



Lee-Ogle Enterprise Zone: Zoom Meeting Agenda

Location: Mom's Restaurant, N Galena Ave, Dixon IL

Date/Time: 6/10/26 at 12:00 p.m.

12:00 pm	I.	EZ Meeting Attendance and Call to Order	Chair
	II.	Minutes from 4/8/26	Chair
	III.	Financial and Administrator Reports	Shaw
	IV.	Old Business	
		1. Project Fund Utilization	Chair
	V.	New Business	
		1. FOIA and OMA	Chair
	VI.	Roundtable	Board
	VII.	Adjournment	Chair



- ☒ Draft
- ☐ Final
- ☐ Amended

Lee-Ogle Enterprise Zone Meeting Minutes

Location: Zoom

<https://us02web.zoom.us/j/2147656668?pwd=b3V6bEtqOWs5ZkM0Ri9rN0NSUEJEdz09>

Date: 4/8/2026 | Time: 10 am

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	
☐	☒	Jason Anderson, Lee Co Board
☐	☒	Eric Grendahl, Franklin Gr. President
☐	☒	Liz Heimstra, OCEDC
☐	☒	Michelle Pease, City of Rochelle
☐	☒	Sam Tesreau, City of Rochelle
☐	☒	Kim Ewoldson, Sauk Valley College SBDC
☐	☒	Dirk Meminger, Sauk Valley Bank
☐	☐	
☐	☐	
☐	☐	
☐	☐	
☐	☐	

Call to Order

The meeting was called to order after quorum was established with nine voting members present and seven guests.

Presentation/Discussion

The board heard from Kim Ewoldsen from Sauk Valley SBDC Business Development Director and Dirk Meminger, President of Sauk Valley Bank. Kim spoke about recent trends for small business starts that the center sees, and Dirk spoke about housing efforts the bank has participated in. Both are seeming natural partners for this body's future efforts in economic development.

Minutes

Minutes from 2/4 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 Overall \$420,727.51 in the overall Project Fund. Motion to deploy 100k to an additional CD by Hughes, 2nd by Englund, passed with all in favor.

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



In further comments on admin activities, Shaw noted that from a previous discussion he included some paths to reallocate portions of the project fund to admin costs as a future board option, while noting that substantial changes in the structure may rise to the level of an ordinance change, which brings in the required DCEO amendment approval, which would open the door to map amendments alongside it. He has some map changes in mind, that are not urgent enough to seek on their own, but might make sense to do at such an opportunity.

The Opportunity Zone process is underway and BHRC will be making nominations in support of area efforts, County tax calculations by clerks and assessors are underway and meetings have gone well with your taxing officials.

Old Business

New Business

Shaw asked the board to move the next meeting, which is our semi annual lunch/dinner, back one week due to a family vacation plan. By consensus, the meeting shall be moved to June 10th at lunchtime. A site in Dixon will be chosen, but location TBA at this time.

Roundtable

Next Meeting

12:00 pm June 10th lunch location TBA

Adjournment

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

General Ledger for the period of 01/01/2026 to 05/31/2026

Generated by julie.jacobs@blackhawkhills.com on 2026-06-09 12:06

Name	Date	Type	Contact	Memo	Debit	Credit	Amount	Balance
Asset								
1002 - Sauk Valley Bank - LOEZ								
Beginning Balance								216,600.05
	01/06/2026	Deposit	Blackhawk Hills Regional Council	CD Interest Earned	500.24		500.24	217,100.29
	01/31/2026	Deposit	Blackhawk Hills Regional Council	Interest Earned	506.87		506.87	217,607.16
	02/04/2026	Deposit	Blackhawk Hills Regional Council	CD Interest Earned	500.24		500.24	218,107.40
	02/23/2026	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fees - Crest Foods	742.32		742.32	218,849.72
	02/28/2026	Deposit	Blackhawk Hills Regional Council	Interest Earned	460.34		460.34	219,310.06
	03/04/2026	Deposit	Blackhawk Hills Regional Council	CD Interest Earned	1,417.45		1,417.45	220,727.51
	03/31/2026	Deposit	Blackhawk Hills Regional Council	Interest Earned	515.22		515.22	221,242.73
	04/03/2026	Deposit	Blackhawk Hills Regional Council	CD Interest Earned	2,053.59		2,053.59	223,296.32
	04/06/2026	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fees - Hvarre Holdings	1,250.00		1,250.00	224,546.32
	04/24/2026	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fees - Haywell	1,250.00		1,250.00	225,796.32
	04/30/2026	Deposit	Blackhawk Hills Regional Council	Interest Earned	507.41		507.41	226,303.73
	05/01/2026	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Z-Best Enterprises	250.00		250.00	226,553.73
	05/05/2026	Deposit	Blackhawk Hills Regional Council	CD Interest Earned	1,815.55		1,815.55	228,369.28
				LOEZ Project Fees - Mary and Andrew Oros, Hvarre				
	05/18/2026	Deposit	Blackhawk Hills Regional Council	Holdings	4,000.00		4,000.00	232,369.28
			Blackhawk Hills Regional Council		120.00		120.00	232,489.28
	05/31/2026	Deposit	Blackhawk Hills Regional Council	Interest Earned	537.18		537.18	233,026.46
Total for 1002 - Sauk Valley Bank - LOEZ					16,426.41	0.00	16,426.41	233,026.46
Income								
5180 - Revenue from Program Service Fees								
	02/23/2026	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fees - Crest Foods		742.32	742.32	742.32
	04/06/2026	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fees - Hvarre Holdings		1,250.00	1,250.00	1,992.32
	04/24/2026	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fees - Haywell		1,250.00	1,250.00	3,242.32
	05/01/2026	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Z-Best Enterprises		250.00	250.00	3,492.32
				LOEZ Project Fees - Mary and Andrew Oros, Hvarre				
	05/18/2026	Deposit	Blackhawk Hills Regional Council	Holdings		4,000.00	4,000.00	7,492.32
			Blackhawk Hills Regional Council			120.00	120.00	7,612.32
Total for 5180 - Revenue from Program Service								
Fees					0.00	7,612.32	7,612.32	7,612.32
5310 - Revenue from Interest Earned								
	01/06/2026	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		500.24	500.24	500.24
	01/31/2026	Deposit	Blackhawk Hills Regional Council	Interest Earned		506.87	506.87	1,007.11
	02/04/2026	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		500.24	500.24	1,507.35
	02/28/2026	Deposit	Blackhawk Hills Regional Council	Interest Earned		460.34	460.34	1,967.69
	03/04/2026	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		1,417.45	1,417.45	3,385.14
	03/31/2026	Deposit	Blackhawk Hills Regional Council	Interest Earned		515.22	515.22	3,900.36
	04/03/2026	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		2,053.59	2,053.59	5,953.95
	04/30/2026	Deposit	Blackhawk Hills Regional Council	Interest Earned		507.41	507.41	6,461.36
	05/05/2026	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		1,815.55	1,815.55	8,276.91
	05/31/2026	Deposit	Blackhawk Hills Regional Council	Interest Earned		537.18	537.18	8,814.09
Total for 5310 - Revenue from Interest Earned					0.00	8,814.09	8,814.09	8,814.09



Blackhawk Hills Regional Council

Balance Sheet by Fund
as of 05/31/2026

Account Number	Account Name	Held for Others - LOEZ
Assets		
1000	Checking	\$233,026.46
1500	Investments	\$200,000.00
Total Assets		\$433,026.46
Liabilities		
Total Liabilities		\$0.00
Equity		
3112	Funds Held for Others - LOEZ - Fund Balance	\$433,026.46
Total Equity		\$433,026.46
Total Liabilities + Total Equity		\$433,026.46

**2026 Lee-Ogle Enterprise Zone
Zone Administration Budget
January 1-May 31, 2026**

<i>INCOME</i>	FY26 Budget	FY26 Actuals As of 5/31/2026
Lee County	\$ 12,919.30	\$ 12,919.30
Dixon	\$ 28,486.64	\$ 28,486.64
Amboy	\$ 873.99	\$ 873.99
Ashton	\$ 782.67	\$ 782.67
Franklin Grove	\$ 776.16	\$ 776.16
Ogle County	\$ 9,695.99	\$ 9,695.99
Rochelle	\$ 30,688.55	\$ 30,688.55
Mount Morris	\$ 2,282.79	\$ 2,282.79
Oregon	\$ 1,082.69	\$ 1,082.69
TOTAL INCOME	\$ 87,588.78	\$ 87,588.78

<i>EXPENSES</i>		
Personnel	\$ 51,500.00	\$ 17,442.92
Fringe	\$ 16,700.00	\$ 5,662.18
Travel	\$ 3,000.00	\$ 1,182.70
Other/Indirect	\$ 8,758.88	\$ 3,649.52
Non-Fixed Expenses/Contractual-Marketing	\$ 7,629.90	\$ 1,434.85
TOTAL EXPENSES	\$ 87,588.78	\$ 29,372.17

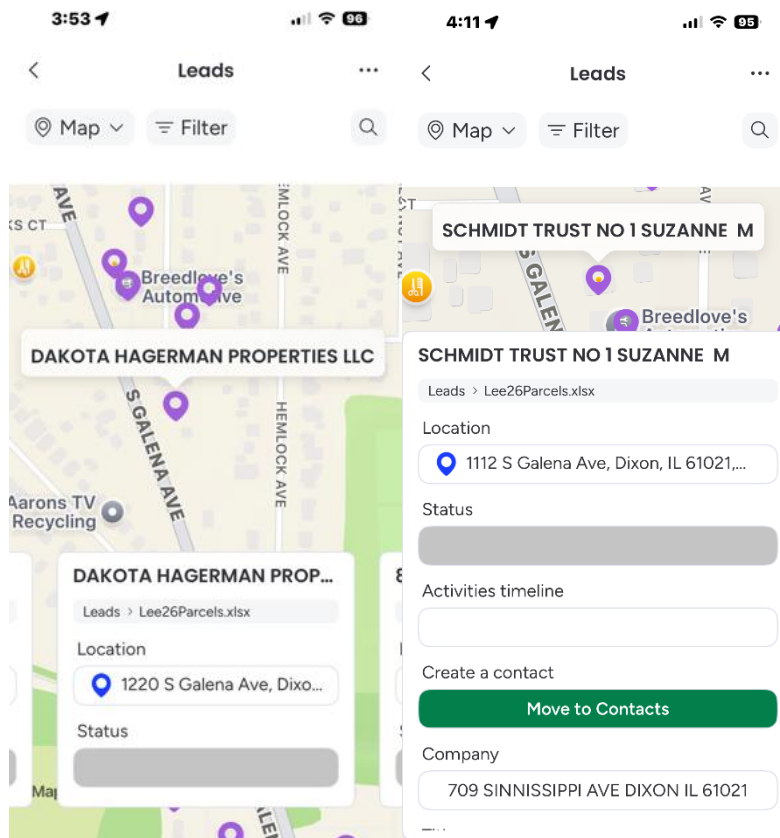


To: Enterprise Zone Advisory Board
From: Andy Shaw, Administrator
Date: 6/10/2026
Subject: Report of Activities

1. Financial Report/Project Fund: Our previous overall Project Fund balance including 200k in CD's and 220,727.51 in checking account was \$420,727.51. New paid projects totaling 6,870 and 5,428.95 interest earned for 12,298.95 added. New total project fund of \$433,026.46. On the admin budget, all parties have paid their contribution to zone management costs.
2. Zone Amendment Potential: Following previous discussion, a perennial project area within the Village of Creston reached out. <https://www.avisonyoung.us/properties/-illinois-38-creston-lease> I let them know our process and that we were likely interested when the time comes. This is a very large proposed site that would give time to deal with an amendment once its closer to being ready.
3. RLF/Façade/Business Fund: No update after last months discussion.
4. Opportunity Zones 2.0: BHRC coordinated a "second" of nominations by EDC's for new OZ's. We wish them all good luck in the governor's process that should be underway now.
5. County RE Tax Abatement:
 - o I have reviewed each abatement from both Lee and Ogle and everything is in order for this year thanks to the great work in all of the county clerks and county assessor offices.
6. Steward EDA Project:
 - o Wrapping up final edits to the document, should be able to share widely soon, no update
7. Abatement Resolutions for our recent amendments:
 - o Recorded Oregon Schools, Rock Valley CC, Oregon Library, and Oregon Park District, so HAI is all set for when its completed up in Oregon
8. Zone Extension Process:
 - o No update
9. Rochelle EECBG Grant for Energy Planning: The energy plan was given a no cost time extension by IEPA, and its now due 9/30/26. The draft version to communities is expected in mid to late August, following a late June draft.
10. Legislative See handout of an end of session summary from the lobbyist for the EZ-TIF association.
11. Upcoming/Ongoing Projects:
 - o Additional taxing districts -ongoing



- o Project closings and reporting: kicking off a contact cycle to get closing project data from our past projects.
- o New map database of zone addresses, I now have updated GIS files from both counties and am running two prongs with it:
 - Mailer to promote use of incentive, planned for vast majority of the address file
 - “Business Walk” cold call/visits to meet businesses using new contact tool seen below:



- o Mapping of past project sites and amendments, ongoing.

12. Meetings Attended

- 4/7 UI Extension Succession Webinar
- 4/8 Lee Ogle EZ Board
- 4/9 Power Up Rochelle
- 4/16 DCEO Community Development CDBG Call
- 4/21 Extension Succession Webinar
- 4/22 Illinois Enterprise Zone Association-TIF Conference
- 4/24 IPA Power Hour—Understanding Electricity Prices
- 4/28 Extension Call on Battery Storage



- 5/1 BHRC Land Bank Call
- 5/5 Extension Succession Webinar
- 5/7 CDBG Competitive Application Workshop
- 5/11 Rochelle EAP Steering Committee Meeting
- 5/14 SBDC 2026 Quarter 2 Stakeholder & Advisory Board
- 5/14 Illinois EDC Update
- 5/19 Nuisance Abatement Extension Call
- 5/19 Small Biz Town Hall Rochelle
- 5/21 IHDA Housing Blueprint NW
- 6/9 TIF Webinar