



Lee-Ogle Enterprise Zone: Zoom Meeting Agenda

Location: Flight Deck in Rochelle

Date/Time: 12/3/25 at 11:30 a.m.

11:30 am	I.	EZ Meeting Attendance and Call to Order	Chair
	II.	Minutes from 10/8/25	Shaw
	III.	Financial and Administrator Reports	Shaw
	IV.	Old Business	Board
		1. Amendment Strategy/Criteria	
		2. Project Fund/Revolving Loan Fund	
		discussion item no action expected	Board
	V.	New Business	
		1. Admin Fees for 2026 and CPI	
		not finalized due to CPI delays	
		2. Meeting Schedule for 2026	Chair
	VI.	Roundtable	Chair
	VII.	Next Meeting February	



- ☒ Draft
- ☐ Final
- ☐ Amended

Lee-Ogle Enterprise Zone Meeting Minutes

Location: Zoom

Date: 10/8/2025 | 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
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Call to Order

In Mayor Bearrows absence, Vice-Chair Shaw asked Mayor Hughes to chair the meeting. Hughes called the meeting to order after quorum was established with seven members present.

Minutes

Minutes from 8/13 were presented in the board packet. Motion to accept by Williams, 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 totaling 23,461.50. New Hvarre residential project in Dixon, as well RP Lumber and HAI Oregon were paid. Overall \$389,054.45 in the Project Fund. Several new projects in pipeline.

Motion to accept financial report by Demmer, 2nd by Nicholson, passed with all in favor.

Regarding the Admin Report, Shaw made note of some of the items. Since the last comments on Opportunity Zones, there was a webinar with some data. Residential has the largest historical use, with commercial a somewhat close second. Best practice for the new designations would be to have ready projects in mind that could be shown to the governor's office so those tracts would have the best shot at selection. There is an expected ACS update prior to this process so we cant be 100% sure of what tracts



qualify, but overall less will be selected so . These are due from each state governor on July 1, and sometime in spring 2026 will be the Illinois selection process we will plan to participate in.

Old Business

Amendment Strategy/Criteria Shaw brought an preliminary request to expand the zone for a 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. Further discussion to follow.

A planned outreach effort is under development to do door to door solicitation to business owners and encourage incentive use. Liz Heimstra from Ogle County EDC expressed interest in joining Ogle visits and will be consulted moving forward.

New Business

BHRC County Tax/EAV Comparison

Shaw brought a recent BHRC research project for discussion. Ogle County Board members had asked for analysis of available county property tax data.

Next Meeting

December 3rd in-person lunch at Flight Deck in Rochelle, meet at 11:30 am.

Adjournment

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

2025 Lee-Ogle Enterprise Zone Budget
January 1-November 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	\$ 48,890.74
Fringe	\$ 12,684.00	\$ 7,345.15
Travel	\$ 3,488.08	\$ 1,614.20
Other/Indirect	\$ 8,150.76	\$ 7,471.53
Non-Fixed Expenses/Contractual-Marketing	\$ 6,448.78	\$ 8,468.18
TOTAL EXPENSES	\$ 81,507.62	\$ 73,789.80



Blackhawk Hills Regional Council
General Ledger
for the period of 01/01/2025 to 11/30/2025

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	LOEZ Project Fee - 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
	09/30/2025	60456839	Deposit	Blackhawk Hills Regional Council	Interest Earned	Held for Others - LOEZ	\$543.71	-	\$543.71	\$189,598.16
	10/06/2025	60637839	Deposit	Blackhawk Hills Regional Council	CD Interest Earned	Held for Others - LOEZ	\$518.22	-	\$518.22	\$190,116.38
	10/24/2025	61120467	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - HRE Builders	Held for Others - LOEZ	\$3,500.00	-	\$3,500.00	\$193,616.38
	10/27/2025	61220173	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Prairie Grass Estates	Held for Others - LOEZ	\$5,000.00	-	\$5,000.00	\$198,616.38
	10/31/2025	61331620	Deposit	Blackhawk Hills Regional Council	Interest Earned	Held for Others - LOEZ	\$187.27	-	\$187.27	\$198,803.65
	11/06/2025	61486451	Deposit	Blackhawk Hills Regional Council	CD Interest Earned	Held for Others - LOEZ	\$332.05	-	\$332.05	\$199,135.70
	11/18/2025	61825706	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fees - Hill Street PSH	Held for Others - LOEZ	\$13,290.94	-	\$13,290.94	\$212,426.64
	11/21/2025	61974111	Deposit	Blackhawk Hills Regional Council	Interest Earned	Held for Others - LOEZ	\$301.29	-	\$301.29	\$212,727.93
	11/30/2025	62087855	Deposit	Blackhawk Hills Regional Council	Interest Earned	Held for Others - LOEZ	\$454.95	-	\$454.95	\$213,182.88

Total for 1002 -
Sauk Valley Bank -
LOEZ

\$159,275.13 \$50,000.00 \$109,275.13 \$213,182.88

Name	Date	#	Type	Contact	Memo	Fund	Debit	Credit	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
	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	LOEZ Project Fee - 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
	10/24/2025	61120467	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - HRE Builders	Held for Others - LOEZ	-	\$3,500.00	\$3,500.00	\$80,928.10
	10/27/2025	61220173	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Prairie Grass Estates	Held for Others - LOEZ	-	\$5,000.00	\$5,000.00	\$85,928.10
	11/18/2025	61825706	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fees - Hill Street PSH	Held for Others - LOEZ	-	\$13,290.94	\$13,290.94	\$99,219.04

Name	Date	#	Type	Contact	Memo	Fund	Debit	Credit	Amount	Balance
Total for 5180 - Revenue from Program Service Fees							\$0.00	\$99,219.04	\$99,219.04	\$99,219.04
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
	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
	09/30/2025	60456839	Deposit	Blackhawk Hills Regional Council	Interest Earned	Held for Others - LOEZ	-	\$543.71	\$543.71	\$8,262.31
	10/06/2025	60637839	Deposit	Blackhawk Hills Regional Council	CD Interest Earned	Held for Others - LOEZ	-	\$518.22	\$518.22	\$8,780.53

Name	Date	#	Type	Contact	Memo	Fund	Debit	Credit	Amount	Balance
	10/31/2025	61331620	Deposit	Blackhawk Hills Regional Council	Interest Earned	Held for Others - LOEZ	-	\$187.27	\$187.27	\$8,967.80
	11/06/2025	61486451	Deposit	Blackhawk Hills Regional Council	CD Interest Earned	Held for Others - LOEZ	-	\$332.05	\$332.05	\$9,299.85
	11/21/2025	61974111	Deposit	Blackhawk Hills Regional Council	Interest Earned	Held for Others - LOEZ	-	\$301.29	\$301.29	\$9,601.14
	11/30/2025	62087855	Deposit	Blackhawk Hills Regional Council	Interest Earned	Held for Others - LOEZ	-	\$454.95	\$454.95	\$10,056.09
Total for 5310 - Revenue from Interest Earned							\$0.00	\$10,056.09	\$10,056.09	\$10,056.09



To: Enterprise Zone Advisory Board
From: Andy Shaw, Administrator
Date: 12/3/2025
Subject: Report of Activities

1. Financial Reports: Our previous overall balance of 200k in CD's and 189,054.45 was \$389,045.45. New project and interest deposits were 24,128.43 for a new project fund total of \$413,182.88
2. New Projects Paid: HRE (Hayden on behalf of newest Dixon strip mall underway), Prairie Grass (last set of apartment on Middle Road in Dixon), and Hill Street (the Mount Morris housing project), in discussion with a substantial hotel upgrade project in Dixon, and a couple small projects are unpaid (salon in Rochelle, and downtown building in Dixon)
3. Opportunity Zones 2.0
 - Last CDFA course is about OZ, and set for late December to complete requirements to test for the CDFA development finance credential
4. RE Tax Abatement: updates since previous meeting:
 - Lee County projects are now being discussed for next tax cycle
 - Meeting new county clerk and staff in Ogle next Monday to transition
 - Annual meetings to update projects in early February
5. Project Closing/or renewals: check-in time to make sure we get closeout data or get certificate renewals as needed
6. Steward EDA Project:
 - Wrapping up final edits to the document, should be able to share widely soon
7. Abatement Resolutions for our recent amendments:
 - Need to record a couple in Ogle soon for Oregon Schools and Rock Valley CC
8. Zone Extension Process:
 - No update
9. Rochelle EECBG Grant for Energy Planning:
 - Energy Sense, had early October visit to do several large site audits, including Rochelle High School, city water and sewer, and Americold
 - Now planning for visit to several more, including hospital and other industry
 - Have done several backgrounding interviews with RMU and City Manager's office, scheduling a call with IMPA for background in markets and sourcing
 - Planning for future community outreach efforts
10. UCCI Meeting at Sauk on Energy, Grid and Data Centers is 12/8/25 at 5:30. see following page. Elected county official or county staff can register at <https://forms.gle/UooDP3qtzRPi22GR8>



11. County Tax Analysis Project Ogle County Board presentation in December from the info shared at our last EZ board meeting

12. Legislative We were watching two bills, an omnibus energy act, as well as a megaproject tax program:

- Energy Act was passed and is being analyzed for impacts by Rochelle and others. Waiting for more reporting on it, but hearing that the nuclear moratorium will end, and more battery storage is expected to allow more renewables
- Mega project bill did not move

13. 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

14. Meetings Attended

- 10/1 EECBG Call
- 10/7 Ogle County Board Committee Call
- 10/8 Lee Ogle EZ Board
- 10/8 LCIDA
- 10/9 Ogle EDC Meeting
- 10/16 EECBG Interview
- 10/17 IEZA Webinar
- 10/21 EECBG Call
- 10/23 Cluster ID Webinar
- 10/28 SCRIC Call
- 10/30 Cluster ID Webinar
- 10/31 Rochelle Schools Abatement Call
- 11/6 Dixon Schools Abatement Call
- 11/6 SBDC Quarterly Call
- 11/6 Dixon Chamber BAB
- 11/7 EECBG Call with IEPA
- 11/7 EECBG Interview
- 11/12-14 Illinois Main Street Conference in Dixon
- 11/18 Rochelle Data Center Town Hall
- 11/18 IDOT Meeting on Roundabout (Intersection of 64 and 251)
- 11/20 Ogle EDC
- 11/24 BHRC Council



UNITED COUNTIES
COUNCIL *of* ILLINOIS

REGIONAL PRESENTATION

Wind/Solar, Battery Storage, Data Center Development & Grid Reliability

Mark Pruitt, Adjunct Professor at Northwestern University

Sauk Valley Community College

173 IL Route 2 Dixon, IL 61021

December 8, 2025 | 5:30-7:30pm

Agenda

5:30pm - Refreshments

6pm - Presentation

7pm - Q&A

7:30pm - Event Conclusion

Presentation Location

Lecture Hall K104

Parking

Park in the EAST lot and enter the building on the EAST side. The presentation room will be ahead on the left.

United Counties Council of Illinois

217 East Monroe St., Suite 101 Springfield, Illinois 62701

217-544-5585 | UCCI@unitedcounties.com | unitedcounties.com

Hypothetical Example – 3% Ask

- ✓ In 2024, all taxing bodies together ask for **\$46.9 million**.
- ✓ In 2025, they ask for **3% more (\$48.3 million)**.
- ✓ A new project worth **\$250 million** is built. Because it's in an Enterprise Zone, only half of its value is taxed: **\$125 million**.

The tax rate decreases from **8.55%** to **7.52%**.

For someone with a \$100,000 home:

- 2024 taxes: **\$2,821.93**
- 2025 taxes: **\$2,481.60**

Savings: **\$340.33**

2024 DeKalb County Real Estate Tax Bill

BECKY SPRINGER
DEKALB COUNTY COLLECTOR
110 EAST SYCAMORE ST. - SYCAMORE, IL 60178
www.DeKalbCounty.org/Treasurer

DUPLICATE

This is your real estate tax bill payable in two installments. This is the only bill you will receive.

Please see reverse side for important information including payment options, available exemptions, contact information, and more.

11-01-100-004

GOLDFRAME LLC
ATTN: TAX
1601 WILLOW RD
MENLO PARK CA 94025

- Pay online & learn how to go paperless:
- Property Tax Helpline: 815-895-7337
- For Questions regarding your assessed value call your township assessor:



Call Jay W. Walker:
815-501-4077 for an appointment.

2024 EQUALIZED ASSESSED VALUE 531,240,341
- HOME IMPROVE./MISC. EXEMPTIONS 0
- SENIOR ASSESSMENT FREEZE 0
- HOMESTEAD EXEMPTION LIMITED (OWNER OCC.) 0
- HOMESTEAD EXEMPTION (65 AND OVER) 0
= NET TAXABLE VALUE 531,240,341
X TOTAL TAX RATE / \$100 VALUATION 7.97474
= CURRENT TAX 42,365,051.92
+ NON AD VALOREM TAX 59.26
- EZONE ABATEMENT 10,906,306.86
= TOTAL 2024 TAX DUE 31,458,804.32

PARCEL NUMBER 11-01-100-004
TAX CODE AF11
FAIR MARKET VALUE 1,593,880,410
TOWNSHIP MULTIPLIER 1.0935
STATE MULTIPLIER 1.0000
2023 EQUALIZED ASSESSED VALUE 197,515,525
BACK TAXES OWED NO
FORFEITED

First Installment Due Date 06/04/2025						
Amount 15,729,402.16						
Second Installment Due Date 09/04/2025						
Amount 15,729,402.16						
Farm Land 0						
Non Farm Land 6,507,380						
Acres 227.7200						
Farm Bldg. 0						
Non Farm Bldg. 524,732,961						
Bill # 11-01-100-004						
		TAXING BODY	2023 TAX RATE	2023 AMOUNT	2024 TAX RATE	2024 AMOUNT
		COUNTY	0.89918	1,126,740.48	0.78695	3,104,355.49
		COUNTY PENSION FUNDS	0.00068	852.46	0.00056	2,211.88
		FOREST PRESERVE	0.06208	77,790.94	0.05586	220,356.46
		FOREST PRESERVE PENSION FUNDS	0.00196	2,456.04	0.00174	6,863.87
		AFTON TOWNSHIP	0.07894	98,917.80	0.05019	197,989.37
		AFTON TOWNSHIP PENSION FUNDS	0.00009	112.79	0.00009	355.03
		AFTON ROAD & BRIDGE	0.27152	340,235.18	0.19403	765,409.03
		CITY OF DEKALB	0.00000	0.00	0.00000	0.00
		CITY OF DEKALB PENSION FUNDS	0.81096	1,016,194.48	0.62286	2,457,056.48
		DE KALB LIBRARY	0.35573	445,756.71	0.30541	1,204,780.56
		DEKALB PARK	0.00000	0.00	0.47982	1,892,791.50
		DEKALB PARK PENSION FUNDS	0.00000	0.00	0.01165	45,958.05
		SCHOOL DISTRICT 428	5.35012	6,704,109.92	4.56606	18,012,185.06
		SCHOOL DISTRICT 428 PENSION FUNDS	0.32512	407,396.89	0.26586	1,048,771.98
		CC 523 KISHWAUKEE	0.57512	720,668.96	0.54103	2,134,253.57
		CC 523 KISHWAUKEE SOCIAL SECURITY	0.00932	11,678.75	0.00783	30,887.91
		KISH. WATER RECLAM. DIST.	0.07570	94,857.87	0.06139	242,171.15
		KISH. WATER RECLAM. DIST. PENSION FUNDS	0.01942	24,334.72	0.01428	56,331.67
		AFTON-PIERCE MULTI TWP	0.01988	24,911.15	0.00913	36,016.00
		AFTON DEKALB DRAINAGE #5		0.00		0.00
		CORTLAND PIERCE DRAINAGE #15		59.26		59.26
		Totals	8.85582	11,097,074.40	7.97474	31,458,804.32
		TOTAL 2024 TAX DUE				\$31,458,804.32

2024 DeKalb County Real Estate Tax Bill

BECKY SPRINGER
DEKALB COUNTY COLLECTOR
110 EAST SYCAMORE ST. - SYCAMORE, IL 60178

2024 DeKalb County Real Estate Tax Bill

BECKY SPRINGER
DEKALB COUNTY COLLECTOR
110 EAST SYCAMORE ST. - SYCAMORE, IL 60178

PARCEL NUMBER 11-01-100-004
Name GOLDFRAME LLC
FIRST INSTALLMENT DUE DATE 06/04/2025
DUPLICATE
PAY THIS AMOUNT \$0.00

SEND IN THE AMOUNT BELOW WHICH INCLUDES A 1.5% PER MONTH PENALTY
IF POSTMARKED
JUN 5 THRU JUL 4 \$0.00
JUL 5 THRU AUG 4 \$0.00
AUG 5 THRU SEP 4 \$0.00
AFTER SEP 4 \$0.00

www.dekalbcounty.org

Paid on Amount Paid:
06/03/2025 \$15,729,402.16



MAKE CHECKS PAYABLE TO DEKALB COUNTY COLLECTOR
PLEASE PUT YOUR PARCEL NUMBER ON YOUR CHECK
IF PAYING BY MAIL, DETACH THIS STUB AND ENCLOSE WITH YOUR PAYMENT.

PARCEL NUMBER 11-01-100-004
Name GOLDFRAME LLC
2ND INSTALLMENT DUE DATE 09/04/2025
DUPLICATE
PAY THIS AMOUNT \$0.00

SEND IN THE AMOUNT BELOW WHICH INCLUDES A 1.5% PER MONTH PENALTY
IF POSTMARKED
SEP 4 THRU SEP 17 \$0.00
AFTER SEPT 17 \$0.00

www.dekalbcounty.org

Paid on Amount Paid:
07/25/2025 \$15,729,402.16



MAKE CHECKS PAYABLE TO DEKALB COUNTY COLLECTOR
PLEASE PUT YOUR PARCEL NUMBER ON YOUR CHECK
IF PAYING BY MAIL, DETACH THIS STUB AND ENCLOSE WITH YOUR PAYMENT.

Lee-Ogle Small Grant Award Program (Adapted from Morrison Opportunity Fund Grant and JoDavies Genz Fund Grant)

- **\$5,000 Maximum Per Request (LOEZ to Set Annual Max Budget for Program)**

Small business gap finance, not filled by equity and traditional capital.

- Assist businesses, established and new, who have been turned down for a traditional or adequate bank loan for a bona fide business development funding need.
- Including costs such as build out of utility services to a property, Energy-efficiency upgrades, website development expenses, grant for new business expenses for any new businesses
- Before applying for the **Lee-Ogle Small Grant Award Program**, interested applicants should have established business planning complete or well underway with the Illinois Small Business Development Center at Sauk Valley Community College, <https://www.sauksbdc.com>
- **Lee-Ogle Small Grant Awards** are dispersed on a case-by-case basis
 - Requirements:
 - Business owners of good character with sound business potential, vetted by LOEZ mayor or presiding official from that town or area
 - Otherwise not qualified to obtain adequate loans through ordinary lending institutions
 - Not for businesses with sufficient capital
 - Applications are reviewed on a rolling basis and scored based upon application completeness, applicant need, business model, and the potential for growth.
 - Applicants must pass a simple background check.
 - **Businesses must be located in Lee or Ogle County Illinois.**
 - Construction projects shall apply and utilize LOEZ tax incentives when applicable
 - Application including:
 - General cover letter describing yourself and your business, which includes:
 - Business name and address
 - Employer Identification Number and NAICS Code
 - Contact name, telephone, address, email and social security number
 - Years in business
 - how the award will impact your overall financial picture
 - Business plan approved by a Small Business Development Center with projected income statements, balance sheets, and cash flow calculations.
 - Character reference letters (2)
 - Business financial statements from your accountant or internally prepared, including income statement (profit and loss) and balance sheet.
 - Personal Financial Statement(s)
 - Letter from your bank denying your full or partial loan application and stating your need for capital. The bank letter must be signed by your bank contact and appear on the bank letterhead.
 - Prior year's federal tax return (personal and business).

LOEZ Business Façade and Beautification Loan Program (Adapted from Morrison Program)

Business Façade and Beautification Loan Program - \$5,000 Maximum Per Request (LOEZ to Set Annual Max Budget for Program)

- **Business must be located within a LOEZ participating jurisdiction, but not necessarily in the zone.**
- Program is to encourage improvement and investment to the overall revitalization of business storefronts. Program provides funds for exterior improvements to a property owner's or tenant's commercial building that will be aesthetically pleasing and conforming to applicable local design standards and expectations. Vetted by LOEZ mayor or official from that town.
- All applicants must provide written bids with application. There is no financial review required to participate in this program.
- 50% Matching Funds Program; with repayment of funds up to three years at 0% interest to allow for reinvestment in additional properties. Loan must be repaid in full prior to submitting an additional request for funds.
- The LOEZ program can be used to match other available programs and grants in LOEZ communities.
- Construction projects shall apply and utilize LOEZ tax incentives where applicable.

LOEZ Revolving Loan Program

INTENT

- These loans are supplemental, providing a portion of the total needed for a given project. The balance must be obtained through conventional sources, i.e. bank financing or equity. RLF loans may be used in conjunction with other financing programs, such as SBA 504 loans, State of Illinois economic development loans and assistance from private development groups.

JOB CREATION

- (HENRY COUNTY) The RLF was established to create and retain jobs. Thus, a condition of the financing is that a minimum of one job must be created or retained for every \$10,000 of RLF funds borrowed.
- (MORRISON) Job creation or retention is encouraged, but not required (Morrison)
- (E PEORIA) The business will make its best efforts to hire the employees indicated above with fifty-one percent (51%) of the employees from low/moderate income households.

COLLATERAL

- (E PEORIA) Loans are secured by appropriate collateral, including personal guarantees, and equity is required. Equity participation in the project required for new business venture projects; for existing businesses, equity participation requirements in the project will be determined by appropriate loan underwriting standards. Appropriate security will be required on all loans.
- (MORRISON) Collateral acceptable to the MCIF Committee may be required.
- (HENRY) COLLATERAL General Security agreement, UCC filing and PERSONAL GUARANTEE Required in most situations All loans must be secured by collateral in an amount at least equal to the face value of the loan. Personal guarantees are also required by all principal shareholders owning over 20% or more of the business.

RATES/PAYBACK PERIOD

- (MORRISON) Interest rate shall be 3% under prime with loan terms as follows: 5 year adjustable up to a 7 year amortization. Depending on the expected life of machinery. Real Estate is 5 years adjustable with a 20 year maximum amortization. The interest rate will be no lower than 3% regardless of prime rate.
- (HENRY) Loans have a flat rate of interest as established by the current prime rate. Typical Interest rates range between 4% to 6%. The maximum RLF loan period is ten years. The loan payback is generally structured according to what the monies

are used for ie. Useful life of equipment and 7 years for working capital.

- (E PEORIA) interest rate fixed at five percent (5%) for a five (5) year term. However, loans from this fund have been greater than this percentage and value based upon the review of the City's loan review committee and the City Council in certain circumstances.

MAX AMOUNT LENT

- (HENRY) The maximum amount which can be obtained through the RLF is \$100,000. RLF can generally finance up to one-third (1/3) of a total project and there must be a commitment in place for the balance, including 10% equity from the borrower.
- (MORRISON) - Provide GAP financing for local capital projects with a minimum request of \$10,000 up to a maximum of \$50,000. Does not include operating expenses.
- (E PEORIA) Funding is typically for up to twenty percent (20%) of total project costs, but not greater than \$75,000

2026 EZ Budget

Income Side

	2023+5.0333%	2024 +5.7%	2025 +4.5%
Lee County Share	11374.01	12022.33	\$12,374.98
Dixon Share	25079.34	26508.86	\$27,701.76
Amboy Share	769.45	813.31	\$849.91
Ashton Share	689.06	728.33	\$761.11
Franklin Grove Share	683.32	722.26	\$754.77
50.06%	38595.17	40795.09	\$42,630.87
Ogle County Share	8536.25	9022.81	\$9,428.84
Rochelle Share	27017.88	28557.89	\$29,843.00
Mount Morris Share	2009.74	2124.30	\$2,219.89
Oregon Share	953.19	1007.52	\$1,052.86
49.95%	38517.05	40712.53	\$42,544.59
Total Budget for Administration	77112.22	81507.62	\$85,175.46

Expense Side

Personnel	48000.00	50736.00	\$53,019.12
Fringe	12000.00	12684.00	\$13,254.78
Travel	3300.00	3488.08	\$3,645.04
Other/Indirect	7711.22	8150.76	\$8,517.54
Non-Fixed Expense/ Contractl-Marketing	6101.02	6448.78	\$6,738.97
Total Expense	77112.24	81507.62	\$85,175.46

Data Year	Billable Year	October 12 month	36 month avg
2016	2017	1.60%	
2017	2018	2.00%	
2018	2019	2.50%	2.03%
2019	2020	1.80%	2.10%
2020	2021	1.20%	1.83%
2021	2022	6.20%	3.07%
2022	2023	7.70%	5.03%
2023	2024	3.20%	5.70%
2024	2025**	3.00%	2.93%

**October '25 CPI not released, September was 3.0



To: Enterprise Zone Advisory Board
From: Andy Shaw, Administrator
Date: 12/3/2025
Subject: Meeting Schedule for 2026

1. **February 4th**
2. **April 8th (moved from 1st to allow better reporting)**
3. **June 3rd *Lunch or Dinner**
4. **August 5th**
5. **October 7th**
6. **December 9th (moved from 2nd to allow better reporting) *Lunch or Dinner**

Anticipated plan is to have 10 a.m. Zoom meetings in February, April, August, and October, while holding lunch or dinner meetings in June and December.