



Lee-Ogle Enterprise Zone: Zoom Meeting Agenda

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

Date/Time: 4/8/26 at 10:00 a.m.

10:00 am	I. EZ Meeting Attendance and Call to Order	Chair
	II. Guest Presentation & Discussion Kim Ewoldsen, Sauk Valley College <i>Area Business Starts/Funding Need</i> Dirk Meminger, Sauk Valley Bank <i>Area Housing Climate/Efforts</i>	Chair
	III. Minutes from 2/4/25	Shaw
	IV. Financial and Administrator Reports	Shaw
	V. Old Business	Board
	VI. New Business	
	a. Reschedule Next Meeting from June 3 rd to June 10 th (This is our semi-annual in- person Lunch or Dinner. Time & Location Decision Needed)	Shaw
	VII. Roundtable	Chair
	VIII. Adjournment	Chair



- ☒ Draft
- ☐ Final
- ☐ Amended

Lee-Ogle Enterprise Zone Meeting Minutes

Location: Zoom

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

Date: 2/4/2026 | Time: 10 am

Voting Membership Attendance

Guest Attendance

In-Person	Remote		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)	☐	☐	
☐	☐		☐	☐	

Call to Order

The meeting was called to order after quorum was established with eight members present.

Minutes

Minutes from 12/3 were presented in the board packet. Motion to accept by Hughes, 2nd by Demmer, passed with all in favor.

Financial and Admin Report

Shaw noted several new project fees and CD interest totaling 4,424.28 New projects paid from Crest Foods and Robertson Development, and several new on the horizon or unpaid. Overall \$417,607.16 in the Project Fund.

Shaw noted that there appear to be errors on the 2025 admin budget report and it will be brought back next time with corrected numbers. No motion made on the financial reports.

The 2026 admin budget was then discussed. The US BLS has announced that the October 12 month CPI will never be published due to the federal shutdown that occurred. This figure is critical to the calculation called for the in EZ Ordinance and IGA, which uses the three year rolling average of October CPI figures. Since then the November CPI became available and it was in-line with the previous year, so Shaw suggested its use, but due to straying from the ordinance a board motion is in order.



Motion to accept the adjusted calculations for 2026 fees with a 2.8333333% increase which is the rolling average of October CPI from 2023 (3.2) and 2024 (2.6), and the November CPI from 2025 (2.7) by Hughes, 2nd by Williams, passed with all in favor. Billings will be issued with this rate.

Discussion on this year's sharincrease in the fees saw suggestions that perhaps under certain scenarios, ie. "in years where the EZ fund exceeds X amount, then the increase or a portion of the fee be paid by the Project Fund instead of billing counties and municipalities for some portion of the admin fee" Shaw mentioned that a few years back something along those lines was penciled out but never adopted. Changes would need to be memorialized in an amending ordinance.

Regarding the remainder of the Admin Report, Shaw made notes on some of the items. With the remodel of the Comfort Inn in Dixon the developer inquired about a grand opening and board members suggested getting in touch with Discover Dixon. This developer is also purchasing land in Rochelle for a new hotel adjacent to the Tech Park there. We have another Crest Foods project, this time at the production facility in in-town Ashton.

In ongoing discussion of utilizing the accumulating Project Fund, after noting Shaw expected to have further discussion for the next EZ board meeting.

Old Business

New Business

Chair and Vice Chair for 2026

Shaw discussed that the ordinance calls for a chair and vice chair to be selected annually. After board discussion to gauge interest, there was a Motion to select/retain Bearrows as chair and Shaw as vice-chair by Demmer, 2nd by Englund, passed with all in favor.

Roundtable

Comments on HAI Oregon progress and the Oregon Kunes dealership site now being for sale and soon to be listed on LOIS. Dollar General in Franklin Grove is set for a March opening.

Next Meeting

10:00 am April 8th on Zoom

Adjournment

Motion to adjourn by Hughes, 2nd by Williams, passed with all in favor.



Blackhawk Hills Regional Council
General Ledger
for the period of 01/01/2025 to 12/31/2025

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
	12/01/2025	62173130	Deposit	Blackhawk Hills Regional Council	Interest Earned	Held for Others - LOEZ	\$50.51	-	\$50.51	\$213,233.39

Name	Date	#	Type	Contact	Memo	Fund	Debit	Credit	Amount	Balance
	12/03/2025	62244633	Deposit	Blackhawk Hills Regional Council	CD Interest Earned	Held for Others - LOEZ	\$463.83	-	\$463.83	\$213,697.22
	12/04/2025	62279269	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fees - Robertson Conservation and Development	Held for Others - LOEZ	\$1,500.00	-	\$1,500.00	\$215,197.22
	12/08/2025	62403494	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fees - Crest Foods	Held for Others - LOEZ	\$882.82	-	\$882.82	\$216,080.04
	12/31/2025	63070629	Deposit	Blackhawk Hills Regional Council	Interest Earned	Held for Others - LOEZ	\$520.01	-	\$520.01	\$216,600.05

Total for 1002 - Sauk Valley Bank - LOEZ

\$162,692.30\$50,000.00\$112,692.30\$216,600.05

+200,000
=416,600.05
Year ending
2025



Blackhawk Hills Regional Council
General Ledger
for the period of 01/01/2026 to 03/31/2026

Name	Date	#	Type	Contact	Memo	Fund	Debit	Credit	Amount	Balance
Asset										
1002 - Sauk Valley Bank - LOEZ							-	-	-	-
Beginning Balance							-	-	-	\$216,600.05
	01/06/2026	63199021	Deposit	Blackhawk Hills ...	CD Interest Ear... Held for Others ...		\$500.24	-	\$500.24	\$217,100.29
	01/31/2026	64032691	Deposit	Blackhawk Hills ...	Interest Earned Held for Others ...		\$506.87	-	\$506.87	\$217,607.16
	02/04/2026	64242052	Deposit	Blackhawk Hills ...	CD Interest Ear... Held for Others ...		\$500.24	-	\$500.24	\$218,107.40
	02/23/2026	64710642	Deposit	Blackhawk Hills ...	LOEZ Project F... Held for Others ...		\$742.32	-	\$742.32	\$218,849.72
	02/28/2026	64831246	Deposit	Blackhawk Hills ...	Interest Earned Held for Others ...		\$460.34	-	\$460.34	\$219,310.06
	03/04/2026	64968656	Deposit	Blackhawk Hills ...	CD Interest Ear... Held for Others ...		\$1,417.45	-	\$1,417.45	\$220,727.51
Total for 1002 - Sauk Valley Bank - LOEZ							\$4,127.46	\$0.00	\$4,127.46	\$220,727.51
Income										
5180 - Revenue from Program Service Fees							-	-	-	-
	02/23/2026	64710642	Deposit	Blackhawk Hills ...	LOEZ Project F... Held for Others ...		-	\$742.32	\$742.32	\$742.32
	02/28/2026	64831246	Deposit	Blackhawk Hills ...	Interest Earned Held for Others ...		-	\$460.34	\$460.34	\$1,202.66
Total for 5180 - Revenue from Program Service Fees							\$0.00	\$1,202.66	\$1,202.66	\$1,202.66
5310 - Revenue from Interest Earned							-	-	-	-
	01/06/2026	63199021	Deposit	Blackhawk Hills ...	CD Interest Ear... Held for Others ...		-	\$500.24	\$500.24	\$500.24
	01/31/2026	64032691	Deposit	Blackhawk Hills ...	Interest Earned Held for Others ...		-	\$506.87	\$506.87	\$1,007.11
	02/04/2026	64242052	Deposit	Blackhawk Hills ...	CD Interest Ear... Held for Others ...		-	\$500.24	\$500.24	\$1,507.35
	03/04/2026	64968656	Deposit	Blackhawk Hills ...	CD Interest Ear... Held for Others ...		-	\$1,417.45	\$1,417.45	\$2,924.80
Total for 5310 - Revenue from Interest Earned							\$0.00	\$2,924.80	\$2,924.80	\$2,924.80

+200,000
=\$420,727.51
End of Q1 '26



Blackhawk Hills Regional Council

Balance Sheet by Fund
as of 03/31/2026

Account Number	Account Name	Held for Others - LOEZ
Assets		
1000	Checking	\$220,727.51
1500	Investments	\$200,000.00
Total Assets		\$420,727.51
Liabilities		
Total Liabilities		\$0.00
Equity		
3112	Funds Held for Others - LOEZ - Fund Balance	\$420,727.51
Total Equity		\$420,727.51
Total Liabilities + Total Equity		\$420,727.51

2026 Lee-Ogle Enterprise Zone Budget
January 1-December 31, 2026

	FY25 Final Amounts	Proposed FY26 Budget Amounts	FY26 Actuals As of 3/31/2026
INCOME			
Lee County	\$ 12,563.34	\$ 12,919.30	\$ -
Dixon	\$ 27,701.76	\$ 28,486.64	\$ -
Amboy	\$ 849.91	\$ 873.99	\$ -
Ashton	\$ 761.11	\$ 782.67	\$ -
Franklin Grove	\$ 754.77	\$ 776.16	\$ -
Ogle County	\$ 9,428.84	\$ 9,695.99	\$ -
Rochelle	\$ 29,843.00	\$ 30,688.55	\$ -
Mount Morris	\$ 2,219.89	\$ 2,282.79	\$ -
Oregon	\$ 1,052.86	\$ 1,082.69	\$ -
TOTAL INCOME	\$ 85,175.48	\$ 87,588.78	\$ -
EXPENSES			
Personnel	\$ 50,195.69	\$ 51,500.00	\$ 10,070.86
Fringe	\$ 14,464.04	\$ 16,700.00	\$ 3,268.53
Travel	\$ 2,687.04	\$ 3,000.00	\$ 613.93
Other/Indirect	\$ 8,517.54	\$ 8,758.88	\$ 2,189.72
Non-Fixed Expenses/Contractual-Marketing	\$ 8,013.76	\$ 7,629.90	\$ 422.00
TOTAL EXPENSES	\$ 83,878.07	\$ 87,588.78	\$ 16,565.04



To: Enterprise Zone Advisory Board
From: Andy Shaw, Administrator
Date: 4/8/2025
Subject: Report of Activities

1. Financial Report/Project Fund: Our previous overall balance of 200k in CD's and 217,607.16 in checking account was \$417,607.16. With a handful of interest deposits and one project fee we now have \$200k in CD's and 220727.51 in the checking account for a new total of \$420,727.51 in the Project Fund. Since the first of the month, we had a couple smaller projects (\$625 x 2) deposited and there are about 6 unpaid projects set to get bills, approx. \$15k is outstanding.
2. Financial Report/Admin Costs: Following up last meetings reports that had an error, I have attached a revised admin expense report for calendar year 2025. 2026 follows that and these are the admin costs set to be billed to units of government according to last meeting's motion.
3. Administration Cost Discussion: Last time it was discussed that we could pay a portion or all of admin costs from the project fund when certain funding levels are met in a particular year. I have included after this report a few variations of an outline we briefly discussed a couple years ago.
4. Amendment? If we were to change up the way the fees are dealt with, it should be in the form of an amending ordinance and application to DCEO. That would open the potential for other changes such as sites on the map. I have mentioned this to a couple of you so far but keep in mind that we could have the possibility of some map tweaks.
5. RLF/Façade/Business Fund: Following today's guest presentation and discussion I hope to have further discussion at this or our next meeting.
6. Opportunity Zones 2.0: There is now a very thorough nomination form for submission to state level decision makers. Eligible tracts can be seen at <https://experience.arcgis.com/experience/283db94d55164bc09208400be312f8dd/> and look the same as we saw some months ago, where none in Ogle qualify for nomination and two in Lee County are qualified. BHRC is planning to have a strategy call with our EDC's in the greater region.
7. County RE Tax Abatement:
 - Had great follow-up meeting with our new Ogle County Clerk, everything is in good shape there
 - Also had Lee County meeting and they were up-to-speed
8. Steward EDA Project:
 - Wrapping up final edits to the document, should be able to share widely soon
9. Abatement Resolutions for our recent amendments:



- Need to record Oregon Schools, Rock Valley CC, Oregon Library, and Oregon Park District next time I am in Oregon

10. Zone Extension Process:

- No update

11. Rochelle EECBG Grant for Energy Planning: Our public meeting to talk about energy conservation and savings program is this week at the Rochelle Rec. 4/9 at 4pm

12. Legislative No Updates

13. Upcoming/Ongoing Projects:

- Additional taxing districts -ongoing
- Project closings and reporting: kicking off a contact cycle to get closing project data from our past projects.
- Promote our added apartment zone areas for rehabs-ongoing
- Mapping of projects and amendments
- "Business Walk" cold call visits to meet business, I found a no-cost NFP CRM called Mondays that I am in process of setting up. I recently got updated ownership info from Lee County and need to get same from Ogle and then this can get going.

14. Meetings Attended

- 2/4 Lee Ogle EZ Board
- 2/4 LCIDA
- 2/4 SVCC Impact Program Lunch
- 2/12 OCEDC
- 2/17 Rochelle EECBG Steering
- 2/23 Rochelle EECBG Steering
- 2/24-26 Illinois Institute for Rural Affairs Conference
- 3/5 Kim Ewoldsen SBDC Call
- 3/6 Zoning Admin Roundtable
- 3/6 Ogle County Abatement Meeting
- 3/9 Sauk Valley Bank Call
- 3/10 UI Extension Succession Webinar
- 3/11 Village of Compton CDBG Call
- 3/11 Lee County Abatement Meeting
- 3/12 Sauk SBDC Quarterly Call
- 3/12 LOEZ Client Call
- 3/12 Land Bank Planning Call
- 3/12 Village of Paw Paw CDBG Call
- 3/23 BHRC Council
- 3/24 UI Extension Succession Webinar
- 4/1 LCIDA
- 4/2 Rochelle Chamber Dinner
- 4/7 Rochelle EECBG Steering
- 4/7 UI Extension Succession Webinar



Options for Use of Project Fund to Offset Admin Fees

Fund is currently @ \$420k, (with \$50k set aside by a previous board motion to some units of government for economic development purposes, other than Rochelle and Lee County), so our net fund is \$370,000.

Option: At the board's discretion, it could waive collection of the inflationary factor in the ordinance and pay the increase from the Project Fund.

Option: When the Project Fund holds (2 times or 3 times) the Annual Admin Budget, then each unit of government would not pay its fee that year and admin fees would be paid from the Project Fund.

Option: When the Project Fund has greater than \$_____, then each unit of government would not pay its fee that year and admin fees would be paid from the Project Fund.