 3-year rolling average of each year's annualized October CPI published by the US-BLS, with a 2018 basis year.

In all other respects, the Intergovernmental Agreement dated December 15, 2015, and as amended and certified by the State of Illinois, shall remain in full force and effect.

(the signature of the parties appears on the following page)



Illinois Department of Commerce & Economic Opportunity

JB Pritzker, Governor

March 18, 2025

Andrew Shaw
Zone Administrator
309 1st Ave
Rock Falls, IL 61071

RE: Lee Ogle Enterprise Zone – Boundary Expansion (Sat Kaival Venture, LLC)

Dear Mr. Shaw:

The Department of Commerce and Economic Opportunity has approved the application and certified the Ordinances that provides for a boundary expansion by adding additional property on behalf of Sat Kaival Venture, LLC in Lee County, Illinois to the Lee Ogle Enterprise Zone.

Certified copies of the Ordinances will be filed with the Lee and Ogle Counties Recorders, and the Secretary of State. A copy of the certification is enclosed for your records.

Should you have any questions, please do not hesitate to contact our office at your convenience.

Sincerely,

A handwritten signature in blue ink that reads "Ben Denney".

Ben Denney
Enterprise Zone, HIB Manager

Enclosure
LeeOgleSatKaivalVentureLLC_2025_03_10_AT_2536



**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 Sat Kaival Venture, LLC located in 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 A. Richards", written over a horizontal line.

Kristin A. Richards
Director
Illinois Department of Commerce
and Economic Opportunity

3/13/2025

Date

LeeOgleSatKaivalVentureLLC_2025_03_10_AT_2536