



Lee-Ogle Enterprise Zone: Zoom Meeting Agenda

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

Date/Time: ~~8/13/25~~ at 10 a.m.
10/8/25

10am	I.	EZ Meeting Attendance and Call to Order	Chair
	II.	Minutes from 8/13/25	Shaw
	III.	Financial and Administrator Reports	Shaw
	IV.	Old Business	Board
		1. Amendment Strategy/Criteria	
		2. Project Fund/Revolving Loan Fund	
	V.	New Business	
		1. BHRC County Tax/EAV Comparison	
	VI.	Roundtable	Chair
	VII.	Next Meeting December 3rd, 2025 at Flight Deck- Rochelle Airport, 11:30 am	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



- ☒ Draft
- ☐ Final
- ☐ Amended

Lee-Ogle Enterprise Zone Meeting Minutes

Location: Zoom

Date: 8/13/2025 | Time: 10am

Voting Membership Attendance

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

Guest Attendance

In-Person	Remote	
☐	☒	Liz Heimstra, OCEDC
☐	☒	Jeff Feigenschuh, Manager-City of Rochelle
☐	☐	
☐	☐	
☐	☐	
☐	☐	
☐	☐	
☐	☐	
☐	☐	
☐	☐	
☐	☐	

Call to Order

Chair Bearrows called the meeting to order after quorum was established with nine members present. Shaw made note of and introduced Liz Heimstra, the new director of Ogle County Economic Development.

Minutes

Minutes from 6/4 were presented in the board packet. Motion to accept by Demmer, 2nd by Nicholson, passed with all in favor.

Financial and Admin Report

The financial report was delayed until just before the meeting and added to the board packet, Shaw noted several new project fees and CD interest. Dollar General in Franklin, Gesin Rentals in Mount Morris, Crest Foods, and Constellation, and one just after the cutoff for Hvarre in Dixon. We have a couple uncollected as well. Overall \$365,592.95 in the Project Fund.

Motion to accept financial report by Larson, 2nd by Hughes, passed with all in favor.

Regarding the Admin Report, Shaw noted his recent attendance at the CDFA development finance course and has some ideas out of that for the project fund, such as an RLF or a grant fund. There has been news on the Opportunity Zones being made permanent in the July tax bill. Under the new program rural areas are more favored with some added benefits. Particularly noteworthy for us is under the current census



data Rochelle would not qualify to get a zone, but this won't be a sure thing until closer to the deadline for nominations early next year. It was noted that locally we are not aware of use of this tool at this time. The Steward Road study is wrapping up soon with a public presentation and final report. Rochelle's Energy Plan is underway that BHRC is helping with. Finally Shaw noted a major rural Dixon industrial site is being dismantled at the cement plant, with many parcels being transferred to Martin and Company from Oregon. The main plant site is expected to be completely closed by the end of the year.

New Business

Area RE Tax Rates Table Shaw discussed this annually updated table of tax rates in our zone areas and a handful of areas surrounding our counties for comparison. We are in a major downtrend of real estate tax rates overall, with some areas like DeKalb dropping quite a bit, likely due to its rapid industrial growth at Meta and other sites.

Amendment Strategy/Criteria Shaw brought an unofficial request to expand the zone for commercial development in Amboy. Two small sites with same owner who is familiar with program. Not looking for sale tax incentive as much as property tax. It was discussed and a consensus that we should consider a tighter criteria for projects to have substantial value to the zone, or else have our costs covered with a flat fee to undertake an amendment. This is to be defined, No Action Taken.

Project Fund Utilization As mentioned in the admin report Shaw has found opportunities for the zone to invest some of its accumulated project fund, potentially into a revolving loan fund or some type of smaller grant to business. RLF can be a way to provide funding to fill gaps in capital stacks and/or help with credit shortfalls. Shaw would suggest a rate higher than the market to not seek to compete with other lenders although others seek to be lower than market rates. Flagg Township and Oregon were mentioned as having comparable programs to look at. This will be researched and brought back to this board.

A business grant program in JoDaviess County was also highlighted, called the Genz Fund. It seeks smaller needs for those who have been turned down by other lenders. This aspect was questioned in board discussion as perhaps not a path we would be interested in, but to be discussed further. We would have the potential to use SBDC for the vetting of project quality for either program.

The potential to update recent hotel studies was also brought up. Mayor Williams offered to share a recent study Oregon had done for a specific site, but found a lack of need at the time. No Action.

Next Meeting

October 8th on Zoom.

Adjournment

Motion to adjourn by Larson, 2nd by Williams, all in favor

2025 Lee-Ogle Enterprise Zone Budget
January 1-September 30, 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	\$ 9,428.84
Rochelle	\$ 29,843.00	\$ 29,843.00
Mount Morris	\$ 2,219.89	\$ 2,219.89
Oregon	\$ 1,052.86	\$ 1,052.86
TOTAL INCOME	\$ 85,175.48	\$ 85,175.48
EXPENSES		
Personnel	\$ 50,736.00	\$ 42,898.84
Fringe	\$ 12,684.00	\$ 6,169.67
Travel	\$ 3,488.08	\$ 1,382.50
Other/Indirect	\$ 8,150.76	\$ 6,113.07
Non-Fixed Expenses/Contractual-Marketing	\$ 6,448.78	\$ 8,288.48
TOTAL EXPENSES	\$ 81,507.62	\$ 64,852.56



Blackhawk Hills Regional Council
General Ledger
for the period of 01/01/2025 to 09/30/2025

Name	Date	#	Type	Contact	Memo	Fund	Debit	Credit	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
	03/31/2025	55504824	Deposit	Blackhawk Hills Regional Council	Interest Earned	Held for Others - LOEZ	\$302.39	-	\$302.39	\$107,002.11
	04/03/2025	55588968	Deposit	Blackhawk Hills Regional Council	CD Interest Earned	Held for Others - LOEZ	\$590.70	-	\$590.70	\$107,592.81
	04/08/2025	55722456	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Kyle and Anna McQuality, Pitman Service	Held for Others - LOEZ	\$1,200.00	-	\$1,200.00	\$108,792.81
						Held for Others - LOEZ	\$125.00	-	\$125.00	\$108,917.81
	04/10/2025	55799216	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Helm Construction	Held for Others - LOEZ	\$593.75	-	\$593.75	\$109,511.56
	04/30/2025	56560952	Deposit	Sauk Valley Bank	Interest Earned	Held for Others - LOEZ	\$313.52	-	\$313.52	\$109,825.08
	05/05/2025	56560951	Deposit	Sauk Valley Bank	CD Interest Earned	Held for Others - LOEZ	\$501.04	-	\$501.04	\$110,326.12
	05/31/2025	57139967	Deposit	Sauk Valley Bank	Interest Earned	Held for Others - LOEZ	\$327.76	-	\$327.76	\$110,653.88
	06/04/2025	57266907	Deposit	Blackhawk Hills Regional Council	CD Interest Earned	Held for Others - LOEZ	\$24.49	-	\$24.49	\$110,678.37

Name	Date	#	Type	Contact	Memo	Fund	Debit	Credit	Amount	Balance
	06/04/2025	57266909	Deposit	Blackhawk Hills Regional Council	CD Interest Earned	Held for Others - LOEZ	\$507.88	-	\$507.88	\$111,186.25
	06/17/2025	57795742	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - FG38	Held for Others - LOEZ	\$2,500.00	-	\$2,500.00	\$113,686.25
	06/23/2025	57795740	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Gesin Rentals	Held for Others - LOEZ	\$190.66	-	\$190.66	\$113,876.91
	06/30/2025	57961480	Deposit	Blackhawk Hills Regional Council	Interest Earned	Held for Others - LOEZ	\$323.20	-	\$323.20	\$114,200.11
	07/03/2025	58077859	Deposit	Blackhawk Hills Regional Council	Crest Foods	Held for Others - LOEZ	\$479.62	-	\$479.62	\$114,679.73
	07/03/2025	58077860	Deposit	Blackhawk Hills Regional Council	CD Interest Earned	Held for Others - LOEZ	\$518.23	-	\$518.23	\$115,197.96
	07/21/2025	58505585	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Constellation	Held for Others - LOEZ	\$50,000.00	-	\$50,000.00	\$165,197.96
	07/31/2025	58743873	Deposit	Blackhawk Hills Regional Council	Interest Earned	Held for Others - LOEZ	\$394.99	-	\$394.99	\$165,592.95
	08/05/2025	58888115	Deposit	Blackhawk Hills Regional Council	CD Interest Earned	Held for Others - LOEZ	\$535.48	-	\$535.48	\$166,128.43
	08/11/2025	59321906	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Hvarre Holdings	Held for Others - LOEZ	\$875.00	-	\$875.00	\$167,003.43
	08/22/2025	59807290	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fees - RP Lumber, HA International	Held for Others - LOEZ	\$18,000.00	-	\$18,000.00	\$185,003.43
						Held for Others - LOEZ	\$3,000.00	-	\$3,000.00	\$188,003.43
	08/31/2025	59804295	Deposit	Blackhawk Hills Regional Council	Interest Earned	Held for Others - LOEZ	\$515.52	-	\$515.52	\$188,518.95
	09/04/2025	59804273	Deposit	Blackhawk Hills Regional Council	CD Interest Earned	Held for Others - LOEZ	\$535.50	-	\$535.50	\$189,054.45
Total for 1002 - Sauk Valley Bank - LOEZ							\$135,146.70	\$50,000.00	\$85,146.70	\$189,054.45
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

Name	Date	#	Type	Contact	Memo	Fund	Debit	Credit	Amount	Balance
	04/08/2025	55722456	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Kyle and Anna McQuality, Pitman Service	Held for Others - LOEZ	-	\$1,200.00	\$1,200.00	\$1,664.07
						Held for Others - LOEZ	-	\$125.00	\$125.00	\$1,789.07
	04/10/2025	55799216	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Helm Construction	Held for Others - LOEZ	-	\$593.75	\$593.75	\$2,382.82
	06/17/2025	57795742	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - FG38	Held for Others - LOEZ	-	\$2,500.00	\$2,500.00	\$4,882.82
	06/23/2025	57795740	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Gesin Rentals	Held for Others - LOEZ	-	\$190.66	\$190.66	\$5,073.48
	07/03/2025	58077859	Deposit	Blackhawk Hills Regional Council	Crest Foods	Held for Others - LOEZ	-	\$479.62	\$479.62	\$5,553.10
	07/21/2025	58505585	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Constellation	Held for Others - LOEZ	-	\$50,000.00	\$50,000.00	\$55,553.10
	08/11/2025	59321906	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Hvarre Holdings	Held for Others - LOEZ	-	\$875.00	\$875.00	\$56,428.10
	08/22/2025	59807290	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fees - RP Lumber, HA International	Held for Others - LOEZ	-	\$18,000.00	\$18,000.00	\$74,428.10
						Held for Others - LOEZ	-	\$3,000.00	\$3,000.00	\$77,428.10
Total for 5180 - Revenue from Program Service Fees							\$0.00	\$77,428.10	\$77,428.10	\$77,428.10
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
	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
	03/31/2025	55504824	Deposit	Blackhawk Hills Regional Council	Interest Earned	Held for Others - LOEZ	-	\$302.39	\$302.39	\$2,630.29
	04/03/2025	55588968	Deposit	Blackhawk Hills Regional Council	CD Interest Earned	Held for Others - LOEZ	-	\$590.70	\$590.70	\$3,220.99
	04/30/2025	56560952	Deposit	Sauk Valley Bank	Interest Earned	Held for Others - LOEZ	-	\$313.52	\$313.52	\$3,534.51

Name	Date	#	Type	Contact	Memo	Fund	Debit	Credit	Amount	Balance
	05/05/2025	56560951	Deposit	Sauk Valley Bank	CD Interest Earned	Held for Others - LOEZ	-	\$501.04	\$501.04	\$4,035.55
	05/31/2025	57139967	Deposit	Sauk Valley Bank	Interest Earned	Held for Others - LOEZ	-	\$327.76	\$327.76	\$4,363.31
	06/04/2025	57266907	Deposit	Blackhawk Hills Regional Council	CD Interest Earned	Held for Others - LOEZ	-	\$24.49	\$24.49	\$4,387.80
	06/04/2025	57266909	Deposit	Blackhawk Hills Regional Council	CD Interest Earned	Held for Others - LOEZ	-	\$507.88	\$507.88	\$4,895.68
	06/30/2025	57961480	Deposit	Blackhawk Hills Regional Council	Interest Earned	Held for Others - LOEZ	-	\$323.20	\$323.20	\$5,218.88
	07/03/2025	58077860	Deposit	Blackhawk Hills Regional Council	CD Interest Earned	Held for Others - LOEZ	-	\$518.23	\$518.23	\$5,737.11
	07/31/2025	58743873	Deposit	Blackhawk Hills Regional Council	Interest Earned	Held for Others - LOEZ	-	\$394.99	\$394.99	\$6,132.10
	08/05/2025	58888115	Deposit	Blackhawk Hills Regional Council	CD Interest Earned	Held for Others - LOEZ	-	\$535.48	\$535.48	\$6,667.58
	08/31/2025	59804295	Deposit	Blackhawk Hills Regional Council	Interest Earned	Held for Others - LOEZ	-	\$515.52	\$515.52	\$7,183.10
	09/04/2025	59804273	Deposit	Blackhawk Hills Regional Council	CD Interest Earned	Held for Others - LOEZ	-	\$535.50	\$535.50	\$7,718.60
Total for 5310 - Revenue from Interest Earned							\$0.00	\$7,718.60	\$7,718.60	\$7,718.60

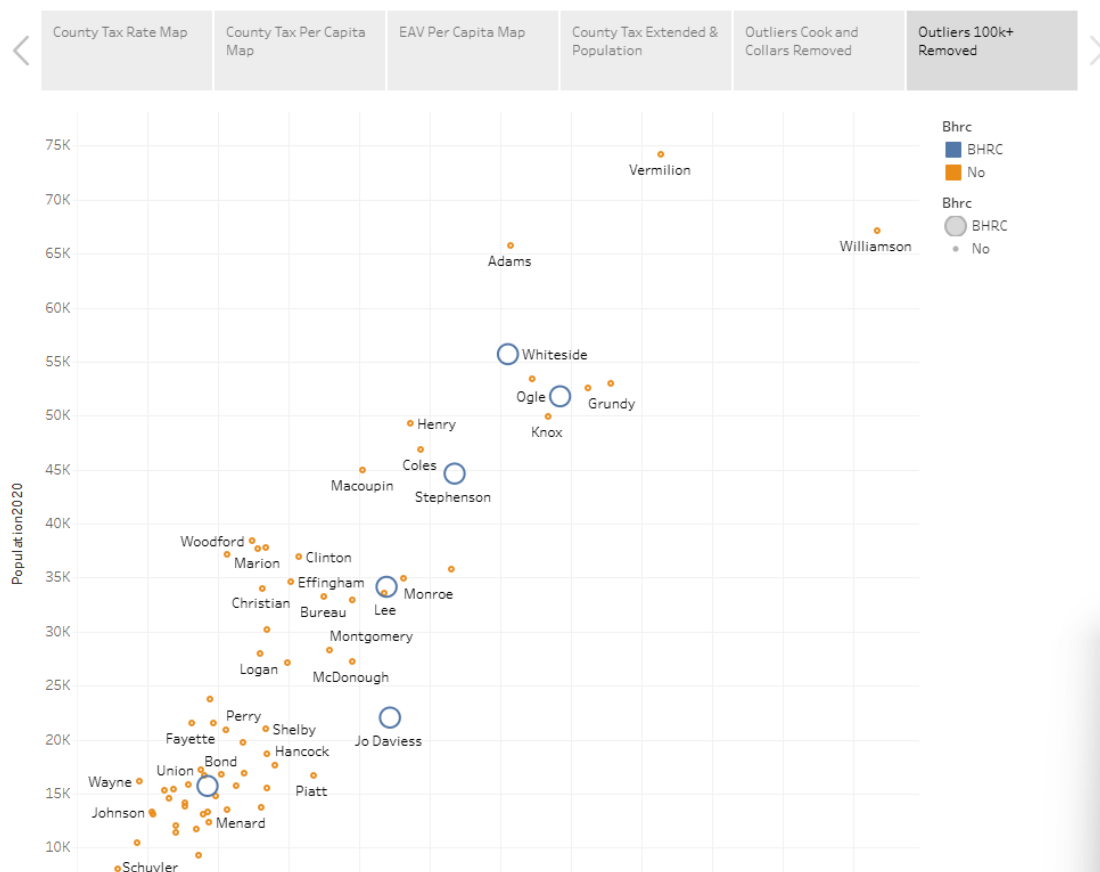


To: Enterprise Zone Advisory Board
From: Andy Shaw, Administrator
Date: 10/8/2025
Subject: Report of Activities

1. Financial Reports: New project and interest deposits of **23,461.50**, more substantial projects are all in the bank now. One \$100k CD was just reinvested after the first with the SVB program's best rate of 3.79%. Also two \$50k each, one maturing on 11/3/25 and one on 3/3/26. With the three there is a total of \$200k in CD's and \$189,054.45 in the regular account for **\$389,054.45** total.
2. New Projects applying soon: Hill Street Residential in Mount Morris, Middle Road Apartments in Dixon, and Dixon Dental in Dixon
3. Opportunity Zones in the OBBB: There was a HUD webinar last week:
 - \$89 Billion has been invested in OZ's
 - ½ of zones saw investment in the first two years
 - 4000 OZ funds were formed in the first 2 years serving the 8,764 tracts
 - Residential was the top investment at \$33B and Commercial was \$27B
 - Rural zones are set to have new advantage with a greater basis step-up from 10 to 30% and a 50% substantial improvement test for "rural funds" that have >90% of assets in rural OZ's
 - It was suggested that best practice would be to have projects ready so that most viable tracts are selected
 - There is an expected Census ACS update prior to nominations
 - New Zone nominations to be made by governors by 7/1/26 to be in effect on 1/1/27
4. Abatement Issues: updates since previous meeting:
 - Lee County projects are now being discussed for next tax cycle
5. Steward EDA Project:
 - Had early September public meeting presentation in Rochelle, very engaged audience, savvy about development, trucking, ag, railroad turn radius, etc.
 - With the land use model complete, we are now reviewing the draft report
 - A fully built our corridor following the road plan can be mostly functional, with some issues expected at shift changes. The heaviest traffic burden is from worker trips.
6. Abatement Resolutions for our recent amendments:
 - No new abatement resolutions, but continuing outreach
7. Zone Extension Process:
 - Critical for us as our longer abatement pitches extend into 10 year extension period, but no update yet, or from recent EZ conference
8. Rochelle EECBG Grant for Energy Planning:



- The city's contractor, Energy Sense, part of University of Illinois (formerly known as SEDAC) is now working on the project
 - They have a work plan and are making contact for an early October visit to do several of the large site audits, including Rochelle High School, city water and sewer, and hoping for some large industrial users
9. County Tax Analysis Project I have been working with a couple members of the Ogle County Board to look at county tax rates, EAV's, and extended taxes. A wider comparison of all 102 counties by ranking, populations, etc. is coming together. Its been an interesting side project that we look to share with other counties for their benefit as well. I will share a little more from it later



10. Business Development Roadshow, Team RED These regular meetings are coming to Sauk October 28th at 2pm (Belvedere is the next closest the same day at 9:30). These have been quite useful for local government and others to get to know DCEO programs. If you know of interested parties, suggest they attend it and register at <https://forms.office.com/pages/responsepage.aspx?id=nwgia7qOPEaE9TFxIQ-QBXg4JckCPa9GvZQCX2GUHX5UMzVJS1YyMzdDRFIJMTZEU1MwNzhHN0hQWC4u&route=shorturl>



11. Legislative

- Two Econ Dev bills to watch are an omnibus energy act said to be moving in the late term veto session, as well as a Megaproject PILOT tax program.
 - Energy Act is Jay Hoffman's HB 4116, see notes below:

ILARC Legislative Report - Energy Omnibus Bill

Yesterday, [HB 4116](#) was filed by Rep. Jay Hoffman. This bill is the Energy Omnibus bill.

It makes several changes to existing wind and solar siting law and adds a siting section for Battery Energy Storage Systems (BESS).

The wind and solar sections begin on page 392 and siting begins on page 411.

Furthermore, the bill includes a new assessment standard for the purposes of property taxation for BESS. Begins on page 386.

There is also a new section titled Solar Bill of Rights. We are still reviewing to determine the full extent of this new section. A bill with a similar title was filed this spring that did not move due to local government opposition. This begins on page 427.

We are currently in the process of reviewing the over 800-page bill but will have more information as soon as we can. It is our understanding that the plan is to move the bill during the fall veto session. If you have any questions, please let us know. Thank you.

- PILOT bill, also Jay Hoffman's, HB 4058 is for the Bears at Arlington to be able to negotiate agreed taxes directly with local tax districts. Press reports have mention of a \$500 million project threshold, far lower than the stadium (stadiums will require added and separate ILGA votes), so this has potential for broader use and maybe even reach us, so keep an eye out for that as well.

12. Upcoming Projects:

- Additional taxing districts -ongoing
- Project closings and reporting followup-ongoing
- Promote our added apartment zone areas for rehabs-ongoing
- Mapping of projects and amendments
- NEW, planning to get on the road more to do "Business Walks" cold call visits to meet business owners and let more know about the incentives we offer

13. Meetings Attended

- 8/19 Rochelle Energy Plan Meeting
- 8/21 SCRIC Rail Crossing Meeting
- 8/21 SCRIC Public Meeting Prep Call
- 8/25 SCRIC Rochelle Public Meeting
- 8/27 Rochelle Energy Plan Meeting
- 9/11 Sauk SBDC Call



- 9/12 Zoning Admin Roundtable
- 9/17 Illinois Enterprise Zone Conference
- 9/23 CDFA TIF Webinar
- 9/26 Sauk SBDC consult regarding RLF and other grants
- 9/30 OZ 2.0 Webinar
- 9/30 SCRIC Wrap up Call
- 10/1 EECBG Call

This document is a side job I have been doing on request of a couple Ogle County Board members looking for analysis of taxes and EAV for the county.

The following chart is the top ten Illinois counties for EAV (all 2023 data), or its property tax base, followed by the rankings of the BHRC counties. EAV is 1/3 of total countywide real estate valuation, so in 2023 Ogle County overall tax base was about \$6B ranking #22nd in the state.

County	EAV Tax Base	Ranked EAV Tax Base
Cook	222,343,011,000	1
DuPage	48,777,803,000	2
Lake	30,951,352,000	3
Will	28,087,562,000	4
Kane	19,338,861,000	5
McHenry	11,193,357,000	6
Madison	7,583,525,000	7
Champaign	5,644,347,000	8
Winnebago	5,616,573,000	9
St. Clair	5,354,150,000	10
Ogle	2,018,673,000	22
Whiteside	1,134,708,000	29
Lee	1,079,623,000	33
Jo Daviess	1,015,448,000	35
Stephenson	902,323,000	39
Carroll	508,257,000	59

Ogle County's property tax collections, for just those imposed for county purposes (not schools, municipal, fire, township, etc.) ranks at the higher end at #25 overall in the state.

County	County Tax Extended	Ranked County Tax \$
Cook	800,601,701	1
Lake	180,811,950	2
Will	162,085,986	3
McHenry	73,973,158	4
DuPage	72,676,744	5
Kane	59,684,533	6
St. Clair	48,943,534	7
McLean	45,618,418	8
Champaign	43,937,615	9
Winnebago	41,207,371	10
Ogle	13,686,901	25
Whiteside	12,209,909	29
Stephenson	10,700,433	30

Jo Daviess	8,870,086	35
Lee	8,773,220	36
Carroll	3,703,527	70

In tax dollars per capita (2020 Census population, other data still 2023), Ogle comes in at #35. With this one a lower ranking could be seen as better, so I have included the top ten and the bottom ten rankings. It could be seen as one measure of “government efficiency”, as its the amount of tax dollars “needed” to provide services to each person. JoDaviess most likely jumps out here due to its many unoccupied residences where no one is counted in the Census, but in a county with roughly the same tax base as Lee has.

County	TaxPerCapita	Tax\$RankedPerCapita
Putnam	441.32	1
Jo Daviess	402.55	2
Piatt	401.40	3
Washington	378.38	4
Jasper	373.07	5
Pulaski	369.28	6
Henderson	355.56	7
Alexander	347.90	8
DeWitt	346.28	9
Williamson	337.44	10
Ogle	264.29	35
Lee	256.94	37
Stephenson	239.76	44
Carroll	235.86	50
Whiteside	219.24	59
Winnebago	144.41	93
Franklin	141.88	94
Marion	135.96	95
Woodford	129.05	96
Tazewell	127.43	97
Madison	115.87	98
Kane	115.55	99
Jefferson	114.79	100
Wayne	109.59	101
DuPage	77.91	102

With county tax rates (again, just the county's taxing authority and not other taxing bodies), we see Ogle in a lower tier at #85, again perhaps some efficient government, but also the high EAV.

County	County Tax Rate	Ranked County Tax Rates
Pulaski	2.9431224%	1
Alexander	2.7099613%	2
Jackson	1.6989395%	3
Hardin	1.6777016%	4
Massac	1.5279798%	5
Williamson	1.4970248%	6
Edwards	1.4232959%	7
Clay	1.4200660%	8
McDonough	1.4079342%	9
Fulton	1.3566057%	10
Stephenson	1.1858761%	18
Whiteside	1.0760398%	32
Jo Daviess	0.8735146%	60
Lee	0.8126188%	66
Carroll	0.7286720%	80
Ogle	0.6780148%	85
Kendall	0.5632168%	93
Wayne	0.5528322%	94
Effingham	0.5461966%	95
Tazewell	0.5174354%	96
Grundy	0.4574328%	97
Woodford	0.4420895%	98
Madison	0.4062248%	99
Cook	0.3600750%	100
Kane	0.3086249%	101
DuPage	0.1489955%	102

Conversation led to a further look with added data for how the EAV was distributed by class of property, as they were interested in seeing the impacts of the nuclear plant in particular. This is a table of the rankings and proportions of the major property classes, but overall sorted by Industrial ranking. These % do not add up to 100 as there are several other classes, including Farm, Railroad, and Minerals.

BHRC counties are highlighted orange and we see Ogle ranked #2 in Industrial proportion, with six of the top ten being nuclear plant counties (yellow in the county column):

County	Residential %	Residential % Rank	Commercial %	Commercial % Rank	Industrial %	Industrial % Rank
DeWitt	22%	99	9%	91	41%	1
Crawford	29%	90	11%	71	40%	2
Ogle	40%	61	9%	90	32%	3
Grundy	40%	62	23%	12	30%	4
LaSalle	46%	49	16%	37	21%	5
Putnam	42%	57	13%	53	16%	6
Will	74%	6	10%	82	14%	7
Washington	30%	85	18%	26	14%	8
Rock Island	59%	22	24%	11	13%	9
Bureau	31%	82	13%	64	12%	10
Massac	44%	54	18%	27	11%	11
Kane	74%	7	15%	44	9%	12
DeKalb	56%	26	21%	20	9%	13
DuPage	74%	5	17%	29	8%	14
Pulaski	24%	96	15%	42	8%	15
Franklin	47%	44	19%	25	8%	16
Madison	63%	15	24%	10	8%	17
Lee	44%	53	11%	74	8%	18
Alexander	27%	92	12%	65	8%	19
Marshall	39%	65	10%	80	8%	20
Edwards	29%	88	13%	54	7%	21
Livingston	37%	71	16%	39	7%	22
Scott	19%	101	6%	100	7%	23
Macon	58%	24	22%	17	7%	24
Stark	22%	97	7%	96	6%	25
Randolph	44%	55	17%	33	6%	26
Winnebago	70%	9	20%	21	6%	27
Jasper	26%	94	7%	95	6%	28
Kankakee	65%	14	16%	35	6%	29
Boone	73%	8	7%	97	6%	30
Richland	49%	41	13%	61	5%	31
Shelby	32%	80	9%	87	5%	32
Cook	60%	19	35%	2	5%	33

Effingham	53%	32	25%	8	5%	34
Clay	30%	86	16%	36	5%	35
Whiteside	59%	23	13%	58	5%	36
Mason	38%	68	6%	101	5%	37
Vermilion	46%	51	19%	24	5%	38
Edgar	27%	93	9%	86	5%	39
Lawrence	42%	59	12%	66	5%	40
Ford	33%	77	22%	16	4%	41
Williamson	54%	29	30%	3	4%	42
Jefferson	38%	67	27%	5	4%	43
Douglas	38%	66	15%	43	4%	44
Montgomery	40%	64	17%	32	4%	45
Lake	79%	3	16%	34	4%	46
Perry	46%	47	12%	68	4%	47
Marion	46%	48	21%	19	4%	48
McHenry	81%	2	11%	70	4%	49
Morgan	47%	45	14%	52	3%	50
Adams	59%	20	20%	22	3%	51
Tazewell	68%	11	20%	23	3%	52
Hamilton	20%	100	12%	67	3%	53
Wabash	50%	38	16%	38	3%	54
White	29%	89	13%	63	3%	55
Jackson	51%	36	28%	4	3%	56
Christian	32%	79	13%	56	3%	57
Peoria	65%	13	24%	9	3%	58
Fayette	32%	81	15%	40	3%	59
Hardin	46%	46	8%	94	3%	60
Kendall	84%	1	9%	89	3%	61
Woodford	62%	16	10%	84	3%	62
Coles	52%	35	22%	18	3%	63
Pike	28%	91	15%	46	2%	64
Bond	42%	60	11%	75	2%	65
Henry	52%	34	13%	57	2%	66
Stephenson	53%	30	14%	50	2%	67
Jo Daviess	51%	37	11%	72	2%	68
McLean	59%	21	25%	7	2%	69
Fulton	45%	52	13%	59	2%	70
Gallatin	18%	102	10%	79	2%	71
Moultrie	35%	72	13%	55	2%	72
Cumberland	42%	58	10%	81	2%	73
Saline	48%	43	23%	14	2%	74
McDonough	37%	70	14%	51	1%	75
Warren	29%	87	14%	49	1%	76

[illegible]

Now a re-sorted table of just residential, with top ten, bottom ten and the six BHRC counties highlighted:

County	Residential %	Residential % Rank
Kendall	84%	1
McHenry	81%	2
Lake	79%	3
Monroe	75%	4
DuPage	74%	5
Will	74%	6
Kane	74%	7
Boone	73%	8
Winnebago	70%	9
Sangamon	69%	10
Whiteside	59%	23
Carroll	56%	27
Stephenson	53%	30
Jo Daviess	51%	37
Lee	44%	53
Ogle	40%	61
Edgar	27%	93
Jasper	26%	94
Henderson	26%	95
Pulaski	24%	96
Stark	22%	97
Greene	22%	98
DeWitt	22%	99
Hamilton	20%	100
Scott	19%	101
Gallatin	18%	102

With Commercial rankings we see Ogle near the bottom:

County	Commercial %	Commercial % Rank
Champaign	36%	1
Cook	35%	2
Williamson	30%	3
Jackson	28%	4
Jefferson	27%	5
St. Clair	27%	6
McLean	25%	7
Effingham	25%	8
Peoria	24%	9
Madison	24%	10
Stephenson	14%	50
Whiteside	13%	58
Jo Daviess	11%	72
Lee	11%	74
Ogle	9%	90
Henderson	8%	93
Hardin	8%	94
Jasper	7%	95
Stark	7%	96
Boone	7%	97
Carroll	7%	98
Menard	6%	99
Scott	6%	100
Mason	6%	101
Pope	1%	102

We see lower dependence on farm EAV in all BHRC counties

County	Farm %	Farm % Rank
Greene	66.91%	1
Gallatin	66.13%	2
Scott	65.69%	3
Pope	64.37%	4
Stark	63.43%	5
Jasper	59.08%	6
Edgar	58.39%	7
Schuyler	55.77%	8
Hamilton	55.64%	9
Henderson	55.57%	10
Jo Daviess	34.19%	45
Carroll	31.53%	50
Stephenson	28.73%	54
Lee	28.61%	55
Whiteside	20.79%	71
Ogle	16.89%	76
Rock Island	4.54%	93
Kendall	3.92%	94
Madison	3.58%	95
McHenry	3.54%	96
Winnebago	3.13%	97
Kane	1.75%	98
Will	1.37%	99
Lake	0.53%	100
DuPage	0.01%	101
Cook	0.00%	102

A surprising finding was the high ranking for railroad EAV in Carroll:

County	Railroad %	Railroad % Rank
Alexander	11.01%	1
Henderson	10.33%	2
Knox	8.95%	3
Pulaski	5.33%	4
Jefferson	5.24%	5
Randolph	5.23%	6
Carroll	5.07%	7
Warren	4.99%	8
Marion	4.93%	9
Perry	4.92%	10
Whiteside	2.30%	30
Ogle	2.22%	33
Jo Daviess	1.98%	35
Lee	1.92%	37
Stephenson	0.59%	83
Jersey	0.36%	89
Winnebago	0.25%	90
Cook	0.25%	91
McHenry	0.22%	92
Kendall	0.22%	93
Kane	0.21%	94
Woodford	0.17%	95
Lake	0.14%	96
DuPage	0.14%	97
Brown	0.13%	98
Gallatin	0.00%	NA
Hardin	0.00%	NA
Mercer	0.00%	NA
Calhoun	0.00%	NA

An interesting finding was seeing Lee County's surprising mineral wealth as a proportion of its EAV. Not sure what this is, but am seeing it could be gas or oil, but not familiar with that resource.

County	Mineral %	Mineral % Rank
White	19.7885%	1
Logan	10.6094%	2
Mason	9.1310%	3
Lee	6.6305%	4
Morgan	6.4564%	5
Hamilton	5.6280%	6
Douglas	5.3692%	7
Henry	3.7921%	8
McDonough	3.6513%	9
Perry	3.5821%	10
Stephenson	1.1452%	25
Whiteside	0.2735%	43
Jo Daviess	0.0336%	60
Carroll	0.0295%	61
Ogle	0.0162%	68
Adams	0.0119%	73
Fulton	0.0084%	74
Winnebago	0.0076%	75
Macon	0.0070%	76
Moultrie	0.0057%	77
Calhoun	0.0025%	78
LaSalle	0.0022%	79
Schuyler	0.0021%	80
Kane	0.0017%	81
Rock Island	0.0008%	82
Pulaski	0.0000%	NA
Union	0.0000%	NA
Cass	0.0000%	NA
Massac	0.0000%	NA
Johnson	0.0000%	NA
Scott	0.0000%	NA
Hancock	0.0000%	NA
Piatt	0.0000%	NA
Greene	0.0000%	NA
Menard	0.0000%	NA
Putnam	0.0000%	NA
Ford	0.0000%	NA
Monroe	0.0000%	NA
Stark	0.0000%	NA

Will	0.0000%	NA
Cook	0.0000%	NA
Kendall	0.0000%	NA
Lake	0.0000%	NA
DuPage	0.0000%	NA
Mercer	0.0000%	NA