Ordinance No. 3904-2017

AN ORDINANCE ESTABLISHING AN ENTERPRISE ZONE IN THE CITY OF KEWANEE, ILLINOIS, THE CITY OF GALVA, ILLINOIS, THE CITY OF GENESEO, ILLINOIS, THE VILLAGE OF ATKINSON, ILLINOIS, THE VILLAGE OF ANNAWAN, ILLINOIS, THE VILLAGE OF CAMBRIDGE, ILLINOIS, THE VILLAGE OF ORION, ILLINOIS, THE VILLAGE OF WOODHULL, ILLINOIS, AND HENRY COUNTY, ILLINOIS

WHEREAS, the Illinois Enterprise Zone Act (20 ILCS 655/1 et. seq.), as amended (hereinafter referred to as the "Act"), authorizes municipalities and counties to designate an "Enterprise Zone", as that term is defined in the Act, for qualified territory which covers portions of more than one municipality or county, together with creating incentive programs, pursuant to a designating ordinance; and,

WHEREAS, pursuant to the Act, the City of Kewanee, by Ordinance #2651, on December 14, 1987, established the original Kewanee Enterprise Zone, as amended from time to time (hereinafter referred to as the "Original Zone"), which included certain real estate located in Kewanee; and,

WHEREAS, in connection with the creation of the Original Zone, Kewanee adopted certain real estate tax abatement incentives, retail sales tax exemption incentives, and other incentives authorized by the Act, that promoted economic growth, encouraged economic development, created and retained jobs, and reduced unemployment in the area of Kewanee; and,

WHEREAS, pursuant to Kewanee Ordinances, Kewanee extended the term, boundaries, and incentives provided for in the Original Zone (including adding certain real estate located in the City of Galva, the Village of Annawan, and Henry County), and in connection therewith the term of the Original Zone was extended to and will terminate on December 31, 2018, pursuant to the Act; and,

WHEREAS, the Original Zone in fact accomplished, in part, the public purpose of promoting economic growth, encouraging economic development, promoting job creation and job retention, and reducing unemployment in the area of Kewanee, Galva, Annawan and Henry County; and,

WHEREAS, Kewanee, Galva, Annawan, Henry County, the City of Geneseo, and the Villages of Atkinson, Cambridge, Orion and Woodhull, desire to jointly build upon the past public and private investments and accomplishments arising out of the Original Zone, to further pursue the public purpose of promoting economic growth, encouraging economic development, promoting job creation and job retention, and reducing unemployment in the area of Kewanee, Galva, Annawan and Henry County, and in connection therewith, Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull and Henry County desire to jointly file an application for enterprise zone designation as provided for herein; and,

WHEREAS, pursuant to Public Act 97-0905, the State of Illinois amended the Act to provide for the creation of a new enterprise zone after the natural termination of such enterprise zone created earlier under the Act, and in connection therewith, Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull and Henry County propose to apply to, and obtain designation from, the Illinois Department of Commerce and Economic Opportunity (hereinafter referred to as "DCEO") to establish a new enterprise zone, from and after January 1, 2019, encompassing a part of Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull and a part of the unincorporated area of Henry County; and,

WHEREAS, the Act requires that Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull and Henry County each adopt a designating ordinance establishing the enterprise zone before applying to DCEO for certification of the enterprise zone; and,

WHEREAS, the application for certification must be submitted to DCEO by December 31, 2017, in order to be considered for approval by September 30, 2018, and become effective on January 1, 2019; and,

WHEREAS, pursuant to this Ordinance, the City of Kewanee authorizes the filing of an application with DCEO to designate, enact and create a new enterprise zone (hereinafter referred to as the "Enterprise Zone Application") under the provisions of the Act, to create the Kewanee/Henry County Enterprise Zone (hereinafter referred to as the "Kewanee/Henry County Enterprise Zone" or "Zone") to include certain real estate within the jurisdictions of such Applicants, for the purpose of promoting economic growth, encouraging economic development, promoting job creation and job retention, and reducing unemployment within the jurisdictions of the Applicants, said real estate being more fully described in the attached Exhibit A and depicted in the attached Exhibit B (hereinafter referred to as the "Enterprise Zone Area"), which are attached hereto and hereby incorporated by this reference as though fully stated herein; and,

WHEREAS, the City of Kewanee hereby finds that the creation of the Kewanee/Henry County Enterprise Zone as set forth herein is necessary in order to promote economic growth, encourage economic development, create and retain jobs, and reduce unemployment in the region; and,

WHEREAS, the City of Kewanee finds that the designation of the Kewanee/Henry County Enterprise Zone pursuant to the Act and this Ordinance depend upon community support, cooperation and the offering of the benefits of the enterprise zone; and,

WHEREAS, the City of Kewanee, Illinois, the City of Galva, Illinois, the City of Geneseo, Illinois, the Village of Annawan, Illinois, the Village of Atkinson, Illinois, the Village of Cambridge, Illinois, the Village of Orion, Illinois, the Village of Woodhull, Illinois, and Henry County, Illinois, are each authorized pursuant to Article VII, Section 10 of the Illinois Constitution, and pursuant to the Illinois Intergovernmental Cooperation Act, 5 ILCS 200/1 et. seq., to enter into agreements for the joint exercise of powers, privileges and authorities.

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Kewanee, Illinois, as follows:

SECTION 1. Incorporation:

a. Findings: The findings and recitals made in the prefatory portion of this Ordinance are hereby adopted by the City of Kewanee.

b. Public Notice: Proper publication of legal notice of public hearing for the purpose of considering the enactment of this Ordinance and the designation of the Kewanee/Henry County Enterprise Zone as set forth herein, as required by the Act, was properly and legally made and is hereby certified as set forth in the attached Certificate of Publication of Notice of Public Hearing attached hereto as Exhibit C, and hereby incorporated by this reference as though fully stated herein.

c. Public Hearing: Following due and sufficient legal notice, Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull and Henry County held a public hearing as required by the Act at 2:00 PM on the 1st day of November, 2017, at Kewanee City Hall, 401 E. Third St., Kewanee, Illinois, which is located within the boundaries of the Kewanee/Henry County Enterprise Zone.

SECTION 2. Intergovernmental Agreement: The Intergovernmental Agreement between the City of Kewanee, Illinois, the City of Galva, Illinois, the City of Geneseo, Illinois, the Village of Annawan, Illinois, the Village of Atkinson, Illinois, the Village of Cambridge, Illinois, the Village of Orion, Illinois, the Village of Woodhull, Illinois, and Henry County, Illinois, which is attached hereto and hereby incorporated by reference as though fully stated herein as Exhibit D, is hereby adopted by the City Council of the City of Kewanee, Illinois. The Mayor and City Clerk of the City of Kewanee are hereby authorized to execute and attest to said Intergovernmental Agreement.

SECTION 3. Establishment of Enterprise Zone: The City of Kewanee, pursuant to the terms of the Intergovernmental Agreement, hereby establishes an enterprise zone within Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull and unincorporated Henry County, pursuant to authority granted by the Act, subject to the approval of DCEO, and subject to the provisions of the Act.

SECTION 4. Designation of Enterprise Zone: The proposed enterprise zone, which is the subject of this Ordinance, shall be known as the "Kewanee/Henry County Enterprise Zone" (or the "Zone").

SECTION 5. Enterprise Zone Area: The Enterprise Zone Area is comprised of those areas of Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull, and unincorporated areas of Henry County, as described in "Exhibit A" and graphically displayed in "Exhibit B".

SECTION 6. Term: The term of the Zone shall be 15 years, commencing on January 1, 2019 subject to the approval of DCEO. After the 13th year, the Zone is subject to review by the State of Illinois Enterprise Zone Board (as that term is defined in the Act) for an additional 10-year designation beginning on the expiration date of the zone. During the review process, the Enterprise Zone Board shall consider the costs incurred by the State, Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull, and Henry County as a result of tax benefits received by the Zone.

SECTION 7. Qualifications and Declarations to DCEO: The City of Kewanee hereby declares and affirms that the Zone is qualified for designation as an enterprise zone in accordance with the provisions of the Act, and further affirms that:

a. Pursuant to 20 ILCS 655/4 (a) & (e), the Enterprise Zone Area is a contiguous area comprised of a part of the City of Kewanee, Illinois, the City of Galva, Illinois, the City of Geneseo, Illinois, the Village of Annawan, Illinois, the Village of Atkinson, Illinois, the Village of Cambridge, Illinois, the Village of Orion, Illinois, the Village of Woodhull, Illinois, and unincorporated areas of Henry County, Illinois, and is bound by solid, clearly-defined, contiguous boundaries, provided that the Enterprise Zone Area may exclude wholly surrounded territory within its boundaries; and,

b. Pursuant to 20 ILCS 655/4(b), the Enterprise Zone Area comprises a minimum of one-half (1/2) square mile and not more than fifteen (15) square miles, in total area, exclusive of lakes and waterways, and any connecting strips are not less than three (3) feet nor more than ten (10) feet in width; and,

c. The Enterprise Zone Area is located entirely within Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull, and unincorporated Henry County and addresses a reasonable need to encompass portions of Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull and Henry County; and,

d. The Enterprise Zone Area and the Kewanee/Henry County Enterprise Zone meet the requirements of 20 ILCS 655/4 (f) in that the Kewanee/Henry County Enterprise Zone satisfies at least three (3) of the ten (10) eligibility criteria identified in Section 4 of the Act; and,

e. On the 1st day of November, 2017, Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull, and Henry County conducted a public hearing within the Enterprise Zone Area on the question of whether to create the Zone, what local plans, tax incentives and other programs should be established in connection with the Zone, and what the boundaries of the Zone should be; and that public notice of such public hearing was published in at least one newspaper of general circulation within the proposed Zone, not more than 20 days nor less than five days before the public hearing.

SECTION 8. Zone Administrator: Subject to the designation of the Zone as an enterprise zone by DCEO, the position of "Zone Administrator" is hereby created. The Zone Administrator for the Zone shall be the City Manager of the City of Kewanee (or his/her designee), who is an employee of the City of Kewanee. The duties of the Zone Administrator shall be performed in addition to the regular duties of the position of City Manager. Such duties may include, but are not limited to:

a. The Zone Administrator shall administer and enforce the Designating Ordinance, and operate and manage the Zone; and,

b. The Zone Administrator shall maintain records associated with Zone activities and projects necessary to the preparation of reports required by the Act, the State of Illinois (the "State"), Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull, and Henry County; and,

c. The Zone Administrator shall prepare all reports required by the Act and State; and,

d. The Zone Administrator shall serve as advisor and staff to the Kewanee/Henry County Enterprise Zone. He/she shall prepare agendas, minutes, handle correspondence and maintain the records of the Zone; and,

e. The Zone Administrator shall act as a liaison between Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull, and Henry County, the State, any federal agency and any local group in support of the enterprise zone program.

SECTION 9. Administrative Fee: Pursuant to the terms of the Intergovernmental Agreement, and subject to the designation of the Zone as an enterprise zone by DCEO, the Zone Administrator (as created in Section 8 of this Ordinance) is hereby authorized to collect an Administrative Fee for the issuance of Building Materials Sales Tax Exemption Certificates in order to help offset the management and operational costs associated with the administration of the Zone. Said fee shall be equal to 0.5% of the documented cost of building materials for each project, up to a maximum of $50,000 per Certificate. By April 1 of each year, the Zone Administrator shall file a copy of its fee schedule with DCEO, and DCEO shall post the fee schedule on its website (20 ILCS 655/8.2c).

SECTION 10. Designated Zone Organization: The Applicants will not authorize a Designated Zone Organization, as that term is defined in the Act, for the Kewanee/Henry County Enterprise Zone.

SECTION 11. Incentives:

a. State Enterprise Zone Incentives: The City of Kewanee authorizes the extension and utilization of any and all state incentives, tax exemptions and other inducements authorized under applicable Illinois law, the Act and/or the rules and regulations of DCEO or other applicable state agency by and for all commercial projects or industrial projects located within the Enterprise Zone Area. If the term of any state incentive, tax exemption or other inducement authorized under applicable Illinois law, the Act and/or the rules and regulations of DCEO or other applicable state agency has not expired as of January 1, 2019 on any qualified commercial project or industrial project located in the Original Zone, then such state incentive, tax exemption and other inducement shall not terminate, but shall instead continue in full force and effect until the natural termination of such state incentive, tax exemption or other inducement authorized under applicable Illinois law, the Act and/or the rules and regulations of DCEO or other applicable state agency.

b. Sales Tax Abatement on Building Materials: Pursuant to applicable law, the City of Kewanee authorizes any retailer, as defined in the Retailers' Occupation Tax Act (35 ILCS 120/1 et. seq.), who makes a qualified sale of building materials to be

permanently affixed and incorporated into real estate located within the Zone, as amended from time to time, in connection with the expansion, rehabilitation or new construction of commercial projects, industrial projects, or residential projects, may deduct receipts from such sale when calculating the tax imposed by the State, Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull, and Henry County, pursuant to the Retailers' Occupation Tax Act; provided, however, that said deduction shall be allowed if and only if the retailer obtains from the purchaser an Enterprise Zone Building Materials Exemption Certificate (as that term is defined in the Act, the "Exemption Certificate"), which must contain the Exemption Certificate number, issued to the purchaser by the Illinois Department of Revenue. Upon request from the Zone Administrator, the Illinois Department of Revenue shall issue an Exemption Certificate for each construction contractor or other entity identified by the Zone Administrator. The Illinois Department of Revenue shall make the Exemption Certificates available directly to the Zone Administrator and each construction contractor or other entity.

The Department of Revenue shall issue the Exemption Certificate within three business days after receipt of request from the Zone Administrator. The Exemption Certificates shall be provided to the retailer at the time of sale and maintained by such retailer in its books and records for the purposes of documenting such deduction. Exemption Certificates shall be valid for up to twelve (12) months from the date of issuance; provided, however, that such Exemption Certificates may be extended for an additional twelve (12) months upon request to the Zone Administrator. Such requests for extension shall not be granted more than twice for any one project, and the requesting party must demonstrate good faith efforts to diligently pursue construction of the project.

As a condition of sales tax abatement on building materials under this Section, the purchaser shall make all good faith efforts to use contractors located in, and laborers living in, Henry County to the greatest extent reasonably possible, and to purchase as much of the building materials within Henry County as reasonably possible.

c. Property Tax Abatement: Each unit of local government authorized by applicable law to levy ad valorem taxes upon real estate and improvements thereon located in the Enterprise Zone Area, as amended from time to time, may adopt an ordinance or resolution abating the ad valorem taxes subject to the following conditions:

   i. Such abatement shall be at a rate of one hundred percent (100%) of the increased assessment amount which would accrue from the expansion, rehabilitation or new construction for a period of five (5) years for industrial projects and commercial projects, beginning with the tax year in which the new increased assessment amount would be levied; and,

   ii. Such abatement shall be allowed only for industrial projects or commercial projects within the Enterprise Zone Area, as amended from time to time, provided that such expansion, rehabilitation or new construction is of such a nature and scope for which a building permit, in the opinion of the Zone Administrator, would otherwise be required; and,

iii. That abatement of real estate taxes on any parcel shall not exceed the amount attributable to the construction of the improvements on the parcel of real estate or the expansion or rehabilitation of existing improvements on such parcel of real estate; and,

iv. The improvements commerce after the certification of the Zone by DCEO; and,

v. No property within a Redevelopment Area created pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et. seq.) shall qualify for tax abatement under this Ordinance; and,

vi. As a condition of property tax abatement under this subparagraph c., the property owner shall make all good faith efforts to use contractors located in, and laborers living in, Henry County to the greatest extent reasonably possible, and to purchase as much of the building materials within Henry County as reasonably possible; and,

vii. Notwithstanding anything contained herein to the contrary, if the term of any abatement of ad valorem taxes has not expired as of January 1, 2019 on any qualified commercial project or industrial project located within the Original Zone, then such abatement shall not terminate, but shall instead continue in full force and effect until the natural termination of such qualifying project's five (5) year abatement; provided, however, that such qualifying project shall not be entitled to more than five (5) years abatement during the term of the new Kewanee/Henry County Enterprise Zone.

d. City Property Tax Abatement: The City of Kewanee hereby authorizes and directs the Henry County Clerk to abate ad valorem taxes imposed upon real property which is attributable to the construction of improvements, and the expansion or rehabilitation of existing improvements, for industrial projects or commercial projects, located within the boundaries of the Zone, as amended from time to time, subject to the following conditions:

i. Such abatement shall be at a rate of one hundred percent (100%) of the increased assessment amount which would accrue from the expansion, rehabilitation or new construction for a period of five (5) years for industrial projects and commercial projects, beginning with the tax year in which the new increased assessment amount would be levied; and,

ii. Such abatement shall be allowed only for industrial projects or commercial projects within the Enterprise Zone Area, as amended from time to time, provided that such expansion, rehabilitation or new construction is of such a nature and scope for which a building permit, in the opinion of the Zone Administrator, would otherwise be required; and,

iii. That abatement of real estate taxes on any parcel shall not exceed the amount attributable to the construction of the improvements on the parcel of real

estate or the expansion or rehabilitation of existing improvements on such parcel of real estate; and,

iv. The improvements commerce after the certification of the Zone by DCEO;

v. No property within a Redevelopment Area created pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et. seq.) shall qualify for tax abatement under this Ordinance; and,

vi. As a condition of property tax abatement under this subparagraph d., the property owner shall make all good faith efforts to use contractors located in, and laborers living in, Henry County to the greatest extent reasonably possible, and to purchase as much of the building materials within Henry County as reasonably possible; and,

vii. Notwithstanding anything contained herein to the contrary, if the term of any abatement of ad valorem taxes has not expired as of January 1, 2019 on any qualified commercial project or industrial project located within the Original Zone, then such abatement shall not terminate, but shall instead continue in full force and effect until the natural termination of such qualifying project's five (5) year abatement; provided, however, that such qualifying project shall not be entitled to more than five (5) years abatement during the term of the new Kewanee/Henry County Enterprise Zone.

e. Permit and Fee Waivers: The City of Kewanee hereby authorizes and directs Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull, and Henry County to waive the normal amount otherwise charged for any and all fees and permits for the expansion, rehabilitation or new construction of commercial and industrial projects within the Enterprise Zone Area. The provision of this incentive shall not be construed to provide for the elimination of any permit. All construction-related permits shall continue to be required for any project. The waiver shall include water tap, sewer tap and electrical connection fees charged by Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull, and Henry County.

SECTION 12. All programs and benefits made available by the Act to an enterprise zone as now existing or hereinafter enacted shall be available within the Zone.

SECTION 13. Designation of the Zone is subject to approval and certification by DCEO, in accordance with the Act.

SECTION 14. This Ordinance and each and every provision hereof shall be considered separable and the invalidity of any section, clause, paragraph, sentence or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance. All ordinances or parts of ordinances conflicting with any of the provisions of this Ordinance shall be and the same are hereby repealed.

SECTION 15. The City Clerk is hereby directed to send the original signed copy and two certified copies of this Ordinance to the City Manager of the City of Kewanee, to include in the application to DCEO for designation of the Zone.

SECTION 16. This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KEWANEE, ILLINOIS, this 13th day of November, 2017.

STEVE LOONEY, MAYOR

ATTEST:

MELINDA EDWARDS, CITY CLERK

(SEAL)

RECORD OF THE VOTE	Yes	No	Abstain	Absent
Mayor Steve Looney	X			
Council Member Michael Yaklich	X			
Council Member Andrew Koehler	X			
Council Member Steven Faber	X			
vacant				

EXHIBIT A
DESCRIPTION OF ENTERPRISE ZONE

Description of the Enterprise Zone

The proposed Kewanee/Henry County Enterprise Zone consists of approximately 13.93 square miles of real property in the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion, Woodhull, and unincorporated Henry County. This includes property where the Applicants have desired to encourage primarily commercial and industrial uses.

A list of Parcel Identification Numbers within the proposed Kewanee/Henry County Enterprise Zone follows this Exhibit.

APPENDIX 1

List of Parcel ID Numbers in the Proposed Kewanee / Henry County Enterprise Zone

0601401002	0816426002	0820402017	0821214002
0601401003	0816426031	0820402020	0821228007
0616300004	0816426044	0820402023	0821228008
0616300007	0817477001	0820402024	0821228010
0808400015	0820100002	0820402026	0821228011
0809300014	0820100003	0820402027	0821228020
0809300018	0820251001	0820402028	0821228022
0809300020	0820251002	0820402029	0821228023
0809300022	0820276006	0820403001	0821228024
0809300032	0820276008	0820403002	0821228025
0809300033	0820276010	0820403004	0821228026
0809300037	0820276012	0820403005	0821228027
0809300038	0820276018	0820403022	0821230005
0809300039	0820276019	0820403037	0821230006
0809300040	0820276021	0820426001	0821301013
0809400023	0820276022	0820426003	0821301014
0815301001	0820276026	0820426018	0821377024
0815301033	0820276028	0820428003	0821378031
0815301034	0820276029	0820428008	0821378032
0816101005	0820276033	0821137027	0821451030
0816126003	0820276034	0821142001	0821451030
0816126006	0820276035	0821143001	0821451031
0816151003	0820276036	0821154012	0821451032
0816176003	0820276037	0821154019	0821451032
0816177001	0820277011	0821154023	0821451033
0816177002	0820277016	0821158001	0821502003
0816177003	0820401015	0821205004	0822101011
0816177004	0820401016	0821206001	0822101012
0816177006	0820401019	0821206002	0822102004
0816177007	0820401020	0821206003	0822102005
0816177008	0820401021	0821206004	0822102006
0816177010	0820401022	0821206007	0822102007
0816177013	0820401023	0821207001	0822102008
0816177015	0820401024	0821207002	0822151028
0816226002	0820402001	0821207003	0822300001
0816276012	0820402003	0821208001	0822300002
0816276013	0820402004	0821209010	0822300009
0816302003	0820402010	0821209012	0822300011
0816302005	0820402015	0821209013	0822300012
0816426001	0820402016	0821214001	0822300013

List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

0822300014	0828128004	0828300018	0934451006
0822300015	0828128005	0828300019	0934451009
0822300016	0828128006	0828400008	0934476001
0822300017	0828128007	0829400002	0934476002
0822300018	0828128008	0832200001	0934476003
0822300021	0828128013	0832400007	0934476017
0822300022	0828128018	0833100001	0934476020
0822300023	0828128019	0833100003	0935101004
0822400002	0828128021	0833100005	0935101008
0822400003	0828128024	0833300005	0935101009
0822400003	0828151006	0833300005	0935153008
0822502003	0828151009	0833300005	0935159003
0823300002	0828151010	0926300003	0935159007
0823300004	0828151012	0934401001	0935159009
0823300010	0828151013	0934401007	0935159010
0823502001	0828176003	0934401009	0935159011
0826100001	0828176004	0934401010	0935177002
0826100003	0828180013	0934401011	0935177003
0826300010	0828180014	0934401012	0935200002
0826300012	0828180018	0934426002	0935200003
0826300012	0828201001	0934426003	0935200010
0827101001	0828201002	0934426004	0935300001
0827101002	0828201003	0934426005	0935300002
0827101003	0828201003	0934426006	0935300011
0827101005	0828201007	0934426015	0935300012
0827101007	0828201007	0934427002	0935300013
0827101008	0828201010	0934427003	0936100006
0827126004	0828201010	0934427004	0936100010
0827126005	0828201011	0934427005	0936502001
0827126007	0828201012	0934427015	1103200004
0827126010	0828201012	0934427016	1127129013
0827126011	0828226003	0934428001	1128126025
0827126012	0828226006	0934428002	1128126026
0827151012	0828226007	0934428003	1128126027
0827151013	0828226008	0934428004	1128126028
0827200005	0828300001	0934428005	1128126029
0827200011	0828300005	0934428012	1128126030
0827200015	0828300009	0934429001	1128126031
0827200016	0828300011	0934429002	1128126032
0827200017	0828300012	0934429005	1128126033
0827400009	0828300013	0934429015	1128126034
0827400010	0828300014	0934429017	1128126035
0828126001	0828300015	0934451003	1128126036
0828127002	0828300016	0934451003	1128126037
0828127007	0828300017	0934451005	1128126038

List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

1128126039	1502400010	1808326009	2027301010
1128126040	1503200014	1808351005	2027302004
1128126041	1503200020	1808351008	2027302005
1128126042	1503200024	1808351010	2027302006
1128126043	1503200025	1808351011	2027302007
1128126044	1503200026	1808351011	2027302008
1128126045	1503200027	1808351012	2027302009
1128126046	1503200028	1808351019	2027302010
1128126047	1503402001	1808351020	2027302011
1128127001	1503402005	1808351021	2027302012
1128127002	1503402006	1808351027	2027302014
1128127003	1503402006	1808351028	2027302015
1128127004	1503426001	1808351031	2027302016
1128127005	1503426002	1808351033	2027304004
1128127006	1503426002	1808351034	2027304005
1128127007	1503476003	1808352001	2027304006
1128127008	1511100001	1808352002	2027304008
1128127009	1511200007	1808352003	2027304009
1128127010	1511200013	1808352004	2027304010
1133200016	1511200014	1808376008	2027304011
1402400003	1512100022	1808377004	2027304012
1402400003	1512100022	1808377005	2027304013
1403200004	1512100022	1808377006	2027304016
1403200011	1512100022	1808378003	2027304017
1403200014	1512100026	1817100003	2027304018
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

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EXHIBIT B
BOUNDARY MAP

EXHIBIT C
CERTIFICATES OF PUBLICATION

EXHIBIT D
INTERGOVERNMENTAL AGREEMENT

KEWANEE/HENRY COUNTY ENTERPRISE ZONE
INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT (hereinafter referred to as the "Agreement") is made by and between the City of Kewanee, Illinois, a municipal corporation, acting through its Mayor and City Council (hereinafter referred to as "**Kewanee**"), the City of Galva, Illinois, a municipal corporation, acting through its Mayor and City Council (hereinafter referred to as "**Galva**"), the City of Geneseo, Illinois, a municipal corporation, acting through its Mayor and City Council (hereinafter referred to as "**Geneseo**"), the Village of Annawan, Illinois, a municipal corporation, acting through its Village President and Village Board of Trustees (hereinafter referred to as "**Annawan**"), the Village of Atkinson, Illinois, a municipal corporation, acting through its Village President and Village Board of Trustees (hereinafter referred to as "**Atkinson**"), the Village of Cambridge, Illinois, a municipal corporation, acting through its Village President and Village Board of Trustees (hereinafter referred to as "**Cambridge**"), the Village of Orion, Illinois, a municipal corporation, acting through its Village President and Village Board of Trustees (hereinafter referred to as "**Orion**"), the Village of Woodhull, Illinois, a municipal corporation, acting through its Village President and Village Board of Trustees (hereinafter referred to as "**Woodhull**"), and Henry County, a unit of local government in the State of Illinois, acting through its County Board (hereinafter referred to as the "**County**"):

WITNESSETH:

WHEREAS, the Illinois Enterprise Zone Act (20 ILCS 655/1 et. seq.), as amended (hereinafter referred to as the "Act"), authorizes municipalities and counties to designate an "Enterprise Zone", as that term is defined in the Act, for qualified territory which covers portions of more than one municipality or county, together with creating incentive programs, pursuant to a designating ordinance; and,

WHEREAS, pursuant to the Act, the City of Kewanee, by Ordinance #2651, on December 14, 1987, established the original Kewanee/Henry County Enterprise Zone, as amended from time to time (hereinafter referred to as the "Original Zone"), which included certain real estate located in Kewanee; and,

WHEREAS, in connection with the creation of the Original Zone, Kewanee adopted certain real estate tax abatement incentives, retail sales tax exemption incentives, and other incentives authorized by the Act, that promoted economic growth, encouraged economic development, created and retained jobs, and reduced unemployment in the area of Kewanee; and,

WHEREAS, pursuant to Kewanee Ordinances, Kewanee extended the term, boundaries, and incentives provided for in the Original Zone (including adding certain real estate located in the City of Galva, the Village of Annawan, and Henry County), and in connection therewith the term of the Original Zone was extended to and will terminate on December 31, 2018, pursuant to the Act; and,

WHEREAS, the Original Zone in fact accomplished, in part, the public purpose of promoting economic growth, encouraging economic development, promoting job creation and job retention, and reducing unemployment in the area of Kewanee, Galva, Annawan and Henry County; and,

WHEREAS, Kewanee, Galva, Annawan, Henry County, the City of Geneseo, and the Villages of Atkinson, Cambridge, Orion and Woodhull, desire to jointly build upon the past public and private investments and accomplishments arising out of the Original Zone, to further pursue the public purpose of promoting economic growth, encouraging economic development, promoting job creation and job retention, and reducing unemployment in the area of Kewanee, Galva, Annawan and Henry County, and in connection therewith, Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull and Henry County desire to jointly file an application for enterprise zone designation as provided for herein; and,

WHEREAS, pursuant to Public Act 97-0905, the State of Illinois amended the Act to provide for the creation of a new enterprise zone after the natural termination of such enterprise zone created earlier under the Act, and in connection therewith, Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull and Henry County propose to apply to, and obtain designation from, the Illinois Department of Commerce and Economic Opportunity (hereinafter referred to as "DCEO") to establish a new enterprise zone, from and after January 1, 2018, encompassing a part of Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull and a part of the unincorporated area of Henry County; and,

WHEREAS, pursuant to this Agreement, Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull and Henry County (collectively, the "Applicants") propose to jointly file an application with DCEO to designate, enact and create a new enterprise zone (hereinafter referred to as the "Enterprise Zone Application") under the provisions of the Act, to create the new Kewanee/Henry County Enterprise Zone (hereinafter referred to as the "Kewanee/Henry County Enterprise Zone") to include certain real estate within the jurisdictions of such Applicants, for the purpose of promoting economic growth, encouraging economic development, promoting job creation and job retention, and reducing unemployment within the jurisdictions of the Applicants, said real estate being more fully described in the attached Exhibit A (such real estate hereinafter referred to as the "Enterprise Zone Area"), which is attached hereto and hereby incorporated by this reference as though fully stated herein; and,

WHEREAS, the Applicants hereby find that the creation of the Kewanee/Henry County Enterprise Zone as set forth herein is necessary in order to promote economic growth, encourage economic development, create and retain jobs, and reduce unemployment in the region; and,

WHEREAS, the Applicants find that the designation of the Kewanee/Henry County Enterprise Zone pursuant to the Act and this Agreement depend upon community support, cooperation and the offering of the benefits of the enterprise zone; and,

WHEREAS, the Applicants are non-home rule units of government as provided for by agreement by Article VII, Section 10 of the Illinois Constitution, the Illinois Intergovernmental Cooperation Act (5 ILCS 200/1 et. seq.) and the Act, and therefore have authority to enter into intergovernmental agreements with other governmental bodies for the joint exercise of powers, privileges and authorities.

NOW THEREFORE, in consideration of the foregoing promises and the mutual promises hereinafter recited, the Applicants agree that the following terms shall govern the operation and management of the Kewanee/Henry County Enterprise Zone.

Section 1: Incorporation: The findings and recitals made in the prefatory portion of this Agreement are hereby adopted by Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull and Henry County.

Section 2: General Provisions:

A. **Establishment of Enterprise Zone:** The proposed enterprise zone, which is the subject matter of this Agreement, shall be known as the "Kewanee/Henry County Enterprise Zone". The Kewanee/Henry County Enterprise Zone, as designated herein, requires certification and approval of DCEO, and is established pending such approval.

B. The duration of the enterprise zone established herein shall commence on the date of certification by the State of Illinois (hereinafter referred to as the "State") as provided for in the Act, and shall terminate upon the expiration or non-renewal of the State's certification of the Kewanee/Henry County Enterprise Zone, as provided for in the Act.

C. **Designation of the Enterprise Zone Area:** The Kewanee/Henry County Enterprise Zone is comprised of those areas of Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull and Henry County designated by the respective ordinances of Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull and Henry County, as described in "Exhibit A" and graphically displayed in "Exhibit B", as amended from time to time.

D. **Declarations to DCEO:** the Applicants hereby declare and further clarify that:

1. The Enterprise Zone Area is qualified for designation as an enterprise zone, pursuant to the Act; and,

2. Pursuant to 20 ILCS 655/4 (a) & (e), the Enterprise Zone Area is a contiguous area comprised of a part of the City of Kewanee, Illinois, the City of Galva, Illinois, the City of Geneseo, Illinois, the Village of Annawan, Illinois, the Village of Atkinson, Illinois, the Village of Cambridge, Illinois, the Village of Orion, Illinois, the Village of Woodhull, Illinois, and unincorporated areas of Henry County, Illinois, and is bound by solid, clearly-defined, contiguous boundaries, provided that the Enterprise Zone Area may exclude wholly surrounded territory within its boundaries; and,

3. Pursuant to 20 ILCS 655/4(b), the Enterprise Zone Area comprises a minimum of one-half (1/2) square mile and not more than fifteen (15) square miles, in total area, exclusive of lakes and waterways, and any connecting strips are not less than three (3) feet nor more than ten (10) feet in width; and,

4. The Enterprise Zone Area is located entirely within Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull, and unincorporated Henry County and addresses a reasonable need to encompass portions of Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull, and Henry County; and,

5. The Enterprise Zone Area and the Zone meet the requirements of 20 ILCS 655/4 (f) in that the Kewanee/Henry County Enterprise Zone satisfies at least three (3) of the ten (10) eligibility criteria identified in Section 4 of the Act; and,

6. On the 1st day of November, 2017, Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull, and Henry County conducted a public hearing within the Enterprise Zone Area on the question of whether to create the Zone, what local plans, tax incentives and other programs should be established in connection with the Zone, and what the boundaries of the Zone should be; and that public notice of such public hearing was published in at least one newspaper of general circulation within the proposed Zone, not more than 20 days nor less than five days before the public hearing.

E. **Administration:** The administration of the Kewanee/Henry County Enterprise Zone shall be under the jurisdiction of Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull, and Henry County.

F. Definitions:

1. "Act" means the Illinois Enterprise Zone Act (20 ILCS 655/1 et. seq.).

2. "Annawan" means the Village of Annawan, Illinois.

3. "Atkinson" means the Village of Atkinson, Illinois.

4. "Cambridge" means the Village of Cambridge, Illinois.

5. "Commercial Projects" means those projects where the primary use of the project land and building(s) is of a retail or service nature (including, but not limited to, office buildings, medical centers, hotels, shopping malls, retail stores, restaurants, assisted living centers, multifamily unit residences and automotive service garages). This shall exclude projects for single-family residences.

6. "County" means Henry County, Illinois.

7. "DCEO" means the Department of Commerce and Economic Opportunity of the State of Illinois.

8. "Designating Ordinance" collectively means the ordinance adopted by Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull, and the County establishing the Kewanee/Henry County Enterprise Zone.

9. "Enterprise Zone Building Materials Exemption Certificate" or "Exemption Certificate", for the purposes of the sales tax abatement on building materials, means the Certificate issued to the purchaser, construction contractor, or other entity, by the Illinois Department of Revenue.

10. "Expansion" means the construction of any part of a building that results in an increase in any exterior dimension of an existing building and has at least one wall or floor in common with the existing building.

11. "Galva" means the City of Galva, Illinois.

12. "Geneseo" means the City of Geneseo, Illinois.

13. "Industrial Projects" means any projects where the primary use of the project land and building(s) is of a manufacturing, assembling, wholesale or warehouse/ distribution nature (and similar uses).

14. "Kewanee" means the City of Kewanee, Illinois.

15. "Kewanee/Henry County Enterprise Zone" means the proposed Kewanee/Henry County Enterprise Zone.

16. "New Construction" means the improvement of any tract of land or site with a building where the interior space is encased by exterior walls, none of which are common along any plane or otherwise shared with an existing building.

17. "Original Zone" means the original enterprise zone established, by Ordinance #2651, on December 14, 1987, within Kewanee, which included certain real estate located in Kewanee.

18. "Orion" means the Village of Orion, Illinois.

19. "Parties" mean the parties to the Agreement; viz. the City of Kewanee, the City of Galva, the City of Geneseo, the Village of Annawan, the Village of Atkinson, the Village of Cambridge, the Village of Orion, the Village of Woodhull, and Henry County.

20. "Qualified Sale" means a sale of building materials that will be incorporated into real estate as part of a building project for which an Enterprise Zone Building Materials Exemption Certificate has been issued to the purchaser by the Illinois Department of Revenue. A construction contractor or other entity shall not make tax-free purchases unless it has an active Exemption Certificate issued by the Illinois Department of Revenue at the time of such purchase.

21. "Rehabilitation" means the improvement of any part of an existing building that does not result in an increase in any exterior dimension of the building.

22. "Residential Projects" means any projects where the primary use of the project land and building(s) is of a residential nature (including single-family dwellings). Multifamily unit residences and assisted living centers are recognized as a Commercial Project.

23. "State" means the State of Illinois.

24. "Woodhull" means the Village of Woodhull, Illinois.

25. "Zone Administrator" means the administrator for the Kewanee/Henry County Enterprise Zone (as that role is defined in Section 4 of this Agreement).

Section 3: Designated Zone Organization:

The Parties agree not to authorize a Designated Zone Organization, as that term is defined in the Act, for the Kewanee/Henry County Enterprise Zone.

Section 4: Zone Administrator:

A. Selection

Subject to the designation of the Kewanee/Henry County Enterprise Zone as an enterprise zone by DCEO, the position of Zone Administrator is hereby created. The Zone Administrator for the Kewanee/Henry County Enterprise Zone shall be the City Manager of the City of Kewanee.

B. Duties and Responsibilities

The duties and responsibilities for the Zone Administrator shall be as follows:

1. The Zone Administrator shall administer and enforce the Designating Ordinance, and operate and manage the Kewanee/Henry County Enterprise Zone;

2. The Zone Administrator shall maintain records associated with the Kewanee/Henry County Enterprise Zone activities and projects necessary to the preparation of reports required by the Act and the State;

3. The Zone Administrator shall prepare all reports required by the Act and State;

4. The Zone Administrator shall serve as advisor and staff to the Kewanee/Henry County Enterprise Zone. He/she shall prepare agendas, minutes, handle correspondence and maintain the records of the Kewanee/Henry County Enterprise Zone; and,

5. The Zone Administrator shall act as a liaison between the Parties, the State, any federal agency and any local group in support of the Kewanee/Henry County Enterprise Zone program.

Section 5: Administrative Fee:

Subject to the designation of the Zone as an enterprise zone by DCEO, the Parties hereby authorize the Zone Administrator (as created in Section 4 of this Agreement) to collect an "Administrative Fee" for the issuance of Building Materials Sales Tax Exemption Certificates in order to help offset the management and operational costs associated with the administration of the Zone. Said fee shall be equal to 0.5% of the documented cost of building materials for each project, up to a maximum of $50,000 per Certificate. By April 1 of each year, the Zone Administrator shall file a copy of its fee schedule with DCEO, and DCEO shall post the fee schedule on its website (20 ILCS 655/8.2c).

Section 6: Requirements of the Act:

The area proposed to be designated as an enterprise zone meets the requirements of, and is intended to implement the purposes of, the Act.

Section 7: Programs Established:

The following programs are established and authorized within the Kewanee/Henry County Enterprise Zone in accordance with the Act:

A. State Enterprise Zone Incentives:

The Parties authorize the extension and utilization of any and all state incentives, tax exemptions and other inducements authorized under applicable Illinois law, the Act and/or the rules and regulations of DCEO or other applicable state agency by and for all commercial projects or industrial projects located within the Enterprise Zone Area. If the term of any state incentive, tax exemption or other inducement authorized under applicable Illinois law, the Act and/or the rules and regulations of DCEO or other applicable state agency has not expired as of January 1, 2018 on any qualified commercial project or industrial project located in the Original Zone, then such state incentive, tax exemption and other inducement shall not terminate, but shall instead continue in full force and effect until the natural termination of such state incentive, tax exemption or other inducement authorized under applicable Illinois law, the Act and/or the rules and regulations of DCEO or other applicable state agency.

B. Sales Tax Abatement on Building Materials:

Pursuant to applicable law, the Parties authorize any retailer, as defined in the Retailers' Occupation Tax Act (35 ILCS 120/1 et. seq.), who makes a qualified sale of building materials to be permanently affixed and incorporated into real estate located within the Zone, as amended from time to time, in connection with the expansion, rehabilitation or new construction of commercial projects, industrial projects or residential projects, may deduct receipts from such sale when calculating the tax imposed by the State, Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull, and the County, pursuant to the Retailers' Occupation Tax Act; provided, however, that said deduction shall be allowed if and only if the retailer

obtains from the purchaser an Enterprise Zone Building Materials Exemption Certificate (as that term is defined in the Act, the "Exemption Certificate"), which must contain the Exemption Certificate number, issued to the purchaser by the Illinois Department of Revenue. Upon request from the Zone Administrator, the Illinois Department of Revenue shall issue an Exemption Certificate for each construction contractor or other entity identified by the Zone Administrator. The Illinois Department of Revenue shall make the Exemption Certificates available directly to the Zone Administrator and each construction contractor or other entity.

The Department of Revenue shall issue the Exemption Certificate within three business days after receipt of request from the Zone Administrator. The Exemption Certificates shall be provided to the retailer at the time of sale and maintained by such retailer in its books and records for the purposes of documenting such deduction. Exemption Certificates shall be valid for up to twelve (12) months from the date of issuance; provided, however, that such Exemption Certificates may be extended for an additional twelve (12) months upon request to the Zone Administrator. Such requests for extension shall not be granted more than twice for any one project, and the requesting party must demonstrate good faith efforts to diligently pursue construction of the project.

As a condition of sales tax abatement on building materials under this Section, the purchaser shall make all good faith efforts to use contractors located in, and laborers living in, Henry County to the greatest extent reasonably possible, and to purchase as much of the building materials within Henry County as reasonably possible.

C. Property Tax Abatement: Each unit of local government authorized by applicable law to levy ad valorem taxes upon real estate and improvements thereon located in the Enterprise Zone Area, as amended from time to time, may adopt an ordinance or resolution abating the ad valorem taxes subject to the following conditions:

i. Such abatement shall be at a rate of one hundred percent (100%) of the increased assessment amount which would accrue from the expansion, rehabilitation or new construction for a period of five (5) years for industrial projects and commercial projects, beginning with the tax year in which the new increased assessment amount would be levied; and,

ii. Such abatement shall be allowed only for industrial projects or commercial projects within the Enterprise Zone Area, as amended from time to time, provided that such expansion, rehabilitation or new construction is of such a nature and scope for which a building permit, in the opinion of the Zone Administrator, would otherwise be required; and,

iii. That abatement of real estate taxes on any parcel shall not exceed the total project costs incurred in the construction of the improvements on the parcel of real estate or the expansion or rehabilitation of existing improvements on such parcel of real estate; and,

iv. The improvements commerce after the certification of the Zone by DCEO; and,

v. No property within a Redevelopment Area created pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et. seq.) shall qualify for tax abatement under this Agreement; and,

vi. As a condition of property tax abatement under this subparagraph c., the property owner shall make all good faith efforts to use contractors located in, and laborers living in, Henry County to the greatest extent reasonably possible, and to purchase as much of the building materials within Henry County as reasonably possible; and,

vii. Notwithstanding anything contained herein to the contrary, if the term of any abatement of ad valorem taxes has not expired as of January 1, 2019 on any qualified commercial project or industrial project located within the Original Zone, then such abatement shall not terminate, but shall instead continue in full force and effect until the natural termination of such qualifying project's five (5) year abatement; provided, however, that such qualifying project shall not be entitled to more than five (5) years abatement during the term of the new Kewanee/Henry County Enterprise Zone.

D. Kewanee Property Tax Abatement: The City of Kewanee hereby authorizes and directs the Henry County Clerk to abate ad valorem taxes imposed upon real property which is attributable to the construction of improvements, and the expansion or rehabilitation of existing improvements, for industrial projects or commercial projects, located within the boundaries of the Zone, as amended from time to time, subject to the following conditions:

i. Such abatement shall be at a rate of one hundred percent (100%) of the increased assessment amount which would accrue from the expansion, rehabilitation or new construction for a period of five (5) years for industrial projects and commercial projects, beginning with the tax year in which the new increased assessment amount would be levied; and,

ii. Such abatement shall be allowed only for industrial projects or commercial projects within the Enterprise Zone Area, as amended from time to time, provided that such expansion, rehabilitation or new construction is of such a nature and scope for which a building permit, in the opinion of the Zone Administrator, would otherwise be required; and,

iii. That abatement of real estate taxes on any parcel shall not exceed the total project costs incurred in the construction of the improvements on the parcel of real estate or the expansion or rehabilitation of existing improvements on such parcel of real estate; and,

iv. The improvements commerce after the certification of the Zone by DCEO;

v. No property within a Redevelopment Area created pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et. seq.) shall qualify for tax abatement under this Agreement; and,

vi. As a condition of property tax abatement under this subparagraph d., the property owner shall make all good faith efforts to use contractors located in, and laborers living in, Henry County to the greatest extent reasonably possible, and to purchase as much of the building materials within Henry County as reasonably possible; and,

vii. Notwithstanding anything contained herein to the contrary, if the term of any abatement of ad valorem taxes has not expired as of January 1, 2019 on any qualified commercial project or industrial project located within the Original Zone, then such abatement shall not terminate, but shall instead continue in full force and effect until the natural termination of such qualifying project's five (5) year abatement; provided, however, that such qualifying project shall not be entitled to more than five (5) years abatement during the term of the new Kewanee/Henry County Enterprise Zone.

E. Galva Property Tax Abatement: The City of Galva hereby authorizes and directs the Henry County Clerk to abate ad valorem taxes imposed upon real property which is attributable to the construction of improvements, and the expansion or rehabilitation of existing improvements, for industrial projects or commercial projects, located within the boundaries of the Zone, as amended from time to time, subject to the following conditions:

i. Such abatement shall be at a rate of one hundred percent (100%) of the increased assessment amount which would accrue from the expansion, rehabilitation or new construction for a period of five (5) years for industrial projects and commercial projects, beginning with the tax year in which the new increased assessment amount would be levied; and,

ii. Such abatement shall be allowed only for industrial projects or commercial projects within the Enterprise Zone Area, as amended from time to time, provided that such expansion, rehabilitation or new construction is of such a nature and scope for which a building permit, in the opinion of the Zone Administrator, would otherwise be required; and,

iii. That abatement of real estate taxes on any parcel shall not exceed the total project costs incurred in the construction of the improvements on the parcel of real estate or the expansion or rehabilitation of existing improvements on such parcel of real estate; and,

iv. The improvements commerce after the certification of the Zone by DCEO;

v. No property within a Redevelopment Area created pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et. seq.) shall qualify for tax abatement under this Agreement; and,

vi. As a condition of property tax abatement under this subparagraph E., the property owner shall make all good faith efforts to use contractors located in, and laborers living in, Henry County to the greatest extent reasonably possible, and to purchase as much of the building materials within Henry County as reasonably possible; and,

vii. Notwithstanding anything contained herein to the contrary, if the term of any abatement of ad valorem taxes has not expired as of January 1, 2019 on any qualified commercial project or industrial project located within the Original Zone, then such abatement shall not terminate, but shall instead continue in full force and effect until the natural termination of such qualifying project's five (5) year abatement; provided, however, that such qualifying project shall not be entitled to more than five (5) years abatement during the term of the new Kewanee/Henry County Enterprise Zone.

F. Geneseo Property Tax Abatement: The City of Geneseo hereby authorizes and directs the Henry County Clerk to abate ad valorem taxes imposed upon real property which is attributable to the construction of improvements, and the expansion or rehabilitation of existing improvements, for industrial projects or commercial projects, located within the boundaries of the Zone, as amended from time to time, subject to the following conditions:

viii. Such abatement shall be at a rate of one hundred percent (100%) of the increased assessment amount which would accrue from the expansion, rehabilitation or new construction for a period of five (5) years for industrial projects and commercial projects, beginning with the tax year in which the new increased assessment amount would be levied; and,

ix. Such abatement shall be allowed only for industrial projects or commercial projects within the Enterprise Zone Area, as amended from time to time, provided that such expansion, rehabilitation or new construction is of such a nature and scope for which a building permit, in the opinion of the Zone Administrator, would otherwise be required; and,

x. That abatement of real estate taxes on any parcel shall not exceed the total project costs incurred in the construction of the improvements on the parcel of real estate or the expansion or rehabilitation of existing improvements on such parcel of real estate; and,

xi. The improvements commerce after the certification of the Zone by DCEO;

xii. No property within a Redevelopment Area created pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et. seq.) shall qualify for tax abatement under this Agreement; and,

xiii. As a condition of property tax abatement under this subparagraph E., the property owner shall make all good faith efforts to use contractors located in,

and laborers living in, Henry County to the greatest extent reasonably possible, and to purchase as much of the building materials within Henry County as reasonably possible; and,

xiv. Notwithstanding anything contained herein to the contrary, if the term of any abatement of ad valorem taxes has not expired as of January 1, 2019 on any qualified commercial project or industrial project located within the Original Zone, then such abatement shall not terminate, but shall instead continue in full force and effect until the natural termination of such qualifying project's five (5) year abatement; provided, however, that such qualifying project shall not be entitled to more than five (5) years abatement during the term of the new Kewanee/Henry County Enterprise Zone.

G. Annawan Property Tax Abatement: The Village of Annawan hereby authorizes and directs the Henry County Clerk to abate ad valorem taxes imposed upon real property which is attributable to the construction of improvements, and the expansion or rehabilitation of existing improvements, for industrial projects or commercial projects, located within the boundaries of the Zone, as amended from time to time, subject to the following conditions:

i. Such abatement shall be at a rate of one hundred percent (100%) of the increased assessment amount which would accrue from the expansion, rehabilitation or new construction for a period of five (5) years for industrial projects and commercial projects, beginning with the tax year in which the new increased assessment amount would be levied; and,

ii. Such abatement shall be allowed only for industrial projects or commercial projects within the Enterprise Zone Area, as amended from time to time, provided that such expansion, rehabilitation or new construction is of such a nature and scope for which a building permit, in the opinion of the Zone Administrator, would otherwise be required; and,

iii. That abatement of real estate taxes on any parcel shall not exceed the total project costs incurred in the construction of the improvements on the parcel of real estate or the expansion or rehabilitation of existing improvements on such parcel of real estate; and,

iv. The improvements commerce after the certification of the Zone by DCEO;

v. No property within a Redevelopment Area created pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et. seq.) shall qualify for tax abatement under this Agreement; and,

vi. As a condition of property tax abatement under this subparagraph F., the property owner shall make all good faith efforts to use contractors located in, and laborers living in, Henry County to the greatest extent reasonably possible, and to purchase as much of the building materials within Henry County as reasonably possible; and,

vii. Notwithstanding anything contained herein to the contrary, if the term of any abatement of ad valorem taxes has not expired as of January 1, 2019 on any qualified commercial project or industrial project located within the Original Zone, then such abatement shall not terminate, but shall instead continue in full force and effect until the natural termination of such qualifying project's five (5) year abatement; provided, however, that such qualifying project shall not be entitled to more than five (5) years abatement during the term of the new Kewanee/Henry County Enterprise Zone.

H. Atkinson Property Tax Abatement: The Village of Atkinson hereby authorizes and directs the Henry County Clerk to abate ad valorem taxes imposed upon real property which is attributable to the construction of improvements, and the expansion or rehabilitation of existing improvements, for industrial projects or commercial projects, located within the boundaries of the Zone, as amended from time to time, subject to the following conditions:

i. Such abatement shall be at a rate of one hundred percent (100%) of the increased assessment amount which would accrue from the expansion, rehabilitation or new construction for a period of five (5) years for industrial projects and commercial projects, beginning with the tax year in which the new increased assessment amount would be levied; and,

ii. Such abatement shall be allowed only for industrial projects or commercial projects within the Enterprise Zone Area, as amended from time to time, provided that such expansion, rehabilitation or new construction is of such a nature and scope for which a building permit, in the opinion of the Zone Administrator, would otherwise be required; and,

iii. That abatement of real estate taxes on any parcel shall not exceed the total project costs incurred in the construction of the improvements on the parcel of real estate or the expansion or rehabilitation of existing improvements on such parcel of real estate; and,

iv. The improvements commerce after the certification of the Zone by DCEO;

v. No property within a Redevelopment Area created pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et. seq.) shall qualify for tax abatement under this Agreement; and,

vi. As a condition of property tax abatement under this subparagraph F., the property owner shall make all good faith efforts to use contractors located in, and laborers living in, Henry County to the greatest extent reasonably possible, and to purchase as much of the building materials within Henry County as reasonably possible; and,

vii. Notwithstanding anything contained herein to the contrary, if the term of any abatement of ad valorem taxes has not expired as of January 1, 2019 on any

qualified commercial project or industrial project located within the Original Zone, then such abatement shall not terminate, but shall instead continue in full force and effect until the natural termination of such qualifying project's five (5) year abatement; provided, however, that such qualifying project shall not be entitled to more than five (5) years abatement during the term of the new Kewanee/Henry County Enterprise Zone.

I. Cambridge Property Tax Abatement: The Village of Cambridge hereby authorizes and directs the Henry County Clerk to abate ad valorem taxes imposed upon real property which is attributable to the construction of improvements, and the expansion or rehabilitation of existing improvements, for industrial projects or commercial projects, located within the boundaries of the Zone, as amended from time to time, subject to the following conditions:

i. Such abatement shall be at a rate of one hundred percent (100%) of the increased assessment amount which would accrue from the expansion, rehabilitation or new construction for a period of five (5) years for industrial projects and commercial projects, beginning with the tax year in which the new increased assessment amount would be levied; and,

ii. Such abatement shall be allowed only for industrial projects or commercial projects within the Enterprise Zone Area, as amended from time to time, provided that such expansion, rehabilitation or new construction is of such a nature and scope for which a building permit, in the opinion of the Zone Administrator, would otherwise be required; and,

iii. That abatement of real estate taxes on any parcel shall not exceed the total project costs incurred in the construction of the improvements on the parcel of real estate or the expansion or rehabilitation of existing improvements on such parcel of real estate; and,

iv. The improvements commerce after the certification of the Zone by DCEO;

v. No property within a Redevelopment Area created pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et. seq.) shall qualify for tax abatement under this Agreement; and,

vi. As a condition of property tax abatement under this subparagraph F., the property owner shall make all good faith efforts to use contractors located in, and laborers living in, Henry County to the greatest extent reasonably possible, and to purchase as much of the building materials within Henry County as reasonably possible; and,

vii. Notwithstanding anything contained herein to the contrary, if the term of any abatement of ad valorem taxes has not expired as of January 1, 2019 on any qualified commercial project or industrial project located within the Original Zone, then such abatement shall not terminate, but shall instead continue in full force and effect until the natural termination of such qualifying project's

five (5) year abatement; provided, however, that such qualifying project shall not be entitled to more than five (5) years abatement during the term of the new Kewanee/Henry County Enterprise Zone.

J. Orion Property Tax Abatement: The Village of Orion hereby authorizes and directs the Henry County Clerk to abate ad valorem taxes imposed upon real property which is attributable to the construction of improvements, and the expansion or rehabilitation of existing improvements, for industrial projects or commercial projects, located within the boundaries of the Zone, as amended from time to time, subject to the following conditions:

i. Such abatement shall be at a rate of one hundred percent (100%) of the increased assessment amount which would accrue from the expansion, rehabilitation or new construction for a period of five (5) years for industrial projects and commercial projects, beginning with the tax year in which the new increased assessment amount would be levied; and,

ii. Such abatement shall be allowed only for industrial projects or commercial projects within the Enterprise Zone Area, as amended from time to time, provided that such expansion, rehabilitation or new construction is of such a nature and scope for which a building permit, in the opinion of the Zone Administrator, would otherwise be required; and,

iii. That abatement of real estate taxes on any parcel shall not exceed the total project costs incurred in the construction of the improvements on the parcel of real estate or the expansion or rehabilitation of existing improvements on such parcel of real estate; and,

iv. The improvements commerce after the certification of the Zone by DCEO;

v. No property within a Redevelopment Area created pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et. seq.) shall qualify for tax abatement under this Agreement; and,

vi. As a condition of property tax abatement under this subparagraph F., the property owner shall make all good faith efforts to use contractors located in, and laborers living in, Henry County to the greatest extent reasonably possible, and to purchase as much of the building materials within Henry County as reasonably possible; and,

vii. Notwithstanding anything contained herein to the contrary, if the term of any abatement of ad valorem taxes has not expired as of January 1, 2019 on any qualified commercial project or industrial project located within the Original Zone, then such abatement shall not terminate, but shall instead continue in full force and effect until the natural termination of such qualifying project's five (5) year abatement; provided, however, that such qualifying project shall not be entitled to more than five (5) years abatement during the term of the new Kewanee/Henry County Enterprise Zone.

K. Woodhull Property Tax Abatement: The Village of Woodhull hereby authorizes and directs the Henry County Clerk to abate ad valorem taxes imposed upon real property which is attributable to the construction of improvements, and the expansion or rehabilitation of existing improvements, for industrial projects or commercial projects, located within the boundaries of the Zone, as amended from time to time, subject to the following conditions:

i. Such abatement shall be at a rate of one hundred percent (100%) of the increased assessment amount which would accrue from the expansion, rehabilitation or new construction for a period of five (5) years for industrial projects and commercial projects, beginning with the tax year in which the new increased assessment amount would be levied; and,

ii. Such abatement shall be allowed only for industrial projects or commercial projects within the Enterprise Zone Area, as amended from time to time, provided that such expansion, rehabilitation or new construction is of such a nature and scope for which a building permit, in the opinion of the Zone Administrator, would otherwise be required; and,

iii. That abatement of real estate taxes on any parcel shall not exceed the total project costs incurred in the construction of the improvements on the parcel of real estate or the expansion or rehabilitation of existing improvements on such parcel of real estate; and,

iv. The improvements commerce after the certification of the Zone by DCEO;

v. No property within a Redevelopment Area created pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et. seq.) shall qualify for tax abatement under this Agreement; and,

vi. As a condition of property tax abatement under this subparagraph F., the property owner shall make all good faith efforts to use contractors located in, and laborers living in, Henry County to the greatest extent reasonably possible, and to purchase as much of the building materials within Henry County as reasonably possible; and,

vii. Notwithstanding anything contained herein to the contrary, if the term of any abatement of ad valorem taxes has not expired as of January 1, 2019 on any qualified commercial project or industrial project located within the Original Zone, then such abatement shall not terminate, but shall instead continue in full force and effect until the natural termination of such qualifying project's five (5) year abatement; provided, however, that such qualifying project shall not be entitled to more than five (5) years abatement during the term of the new Kewanee/Henry County Enterprise Zone.

L. County Property Tax Abatement: Henry County hereby authorizes and directs the Henry County Clerk to abate ad valorem taxes imposed upon real property which is

attributable to the construction of improvements, and the expansion or rehabilitation of existing improvements, for industrial projects or commercial projects, located within the boundaries of the Zone, as amended from time to time, subject to the following conditions:

i. Such abatement shall be at a rate of one hundred percent (100%) of the increased assessment amount which would accrue from the expansion, rehabilitation or new construction for a period of five (5) years for industrial projects and commercial projects, beginning with the tax year in which the new increased assessment amount would be levied; and,

ii. Such abatement shall be allowed only for industrial projects or commercial projects within the Enterprise Zone Area, as amended from time to time, provided that such expansion, rehabilitation or new construction is of such a nature and scope for which a building permit, in the opinion of the Zone Administrator, would otherwise be required; and,

iii. That abatement of real estate taxes on any parcel shall not exceed the total project costs incurred in the construction of the improvements on the parcel of real estate or the expansion or rehabilitation of existing improvements on such parcel of real estate; and,

iv. The improvements commerce after the certification of the Zone by DCEO;

v. No property within a Redevelopment Area created pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et. seq.) shall qualify for tax abatement under this Agreement; and,

vi. As a condition of property tax abatement under this subparagraph G., the property owner shall make all good faith efforts to use contractors located in, and laborers living in, Henry County to the greatest extent reasonably possible, and to purchase as much of the building materials within Henry County as reasonably possible; and,

vii. Notwithstanding anything contained herein to the contrary, if the term of any abatement of ad valorem taxes has not expired as of January 1, 2019 on any qualified commercial project or industrial project located within the Original Zone, then such abatement shall not terminate, but shall instead continue in full force and effect until the natural termination of such qualifying project's five (5) year abatement; provided, however, that such qualifying project shall not be entitled to more than five (5) years abatement during the term of the new Kewanee/Henry County Enterprise Zone.

M. Permit and Fee Waivers.

The Parties hereby authorize and direct Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull and the County to waive the normal amount otherwise charged for any and all fees and permits for the expansion, rehabilitation

or new construction of commercial projects, industrial projects and residential projects, within the Enterprise Zone Area. The provision of this incentive shall not be construed to provide for the elimination of any permit. All construction-related permits shall continue to be required for any project. The waiver shall include water tap, sewer tap and electrical connection fees charged by Kewanee, Galva, Annawan, Geneseo, Atkinson, Cambridge, Orion, Woodhull, and the County.

N. Cooperation.

This Agreement in no way limits the ability of the Parties to extend additional incentives or reimbursement to businesses within the Kewanee/Henry County Enterprise Zone or throughout their jurisdiction by separate agreement or ordinance.

O. Additional State Programs.

All programs and benefits made available by the Act to an enterprise zone as now existing or hereinafter enacted shall be available within the Kewanee/Henry County Enterprise Zone.

Section 8: Term of the Zone:

The term of the Kewanee/Henry County Enterprise Zone shall be 15 years, commencing on January 1, 2019. After the 13th year, the Kewanee/Henry County Enterprise Zone is subject to review by the State-designated Enterprise Zone Board (as that term is defined in the Act) for an additional 10-year designation beginning on the expiration date of the Kewanee/Henry County Enterprise Zone. During the review process, the Enterprise Zone Board shall consider the costs incurred by the State and Parties as a result of tax benefits received by the Kewanee/Henry County Enterprise Zone.

Section 9: Miscellaneous:

A. Amendments: This Agreement may be subsequently modified, or amended, from time to time only by written agreement signed by all the Parties.

B. Severability and Infectious Invalidity: In the event a court of competent jurisdiction declares any particular provision of this Agreement to be invalid or unenforceable, the remaining provisions of this Agreement shall be construed to be valid and enforceable.

C. Counterparts: This Agreement shall be executed in counterparts, each shall constitute one and the same instrument and shall be recognized as an original instrument.

[Signature Pages to Follow]

THIS AGREEMENT entered into by and between the Parties this _____ day of _____, 2017.

City of Kewanee, Illinois

By: _____
Steve Looney, Mayor

ATTEST:

_____
City Clerk, City of Kewanee

City of Galva, Illinois

By: _____
Rich Nordstrom, Mayor

ATTEST:

_____
City Clerk, City of Galva

City of Geneseo, Illinois

By: _____
Kathy Carroll-Duda, Mayor

ATTEST:

_____
City Clerk, City of Geneseo

Village of Annawan, Illinois

By: _____
Tim Wise, Mayor

ATTEST:

_____
Village Clerk, Village of Annawan

Village of Atkinson, Illinois

By: _____
Kenneth Taber, Village President

ATTEST:

_____
Village Clerk, Village of Atkinson

Village of Cambridge, Illinois

By: _____
Margie Martin, Village President

ATTEST:

_____
Village Clerk, Village of Cambridge

Village of Orion, Illinois

By: _____
James Cooper, Village President

ATTEST:

_____
Village Clerk, Village of Orion

Village of Woodhull, Illinois

By: _____
Dave Holmes, Village President

ATTEST:

_____
Village Clerk, Village of Woodhull

Henry County, Illinois

By _____
Roger Gradert, County Board Chairman

ATTEST:

_____
County Clerk, Henry County

EXHIBIT A

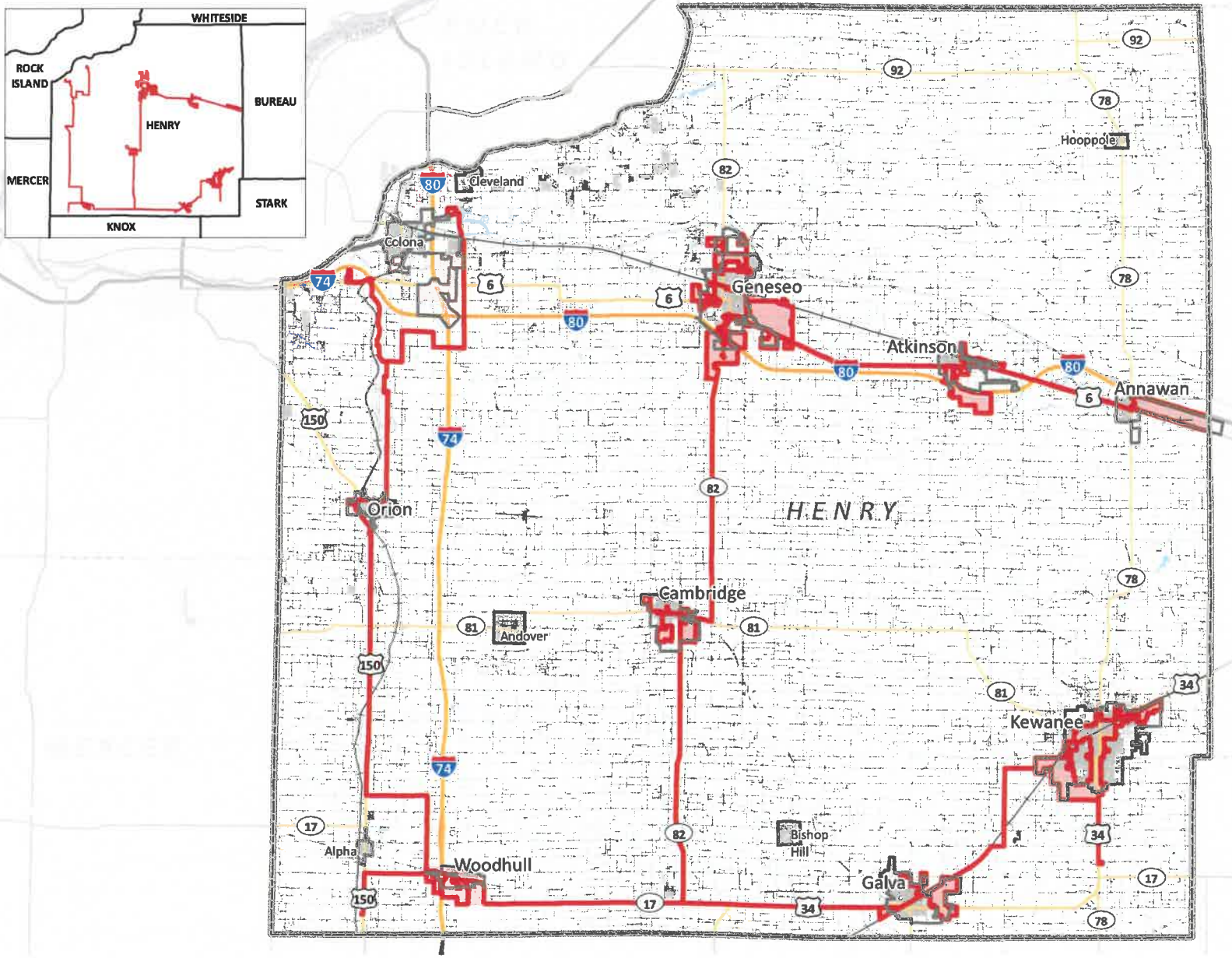
DESCRIPTION OF ENTERPRISE ZONE

Description of the Enterprise Zone

The proposed Kewanee/Henry County Enterprise Zone consists of approximately 13.93 square miles of real property in the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion, Woodhull, and unincorporated Henry County. This includes property where the Applicants have desired to encourage primarily commercial and industrial uses.

A list of Parcel Identification Numbers within the proposed Kewanee/Henry County Enterprise Zone follows this Exhibit.

EXHIBIT B
BOUNDARY MAP



Proposed Enterprise Zone Boundary
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

EDR
Economic Development Resources

Proposed Enterprise Zone Boundary
Municipal Boundary

N

0 5 10
Miles

EXHIBIT B
Boundary Map

This map was prepared by Economic Development Resources using ESRI Geographic Information Systems (GIS). All information is believed accurate but is not guranteed to be without error. This map and its underlying data is intended to be used as a general index to land realted information and is not intended for detailed, site specific analysis.