The DeKalb County Economic Development Committee met on Tuesday, October 1, 2019 in the Administration Building’s Conference Room East in Sycamore, Illinois. Chair Emmer called the meeting to order at 7:00 p.m. Those Members presented were Mr. Tim Bagby, Ms. Rukisha Crawford, Ms. Terri Mann-Lamb, Ms. Sandra Polanco, and Chair Laurie Emmer. Mr. Tim Hughes was absent. A quorum was established with five Members present and one absent.

Others present included Gary Hanson, Sheila Santos, Bruce Hamilton, Chad Bergeson, Derek Hiland, Bill Nicklas, Paul Borek, and Pete Stefan.

APPROVAL OF THE AGENDA
It was moved by Ms. Crawford, seconded by Ms. Polanco, and it was carried unanimously to approve the meeting agenda as presented.

APPROVAL OF THE MINUTES
It was moved by Mr. Bagby, seconded by Ms. Crawford, and it was carried unanimously to approve the minutes from the September 3, 2019 meeting.

PUBLIC COMMENTS
There were no public comments.

TAX ABATEMENT FOR CITY OF DEKALB PROJECTS
City of DeKalb City Manager Bill Nicklas joined the Committee to request the County Board’s consideration of granting tax abatements to two potential projects in the Chicago West Business Center industrial park south of I-88.

Mr. Nicklas shared that south of I-88 on Gurler Road, in between Peace Rd. and IL Route 23, there are about 500 acres north of Gurler and about another 500 acres south of Gurler Road that are either owned by, under contract to, or controlled by Krusinski Construction Company.

Mr. Nicklas also explained that a food manufacturer is currently looking at the area north of Gurler Road. They intent to consolidate facilities in Illinois. There is one other competitor at this point and that is an area in Wisconsin. The City believes there will be some pretty quick movement and a decision made within the next 30-days on where this company will decide to locate. The developer is so heartened that he is spending several millions of dollars to rough grade property and have it ready for construction. This is all being done with the anticipation of building a couple of buildings and also bring a rail spur in to connect to the Troy Valley Line. The company’s idea is to not only build a distribution center but also to build in several phases a manufacturing complex.

Building #1 would be a 1,500,000 square foot Warehouse and Distribution Facility that would need to be completed by December 2020. Building #2 would be a 500,000 square foot
Warehouse and Distribution Facility that would also need to be completed by December 2020. In the future, there would be Building #2A – 700,000 square foot Warehouse and Distribution Facility to be completed by December 2021 and Buildings #3 and #4 would be additional 1,500,000 square foot and 1,200,000 square foot Facilities.

Mr. Nicklas explained that DeKalb is competing for the food manufacturer with an area in Wisconsin that is offering a 15-year tax abatement. DeKalb is now starting the process of asking the taxing bodies to match that incentive. The company would get back half of what they pay in property taxes for 15 years, and the City of DeKalb is considering rebating its utility tax.

The State of Illinois is mightily involved with this as well (the Governor’s Office, Department of Commerce and Economic Opportunity, Intersect Illinois, Representative Demmer, and Representative Keicher). There is an upgrade to Gurler Road that has to be done. They don’t want to see truck traffic going up IL Route 23 to Fairview to use the Annie Glidden Interchange because of the residential neighborhoods. The hope is that IDOT’s Economic Development Program can be utilized to assist with the costs of the road upgrades. Mr. Nicklas also added that the first phase and into the second phase, they are estimating employment numbers to be around 1,000.

Mr. Nicklas added that there is another project and is not on as aggressive of a timeline but said he was personally slightly more excited about this one. This project would begin to change the identity of the town and the area. He again stated that he was not able to provide the name of the company but shared that it was a knowledge-based business. “In the case of the knowledge-based business, the type of business they’re in would be unique for the City of DeKalb and for our region, and it would probably create a much different popular image of what DeKalb is about if they were to settle here,” says Nicklas. “I think, in that sense, it would be transformative.”

The company was originally looking at the northside of Gurler but because they don’t need rail and they don’t necessarily need visibility on the tollway, they are now looking at the southside of Gurler Road which is about 420 acres. The buildings that would be on the property would be very capital-intensive. A 450,000 square foot building would have a full assessed value of somewhere around $110-120 million dollars and the EAV would be somewhere around $40 million. This company wants to build six building, two up front and then one about every four years. This project would create about 150 jobs. Mr. Nicklas shared that this would be a 20-year deal with the same 50-percent abatement as the first project. There is currently one other competitor for this project and it is in Illinois to the east of DeKalb County. They have expressed a lot of interest in our area though, Mr. Nicklas explained.

Mr. Hanson explained that because of the tight timeframe, what he is looking for from the Committee is authorization to bring forward a tax abatement proposal at the October 16th County Board Meeting. Historically the County has always supported whatever abatement program the community brings forward.

Ms. Crawford moved to forward a Tax Abatement Proposal for the two potential projects within the City of DeKalb to the full County Board recommending its approval. Ms. Mann-Lamb seconded the motion and it was carried unanimously by voice vote.

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GIS PRESENTATION FOR SMALL TOWN ECONOMIC DEVELOPMENT
DeKalb County Information Management Office Director Sheila Santos introduced the County’s GIS (Geographic Information System) Manager Bruce Hamilton and GIS Analyst Chad Bergeson. Ms. Santos shared that her and her team were in attendance to show the Committee an economic development project that the County’s GIS team has been working with Community Development on. The idea really came out of a CED’s subcommittee and the Village of Waterman was chosen as a prototype for the project.

GIS Analyst Mr. Bergeson provided a live demonstration of the new geographic information system software that GIS has been working on for over a year. The system takes data such as infrastructure, zoning and property taxes and allows users to view the information in layers on an interactive map.

The purpose of the software is to help provide a large effect on economic development within municipalities in DeKalb County that do not have the staffing to provide similar information to interested outside businesses or developers. The Department mapped out and is completing data for the Village of Waterman, which was used as an example for the meeting. They did so at no charge to Waterman. The hope is that all 14 communities in DeKalb County will choose to join in on this project.

Mr. Bergeson additionally unveiled a new App that he created for the Village of Kirkland’s Public Works Department to help them map out their fire hydrants and other public works items to provide an inventory and a well-tracked history to their department.

Mr. Hanson reminded the Committee that in the proposed FY 2020 Budget, the Economic Development Coordinator is being charged with assisting small towns, in cooperation with the County’s GIS Division and with the assistance of student interns through funding available in the County’s GIS Development Program, with building and mapping their infrastructure inventory that can be used for their own economic development opportunities.

The Committee thanked the County’s GIS Staff for the presentation and Chair Emmer noted that she really hopes that the small DeKalb County Communities take advantage of this amazing new economic tool.

COMMUNITY OUTREACH BUILDING UPDATE
Community Development Director Derek Hiland explained that in the three years that the DeKalb County Business Incubator has been in existence it has cultivated four graduates and there is currently one existing tenant. There is a new tenant that is coming to the Incubator today and the first to rent a cubical space.

Mr. Hiland shared that the Incubator space is certain desirable for many outside entities. A couple months ago the Committee and Mr. Hiland discussed opportunities, transitions, and what they could do in the future with the space. He continued that the thought has been generated of allowing outside entities that are looking for space to rent that space from the County in the Community Outreach Building. One of those entities being the DeKalb Chamber who is being displaced due to the City of DeKalb purchasing the building they are in. Other entities that are within the same building are the DeKalb County Convention & Visitors Bureau and DeKalb Area Agricultural Heritage. Mr. Hiland shared that he believes some of those entities have other

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locations to go but he wanted to use this example as a start to the conversation to see if the Committee had any concerns or apprehensions if he were to reach out to any of those groups to see if they would be interested in the Incubator space.

The Committee did not express any concerns to Mr. Hiland they would rather see the space being used. It was assured that the same strictures that were put on the space at the beginning of the Incubator would continue to stay in place and that if something was in question, Mr. Hiland would come to the Committee to get their feedback and suggestion.

Mr. Hanson shared that in 2017, the County provided temporary funding to the Community Development Office for an Economic Development Coordinator with most of the funding ($50,000) coming from the Opportunity Fund. While that allocation from the Opportunity Fund continues in 2020, it is now time to begin the process of making funding for that position permanent in the General Fund. That change begins in 2020 and this budget does several things to move in that direction. The Community Development Director is charged with leading the acquisition of a solar project for the County’s vacant land located south of the Landfill and potentially on land by the Community Outreach Building (COB). Additionally, the Business Incubator located in the COB will reach the end of its trial period on June 30th and this Budget allows the trial program to expire, though the actual date is flexible depending on close-out activity, and to re-utilize the building space with a focus on occupants who can pay a higher rent which would be appropriate for this building. Revenues from a solar project, as well as COB rent above our baseline of $18,000 from current Regional Office of Education (ROE) tenants, will be placed in the General Fund to help permanently fund the Economic Development Coordinator position.

As permanent funding for an Economic Development Coordinator position is being put together, and with the Business Incubator program being phased out, this is the opportune time to focus the County’s economic development efforts on some specific goals, which are in addition to the position funding goals stated above: (a) marketing of vacant properties owned by the County, particularly vacant lots and vacant stores on the former “County Home” and “County Farm” sites; (b) assist small towns, in cooperation with the County’s GIS Division and with the assistance of student interns through funding available in the County’s GIS Development Program, with building and mapping their infrastructure inventory that can be used for their own economic development opportunities; (c) take measures and build partnerships necessary to obtain Federal assurances that the County’s Comprehensive Economic Development Strategy will meet future grant application requirements; (d) evaluate the best method for the County to promote tourism and secure permanent funding for same; and (e) work with local entities on assuring a complete Census count of all DeKalb County residents in 2020.

ENTERPRISE ZONE AMENDMENT
DeKalb County Economic Development Corporation Executive Director Paul Borek joined the Committee to request they forward to the full County Board a draft Ordinance Amending the Property Tax Abatement Qualifying Criteria and Definitions in the DeKalb County Enterprise Zone. Mr. Borek provided a brief summary update of the DeKalb County Enterprise Zone from 2016-2018. Additionally, on September 19, 2019, the DeKalb County Enterprise Zone Advisory Board approved recommending the following amendments/technical corrections to the DeKalb County Enterprise Zone property tax abatement program. These amendments are needed to support business attraction and expansion by addressing factors not known when preparing the Enterprise Zone application during 2014. The Advisory Board consists of the DeKalb County
Economic Development Corporation Executive Committee together with representatives from the 19 county, municipal and taxing body sponsors of, or participants in, the DeKalb County Enterprise Zone.

**Enable build-out, rehabilitation and renovation of existing buildings that generate new assessed value to qualify for Enterprise Zone tax abatement.** Projects proposing major renovation or improvement of existing buildings that generates increased valuation are important to communities with vacant or underutilized industrial buildings. The proposed amendment enables the Enterprise Zone Tax Abatement Program to help attract businesses to build-out, rehabilitate or renovate such buildings, provided they create the required number of jobs at the wage levels mandated by the Enterprise Zone program.

**Enable Data Centers to be defined as eligible Knowledge-based Industry Uses qualifying for Enterprise Zone property tax abatement.** Data Centers are technology-based operations essential to support the knowledge-based economy. At these facilities, data and electronic information is housed, distributed and/or manipulated to foster technology sector innovation, growth and development of other emerging technologies. The proposed amendment enables the Enterprise Zone tax abatement program to attract businesses to develop data centers, provided they create the required number of jobs and at the wage levels mandated by the Enterprise Zone program.

**Enable NIU Research Park projects to be defined as eligible uses for Property Tax Abatement** – It is important to attract private investment and businesses to develop and operate research and development facilities in cooperation with Northern Illinois University (NIU). The research park planned on the (NIU) campus is designed to support the research, investment, and educational goals of NIU. These research and development facilities include data centers, business and innovation incubators, and emerging technologies focused on knowledge-based industries, logistics-based industries and industrial businesses. Private contributions to these research and development projects which result in an increase in assessed valuation would qualify for abatements, provided that they provide the required number of jobs mandated by the Enterprise Zone program; one job for every 250 Square feet of office space developed.

**Enable Speculative Development to qualify for Property Tax Abatement by extending the job creation performance period.** It is important to attract investment in and development of speculative (spec) industrial buildings in DeKalb County. Most industrial businesses do not have the time or capital to develop their own buildings. In order to attract more companies and jobs to DeKalb County, development of spec buildings must be nurtured. To attract investment in development of spec buildings, the companies that ultimately locate within these building must be able to qualify for the Enterprise Zone tax abatement program. The recommended amendment extends the job creation performance period from two to four years to attract qualifying companies after construction of spec buildings.

**Minimum Wages Requirements.** With the adoption of an increased schedule of Minimum Wage Requirements by the State of Illinois, it was recommended that the Enterprise Zone Wage Requirements be adjusted to reflect those increases. The amendments approved by the Advisory Board are as follows:

Industrial or Logistic(s) Companies must pay an average wage equal to 140% of the State of Illinois minimum wage requirement in effect on January 1 of each calendar year. Starting wages shall not be less than 120% of the State of Illinois minimum wage in effect on January 1 of each calendar year.

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Knowledge-based Companies must pay an average wage equal to 160% of the State of Illinois minimum wage requirement in effect on January 1 of each calendar year. Starting wages shall not be less than 120% of the State of Illinois minimum wage in effect on January 1 of each calendar year.

It was moved by Mr. Bagby, seconded by Ms. Mann-Lamb and it was carried unanimously to forward the Ordinance to the full County Board recommending its approval.

FY 2020 BUDGET
a. Budget appeals, if any
There were no FY 2020 Budget Appeals for any County Departments that report to the Economic Development Committee.

b. Committee Questions & Review of the FY 2020 Budget
Mr. Bagby questioned the decrease in funds within the Commodities & Services line-item for the Supervisor of Assessments Budget. Mr. Hanson noted that 2019’s Commodities & Services were increase because it is a “quadrennial” year – every fourth year all properties are re-assessed and that necessitates additional newspaper publishing costs as well as mailings. That figure is then decreased other years. Mr. Hanson shared that Finance has been trying to figure out a way to level-out that funding so there is not such a dramatic change.

AMENDMENTS TO THE DEKALB COUNTY RAFFLE & POKER RUN ORDINANCE/APPLICATION
The Committee forwarded this item to the full County Board last month recommending its approval but Mr. Luebke moved to Send it Back to Committee for further review.

Chair Emmer shared that she received a legal opinion from the State Attorney’s Office regarding the Ordinance but had not shared it yet with County Clerk & Recorder Doug Johnson who was not able to be present at the meeting. The Committee briefly discussed the idea of keeping on the language in the Ordinance as opposed to their past decision to delete redundancy. They wanted to ensure that the Ordinance is clear as can be for the public but noted it would be best to bring the item back at a future date when the County Clerk had time to redo the Ordinance and be at the meeting.

COMMITTEE MEMBER COMMENTS
Chair Emmer shared that next meeting the Committee will be discussing the economic opportunities that may come along with the legalization of recreational cannabis. Such as potential business growth, types of businesses, and what other States that have legalized are doing. Mr. Bagby requested a map or listing of all the retail locations that are located in unincorporated DeKalb County.

ADJOURNMENT
It was moved by Ms. Polanco, seconded by Ms. Mann-Lamb and it was carried unanimously to adjourn the meeting at 8:50 p.m.

Respectfully submitted,

Chairman Laurie Emmer                       Tasha Sims, Recording Secretary

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### EAV and Property Tax Comparison

**Rate: $11.86 per $100 EAV in Yr. 1; Hammer rate and EAV remains constant**

| Project               | Building Size Sq. Ft. (No.) | EAV on Roll Year 1 | Years/Bldg | Yr 1 | Yr 2 | Yr 3 | Yr 4 | Yr 5 | Yr 6 | Yr 7 | Yr 8 | Yr 9 | Yr 10 | Yr 11 | Yr 12 | Yr 13 | Yr 14 | Yr 15 | Total |
|-----------------------|-----------------------------|---------------------|------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|
| Hammer Pay            | 2,700,000                   | $43,000,000         |            | Yr 1 | Yr 2 | Yr 3 | Yr 4 | Yr 5 | Yr 6 | Yr 7 | Yr 8 | Yr 9 | Yr 10 | Yr 11 | Yr 12 | Yr 13 | Yr 14 | Yr 15 |       |
| Abatement             | 2,700,000                   | $43,000,000         |            |      |      |      |      |      |      |      |      |      |      |      |      |      |      |       |

**Enterprise Zone Abatement Schedule Years 1 thru 10**

**Rate: $11.86 per $100 EAV in Yr. 1; Hammer rate and EAV remains constant**

| Project               | Building Size Sq. Ft. (No.) | EAV on Roll Year 1 | Years/Bldg | Yr 1 | Yr 2 | Yr 3 | Yr 4 | Yr 5 | Yr 6 | Yr 7 | Yr 8 | Yr 9 | Yr 10 | Yr 11 | Yr 12 | Yr 13 | Yr 14 | Yr 15 | Total |
|-----------------------|-----------------------------|---------------------|------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|
| Enterprise Zone       | 2,700,000                   | $43,000,000         |            |      |      |      |      |      |      |      |      |      |      |      |      |      |      |       |
| Manufacturing Abatement | 2,700,000                   | $43,000,000         |            |      |      |      |      |      |      |      |      |      |      |      |      |      |      |       |

**Enterprise Zone Formula 10%/10%/10%/10%/10%/10%/10%/10%/10%/10% applies for Years 1-10; Hammer guaranteed $2.5 million per year per building for Years 11-15.**

| Project               | Building Size Sq. Ft. (No.) | EAV on Roll Year 1 | Years/Bldg | Yr 1 | Yr 2 | Yr 3 | Yr 4 | Yr 5 | Yr 6 | Yr 7 | Yr 8 | Yr 9 | Yr 10 | Yr 11 | Yr 12 | Yr 13 | Yr 14 | Yr 15 | Total |
|-----------------------|-----------------------------|---------------------|------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|
| Sale of 1,650         | 970,000                     | $13,048,617         |            |      |      |      |      |      |      |      |      |      |      |      |      |      |      |       |
| Furniture             | 1,364,368                   | $1,308,835          |            |      |      |      |      |      |      |      |      |      |      |      |      |      |      |       |
| Lighting              | 2,673,230                   | $2,673,230          |            |      |      |      |      |      |      |      |      |      |      |      |      |      |      |       |
| A01                  | 4,060,193                   | $4,060,193          |            |      |      |      |      |      |      |      |      |      |      |      |      |      |      |       |

Assumes 1/2% increase in EAV per year.
Site Plan - Scheme II (August 7, 2019)

Dismantled Crego Road
Do not use for future private use

DATA CENTER
**New Building**

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**Enterprise Zone Abatement Schedule Years 1 thru 10**

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*Enterprise Zone Abatement Formula 95/90/80/70/60/40/30/20/10 applies for Years 1-10. Ventus guarantees $2 million per year per building for Years 1-20; fully-assessed new building every 5 years.*

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**3M-1650 Macom is in 2nd yr of 5-yr abatement (9/10/15/20/25/30). Assumes 1/2% increase in EAV per year.**
### Distribution @ 900,000 kwh/month

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### Manufacturing @ 11,000,000 kwh/month

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**Combined Annual Total**: $454,540.72
**Company Pays 25%**: $113,635.18
September 27, 2019

MEMORANDUM

TO: DeKalb County Enterprise Zone Partners
FROM: Paul J. Borek
Enterprise Zone Administrator
SUBJECT: DeKalb County Enterprise Zone Amendments/Technical Corrections

On September 19, 2019, the DeKalb County Enterprise Zone Advisory Board approved recommending the following amendments/technical corrections to the DeKalb County Enterprise Zone property tax abatement program. These amendments are needed to support business attraction and expansion by addressing factors not known when preparing the Enterprise Zone application during 2014. The Advisory Board consists of the DeKalb County Economic Development Corporation Executive Committee together with representatives from the 19 county, municipal and taxing body sponsors of, or participants in, the DeKalb County Enterprise Zone.

Enable build-out, rehabilitation and renovation of existing buildings that generate new assessed value to qualify for Enterprise Zone tax abatement. Projects proposing major renovation or improvement of existing buildings that generates increased valuation are important to communities with vacant or underutilized industrial buildings. The proposed amendment enables the Enterprise Zone Tax Abatement Program to help attract businesses to build-out, rehabilitate or renovate such buildings, provided they create the required number of jobs at the wage levels mandated by the Enterprise Zone program.

Enable Data Centers to be defined as eligible Knowledge-based Industry Uses qualifying for Enterprise Zone property tax abatement. Data Centers are technology-based operations essential to support the knowledge-based economy. At these facilities, data and electronic information is housed, distributed and/or manipulated to foster technology sector innovation, growth and development of other emerging technologies. The proposed amendment enables the Enterprise Zone tax abatement program to attract businesses to develop data centers, provided they create the required number of jobs and at the wage levels mandated by the Enterprise Zone program.
Enable NIU Research Park projects to be defined as eligible uses for Property Tax Abatement – It is important to attract private investment and businesses to develop and operate research and development facilities in cooperation with Northern Illinois University (NIU). The research park planned on the (NIU) campus is designed to support the research, investment, and educational goals of NIU. These research and development facilities include data centers, business and innovation incubators, and emerging technologies focused on knowledge-based industries, logistics-based industries and industrial businesses. Private contributions to these research and development projects which result in an increase in assessed valuation would qualify for abatements, provided that they provide the required number of jobs mandated by the Enterprise Zone program; one job for every 250 Square feet of office space developed.

Enable Speculative Development to qualify for Property Tax Abatement by extending the job creation performance period. It is important to attract investment in and development of speculative (spec) industrial buildings in DeKalb County. Most industrial businesses do not have the time or capital to develop their own buildings. In order to attract more companies and jobs to DeKalb County, development of spec buildings must be nurtured. To attract investment in development of spec buildings, the companies that ultimately locate within these buildings must be able to qualify for the Enterprise Zone tax abatement program. The recommended amendment extends the job creation performance period from two to four years to attract qualifying companies after construction of spec buildings.

Minimum Wages Requirements. With the adoption of an increased schedule of Minimum Wage Requirements by the State of Illinois, it was recommended that the Enterprise Zone Wage Requirements be adjusted to reflect those increases. The amendments approved by the Advisory Board are as follows:

- Industrial or Logistic(s) Companies must pay an average wage equal to 140% of the State of Illinois minimum wage requirement in effect on January 1 of each calendar year. Starting wages shall not be less than 120% of the State of Illinois minimum wage in effect on January 1 of each calendar year,

- Knowledge-based Companies must pay an average wage equal to 160% of the State of Illinois minimum wage requirement in effect on January 1 of each calendar year. Starting wages shall not be less than 120% of the State of Illinois minimum wage in effect on January 1 of each calendar year.
ORDINANCE NUMBER ____________

AN ORDINANCE AMENDING THE PROPERTY TAX ABATEMENT QUALIFYING CRITERIA AND DEFINITIONS IN THE DEKALB COUNTY ENTERPRISE ZONE - COUNTY OF DEKALB –

WHEREAS, The DeKalb County Enterprise Zone was certified by the Illinois Department of Commerce and Economic Opportunity to begin operations on January 1, 2016 in accordance with the Illinois Enterprise Zone Act (20 ILCS 655/1 et. seq.), hereafter referred to as “the Act”; and,

WHEREAS, the DeKalb County Enterprise Zone Advisory Board recognizes a need to adapt local incentives to meet the needs of existing employers and targeted investors and industry sectors in the region; and,

WHEREAS, the County Board of DeKalb County, the Town Council of Cortland, the City Council of DeKalb, the City Council of Genoa, the City Council of Sandwich, the City Council of Sycamore and the Village Board of Waterman, also referred to as the Designating Units of Government, have determined and concur that it is desirable and necessary for the DeKalb County Enterprise Zone, hereafter referred to as “the Zone”, to amend the qualifying criteria for property tax abatement within the boundaries of the Zone to meet these needs and improve the competitiveness of the region; and,

WHEREAS, all local participating taxing bodies will be requested to make similar amendments to their respective property tax abatement policies; and,

WHEREAS, certain parts of the Zone lie within the boundaries of the COUNTY OF DEKALB;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY BOARD OF DEKALB COUNTY:

The following changes to the DeKalb County Enterprise Zone shall be made, subject to approval by all of the Designating Units of Government and the Illinois Department of Commerce and Economic Opportunity.

That COUNTY OF DEKALB hereby abates real property taxes subject to its jurisdiction, on those properties located within the boundaries of the DeKalb County Enterprise Zone on which improvements have been constructed, as outlined below:

Section 1 – TERM. The term of the Zone will be for 15 years commencing on January 1, 2016, and ending at midnight on December 31, 2030, or until such time as the Zone has expired, been decertified by the Department or repealed by the General Assembly or by ordinance of the participating governmental entities, whichever is sooner. After the 13th year, the zone is subject to review by the state Enterprise Zone Board for an additional 10-year designation beginning on the expiration date of the enterprise zone. During the review process, the state Enterprise Zone Board shall consider the costs incurred by the State and units of local government as a result of tax benefits received by the enterprise zone before granting the
extension. Upon approval of the state Enterprise Zone Board, the Zone may further be in effect for an additional 10 years beginning January 1, 2031.

Section 2 – PROPERTY TAX ABATEMENT. That commencing on or after November 1, 2019, or upon written approval by the Department of Commerce and Economic Opportunity of the DeKalb County Enterprise Zone’s 2019 Application to Expand, Limit or Repeal Incentives January 1, 2016, taxes on real property levied by the COUNTY OF DEKALB shall be abated on property located within the boundary of the Enterprise Zone, as certified by the Department, and upon which new improvements have been constructed according to the criteria and procedures outlined in Section 2, Subsections “B”, and “C”, “D” “E” and “F” found below. In no event shall any abatement of taxes on any parcel exceed the amount attributable to the construction of the improvements or the renovation or rehabilitation of existing improvements on such parcel.

A) DEFINITIONS

1) “Memorandum of Understanding” or “MOU” as defined herein is the written agreement between the DeKalb County Enterprise Zone Administrator, on behalf of the Taxing Bodies participating in the DeKalb County Enterprise Zone property tax abatement program, and the Applicant receiving tax abatement. The MOU defines the terms and conditions by which abatement of real estate property tax is authorized.

2) “Industrial Companies” as defined herein, are enterprises where the manufacturing or assembling of goods takes place.

3) “Knowledge-Based Companies” as defined herein are enterprises that are research oriented and that require a highly skilled workforce such as biotechnology, electronics and/or professional services such as engineering, architecture, finance, and law. Eligible Knowledge-based projects may also be defined to include Data Centers or similar operations involving the storage and distribution of data and related technology applications where data and electronic information is housed, distributed and/or manipulated to foster technology sector innovation, growth and development or other emerging technologies. Technical training/vocational schools and telemarketing companies are excluded from this definition.

4) “Logistic(s) Companies” as defined herein, as warehousing and distribution businesses that are engaged in the storage and packaging of goods and the transfer of products from a point of origin to a point of consumption.

5) “Interstate Competition Market” is defined as the geographic area within the boundaries of the DeKalb County Enterprise Zone,
located within 3.5 miles in either direction (north or south) of the center median of Interstate 88.

6) “Northern Illinois University (NIU) Research Park Projects” as defined herein, are research and development projects located within the defined boundaries of the NIU Research Park Area which support research, investment, and educational goals of NIU and include data centers, research and development facilities, business and innovation incubators, and emerging technologies focused on knowledge-based industries, logistics-based industries and Industrial companies. Private contributions to these research and development projects which result in new or an increased assessed valuation qualify for abatements.

B) DeKalb County Enterprise Zone property tax abatement shall be available for companies meeting the following criteria in the NIU Research Park Area according to the following terms and conditions.

1) NIU Research Park Projects shall construct a minimum of 10,000 square feet of new building construction or must add at least 5,000 square feet to the size of an existing building. Construction or redesign of existing structures involving interior build-out, renovation or rehabilitation are also eligible to the extent they increase the Equalized Assessed Valuation of the facility. Abatement shall only apply to the increased assessed valuation attributable to said construction or to said addition.

2) The abatements outlined in Section “2.B.1.” will be effective after the said build-out, rehabilitation, expansion, renovation or new construction has been completed and will begin following the first full year of a facility's commercial operation. Abatements are also contingent upon execution of a Memorandum of Understanding as outlined in Section “2.M.” below.

C) DeKalb County Enterprise Zone property tax abatement shall be available for companies meeting the following criteria in the Interstate Competition Market area according to the following terms and conditions.

1) Logistics Companies shall construct a minimum of 100,000 square feet for new building construction or must add at least 50,000 square feet to the size of an existing building. Construction or redesign of existing structures involving interior build-out, renovation or rehabilitation are also eligible to the extent they increase the Equalized Assessed Valuation of the facility. Abatement shall only apply to the increased assessed valuation attributable to said new construction or to said addition.

2) Industrial Companies shall construct a minimum of 15,000 square feet for new building construction or must add at least 7,500 square feet to the size of an existing building. Construction or redesign of existing structures involving interior build-out, renovation or rehabilitation are
also eligible to the extent they increase the Equalized Assessed Valuation of the facility. Abatement shall only apply to the increased assessed valuation attributable to said new construction or to said addition.

3) Knowledge-Based Companies shall construct a minimum of 10,000 square feet of new building construction or must add at least 5,000 square feet to the size of an existing building. Construction or redesign of existing structures involving interior build-out, renovation or rehabilitation are also eligible to the extent they increase the Equalized Assessed Valuation of the facility. Abatement shall only apply to the increased assessed valuation attributable to said new construction or to said addition.

4) The abatements outlined in Section “2.C.1.” through Section “2.C.3.” above will be effective after the said build-out, rehabilitation, expansion, renovation or new construction has been completed and will begin following the first full year of a facility's commercial operation. Abatements are also contingent upon execution of a Memorandum of Understanding as outlined in Section “2.M.” below.

D) DeKalb County Enterprise Zone property tax abatement shall be available for companies meeting the following criteria in areas outside of the Interstate Competition Market area according to the following terms and conditions.

1) Logistics Companies shall construct a minimum of 10,000 square feet for new building construction or must add at least 5,000 square feet to the size of an existing building. Construction or redesign of existing structures involving interior build-out, renovation or rehabilitation are also eligible to the extent they increase the Equalized Assessed Valuation of the facility. Abatement shall only apply to the increased assessed valuation attributable to said new construction or to said addition.

2) Industrial Companies shall construct a minimum of 10,000 square feet for new building construction or must add at least 5,000 square feet to the size of an existing building. Construction or redesign of existing structures involving interior build-out, renovation or rehabilitation are also eligible to the extent they increase the Equalized Assessed Valuation of the facility. Abatement shall only apply to the increased assessed valuation attributable to said new construction or to said addition.

3) Knowledge-Based Companies shall construct a minimum of 10,000 square feet of new building construction or must add at least 5,000
square feet to the size of an existing building. **Construction or redesign of existing structures involving interior build-out, renovation or rehabilitation are also eligible to the extent they increase the Equalized Assessed Valuation of the facility.** Abatement shall only apply to the increased assessed valuation attributable to said new construction or to said addition.

4) Effective date. The abatements outlined in Section “2.D.1.” through Section “2.D.3.” above will be effective after the said build-out rehabilitation, expansion, renovation or new construction has been completed and will begin following the first full year of a facility’s commercial operation. Abatements are also contingent upon execution of a Memorandum of Understanding as outlined in Section “2. M.” below.

E) Terms of Abatement – NIU Research Park Area.

1) **NIU Research Park Companies.** The duration for tax abatement, as described in Section “2.B.1.” above, shall be for 10 years or until the expiration, termination or decertification of the DeKalb County Enterprise Zone, whichever is sooner, according to the following schedule:

1) For taxes levied in the first year of abatement: 90%
2) For taxes levied in the second year of abatement: 90%
3) For taxes levied in the third year of abatement: 80%
4) For taxes levied in the fourth year of abatement: 70%
5) For taxes levied in the fifth year of abatement: 60%
6) For taxes levied in the sixth year of abatement: 40%
7) For taxes levied in the seventh year of abatement: 30%
8) For taxes levied in the eighth year of abatement: 20%
9) For taxes levied in the ninth year of abatement: 10%
10) For taxes levied in the tenth year of abatement: 5%

E) Terms of Abatement – Interstate Competition Market Area.

1) **Logistics-based Companies.** The duration for tax abatement, as described in Section “2.C.1.” above, shall be for 9 years or until the expiration, termination or decertification of the DeKalb County Enterprise Zone, whichever is sooner, according to the following schedule:

1) For taxes levied in the first year of abatement: 90%
2) For taxes levied in the second year of abatement: 80%
3) For taxes levied in the third year of abatement: 50%
4) For taxes levied in the fourth year of abatement: 50%
G) Terms of Abatement – Areas Outside of the Interstate Competition Market Area.

1) Industrial, Logistic(s) and Knowledge-based Companies. The duration for tax abatement, for projects described in Section “2.D.1.”
through Section “2.D.3” above, shall be for 5 years or until the expiration, termination or decertification of the DeKalb County Enterprise Zone, whichever is sooner, according to the following schedule:

1) For taxes levied in the first year of abatement: 90%
2) For taxes levied in the second year of abatement: 80%
3) For taxes levied in the third year of abatement: 70%
4) For taxes levied in the fourth year of abatement: 60%
5) For taxes levied in the fifth year of abatement: 50%

H) Job Creation – NIU Research Park Area

New or expanded projects in the NIU Research Park Area must create one job for every 250 square feet of office space created in conformance with Sections “2.B.1.” above.

Said NIU Research Park projects which are expanding shall provide the DeKalb County Enterprise Zone Administrator, as part of its abatement application, with the number of existing employees employed at the subject property and whether they are full or part-time.

The aforementioned employment thresholds shall be achieved within two years of the date of the execution of the abatement and said thresholds must be maintained over the life of the abatement and shall be defined in the MOU between the DeKalb County Enterprise Zone Administrator and the taxpayer.

SPECULATIVE DEVELOPMENT EXCEPTION: Should an NIU Research Park development locate in a building developed as a speculative venture by an independent developer, employment threshold requirements may be extended from two years to four years. This exception must be requested by the developer or building owner and approved by the Enterprise Zone Advisory Board and the Zone Administrator prior to initiation of a lease, purchase or lease to purchase agreement being executed between the developer and the lessor and/or employer. All other terms of the abatement program remain as described in the Ordinance and the MOU between the Zone Administrator and the end user and/or owner/developer.

I) Job Creation. - Interstate Competition Market Area
New Industrial or Logistic(s) Companies in the Interstate Competition Market Area must create a minimum of 20 full-time, permanent jobs. Industrial or Logistic(s) Companies in the Interstate Competition Market Area that are adding to the size of an existing building, as referenced in Section “2.B.1.” and “2.C.2” above, must create a minimum of 10 additional full-time permanent jobs. Industrial or Logistic(s) Companies which are expanding shall provide the DeKalb County Enterprise Zone Administrator, as part of its abatement application, with the number of existing employees employed at the subject property and whether they are full or part time.

New or expanded Knowledge-based Companies in the Interstate Competition Market Area must create one job for every 250 square feet of office space created in conformance with Sections “2.B.3.” above.

Said Knowledge-based Companies which are expanding shall provide the DeKalb County Enterprise Zone Administrator, as part of its abatement application, with the number of existing employees employed at the subject property and whether they are full or part time.

The aforementioned employment thresholds shall be achieved within two years of the date of the execution of the abatement and said thresholds must be maintained over the life of the abatement and shall be defined in the MOU between the DeKalb County Enterprise Zone Administrator and the taxpayer.

**SPECULATIVE DEVELOPMENT EXCEPTION:** Should an Industrial, Logistics or Knowledge-based development locate in a building developed as a speculative venture by an independent developer, employment threshold requirements may be extended from two years to four years. This exception must be requested by the developer or building owner and approved by the Enterprise Zone Advisory Board and the Zone Administrator prior to initiation of a lease, purchase or lease to purchase agreement being executed between the developer and the lessor and/or employer. All other terms of the abatement program remain as described in the Ordinance and the MOU between the Zone Administrator and the end user and/or owner/developer.

J) Job Creation. - Outside of the Interstate Competition Market Area

New Industrial or Logistic(s) Companies in areas outside of the Interstate Competition Market Area must create a minimum of 20 full-time permanent jobs. For Industrial and Logistic(s) Companies in areas outside of the Interstate Competition Market Area that are adding to the size of an existing building, as referenced in Section “2.D.1.” and “2.D.2” above, must create a minimum of 10 additional full-time permanent jobs. Industrial or Logistic(s) Companies which
are expanding shall provide the DeKalb County Enterprise Zone Administrator, as part of its abatement application, with the number of existing employees employed at the subject property and whether they are full or part time.

New or expanded Knowledge-based Companies in areas outside the Interstate Competition Market must create one job for every 250 square feet of office space created in conformance with Sections “2.D.3.” above.

Said Knowledge-based Companies which are expanding shall provide the DeKalb County Enterprise Zone Administrator, as part of its abatement application, with the number of existing employees employed at the subject property and whether they are full or part time.

The aforementioned employment thresholds shall be achieved within two years of the date of the execution of the abatement and said thresholds must be maintained over the life of the abatement and shall be defined in the MOU between the DeKalb County Enterprise Zone Administrator and the taxpayer.

**SPECULATIVE DEVELOPMENT EXCEPTION:** Should an Industrial, Logistics or Knowledge-based development locate in a building developed as a speculative venture by an independent developer, employment threshold requirements may be extended from two years to four years. This exception must be requested by the developer or building owner and approved by the Enterprise Zone Advisory Board and the Zone Administrator prior to initiation of a lease, purchase or lease to purchase agreement being executed between the developer and the lessor and/or employer. All other terms of the abatement program remain as described in the Ordinance and the MOU between the Zone Administrator and the end user and/or owner/developer.

K) **Wage Rates:** Industrial or Logistic(s) Companies must pay an average wage, at the subject property, equal to 140% of the State of Illinois minimum wage requirement in effect on January 1 of each calendar year. Starting wages shall not be less than 120% of the State of Illinois minimum wage in effect on January 1 of each calendar year. Wages may not fall below these thresholds for the life of the Enterprise Zone abatement period.

Knowledge-based Companies must pay an average wage, at the subject property, equal to 160% of the State of Illinois minimum wage requirement in effect on January 1 of each calendar year. Starting wages shall not be less than 120% of the State of Illinois minimum wage in effect on January 1 of each calendar year. Wages may not fall below these thresholds for the life of the Enterprise Zone abatement period.
Wage Rates: Industrial or Logistic(s) Companies must pay an average of $14 per hour at the subject property as a starting wage with no job paying less than $11 per hour and shall maintain this wage rate for the life of the Enterprise Zone abatement period. Knowledge-based Companies must pay an average wage of $20 per hour at the subject property as a starting wage with no job paying less than $11 per hour and shall maintain this wage rate for the life of the Enterprise Zone abatement period.

NIU Research Park Companies/projects have no wage rate requirements other than those mandated by the state of Illinois.

Regulatory and Legal Compliance. The Companies receiving DeKalb County Enterprise Zone property tax abatement shall comply with all federal, state and local environmental laws and regulations. Failure to comply shall be as determined by the Taxing Bodies and shall not require formal action or finds by any governmental agency or court.

Entities meeting qualification criteria outlined in Sections “2.B.” through “2. D.” as well as Sections “2.H.” through “2. J.” above must enter into a Memorandum of Understanding with the DeKalb County Enterprise Zone Administrator. The MOU must outline projected job creation and/or job retention, wage rates and capital investment for the eligible Industrial, Logistics-based and Knowledge-based projects. The said Administrator is hereby authorized to enter such agreements on behalf of the DeKalb County Enterprise Zone.

1. Entities receiving property tax abatement for eligible Industrial, Logistics-based and Knowledge-based and NIU Research Park projects agree to maintain a minimum of 95% of the employment level at that location, as described in the Memorandum of Understanding, for the term of abatement.

Should employment levels drop to between 5% and 50% of the project employment level agreed to at that location as described in the Memorandum of Understanding, a pro-rata reduction of the applicable abatement will be implemented for the next tax year or until employment levels return to the levels agreed in the MOU.

Should employment levels drop below 50% of the of the project employment level agreed to at that location as described in the Memorandum of Understanding, abatement shall be terminated for that tax year or until employment levels return to the agreed levels in the MOU.

At the discretion of the Enterprise Zone Administrator, with the advice and consent of the Enterprise Zone Advisory Board, failure to maintain a minimum of 50% of the
employment levels during the agreement period may result in the immediate termination of remaining abatement and/or the pro-rata repayment of previously abated real property taxes to the applicable taxing districts.

2. The Administrator of the DeKalb County Enterprise Zone will annually monitor the performance of the eligible recipients of property tax abatement in order to ensure that job, wage and investment projections outlined in the Memorandum of Understanding are being met.

3. The Administrator of the DeKalb County Enterprise Zone, with the advice and consent of the Enterprise Zone Advisory Board, may elect to waive enforcement of any performance measures outlined in the Memorandum of Understanding based on a finding that the waiver is necessary to avert an imminent, demonstrable, and material hardship to the entity that may result in such entity's insolvency or discharge of workers.

4. Upon the effective date of this resolution, all incentives general abatements and benefits previously offered and in effect within the boundaries of the COUNTY OF DEKALB shall continue for the term of the newly designated DeKalb County Enterprise Zone for the following groups:

   a. Business enterprises which are receiving general property tax abatement benefits or incentives in the COUNTY OF DEKALB on the effective date of this resolution;

   b. Business enterprises or expansions which are proposed or under development on the effective date of this designating ordinance, if the business enterprise demonstrates that the proposed business enterprise or expansion has been committed to locating or expanding in the Zone;

   c. Substantial or binding financial obligations have been made; and such commitments have been made in reasonable reliance on the benefits and programs which would have previously been available as described in Section 4.a. and 4.b. above.

Section 10 – EFFECTIVE DATE. This Resolution shall be in effect from the date of and after its passage, approval and recording and upon certification of the new Enterprise Zone designation approval of the formal Application to Expand, Limit or Repeal Incentives by the Illinois Department of Commerce and Economic Opportunity, according to law. Failure to receive certification of the Zone by approval by the Department will render this Resolution null and void.

PRESENTED, PASSED, APPROVED AND RECORDED this ___day of ________, 2019.