STATE OF ILLINOIS)
COUNTY OF HENRY) SS
_____)

I, Shrhonda Delp, Clerk of Village Of Atkinson, do hereby certify that the foregoing and attached is a true copy of Ordinance No. 734 entitled:

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.

Which includes as an attachment with a separate signature the:

KEWANEE/HENRY COUNTY ENTERPRISE ZONE INTERGOVERMENTAL AGREEMENT.

This document, numbered 734 was passed by the Village Board of the Village Of Atkinson on the 6th day of November 2017 A.D. and signed by the Clerk of the Village Of Atkinson on the 6th day of November 2017 A.D.

I further certify that the original documents of the ordinance with its attached Intergovernmental Agreement, of which the following is a true copy, is entrusted to the custody of the Clerk for safekeeping and is on file as part of the records and files of the Clerk's office.

I further certify that the Clerk is the keeper of the papers, entries, records, resolutions and ordinances of the Village Of Atkinson and is the custodian of the corporate seal of the Village Of Atkinson .

IN WITNESS WHEREOF I have hereunto set my hand and affixed the corporate seal of the Village Of Atkinson, this 11th day of December 2017 A.D.

Shrhonda Delp

(seal)

Clerk of Village of Atkinson

107 W. Main St
Atkinson, IL 61235
Ph#309-936-7648

Ordinance No. 734

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 Village of Atkinson, 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 Village of Atkinson 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 Village of Atkinson 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. <u>City Property Tax Abatement:</u> 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 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 Village of Atkinson 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 Village 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 VILLAGE OF ATKINSON, ILLINOIS, this 6th day of November, 2017.

Kenneth Tabor

KENNETH TABOR, MAYOR

ATTEST:

Shrhonda Delp

SHRHONDA DELP, VILLAGE CLERK

(SEAL)

EXHIBIT A
DESCRIPTION OF ENTERPRISE ZONE

Description of the Enterprise Zone

The proposed Kewanee/Henry County Enterprise Zone consists of approximately 13.9 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
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Kewanee / Henry County Enterprise Zone
Henry County, Illinois

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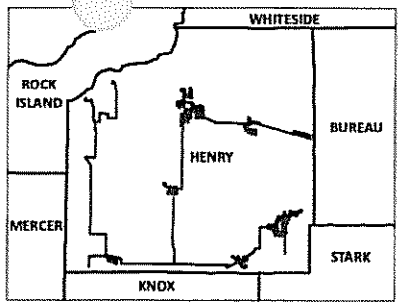
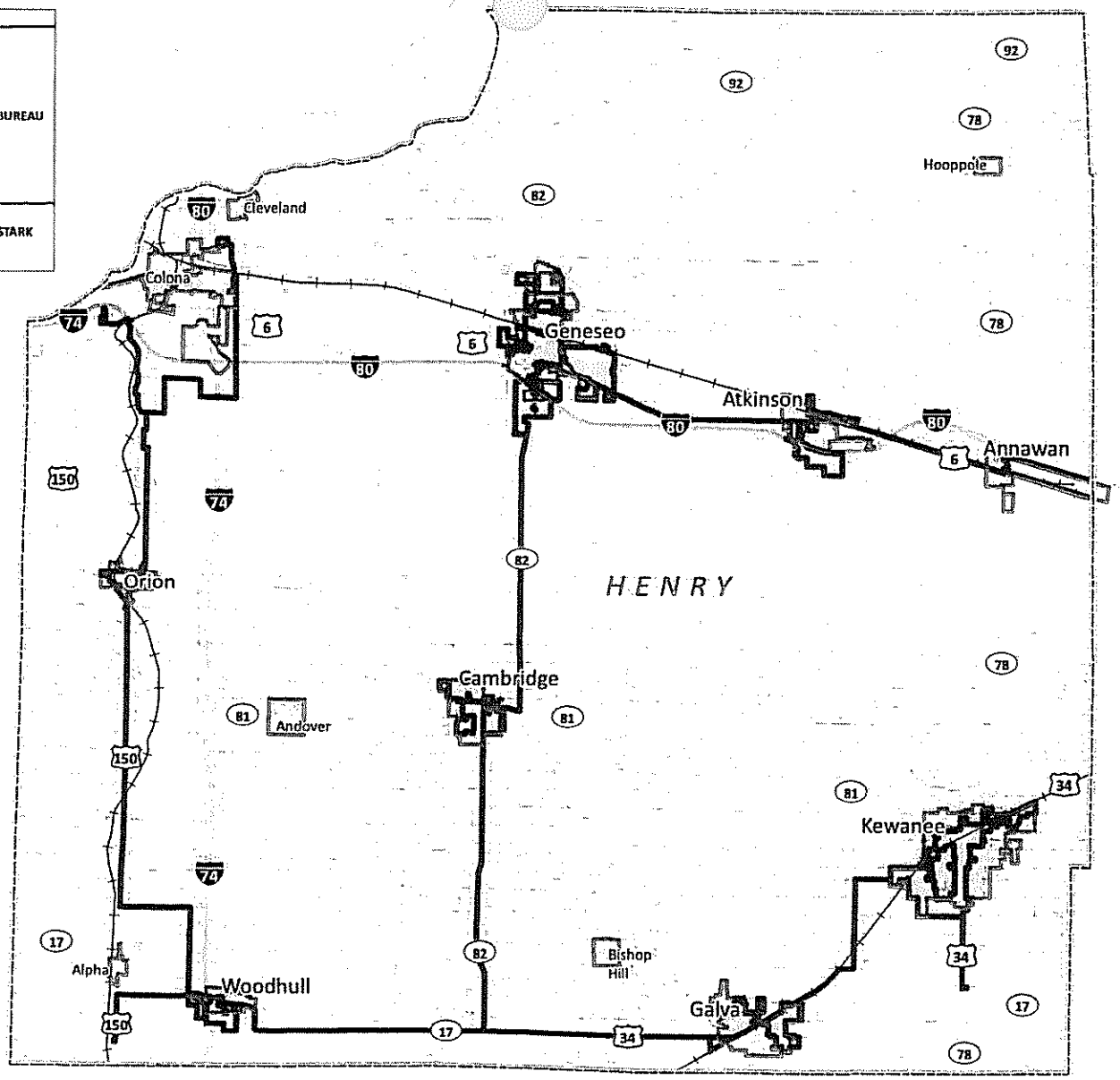
EXHIBIT B
BOUNDARY MAP





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.

EXHIBIT C
CERTIFICATES OF PUBLICATION

NOTICE OF
PUBLIC HEARING
Proposed
Kewanee/Henry
County Enterprise
Zone

Notice is hereby given to all interested parties that a PUBLIC HEARING will be held on Wednesday, **November 1, 2017 at 2:00 p.m.** at Kewanee City Hall, 401 E. Third St., Kewanee, Illinois, in order to receive comments on whether the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and Henry County should create a new Enterprise Zone within the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and unincorporated Henry County, what local plans, tax incentives, and other programs should be established in connection with the proposed Enterprise Zone, and what boundaries should be established for the proposed Enterprise Zone. A copy of the proposed Enterprise Zone boundary map is on file and available for inspection at the following locations, Monday through Friday, during regular business hours.

Kewanee City Hall (401 E. Third St., Kewanee)
Galva City Hall (311 NW 4th Ave. Galva)
Geneseo City Hall (115 S Oakwood Ave, Geneseo)
Annawan Village Hall (304 N Meadow Dr, Annawan)
Atkinson Village Hall (107 W Main St, Atkinson)
Cambridge Village Hall (123 W Exchange St, Cambridge)
Orion Village Hall (1202 4th St, Orion)
Woodhull Village Hall (150 N. Division St. Woodhull)
Henry County Clerk's office (307 W. Center St., Cambridge)

All interested persons will be given an opportunity to be heard at the public hearing, or may provide written comments to Mr. Gary Bradley, City Manager, City of Kewanee, 401 E. Third St., Kewanee, Illinois 61443, prior to or on the date of the hearing.

COUNTY OF HENRY)
STATE OF ILLINOIS)

The undersigned hereby certifies that the STAR COURIER is a daily public secular newspaper of general circulation, printed and published once each and every day, except Sunday and Monday, in the County of Henry, in the State of Illinois, for a period of more than six months prior to the first publication of the annexed notice; and, that said newspaper as defined in Notice By Publication Act (715 ILCS 5/1 and 715 ILCS 5/5); and further certifies that the notice whereof the annexed printed notice is a true copy, was printed and published in said newspaper on the following dates:

10/24/2017

Publication Cost: $95.00

I, Gail Peart being first duly sworn, on her oath states that she is the clerk of the STAR COURIER, that the statements set forth in the foregoing certificate of publication are true, to the best of her knowledge and belief, and that the annexed notice was published as herein specified. Subcribed and sworn to before me this 24th day of October A.D.,2017

Gail Peart

Katherine M. Werderman

Notary public

OFFICIAL SEAL
KATHERINE M. WERDERMAN
Notary Public - State of Illinois
My Commission Expires 3/01/2019

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, 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 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, 2018 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 commence 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]

Village of Atkinson, Illinois

By: Kenneth Taber
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

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

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.

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
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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
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
1501300011	1712200010	2026100004	2027304027
1501300012	1712200012	2026100009	2027304028
1501300014	1807258034	2026100010	2027305001
1501300015	1807264012	2026100010	2027305002
1501300015	1807264015	2026300012	2027305003
1501300015	1807264016	2027151009	2027305007
1502300005	1807326001	2027151010	2027305008
1502300005	1807402003	2027151011	2027305009
1502300009	1808100014	2027301001	2027305010
1502300009	1808302004	2027301002	2027305011
1502300010	1808302006	2027301005	2027305012
1502400008	1808303001	2027301006	2027305013
1502400008	1808303002	2027301007	2027305014
1502400009	1808303008	2027301008	2027305015
1502400010	1808303009	2027301009	2027305016

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

2027305019	2027353002	2027354019	2027377027
2027305020	2027353003	2027354020	2027377028
2027329001	2027353004	2027354021	2027377029
2027329002	2027353005	2027354022	2027377030
2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
2027329008	2027353008	2027354025	2027402005
2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
2027329013	2027353017	2027354029	2027403008
2027332001	2027353018	2027354030	2027403009
2027332002	2027353019	2027354031	2027403010
2027332003	2027353020	2027354032	2027404007
2027333001	2027353021	2027354034	2027404008
2027334001	2027353022	2027354035	2027405005
2027334003	2027353023	2027376001	2027405006
2027334004	2027353024	2027376002	2027426001
2027334005	2027353025	2027376003	2027427007
2027334006	2027353026	2027376004	2027476005
2027334007	2027353027	2027376005	2027476006
2027334008	2027353028	2027376006	2027501001
2027334009	2027353031	2027376007	2027501002
2027335001	2027353032	2027376008	2028328001
2027335002	2027353035	2027376009	2028328006
2027335003	2027353036	2027376010	2028328007
2027335004	2027353037	2027376011	2028328008
2027335005	2027353038	2027376012	2028328009
2027335006	2027353039	2027376013	2028328010
2027335007	2027354001	2027376014	2028328011
2027335008	2027354002	2027376015	2028328014
2027351008	2027354003	2027376016	2028328015
2027351009	2027354004	2027377001	2028328016
2027352003	2027354005	2027377002	2028328017
2027352004	2027354006	2027377007	2028328018
2027352005	2027354007	2027377010	2028328020
2027352008	2027354008	2027377011	2028328023
2027352009	2027354009	2027377014	2028328024
2027352010	2027354010	2027377018	2028328025
2027352013	2027354011	2027377019	2028328026
2027352014	2027354012	2027377020	2028328029
2027352015	2027354013	2027377021	2028328030
2027352017	2027354014	2027377022	2028328031
2027352018	2027354017	2027377023	2028328033
2027353001	2027354018	2027377025	2028328034

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2028329001	2028377011	2028381022	2028455017
2028329002	2028377014	2028381023	2028455018
2028329003	2028377015	2028402014	2028455021
2028329004	2028377016	2028405001	2028455021
2028329007	2028378027	2028405002	2028456002
2028329008	2028379019	2028405003	2028456003
2028329009	2028379045	2028405004	2028456004
2028329010	2028379046	2028405005	2028456005
2028329011	2028379047	2028405014	2028456006
2028329012	2028379050	2028405017	2028456007
2028329013	2028379051	2028405018	2028456008
2028329014	2028379054	2028451001	2028456009
2028329015	2028380001	2028451002	2028456010
2028330003	2028380002	2028451003	2028456011
2028330004	2028380003	2028451004	2028456012
2028330005	2028380004	2028451005	2028456013
2028330006	2028380005	2028451012	2028456014
2028330007	2028380006	2028451013	2028456015
2028330008	2028380007	2028454003	2028457003
2028330009	2028380008	2028454004	2028457008
2028330010	2028380011	2028454005	2028457009
2028330011	2028380012	2028454006	2028457012
2028330012	2028380015	2028454007	2028457015
2028330013	2028380016	2028454008	2028457016
2028330014	2028380017	2028454009	2028457017
2028376001	2028380018	2028454010	2028457022
2028376002	2028380019	2028454011	2028457025
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2028376004	2028380021	2028454015	2028457028
2028376005	2028380022	2028454016	2028457029
2028376006	2028380023	2028454017	2028457030
2028376007	2028381001	2028454018	2028458001
2028376008	2028381004	2028454019	2028458003
2028376009	2028381005	2028455001	2028458004
2028376010	2028381006	2028455002	2028458005
2028376011	2028381008	2028455003	2028458006
2028376014	2028381009	2028455004	2028458007
2028377001	2028381010	2028455005	2028458008
2028377002	2028381011	2028455006	2028458009
2028377003	2028381012	2028455009	2028458010
2028377004	2028381013	2028455010	2028458012
2028377005	2028381014	2028455011	2028458013
2028377008	2028381019	2028455012	2028458014
2028377009	2028381020	2028455013	2028458019
2028377010	2028381021	2028455014	2028458020

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Henry County, Illinois

2028458021	2028479026	2032202006	2032228003
2028458022	2028479027	2032202007	2032228004
2028458023	2028480002	2032202011	2032228005
2028458024	2028480004	2032202012	2032228008
2028458025	2028480005	2032202013	2032228009
2028458026	2028480006	2032226002	2032228010
2028458027	2028480007	2032226003	2032228011
2028459007	2028480008	2032226004	2032228015
2028459008	2028480009	2032226005	2032228021
2028459011	2028480012	2032226006	2032228025
2028459012	2028480013	2032226007	2032228026
2028459013	2028480014	2032226008	2032228027
2028459014	2028480015	2032226011	2032230001
2028459015	2028480016	2032226012	2032230002
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

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

2509226017
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2510102016
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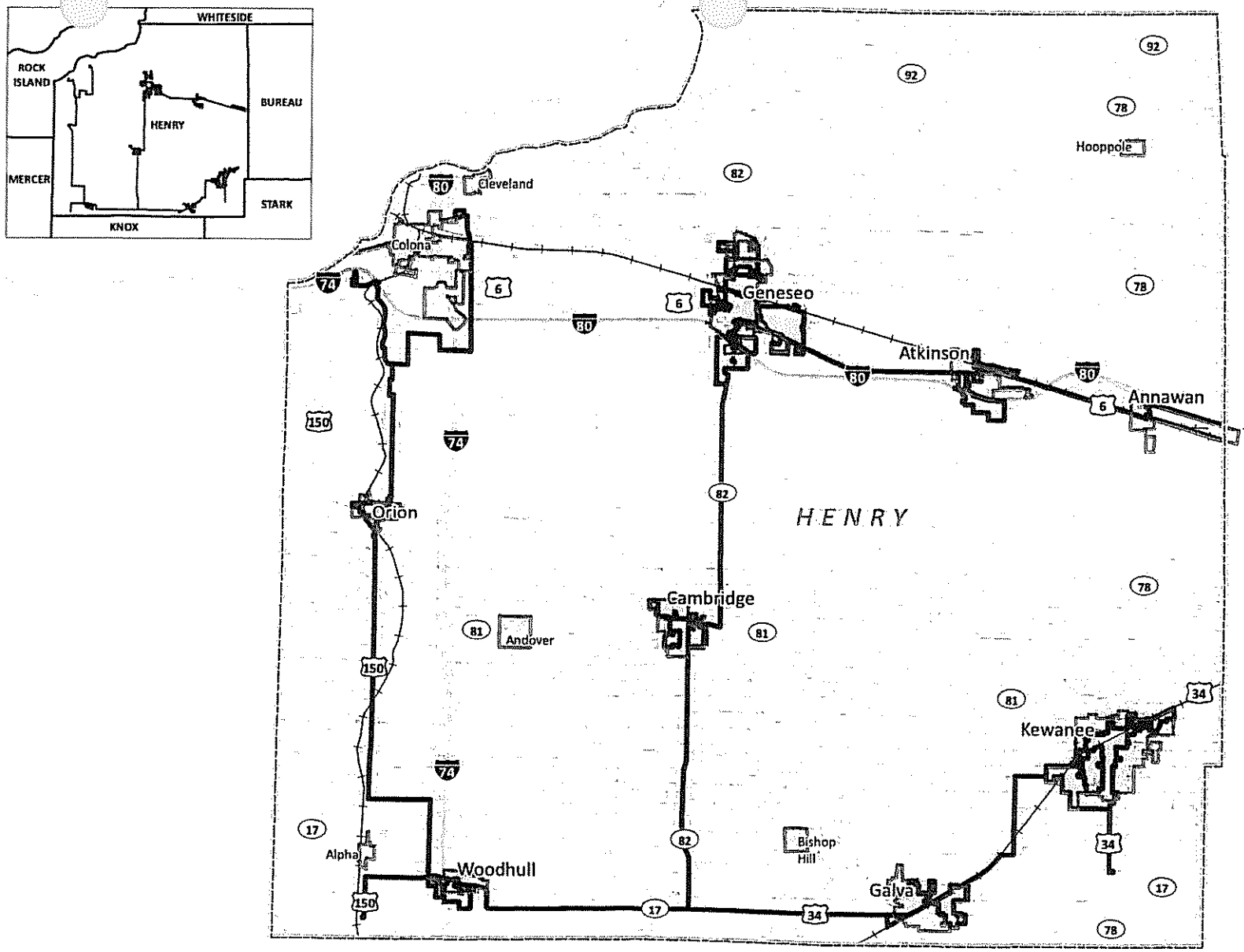
EXHIBIT B
BOUNDARY MAP



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.

STATE OF ILLINOIS)
COUNTY OF HENRY) SS
_____)

I, Shrhonda Delp, Clerk of Village Of Atkinson, do hereby certify that the foregoing and attached is a true copy of Ordinance No. 734 entitled:

> 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.
>
> Which includes as an attachment with a separate signature the:
>
> KEWANEE/HENRY COUNTY ENTERPRISE ZONE INTERGOVERMENTAL AGREEMENT.

This document, numbered 734 was passed by the Village Board of the Village Of Atkinson on the 6th day of November 2017 A.D. and signed by the Clerk of the Village Of Atkinson on the 6th day of November 2017 A.D.

I further certify that the original documents of the ordinance with its attached Intergovernmental Agreement, of which the following is a true copy, is entrusted to the custody of the Clerk for safekeeping and is on file as part of the records and files of the Clerk's office.

I further certify that the Clerk is the keeper of the papers, entries, records, resolutions and ordinances of the Village Of Atkinson and is the custodian of the corporate seal of the Village Of Atkinson .

IN WITNESS WHEREOF I have hereunto set my hand and affixed the corporate seal of the Village Of Atkinson, this 11th day of December 2017 A.D.

Shrhonda Delp

(seal)

Clerk of Village of Atkinson

107 W. Main St
Atkinson, IL 61235
Ph#309-936-7648

Ordinance No. 734

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 Village of Atkinson, 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 Village of Atkinson 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 Village of Atkinson 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. <u>City Property Tax Abatement:</u> 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 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 Village of Atkinson 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 Village 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 VILLAGE OF ATKINSON, ILLINOIS, this 6th day of November, 2017.

Kenneth Tabor

KENNETH TABOR, MAYOR

ATTEST:

Shrhonda Delp

SHRHONDA DELP, VILLAGE CLERK

(SEAL)

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

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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

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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
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
1501300011	1712200010	2026100004	2027304027
1501300012	1712200012	2026100009	2027304028
1501300014	1807258034	2026100010	2027305001
1501300015	1807264012	2026100010	2027305002
1501300015	1807264015	2026300012	2027305003
1501300015	1807264016	2027151009	2027305007
1502300005	1807326001	2027151010	2027305008
1502300005	1807402003	2027151011	2027305009
1502300009	1808100014	2027301001	2027305010
1502300009	1808302004	2027301002	2027305011
1502300010	1808302006	2027301005	2027305012
1502400008	1808303001	2027301006	2027305013
1502400008	1808303002	2027301007	2027305014
1502400009	1808303008	2027301008	2027305015
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2027305019	2027353002	2027354019	2027377027
2027305020	2027353003	2027354020	2027377028
2027329001	2027353004	2027354021	2027377029
2027329002	2027353005	2027354022	2027377030
2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
2027329008	2027353008	2027354025	2027402005
2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
2027329013	2027353017	2027354029	2027403008
2027332001	2027353018	2027354030	2027403009
2027332002	2027353019	2027354031	2027403010
2027332003	2027353020	2027354032	2027404007
2027333001	2027353021	2027354034	2027404008
2027334001	2027353022	2027354035	2027405005
2027334003	2027353023	2027376001	2027405006
2027334004	2027353024	2027376002	2027426001
2027334005	2027353025	2027376003	2027427007
2027334006	2027353026	2027376004	2027476005
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2027334009	2027353031	2027376007	2027501002
2027335001	2027353032	2027376008	2028328001
2027335002	2027353035	2027376009	2028328006
2027335003	2027353036	2027376010	2028328007
2027335004	2027353037	2027376011	2028328008
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2027335006	2027353039	2027376013	2028328010
2027335007	2027354001	2027376014	2028328011
2027335008	2027354002	2027376015	2028328014
2027351008	2027354003	2027376016	2028328015
2027351009	2027354004	2027377001	2028328016
2027352003	2027354005	2027377002	2028328017
2027352004	2027354006	2027377007	2028328018
2027352005	2027354007	2027377010	2028328020
2027352008	2027354008	2027377011	2028328023
2027352009	2027354009	2027377014	2028328024
2027352010	2027354010	2027377018	2028328025
2027352013	2027354011	2027377019	2028328026
2027352014	2027354012	2027377020	2028328029
2027352015	2027354013	2027377021	2028328030
2027352017	2027354014	2027377022	2028328031
2027352018	2027354017	2027377023	2028328033
2027353001	2027354018	2027377025	2028328034

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2028329001	2028377011	2028381022	2028455017
2028329002	2028377014	2028381023	2028455018
2028329003	2028377015	2028402014	2028455021
2028329004	2028377016	2028405001	2028455021
2028329007	2028378027	2028405002	2028456002
2028329008	2028379019	2028405003	2028456003
2028329009	2028379045	2028405004	2028456004
2028329010	2028379046	2028405005	2028456005
2028329011	2028379047	2028405014	2028456006
2028329012	2028379050	2028405017	2028456007
2028329013	2028379051	2028405018	2028456008
2028329014	2028379054	2028451001	2028456009
2028329015	2028380001	2028451002	2028456010
2028330003	2028380002	2028451003	2028456011
2028330004	2028380003	2028451004	2028456012
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2028330006	2028380005	2028451012	2028456014
2028330007	2028380006	2028451013	2028456015
2028330008	2028380007	2028454003	2028457003
2028330009	2028380008	2028454004	2028457008
2028330010	2028380011	2028454005	2028457009
2028330011	2028380012	2028454006	2028457012
2028330012	2028380015	2028454007	2028457015
2028330013	2028380016	2028454008	2028457016
2028330014	2028380017	2028454009	2028457017
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2028376007	2028381001	2028454018	2028458001
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2028376011	2028381008	2028455003	2028458006
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2028377003	2028381012	2028455009	2028458010
2028377004	2028381013	2028455010	2028458012
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2028377010	2028381021	2028455014	2028458020

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2028458021	2028479026	2032202006	2032228003
2028458022	2028479027	2032202007	2032228004
2028458023	2028480002	2032202011	2032228005
2028458024	2028480004	2032202012	2032228008
2028458025	2028480005	2032202013	2032228009
2028458026	2028480006	2032226002	2032228010
2028458027	2028480007	2032226003	2032228011
2028459007	2028480008	2032226004	2032228015
2028459008	2028480009	2032226005	2032228021
2028459011	2028480012	2032226006	2032228025
2028459012	2028480013	2032226007	2032228026
2028459013	2028480014	2032226008	2032228027
2028459014	2028480015	2032226011	2032230001
2028459015	2028480016	2032226012	2032230002
2028459016	2028481001	2032226013	2032230003
2028459017	2028481002	2032226014	2032230004
2028459018	2028481003	2032226015	2032230006
2028459019	2028481004	2032226016	2032230007
2028459020	2028481005	2032226017	2032230008
2028459021	2028481006	2032226018	2032230009
2028459022	2028481007	2032226019	2032230010
2028459023	2028481008	2032226020	2032230011
2028459024	2028481009	2032226023	2032230012
2028459025	2028481010	2032227001	2032230013
2028476006	2028481013	2032227002	2032231003
2028476006	2028481014	2032227003	2032231004
2028479002	2028481015	2032227004	2032231005
2028479003	2028481016	2032227005	2032232001
2028479004	2028481017	2032227006	2032232002
2028479005	2028481018	2032227007	2032232004
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2028479013	2028482007	2032227018	2032232014
2028479014	2028482008	2032227019	2032232015
2028479015	2028483003	2032227023	2032232016
2028479018	2028483004	2032227024	2032232020
2028479019	2028483006	2032227025	2032232021
2028479020	2028483007	2032227026	2032232022
2028479021	2028483008	2032227027	2032232023
2028479022	2028501001	2032228001	2032233001
2028479025	2032202003	2032228002	2032233004

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2032233005	2032279001	2032326003	2032405012
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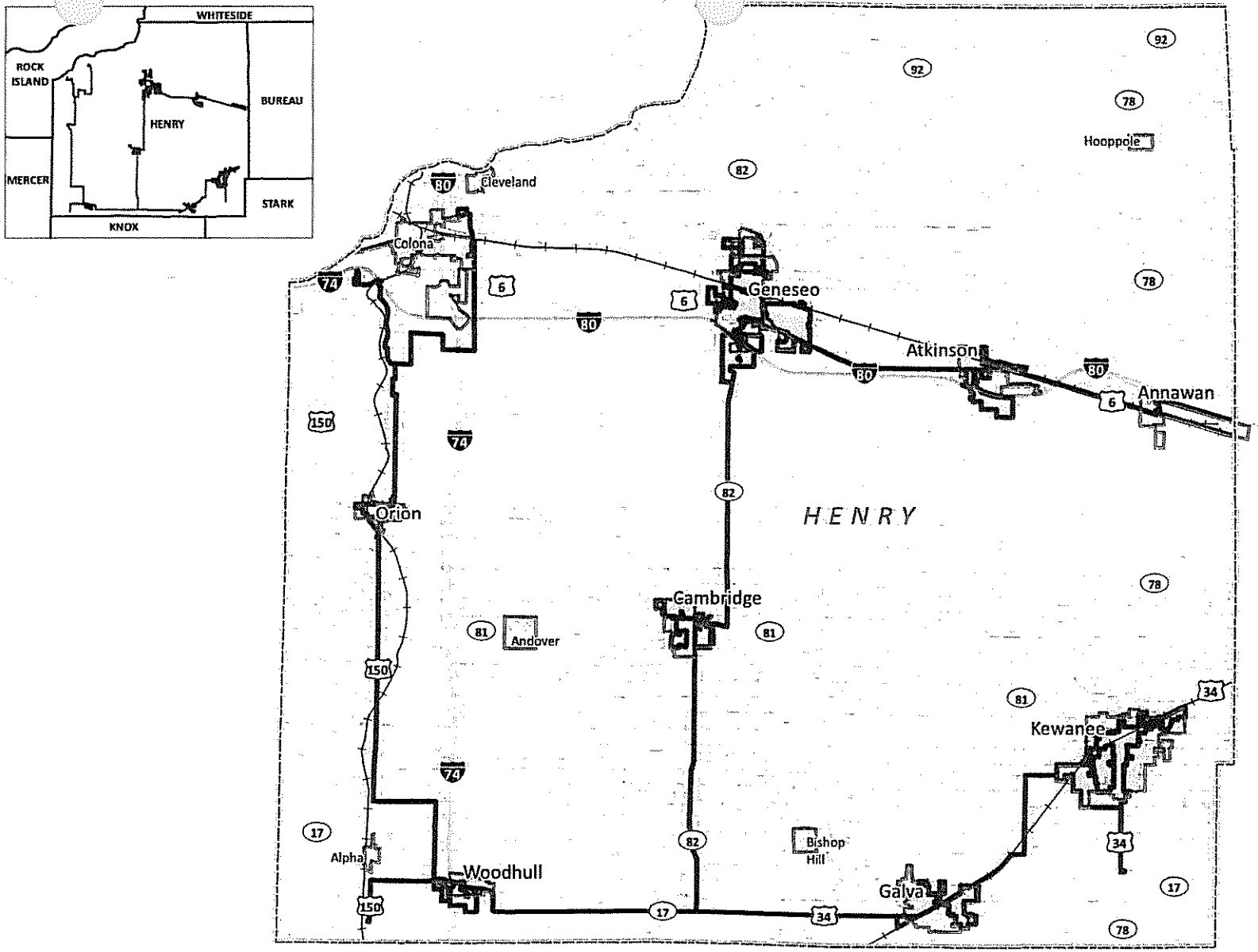
EXHIBIT B
BOUNDARY MAP



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.

EXHIBIT C
CERTIFICATES OF PUBLICATION

NOTICE OF
PUBLIC HEARING
Proposed
Kewanee/Henry County Enterprise Zone

Notice is hereby given to all interested parties that a PUBLIC HEARING will be held on Wednesday, **November 1, 2017 at 2:00 p.m.** at Kewanee City Hall, 401 E. Third St., Kewanee, Illinois, in order to receive comments on whether the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and Henry County should create a new Enterprise Zone within the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and unincorporated Henry County, what local plans, tax incentives, and other programs should be established in connection with the proposed Enterprise Zone, and what boundaries should be established for the proposed Enterprise Zone. A copy of the proposed Enterprise Zone boundary map is on file and available for inspection at the following locations, Monday through Friday, during regular business hours.

Kewanee City Hall (401 E. Third St., Kewanee)
Galva City Hall (311 NW 4th Ave. Galva)
Geneseo City Hall (115 S Oakwood Ave, Geneseo)
Annawan Village Hall (304 N Meadow Dr, Annawan)
Atkinson Village Hall (107 W Main St, Atkinson)
Cambridge Village Hall (123 W Exchange St, Cambridge)
Orion Village Hall (1202 4th St, Orion)
Woodhull Village Hall (150 N. Division St. Woodhull)
Henry County Clerk's office (307 W. Center St., Cambridge)

All interested persons will be given an opportunity to be heard at the public hearing, or may provide written comments to Mr. Gary Bradley, City Manager, City of Kewanee, 401 E. Third St., Kewanee, Illinois 61443, prior to or on the date of the hearing.

COUNTY OF HENRY)
STATE OF ILLINOIS)

The undersigned hereby certifies that the STAR COURIER is a daily public secular newspaper of general circulation, printed and published once each and every day, except Sunday and Monday, in the County of Henry, in the State of Illinois, for a period of more than six months prior to the first publication of the annexed notice; and, that said newspaper as defined in Notice By Publication Act (715 ILCS 5/1 and 715 ILCS 5/5); and further certifies that the notice whereof the annexed printed notice is a true copy, was printed and published in said newspaper on the following dates:

10/24/2017

Publication Cost: $95.00

I, Gail Peart being first duly sworn, on her oath states that she is the clerk of the STAR COURIER, that the statements set forth in the foregoing certificate of publication are true, to the best of her knowledge and belief, and that the annexed notice was published as herein specified. Subcribed and sworn to before me this 24th day of October A.D.,2017

Gail Peart

Katherine M. Werderman

Notary public

OFFICIAL SEAL
KATHERINE M. WERDERMAN
Notary Public - State of Illinois
My Commission Expires 3/01/2019

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, 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 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, 2018 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]

Village of Atkinson, Illinois

By: Kenneth Taber
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

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

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.

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
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Henry County, Illinois

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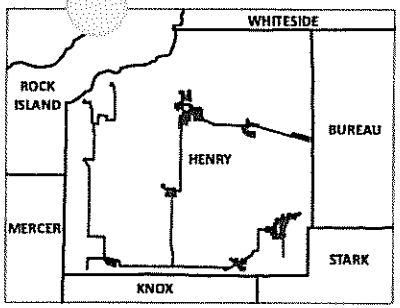
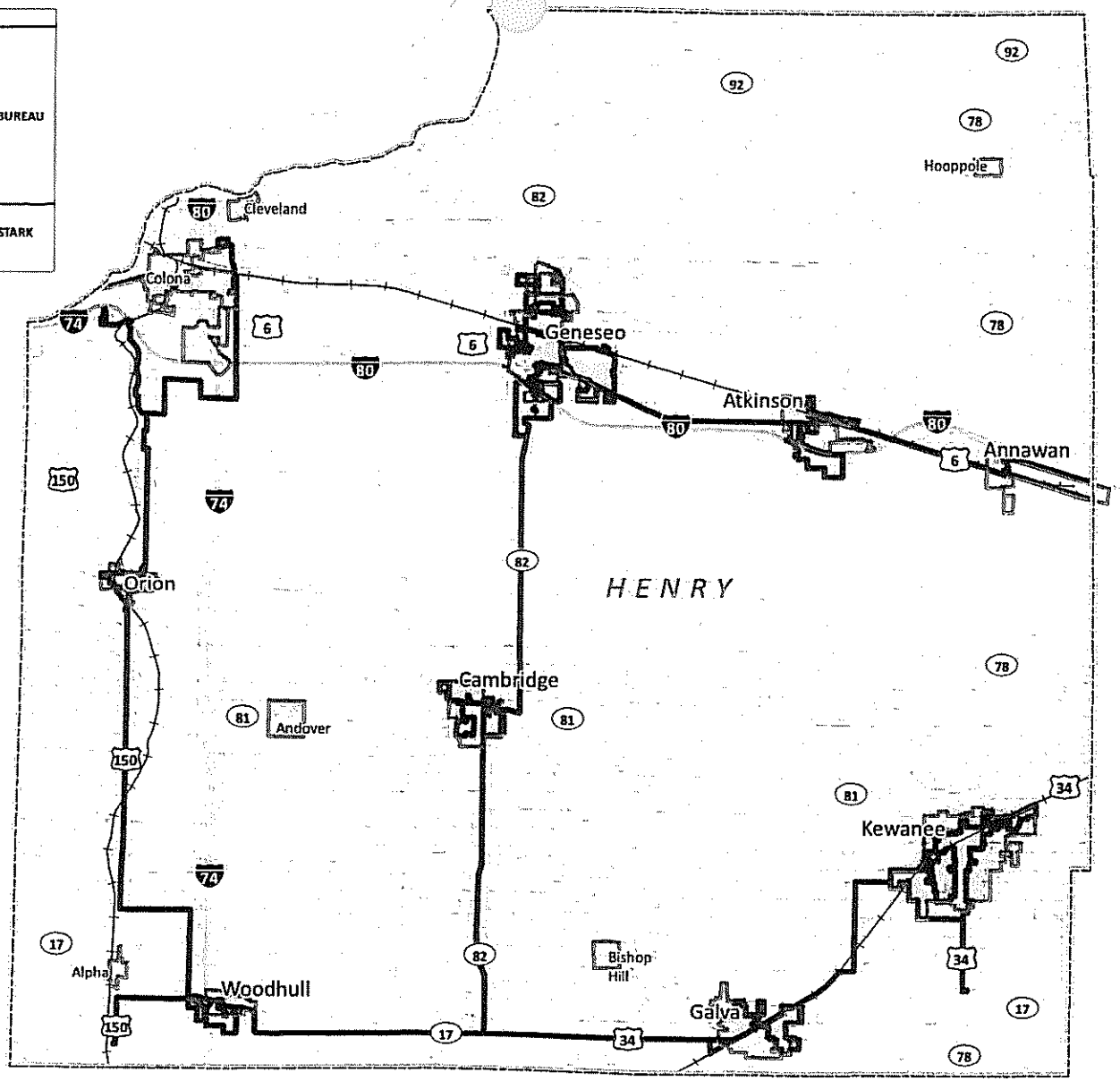
EXHIBIT B
BOUNDARY MAP





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

EDR
Economic Development Resources

Proposed Enterprise Zone Boundary
Municipal Boundary

N

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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.

Application Certification

THE APPLICANT CERTIFIES THAT:

To the best of my knowledge and belief, data and other information in this application are true and correct, and this document has been authorized by the governing body of the applicant. I further certify that each incentive authorized by the governing body will be implemented and that all necessary administrative procedures will be established and effected.

ORIGINAL SIGNATURES ARE REQUIRED

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Galva — Rich Nordstrom

Designating Unit of Government — Chief Elected Official

Mayor

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Geneseo — Kathy Carroll-Duda

Designating Unit of Government — Chief Elected Official

Mayor

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Kewanee — Steve Looney

Designating Unit of Government — Chief Elected Official

12-15-17 — Mayor

Date — Title

Steve Looney

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

plication Certification

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Kewanee — Steve Looney

Designating Unit of Government — Chief Elected Official

12-15-17 — Mayor

Date — Title

Steve Looney

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Date

Mayor — Title

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Geneseo — Designating Unit of Government

Kathy Carroll-Duda — Chief Elected Official

Date

Mayor — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Kewanee — Designating Unit of Government

Steve Looney — Chief Elected Official

12-15-17 — Date

Mayor — Title

Steve Looney

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

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

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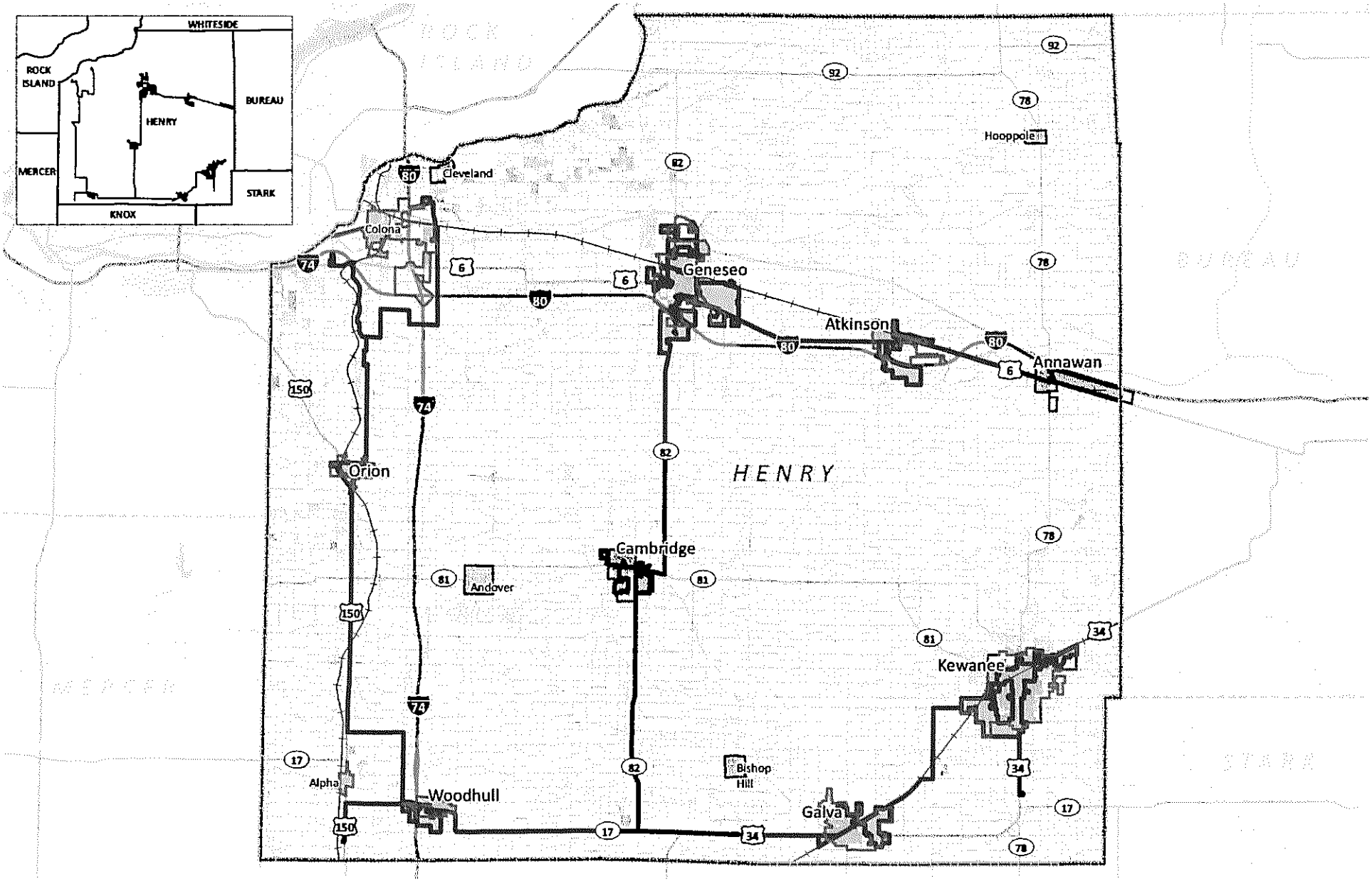
EXHIBIT B
BOUNDARY MAP



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 guaranteed 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.

EXHIBIT C
CERTIFICATES OF PUBLICATION

NOTICE OF
PUBLIC HEARING
Proposed Kewanee/Henry County Enterprise Zone

Notice is hereby given to all interested parties that a PUBLIC HEARING will be held on Wednesday, **November 1, 2017 at 2:00 p.m.** at Kewanee City Hall, 401 E. Third St., Kewanee, Illinois, in order to receive comments on whether the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and Henry County should create a new Enterprise Zone within the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and unincorporated Henry County, what local plans, tax incentives, and other programs should be established in connection with the proposed Enterprise Zone, and what boundaries should be established for the proposed Enterprise Zone. A copy of the proposed Enterprise Zone boundary map is on file and available for inspection at the following locations, Monday through Friday, during regular business hours.

Kewanee City Hall (401 E. Third St., Kewanee)
Galva City Hall (311 NW 4th Ave. Galva)
Geneseo City Hall (115 S Oakwood Ave, Geneseo)
Annawan Village Hall (304 N Meadow Dr, Annawan)
Atkinson Village Hall (107 W Main St, Atkinson)
Cambridge Village Hall (123 W Exchange St, Cambridge)
Orion Village Hall (1202 4th St, Orion)
Woodhull Village Hall (150 N. Division St. Woodhull)
Henry County Clerk's office (307 W. Center St., Cambridge)

All interested persons will be given an opportunity to be heard at the public hearing, or may provide written comments to Mr. Gary Bradley, City Manager, City of Kewanee, 401 E. Third St., Kewanee, Illinois 61443, prior to or on the date of the hearing.

COUNTY OF HENRY)
STATE OF ILLINOIS)

The undersigned hereby certifies that the STAR COURIER is a daily public secular newspaper of general circulation, printed and published once each and every day, except Sunday and Monday, in the County of Henry, in the State of Illinois, for a period of more than six months prior to the first publication of the annexed notice; and, that said newspaper as defined in Notice By Publication Act (715 ILCS 5/1 and 715 ILCS 5/5); and further certifies that the notice whereof the annexed printed notice is a true copy, was printed and published in said newspaper on the following dates:

10/24/2017

Publication Cost: $95.00

I, Gail Peart being first duly sworn, on her oath states that she is the clerk of the STAR COURIER, that the statements set forth in the foregoing certificate of publication are true, to the best of her knowledge and belief, and that the annexed notice was published as herein specified. Subcribed and sworn to before me this 24th day of October A.D.,2017

Gail Peart

Katherine M. Werderman
Notary public

OFFICIAL SEAL
KATHERINE M. WERDERMAN
Notary Public - State of Illinois
My Commission Expires 3/01/2019

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 commence 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.

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
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
1501300011	1712200010	2026100004	2027304027
1501300012	1712200012	2026100009	2027304028
1501300014	1807258034	2026100010	2027305001
1501300015	1807264012	2026100010	2027305002
1501300015	1807264015	2026300012	2027305003
1501300015	1807264016	2027151009	2027305007
1502300005	1807326001	2027151010	2027305008
1502300005	1807402003	2027151011	2027305009
1502300009	1808100014	2027301001	2027305010
1502300009	1808302004	2027301002	2027305011
1502300010	1808302006	2027301005	2027305012
1502400008	1808303001	2027301006	2027305013
1502400008	1808303002	2027301007	2027305014
1502400009	1808303008	2027301008	2027305015
1502400010	1808303009	2027301009	2027305016

2027305019	2027353002	2027354019	2027377027
2027305020	2027353003	2027354020	2027377028
2027329001	2027353004	2027354021	2027377029
2027329002	2027353005	2027354022	2027377030
2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
2027329008	2027353008	2027354025	2027402005
2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
2027329013	2027353017	2027354029	2027403008
2027332001	2027353018	2027354030	2027403009
2027332002	2027353019	2027354031	2027403010
2027332003	2027353020	2027354032	2027404007
2027333001	2027353021	2027354034	2027404008
2027334001	2027353022	2027354035	2027405005
2027334003	2027353023	2027376001	2027405006
2027334004	2027353024	2027376002	2027426001
2027334005	2027353025	2027376003	2027427007
2027334006	2027353026	2027376004	2027476005
2027334007	2027353027	2027376005	2027476006
2027334008	2027353028	2027376006	2027501001
2027334009	2027353031	2027376007	2027501002
2027335001	2027353032	2027376008	2028328001
2027335002	2027353035	2027376009	2028328006
2027335003	2027353036	2027376010	2028328007
2027335004	2027353037	2027376011	2028328008
2027335005	2027353038	2027376012	2028328009
2027335006	2027353039	2027376013	2028328010
2027335007	2027354001	2027376014	2028328011
2027335008	2027354002	2027376015	2028328014
2027351008	2027354003	2027376016	2028328015
2027351009	2027354004	2027377001	2028328016
2027352003	2027354005	2027377002	2028328017
2027352004	2027354006	2027377007	2028328018
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2027352015	2027354013	2027377021	2028328030
2027352017	2027354014	2027377022	2028328031
2027352018	2027354017	2027377023	2028328033
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2028329002	2028377014	2028381023	2028455018
2028329003	2028377015	2028402014	2028455021
2028329004	2028377016	2028405001	2028455021
2028329007	2028378027	2028405002	2028456002
2028329008	2028379019	2028405003	2028456003
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2028329010	2028379046	2028405005	2028456005
2028329011	2028379047	2028405014	2028456006
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2028330008	2028380007	2028454003	2028457003
2028330009	2028380008	2028454004	2028457008
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2028330011	2028380012	2028454006	2028457012
2028330012	2028380015	2028454007	2028457015
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2028376011	2028381008	2028455003	2028458006
2028376014	2028381009	2028455004	2028458007
2028377001	2028381010	2028455005	2028458008
2028377002	2028381011	2028455006	2028458009
2028377003	2028381012	2028455009	2028458010
2028377004	2028381013	2028455010	2028458012
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2028377008	2028381019	2028455012	2028458014
2028377009	2028381020	2028455013	2028458019
2028377010	2028381021	2028455014	2028458020

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2028458022	2028479027	2032202007	2032228004
2028458023	2028480002	2032202011	2032228005
2028458024	2028480004	2032202012	2032228008
2028458025	2028480005	2032202013	2032228009
2028458026	2028480006	2032226002	2032228010
2028458027	2028480007	2032226003	2032228011
2028459007	2028480008	2032226004	2032228015
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2504278007	2504426026	2504476003	2504479011
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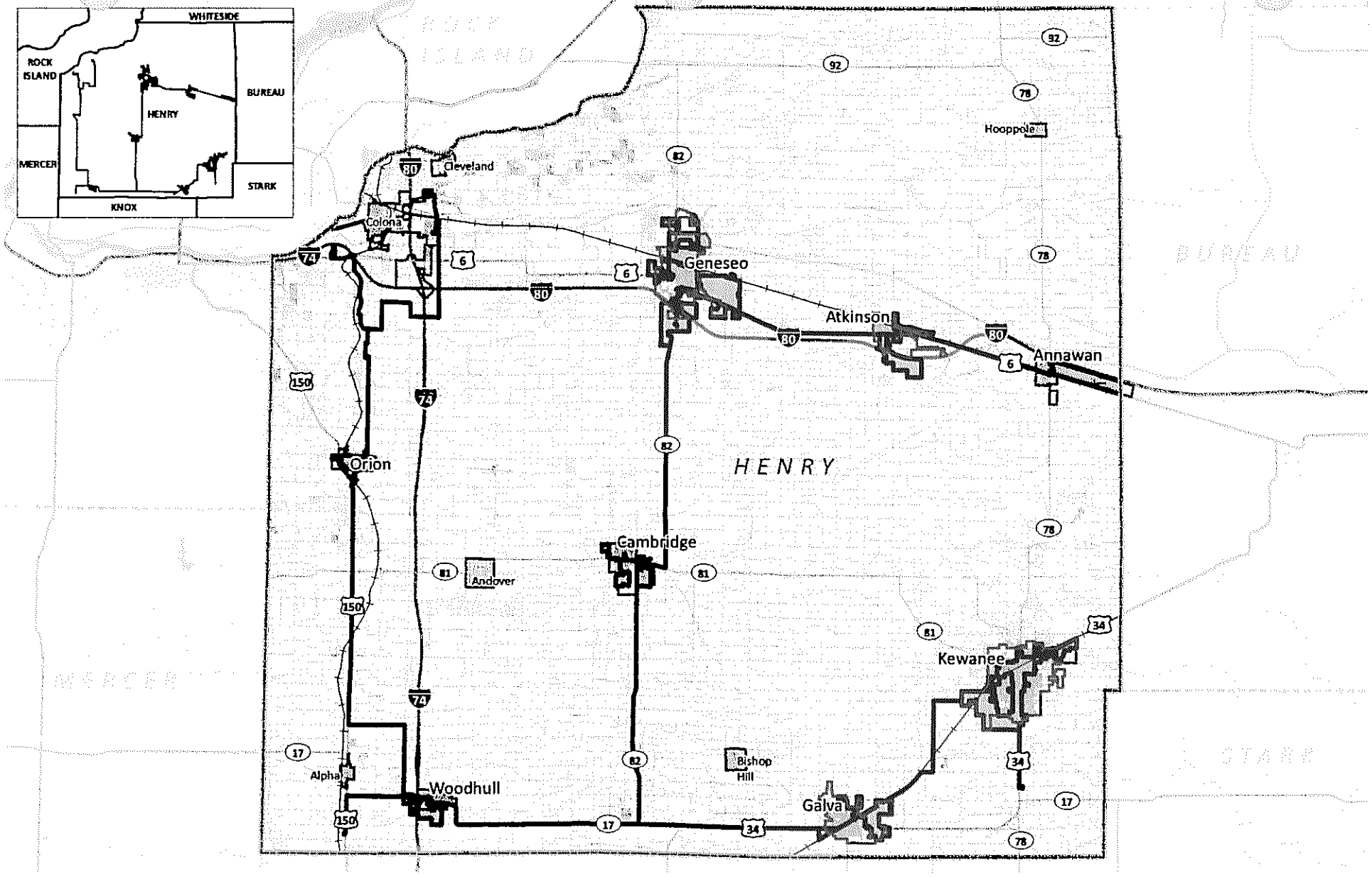
EXHIBIT B
BOUNDARY MAP



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 guaranteed 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.

STATE OF ILLINOIS)
COUNTY OF HENRY) SS
CITY OF KEWANEE)

I, Melinda K. Edwards, City Clerk of the City of Kewanee, do hereby certify that the foregoing and attached is a true copy of Ordinance No. 3904-2017 entitled:

> 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

This document, numbered 3904-2017 was passed by the City Council of the City of Kewanee on the 13th day of November 2017 A.D. and signed by the City Clerk of the City of Kewanee on the 14th day of November 2017 A.D.

I further certify that the original document, of which the following is a true copy, is entrusted to my custody for safekeeping and is on file in my office and is part of the records and files of the City of Kewanee's Clerk's office.

I further certify that I am the keeper of the papers, entries, records, resolutions and ordinances of the City of Kewanee and that I am the custodian of the corporate seal of the City of Kewanee.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the corporate seal of the City of Kewanee this 15th day of November 2017 A.D.

(seal)

Melinda K Edwards

City Clerk, City of Kewanee

Prepared by:
Melinda K. Edwards, City Clerk
City of Kewanee
401 E. 3rd Street
Kewanee, IL 61443-2365
Ph#309-852-2611 Ext. 226

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,

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.

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

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

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				

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.

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
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0823300010	0828151013	0934401007	0935159010
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
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Kewanee / Henry County Enterprise Zone
Henry County, Illinois

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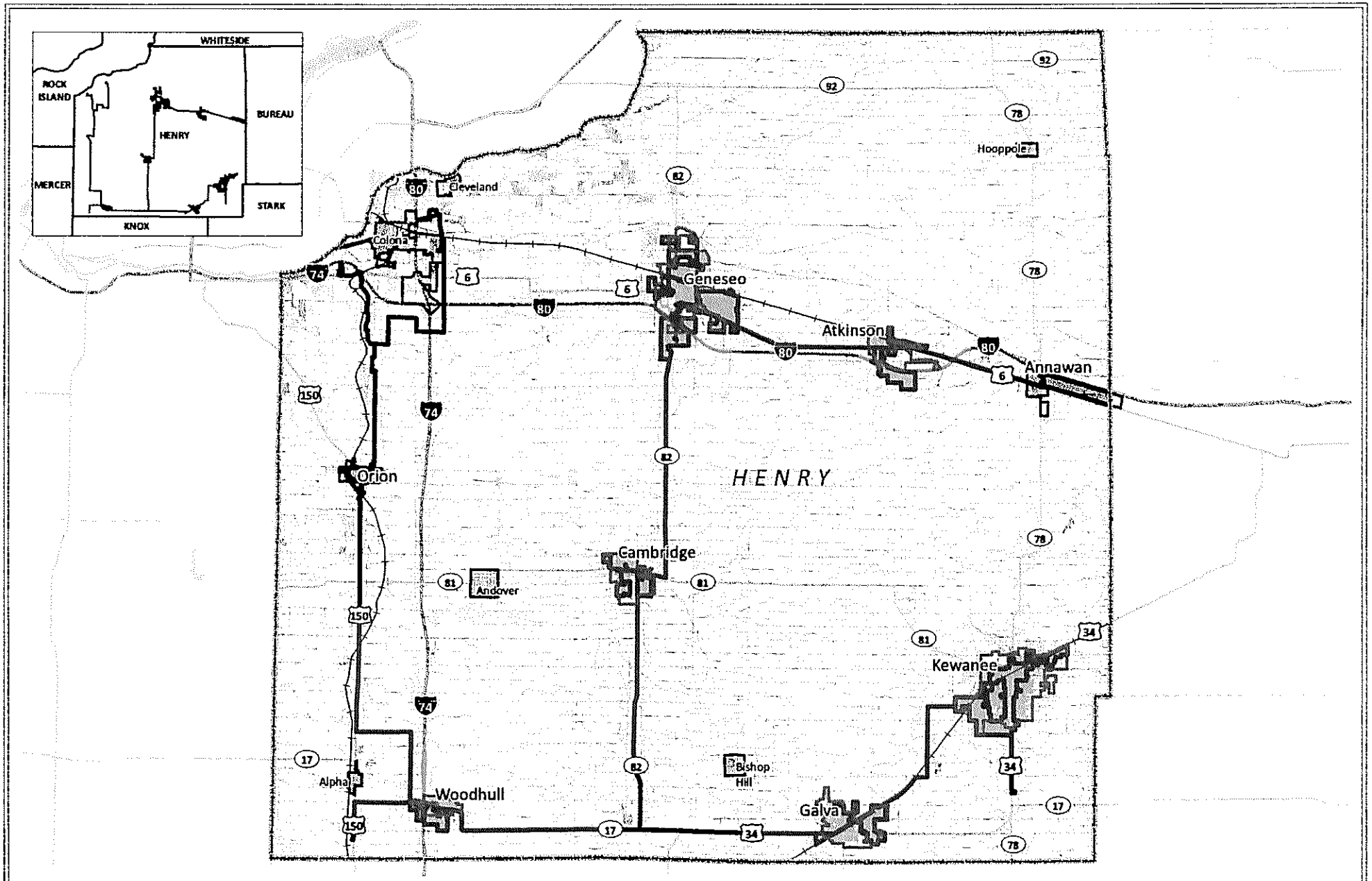

Proposed Enterprise Zone Boundary
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

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 guaranteed 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.

NOTICE OF
PUBLIC HEARING
Proposed Kewanee/Henry County Enterprise Zone

Notice is hereby given to all interested parties that a PUBLIC HEARING will be held on Wednesday, **November 1, 2017 at 2:00 p.m.** at Kewanee City Hall, 401 E. Third St., Kewanee, Illinois, in order to receive comments on whether the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and Henry County should create a new Enterprise Zone within the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and unincorporated Henry County, what local plans, tax incentives, and other programs should be established in connection with the proposed Enterprise Zone, and what boundaries should be established for the proposed Enterprise Zone. A copy of the proposed Enterprise Zone boundary map is on file and available for inspection at the following locations, Monday through Friday, during regular business hours.

Kewanee City Hall (401 E. Third St., Kewanee)
Galva City Hall (311 NW 4th Ave. Galva)
Geneseo City Hall (115 S Oakwood Ave, Geneseo)
Annawan Village Hall (304 N Meadow Dr, Annawan)
Atkinson Village Hall (107 W Main St, Atkinson)
Cambridge Village Hall (123 W Exchange St, Cambridge)
Orion Village Hall (1202 4th St, Orion)
Woodhull Village Hall (150 N. Division St. Woodhull)
Henry County Clerk's office (307 W. Center St., Cambridge)

All interested persons will be given an opportunity to be heard at the public hearing, or may provide written comments to Mr. Gary Bradley, City Manager, City of Kewanee, 401 E. Third St., Kewanee, Illinois 61443, prior to or on the date of the hearing.

COUNTY OF HENRY)
STATE OF ILLINOIS)

The undersigned hereby certifies that the STAR COURIER is a daily public secular newspaper of general circulation, printed and published once each and every day, except Sunday and Monday, in the County of Henry, in the State of Illinois, for a period of more than six months prior to the first publication of the annexed notice; and, that said newspaper as defined in Notice By Publication Act (715 ILCS 5/1 and 715 ILCS 5/5); and further certifies that the notice whereof the annexed printed notice is a true copy, was printed and published in said newspaper on the following dates:

10/24/2017

Publication Cost: $95.00

I, Gail Peart being first duly sworn, on her oath states that she is the clerk of the STAR COURIER, that the statements set forth in the foregoing certificate of publication are true, to the best of her knowledge and belief, and that the annexed notice was published as herein specified. Subcribed and sworn to before me this 24th day of October A.D.,2017

Gail Peart

Katherine M. Werderman

Notary public

OFFICIAL SEAL
KATHERINE M. WERDERMAN
Notary Public - State of Illinois
My Commission Expires 3/01/2019

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,

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,

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.

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

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;

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,

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

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.

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

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

Henry County, Illinois

By _____
Roger Gradert, County Board Chairman

ATTEST:

_____
County Clerk, Henry County

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.

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

2027305019	2027353002	2027354019	2027377027
2027305020	2027353003	2027354020	2027377028
2027329001	2027353004	2027354021	2027377029
2027329002	2027353005	2027354022	2027377030
2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
2027329008	2027353008	2027354025	2027402005
2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
2027329013	2027353017	2027354029	2027403008
2027332001	2027353018	2027354030	2027403009
2027332002	2027353019	2027354031	2027403010
2027332003	2027353020	2027354032	2027404007
2027333001	2027353021	2027354034	2027404008
2027334001	2027353022	2027354035	2027405005
2027334003	2027353023	2027376001	2027405006
2027334004	2027353024	2027376002	2027426001
2027334005	2027353025	2027376003	2027427007
2027334006	2027353026	2027376004	2027476005
2027334007	2027353027	2027376005	2027476006
2027334008	2027353028	2027376006	2027501001
2027334009	2027353031	2027376007	2027501002
2027335001	2027353032	2027376008	2028328001
2027335002	2027353035	2027376009	2028328006
2027335003	2027353036	2027376010	2028328007
2027335004	2027353037	2027376011	2028328008
2027335005	2027353038	2027376012	2028328009
2027335006	2027353039	2027376013	2028328010
2027335007	2027354001	2027376014	2028328011
2027335008	2027354002	2027376015	2028328014
2027351008	2027354003	2027376016	2028328015
2027351009	2027354004	2027377001	2028328016
2027352003	2027354005	2027377002	2028328017
2027352004	2027354006	2027377007	2028328018
2027352005	2027354007	2027377010	2028328020
2027352008	2027354008	2027377011	2028328023
2027352009	2027354009	2027377014	2028328024
2027352010	2027354010	2027377018	2028328025
2027352013	2027354011	2027377019	2028328026
2027352014	2027354012	2027377020	2028328029
2027352015	2027354013	2027377021	2028328030
2027352017	2027354014	2027377022	2028328031
2027352018	2027354017	2027377023	2028328033
2027353001	2027354018	2027377025	2028328034

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

2028458021	2028479026	2032202006	2032228003
2028458022	2028479027	2032202007	2032228004
2028458023	2028480002	2032202011	2032228005
2028458024	2028480004	2032202012	2032228008
2028458025	2028480005	2032202013	2032228009
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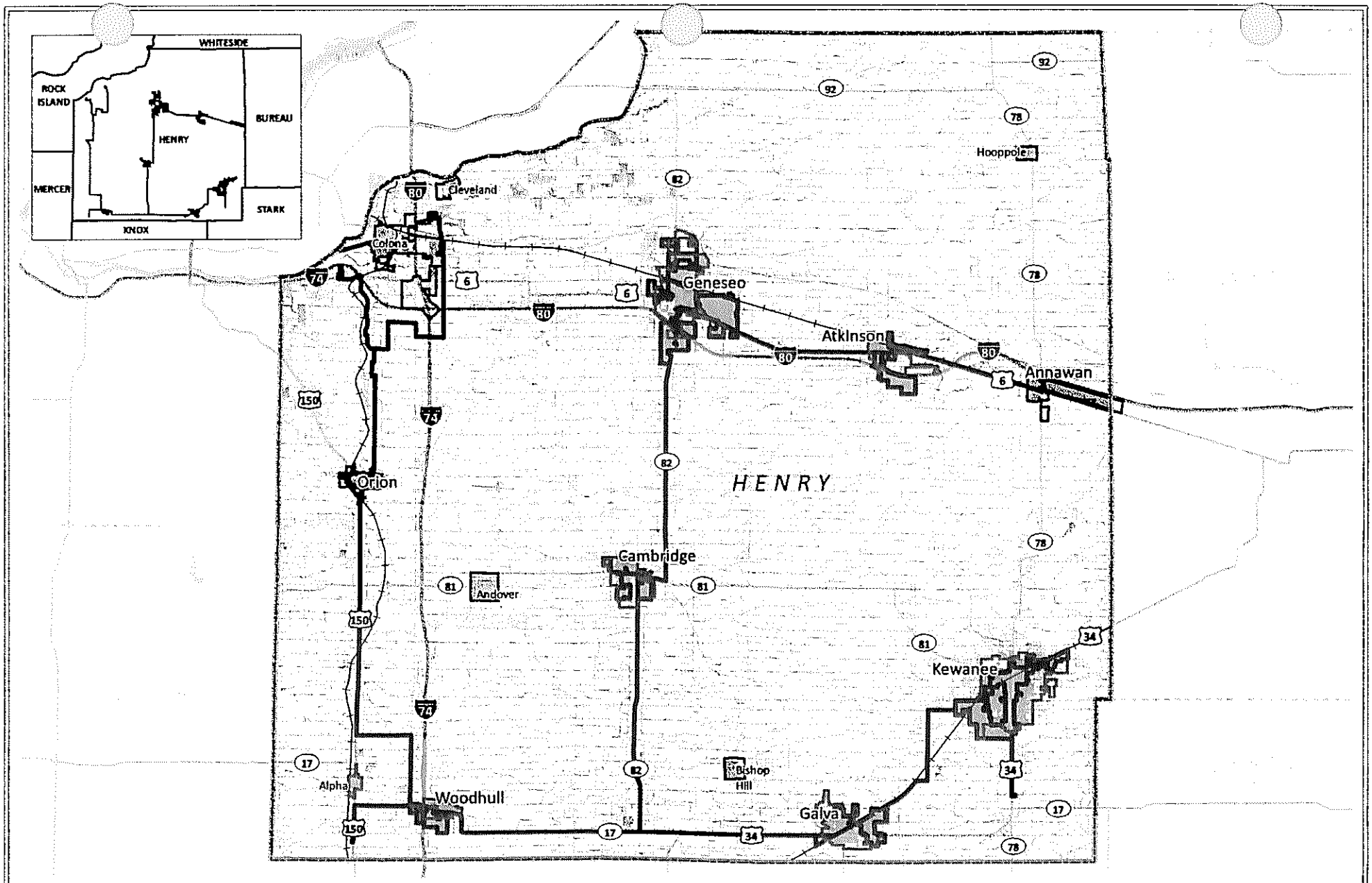

Proposed Enterprise Zone Boundary
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

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 guaranteed 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.

STATE OF ILLINOIS)
COUNTY OF HENRY) SS
CITY OF KEWANEE)

I, Melinda K. Edwards, City Clerk of the City of Kewanee, do hereby certify that the foregoing and attached is a true copy of Ordinance No. 3904-2017 entitled:

> 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

This document, numbered 3904-2017 was passed by the City Council of the City of Kewanee on the 13th day of November 2017 A.D. and signed by the City Clerk of the City of Kewanee on the 14th day of November 2017 A.D.

I further certify that the original document, of which the following is a true copy, is entrusted to my custody for safekeeping and is on file in my office and is part of the records and files of the City of Kewanee's Clerk's office.

I further certify that I am the keeper of the papers, entries, records, resolutions and ordinances of the City of Kewanee and that I am the custodian of the corporate seal of the City of Kewanee.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the corporate seal of the City of Kewanee this 15th day of November 2017 A.D.

(seal)

Melinda K Edwards

City Clerk, City of Kewanee

Prepared by:
Melinda K. Edwards, City Clerk
City of Kewanee
401 E. 3rd Street
Kewanee, IL 61443-2365
Ph#309-852-2611 Ext. 226

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
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
1501300011	1712200010	2026100004	2027304027
1501300012	1712200012	2026100009	2027304028
1501300014	1807258034	2026100010	2027305001
1501300015	1807264012	2026100010	2027305002
1501300015	1807264015	2026300012	2027305003
1501300015	1807264016	2027151009	2027305007
1502300005	1807326001	2027151010	2027305008
1502300005	1807402003	2027151011	2027305009
1502300009	1808100014	2027301001	2027305010
1502300009	1808302004	2027301002	2027305011
1502300010	1808302006	2027301005	2027305012
1502400008	1808303001	2027301006	2027305013
1502400008	1808303002	2027301007	2027305014
1502400009	1808303008	2027301008	2027305015
1502400010	1808303009	2027301009	2027305016

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

2027305019	2027353002	2027354019	2027377027
2027305020	2027353003	2027354020	2027377028
2027329001	2027353004	2027354021	2027377029
2027329002	2027353005	2027354022	2027377030
2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
2027329008	2027353008	2027354025	2027402005
2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
2027329013	2027353017	2027354029	2027403008
2027332001	2027353018	2027354030	2027403009
2027332002	2027353019	2027354031	2027403010
2027332003	2027353020	2027354032	2027404007
2027333001	2027353021	2027354034	2027404008
2027334001	2027353022	2027354035	2027405005
2027334003	2027353023	2027376001	2027405006
2027334004	2027353024	2027376002	2027426001
2027334005	2027353025	2027376003	2027427007
2027334006	2027353026	2027376004	2027476005
2027334007	2027353027	2027376005	2027476006
2027334008	2027353028	2027376006	2027501001
2027334009	2027353031	2027376007	2027501002
2027335001	2027353032	2027376008	2028328001
2027335002	2027353035	2027376009	2028328006
2027335003	2027353036	2027376010	2028328007
2027335004	2027353037	2027376011	2028328008
2027335005	2027353038	2027376012	2028328009
2027335006	2027353039	2027376013	2028328010
2027335007	2027354001	2027376014	2028328011
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List of Parcel ID Numbers
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List of Parcel ID Numbers
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

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List of Parcel ID Numbers
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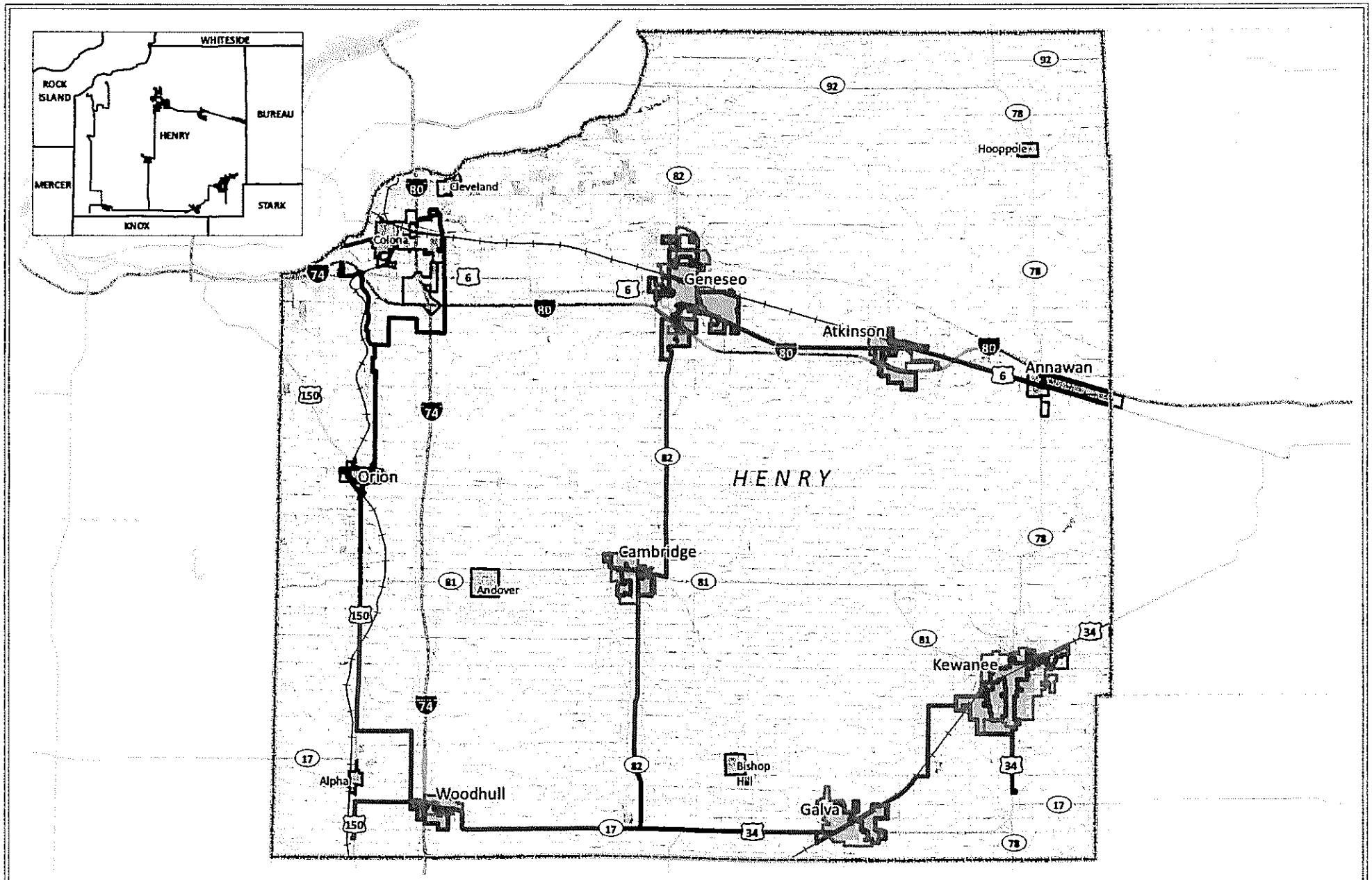
EXHIBIT B
BOUNDARY MAP



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 guaranteed to be without error. This map and its underlying data is intended to be used as a general index to land related information and is not intended for detailed, site specific analysis.

EXHIBIT C
CERTIFICATES OF PUBLICATION

NOTICE OF
PUBLIC HEARING
Proposed Kewanee/Henry County Enterprise Zone

Notice is hereby given to all interested parties that a PUBLIC HEARING will be held on Wednesday, **November 1, 2017 at 2:00 p.m.** at Kewanee City Hall, 401 E. Third St., Kewanee, Illinois, in order to receive comments on whether the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and Henry County should create a new Enterprise Zone within the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and unincorporated Henry County, what local plans, tax incentives, and other programs should be established in connection with the proposed Enterprise Zone, and what boundaries should be established for the proposed Enterprise Zone. A copy of the proposed Enterprise Zone boundary map is on file and available for inspection at the following locations, Monday through Friday, during regular business hours.

Kewanee City Hall (401 E. Third St., Kewanee)
Galva City Hall (311 NW 4th Ave. Galva)
Geneseo City Hall (115 S Oakwood Ave, Geneseo)
Annawan Village Hall (304 N Meadow Dr, Annawan)
Atkinson Village Hall (107 W Main St, Atkinson)
Cambridge Village Hall (123 W Exchange St, Cambridge)
Orion Village Hall (1202 4th St, Orion)
Woodhull Village Hall (150 N. Division St. Woodhull)
Henry County Clerk's office (307 W. Center St., Cambridge)

All interested persons will be given an opportunity to be heard at the public hearing, or may provide written comments to Mr. Gary Bradley, City Manager, City of Kewanee, 401 E. Third St., Kewanee, Illinois 61443, prior to or on the date of the hearing.

COUNTY OF HENRY)
STATE OF ILLINOIS)

The undersigned hereby certifies that the STAR COURIER is a daily public secular newspaper of general circulation, printed and published once each and every day, except Sunday and Monday, in the County of Henry, in the State of Illinois, for a period of more than six months prior to the first publication of the annexed notice; and, that said newspaper as defined in Notice By Publication Act (715 ILCS 5/1 and 715 ILCS 5/5); and further certifies that the notice whereof the annexed printed notice is a true copy, was printed and published in said newspaper on the following dates:

10/24/2017

Publication Cost: $95.00

I, Gail Peart being first duly sworn, on her oath states that she is the clerk of the STAR COURIER, that the statements set forth in the foregoing certificate of publication are true, to the best of her knowledge and belief, and that the annexed notice was published as herein specified. Subcribed and sworn to before me this 24th day of October A.D.,2017

Gail Peart

Katherine M. Werderman

Notary public

OFFICIAL SEAL
KATHERINE M. WERDERMAN
Notary Public - State of Illinois
My Commission Expires 3/01/2019

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 commence 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.

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
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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
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List of Parcel ID Numbers
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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
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
1501300011	1712200010	2026100004	2027304027
1501300012	1712200012	2026100009	2027304028
1501300014	1807258034	2026100010	2027305001
1501300015	1807264012	2026100010	2027305002
1501300015	1807264015	2026300012	2027305003
1501300015	1807264016	2027151009	2027305007
1502300005	1807326001	2027151010	2027305008
1502300005	1807402003	2027151011	2027305009
1502300009	1808100014	2027301001	2027305010
1502300009	1808302004	2027301002	2027305011
1502300010	1808302006	2027301005	2027305012
1502400008	1808303001	2027301006	2027305013
1502400008	1808303002	2027301007	2027305014
1502400009	1808303008	2027301008	2027305015
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2027305019	2027353002	2027354019	2027377027
2027305020	2027353003	2027354020	2027377028
2027329001	2027353004	2027354021	2027377029
2027329002	2027353005	2027354022	2027377030
2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
2027329008	2027353008	2027354025	2027402005
2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
2027329013	2027353017	2027354029	2027403008
2027332001	2027353018	2027354030	2027403009
2027332002	2027353019	2027354031	2027403010
2027332003	2027353020	2027354032	2027404007
2027333001	2027353021	2027354034	2027404008
2027334001	2027353022	2027354035	2027405005
2027334003	2027353023	2027376001	2027405006
2027334004	2027353024	2027376002	2027426001
2027334005	2027353025	2027376003	2027427007
2027334006	2027353026	2027376004	2027476005
2027334007	2027353027	2027376005	2027476006
2027334008	2027353028	2027376006	2027501001
2027334009	2027353031	2027376007	2027501002
2027335001	2027353032	2027376008	2028328001
2027335002	2027353035	2027376009	2028328006
2027335003	2027353036	2027376010	2028328007
2027335004	2027353037	2027376011	2028328008
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2027335006	2027353039	2027376013	2028328010
2027335007	2027354001	2027376014	2028328011
2027335008	2027354002	2027376015	2028328014
2027351008	2027354003	2027376016	2028328015
2027351009	2027354004	2027377001	2028328016
2027352003	2027354005	2027377002	2028328017
2027352004	2027354006	2027377007	2028328018
2027352005	2027354007	2027377010	2028328020
2027352008	2027354008	2027377011	2028328023
2027352009	2027354009	2027377014	2028328024
2027352010	2027354010	2027377018	2028328025
2027352013	2027354011	2027377019	2028328026
2027352014	2027354012	2027377020	2028328029
2027352015	2027354013	2027377021	2028328030
2027352017	2027354014	2027377022	2028328031
2027352018	2027354017	2027377023	2028328033
2027353001	2027354018	2027377025	2028328034

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2028329001	2028377011	2028381022	2028455017
2028329002	2028377014	2028381023	2028455018
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2028329004	2028377016	2028405001	2028455021
2028329007	2028378027	2028405002	2028456002
2028329008	2028379019	2028405003	2028456003
2028329009	2028379045	2028405004	2028456004
2028329010	2028379046	2028405005	2028456005
2028329011	2028379047	2028405014	2028456006
2028329012	2028379050	2028405017	2028456007
2028329013	2028379051	2028405018	2028456008
2028329014	2028379054	2028451001	2028456009
2028329015	2028380001	2028451002	2028456010
2028330003	2028380002	2028451003	2028456011
2028330004	2028380003	2028451004	2028456012
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2028330006	2028380005	2028451012	2028456014
2028330007	2028380006	2028451013	2028456015
2028330008	2028380007	2028454003	2028457003
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2028330011	2028380012	2028454006	2028457012
2028330012	2028380015	2028454007	2028457015
2028330013	2028380016	2028454008	2028457016
2028330014	2028380017	2028454009	2028457017
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2028376010	2028381006	2028455002	2028458005
2028376011	2028381008	2028455003	2028458006
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2028377001	2028381010	2028455005	2028458008
2028377002	2028381011	2028455006	2028458009
2028377003	2028381012	2028455009	2028458010
2028377004	2028381013	2028455010	2028458012
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2028458021	2028479026	2032202006	2032228003
2028458022	2028479027	2032202007	2032228004
2028458023	2028480002	2032202011	2032228005
2028458024	2028480004	2032202012	2032228008
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2028458026	2028480006	2032226002	2032228010
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2028459012	2028480013	2032226007	2032228026
2028459013	2028480014	2032226008	2032228027
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2028479015	2028483003	2032227023	2032232016
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2505276009	2505280026	2505285017	2509226009

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

2509226017
2509226019
2509226021
2509226023
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2509226026
2509276008
2509276009
2510101001
2510101001
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2510102009
2510102012
2510102016
2510102017
2510102018
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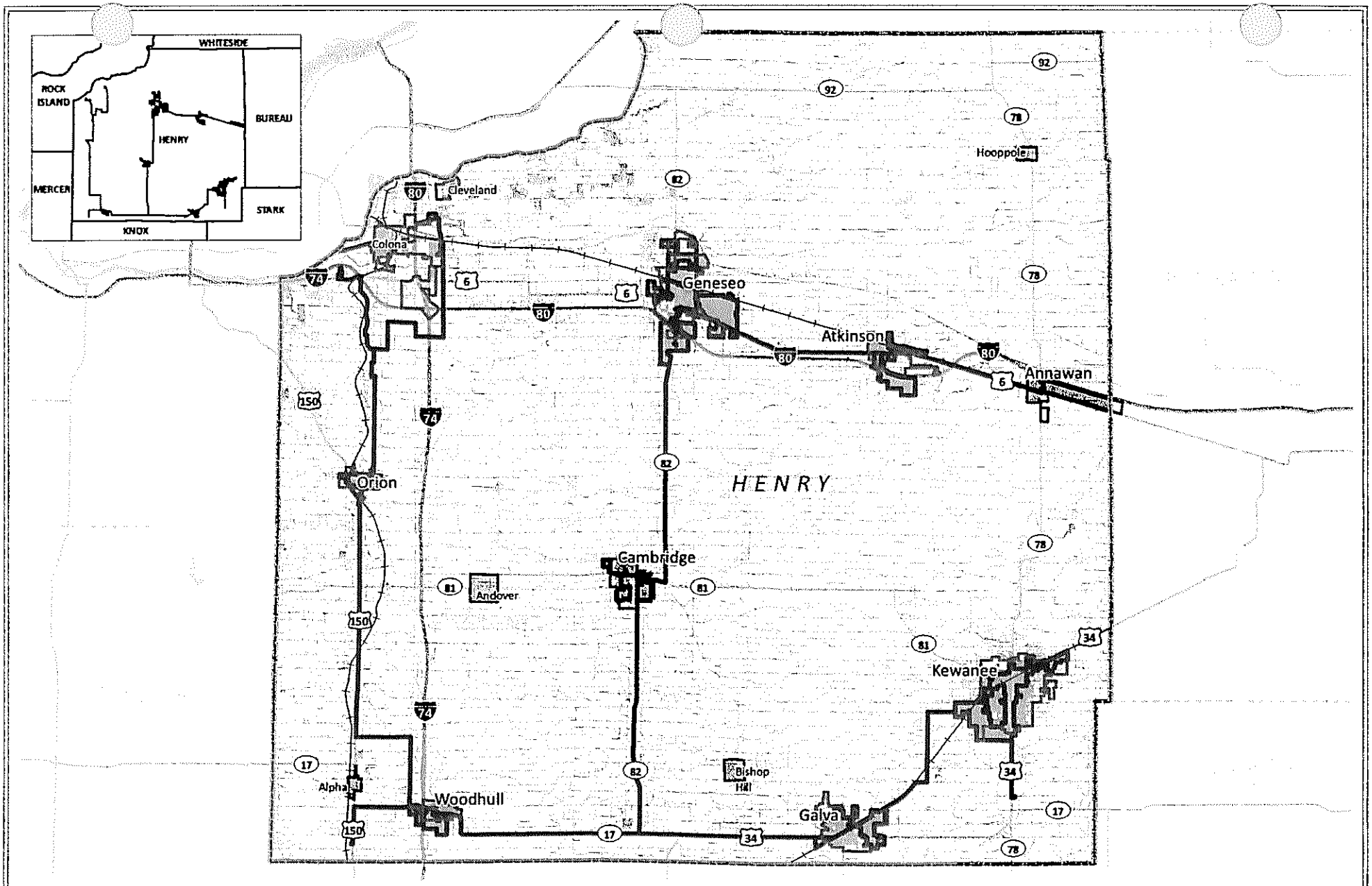
2510102022
2510126010
2522300001

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 guaranteed 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.

STATE OF ILLINOIS)
COUNTY OF HENRY) SS
CITY OF KEWANEE)

I, Melinda K. Edwards, City Clerk of the City of Kewanee, do hereby certify that the foregoing and attached is a true copy of Ordinance No. 3904-2017 entitled:

> 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

This document, numbered 3904-2017 was passed by the City Council of the City of Kewanee on the 13th day of November 2017 A.D. and signed by the City Clerk of the City of Kewanee on the 14th day of November 2017 A.D.

I further certify that the original document, of which the following is a true copy, is entrusted to my custody for safekeeping and is on file in my office and is part of the records and files of the City of Kewanee's Clerk's office.

I further certify that I am the keeper of the papers, entries, records, resolutions and ordinances of the City of Kewanee and that I am the custodian of the corporate seal of the City of Kewanee.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the corporate seal of the City of Kewanee this 15th day of November 2017 A.D.

(seal)

Melinda K Edwards

City Clerk, City of Kewanee

Prepared by:
Melinda K. Edwards, City Clerk
City of Kewanee
401 E. 3rd Street
Kewanee, IL 61443-2365
Ph#309-852-2611 Ext. 226

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
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0816177006	0820401019	0821206002	0822102004
0816177007	0820401020	0821206003	0822102005
0816177008	0820401021	0821206004	0822102006
0816177010	0820401022	0821206007	0822102007
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0816276013	0820402004	0821209010	0822300009
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0816302005	0820402015	0821209013	0822300012
0816426001	0820402016	0821214001	0822300013

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0822300017	0828128007	0829400002	0934476002
0822300018	0828128008	0832200001	0934476003
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0822300022	0828128018	0833100001	0934476020
0822300023	0828128019	0833100003	0935101004
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0827101002	0828201003	0934426005	0935300002
0827101003	0828201003	0934426006	0935300011
0827101005	0828201007	0934426015	0935300012
0827101007	0828201007	0934427002	0935300013
0827101008	0828201010	0934427003	0936100006
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0827126005	0828201011	0934427005	0936502001
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0827151013	0828226008	0934428004	1128126028
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0827200017	0828300012	0934429005	1128126033
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1128127001	1503402005	1808351021	2027302012
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1128127007	1503476003	1808352001	2027304006
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1128127009	1511200007	1808352003	2027304009
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1403200015	1512100027	1817100004	2027304019
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1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
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1501300012	1712200012	2026100009	2027304028
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1502300005	1807402003	2027151011	2027305009
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2027334007	2027353027	2027376005	2027476006
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2027352003	2027354005	2027377002	2028328017
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2027352010	2027354010	2027377018	2028328025
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2027352014	2027354012	2027377020	2028328029
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2028329001	2028377011	2028381022	2028455017
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2028329013	2028379051	2028405018	2028456008
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2028376011	2028381008	2028455003	2028458006
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2032453019	2033103018	2033106015	2033109011
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2505227005	2505277001	2505280028	2505286018
2505227010	2505277002	2505280030	2505286029
2505227020	2505277003	2505280031	2505286032
2505227022	2505277004	2505281001	2505286033
2505227023	2505277018	2505281005	2505286038
2505227024	2505277019	2505281016	2505286039
2505227026	2505277020	2505281017	2505286040
2505227027	2505277022	2505281018	2505287010
2505227028	2505277024	2505281019	2505287011
2505227029	2505277027	2505281020	2505287013
2505228001	2505277028	2505281021	2505287013
2505228007	2505277029	2505281021	2505287014
2505228007	2505277030	2505281022	2505287015
2505228008	2505278004	2505281022	2505287016
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2505228010	2505278007	2505282002	2505300014
2505228014	2505278010	2505282003	2505400001
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2505228017	2505278015	2505282004	2505400006
2505228019	2505278017	2505282005	2505400007
2505228020	2505278018	2505282006	2505400009
2505228020	2505278018	2505282016	2505400011
2505251007	2505278018	2505282017	2505400012
2505251009	2505278020	2505283023	2505400014
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2505253002	2505279003	2505283031	2505400017
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2505253013	2505279022	2505284017	2505400024
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2505253014	2505280009	2505284019	2505400026
2505254023	2505280010	2505284020	2505400027
2505254024	2505280011	2505284020	2505501003
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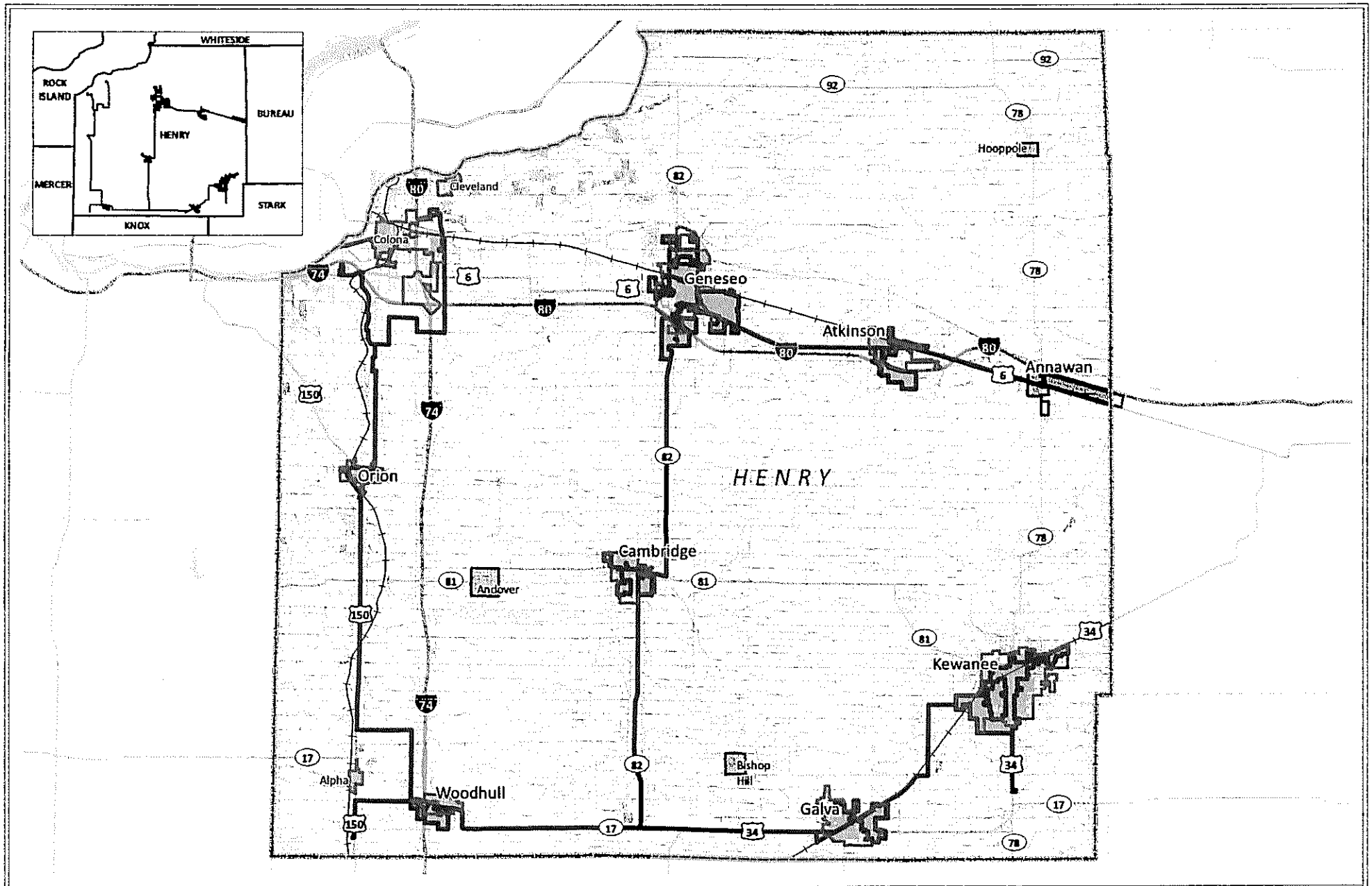
2505254027	2505280017	2505285008	2508200011
2505254028	2505280018	2505285010	2509100005
2505276003	2505280019	2505285013	2509200002
2505276004	2505280020	2505285014	2509226004
2505276007	2505280021	2505285015	2509226005
2505276008	2505280022	2505285016	2509226006
2505276009	2505280026	2505285017	2509226009

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

2509226017
2509226019
2509226021
2509226023
2509226025
2509226026
2509276008
2509276009
2510101001
2510101001
2510102005
2510102009
2510102012
2510102016
2510102017
2510102018
2510102019
2510102020
2510102021
2510102022
2510126010
2522300001

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 guaranteed to be without error. This map and its underlying data is intended to be used as a general index to land related information and is not intended for site specific analysis.

EXHIBIT C
CERTIFICATES OF PUBLICATION

NOTICE OF
PUBLIC HEARING
Proposed Kewanee/Henry County Enterprise Zone

Notice is hereby given to all interested parties that a PUBLIC HEARING will be held on Wednesday, **November 1, 2017 at 2:00 p.m.** at Kewanee City Hall, 401 E. Third St., Kewanee, Illinois, in order to receive comments on whether the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and Henry County should create a new Enterprise Zone within the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and unincorporated Henry County, what local plans, tax incentives, and other programs should be established in connection with the proposed Enterprise Zone, and what boundaries should be established for the proposed Enterprise Zone. A copy of the proposed Enterprise Zone boundary map is on file and available for inspection at the following locations, Monday through Friday, during regular business hours.

Kewanee City Hall (401 E. Third St., Kewanee)
Galva City Hall (311 NW 4th Ave. Galva)
Geneseo City Hall (115 S Oakwood Ave, Geneseo)
Annawan Village Hall (304 N Meadow Dr, Annawan)
Atkinson Village Hall (107 W Main St, Atkinson)
Cambridge Village Hall (123 W Exchange St, Cambridge)
Orion Village Hall (1202 4th St, Orion)
Woodhull Village Hall (150 N. Division St. Woodhull)
Henry County Clerk's office (307 W. Center St., Cambridge)

All interested persons will be given an opportunity to be heard at the public hearing, or may provide written comments to Mr. Gary Bradley, City Manager, City of Kewanee, 401 E. Third St., Kewanee, Illinois 61443, prior to or on the date of the hearing.

COUNTY OF HENRY)
STATE OF ILLINOIS)

The undersigned hereby certifies that the STAR COURIER is a daily public secular newspaper of general circulation, printed and published once each and every day, except Sunday and Monday, in the County of Henry, in the State of Illinois, for a period of more than six months prior to the first publication of the annexed notice; and, that said newspaper as defined in Notice By Publication Act (715 ILCS 5/1 and 715 ILCS 5/5); and further certifies that the notice whereof the annexed printed notice is a true copy, was printed and published in said newspaper on the following dates:

10/24/2017

Publication Cost: $95.00

I, Gail Peart being first duly sworn, on her oath states that she is the clerk of the STAR COURIER, that the statements set forth in the foregoing certificate of publication are true, to the best of her knowledge and belief, and that the annexed notice was published as herein specified. Subcribed and sworn to before me this 24th day of October A.D.,2017

Gail Peart

Katherine M. Werderman

Notary public

OFFICIAL SEAL
KATHERINE M. WERDERMAN
Notary Public - State of Illinois
My Commission Expires 3/01/2019

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.

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
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
1501300011	1712200010	2026100004	2027304027
1501300012	1712200012	2026100009	2027304028
1501300014	1807258034	2026100010	2027305001
1501300015	1807264012	2026100010	2027305002
1501300015	1807264015	2026300012	2027305003
1501300015	1807264016	2027151009	2027305007
1502300005	1807326001	2027151010	2027305008
1502300005	1807402003	2027151011	2027305009
1502300009	1808100014	2027301001	2027305010
1502300009	1808302004	2027301002	2027305011
1502300010	1808302006	2027301005	2027305012
1502400008	1808303001	2027301006	2027305013
1502400008	1808303002	2027301007	2027305014
1502400009	1808303008	2027301008	2027305015
1502400010	1808303009	2027301009	2027305016

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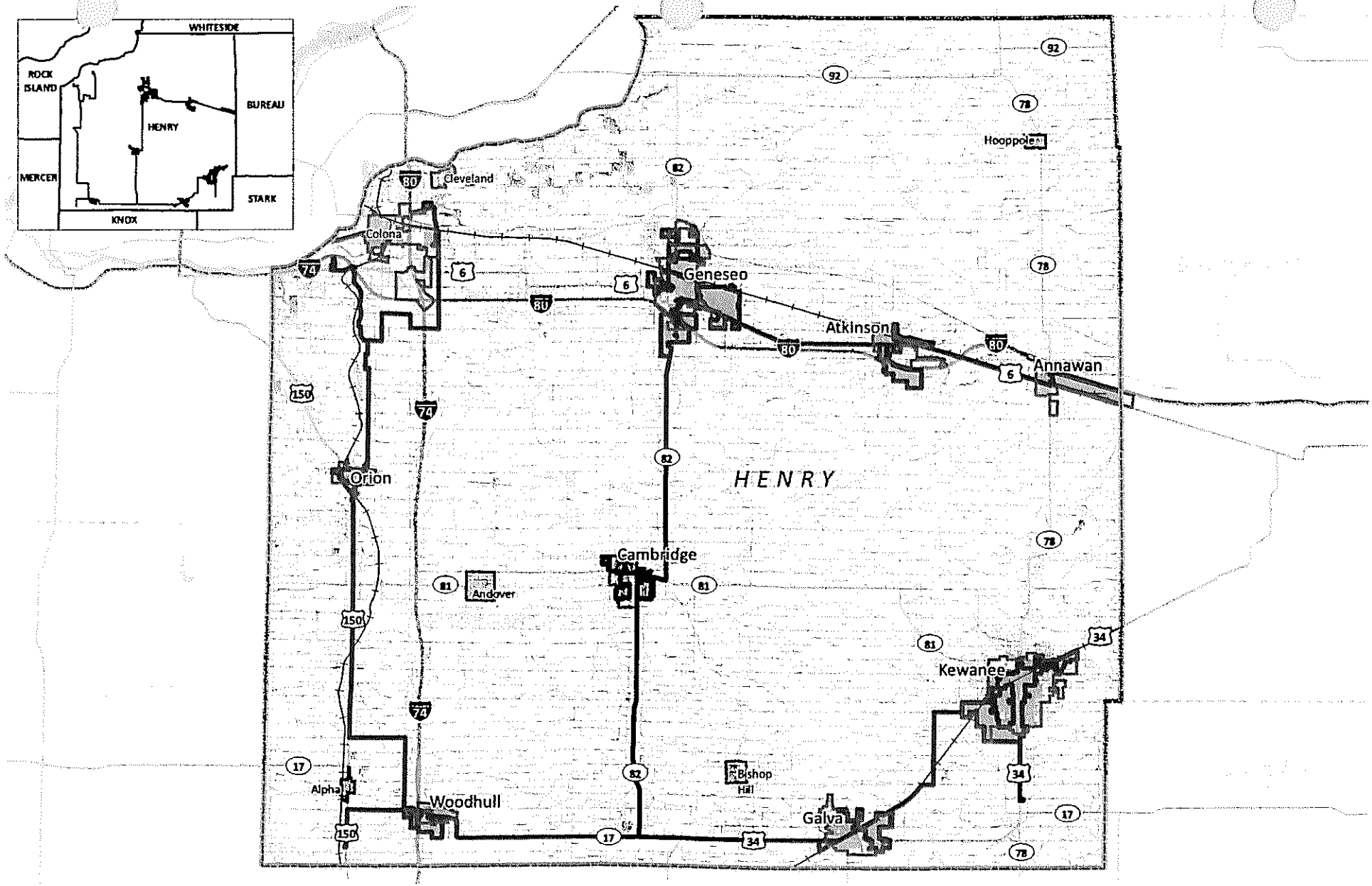
EXHIBIT B
BOUNDARY MAP



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 guaranteed 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.

Application Certification

THE APPLICANT CERTIFIES THAT:

To the best of my knowledge and belief, data and other information in this application are true and correct, and this document has been authorized by the governing body of the applicant. I further certify that each incentive authorized by the governing body will be implemented and that all necessary administrative procedures will be established and effected.

ORIGINAL SIGNATURES ARE REQUIRED

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Annawan	Tim Wise
Designating Unit of Government	Chief Elected Official
	Village Board President
Date	Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Atkinson	Kenneth Taber
Designating Unit of Government	Chief Elected Official
	Village Board President
Date	Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Cambridge	Margie Martin
Designating Unit of Government	Chief Elected Official
Margie Martin	Village Board President
Date 11/27/17	Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Ordinance No. 17-30

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 Village of Cambridge 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 Village of Cambridge 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 Village of Cambridge 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 Village Board of the Village of Cambridge, 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 Village of Cambridge.

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 Village Board of the Village of Cambridge, Illinois. The Village President and Village Clerk of the Village of Cambridge are hereby authorized to execute and attest to said Intergovernmental Agreement.

SECTION 3. Establishment of Enterprise Zone: The Village of Cambridge, 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 Village of Cambridge 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 Village of Cambridge 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 Village of Cambridge 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. Village 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 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 Village of Orion 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 Village 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 VILLAGE BOARD OF THE VILLAGE OF CAMBRIDGE, ILLINOIS, this 27th day of November, 2017.

Margie Martin

MARGIE MARTIN, VILLAGE PRESIDENT

ATTEST:

Paula Pool

PAULA POOL, VILLAGE CLERK

(SEAL)

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
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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
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
1501300011	1712200010	2026100004	2027304027
1501300012	1712200012	2026100009	2027304028
1501300014	1807258034	2026100010	2027305001
1501300015	1807264012	2026100010	2027305002
1501300015	1807264015	2026300012	2027305003
1501300015	1807264016	2027151009	2027305007
1502300005	1807326001	2027151010	2027305008
1502300005	1807402003	2027151011	2027305009
1502300009	1808100014	2027301001	2027305010
1502300009	1808302004	2027301002	2027305011
1502300010	1808302006	2027301005	2027305012
1502400008	1808303001	2027301006	2027305013
1502400008	1808303002	2027301007	2027305014
1502400009	1808303008	2027301008	2027305015
1502400010	1808303009	2027301009	2027305016

List of Parcel ID Numbers
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2027305019	2027353002	2027354019	2027377027
2027305020	2027353003	2027354020	2027377028
2027329001	2027353004	2027354021	2027377029
2027329002	2027353005	2027354022	2027377030
2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
2027329008	2027353008	2027354025	2027402005
2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
2027329013	2027353017	2027354029	2027403008
2027332001	2027353018	2027354030	2027403009
2027332002	2027353019	2027354031	2027403010
2027332003	2027353020	2027354032	2027404007
2027333001	2027353021	2027354034	2027404008
2027334001	2027353022	2027354035	2027405005
2027334003	2027353023	2027376001	2027405006
2027334004	2027353024	2027376002	2027426001
2027334005	2027353025	2027376003	2027427007
2027334006	2027353026	2027376004	2027476005
2027334007	2027353027	2027376005	2027476006
2027334008	2027353028	2027376006	2027501001
2027334009	2027353031	2027376007	2027501002
2027335001	2027353032	2027376008	2028328001
2027335002	2027353035	2027376009	2028328006
2027335003	2027353036	2027376010	2028328007
2027335004	2027353037	2027376011	2028328008
2027335005	2027353038	2027376012	2028328009
2027335006	2027353039	2027376013	2028328010
2027335007	2027354001	2027376014	2028328011
2027335008	2027354002	2027376015	2028328014
2027351008	2027354003	2027376016	2028328015
2027351009	2027354004	2027377001	2028328016
2027352003	2027354005	2027377002	2028328017
2027352004	2027354006	2027377007	2028328018
2027352005	2027354007	2027377010	2028328020
2027352008	2027354008	2027377011	2028328023
2027352009	2027354009	2027377014	2028328024
2027352010	2027354010	2027377018	2028328025
2027352013	2027354011	2027377019	2028328026
2027352014	2027354012	2027377020	2028328029
2027352015	2027354013	2027377021	2028328030
2027352017	2027354014	2027377022	2028328031
2027352018	2027354017	2027377023	2028328033
2027353001	2027354018	2027377025	2028328034

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

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

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

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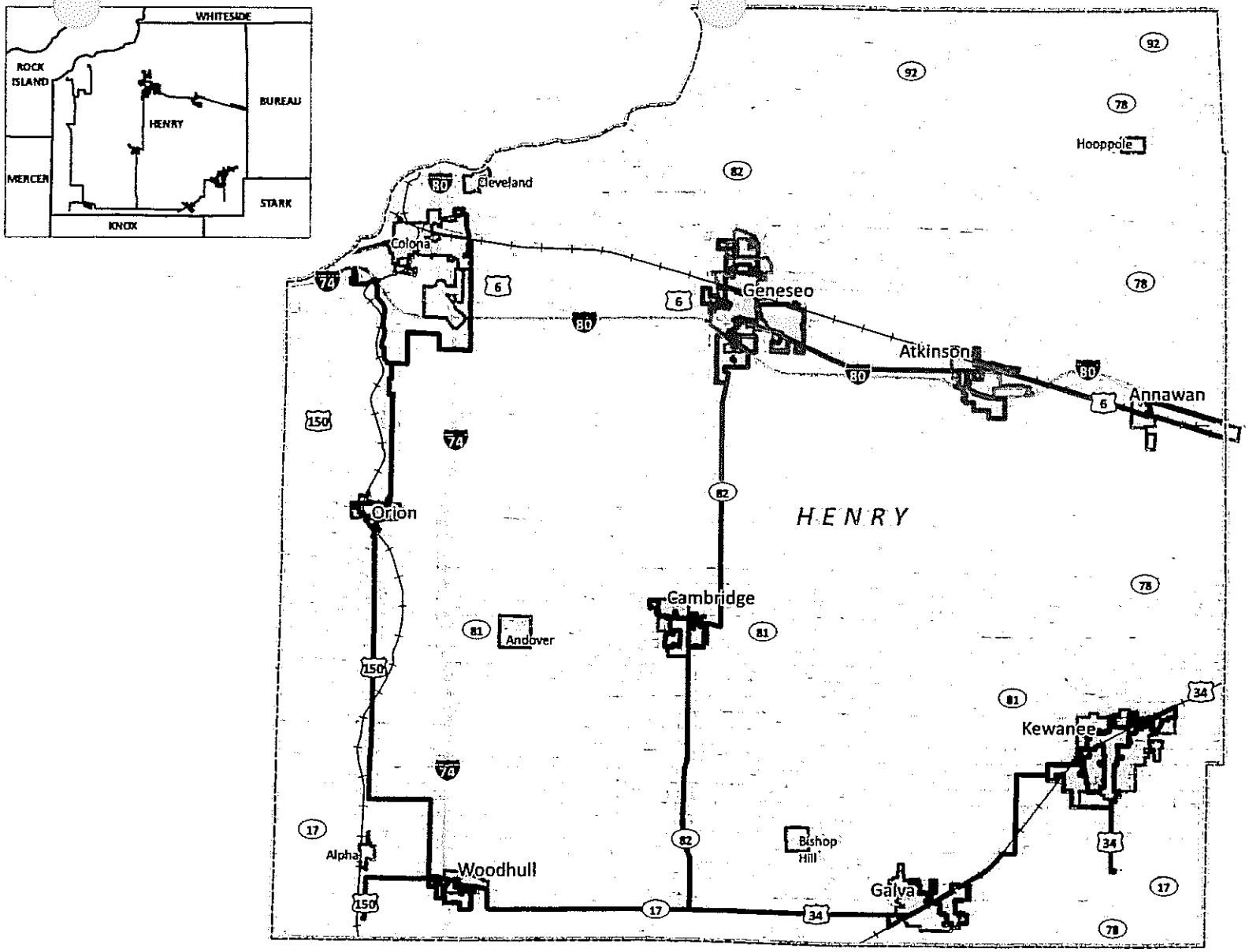
EXHIBIT B
BOUNDARY MAP



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 guaranteed 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.

EXHIBIT C
CERTIFICATES OF PUBLICATION

NOTICE OF
PUBLIC HEARING
Proposed Kewanee/Henry County Enterprise Zone

Notice is hereby given to all interested parties that a PUBLIC HEARING will be held on Wednesday, **November 1, 2017 at 2:00 p.m.** at Kewanee City Hall, 401 E. Third St., Kewanee, Illinois, in order to receive comments on whether the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and Henry County should create a new Enterprise Zone within the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and unincorporated Henry County, what local plans, tax incentives, and other programs should be established in connection with the proposed Enterprise Zone, and what boundaries should be established for the proposed Enterprise Zone. A copy of the proposed Enterprise Zone boundary map is on file and available for inspection at the following locations, Monday through Friday, during regular business hours.

Kewanee City Hall (401 E. Third St., Kewanee)
Galva City Hall (311 NW 4th Ave. Galva)
Geneseo City Hall (115 S Oakwood Ave, Geneseo)
Annawan Village Hall (304 N Meadow Dr, Annawan)
Atkinson Village Hall (107 W Main St, Atkinson)
Cambridge Village Hall (123 W Exchange St, Cambridge)
Orion Village Hall (1202 4th St, Orion)
Woodhull Village Hall (150 N. Division St. Woodhull)
Henry County Clerk's office (307 W. Center St., Cambridge)

All interested persons will be given an opportunity to be heard at the public hearing, or may provide written comments to Mr. Gary Bradley, City Manager, City of Kewanee, 401 E. Third St., Kewanee, Illinois 61443, prior to or on the date of the hearing.

COUNTY OF HENRY)
STATE OF ILLINOIS)

The undersigned hereby certifies that the STAR COURIER is a daily public secular newspaper of general circulation, printed and published once each and every day, except Sunday and Monday, in the County of Henry, in the State of Illinois, for a period of more than six months prior to the first publication of the annexed notice; and, that said newspaper as defined in Notice By Publication Act (715 ILCS 5/1 and 715 ILCS 5/5); and further certifies that the notice whereof the annexed printed notice is a true copy, was printed and published in said newspaper on the following dates:

10/24/2017

Publication Cost: $95.00

I, Gail Peart being first duly sworn, on her oath states that she is the clerk of the STAR COURIER, that the statements set forth in the foregoing certificate of publication are true, to the best of her knowledge and belief, and that the annexed notice was published as herein specified. Subcribed and sworn to before me this 24th day of October A.D.,2017

Gail Peart

Katherine M. Werderman

Notary public

OFFICIAL SEAL
KATHERINE M. WERDERMAN
Notary Public - State of Illinois
My Commission Expires 3/01/2019

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]

Village of Atkinson, Illinois

By: _____
Kenneth Taber, Village President

ATTEST:

_____
Village Clerk, Village of Atkinson

Village of Cambridge, Illinois

By: Margie Martin
Margie Martin, Village President

ATTEST:
Paula Pool
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

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

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.

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
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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
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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
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0827200017	0828300012	0934429005	1128126033
0827400009	0828300013	0934429015	1128126034
0827400010	0828300014	0934429017	1128126035
0828126001	0828300015	0934451003	1128126036
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

1128126039	1502400010	1808326009	2027301010
1128126040	1503200014	1808351005	2027302004
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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
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
1501300011	1712200010	2026100004	2027304027
1501300012	1712200012	2026100009	2027304028
1501300014	1807258034	2026100010	2027305001
1501300015	1807264012	2026100010	2027305002
1501300015	1807264015	2026300012	2027305003
1501300015	1807264016	2027151009	2027305007
1502300005	1807326001	2027151010	2027305008
1502300005	1807402003	2027151011	2027305009
1502300009	1808100014	2027301001	2027305010
1502300009	1808302004	2027301002	2027305011
1502300010	1808302006	2027301005	2027305012
1502400008	1808303001	2027301006	2027305013
1502400008	1808303002	2027301007	2027305014
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

2027305019	2027353002	2027354019	2027377027
2027305020	2027353003	2027354020	2027377028
2027329001	2027353004	2027354021	2027377029
2027329002	2027353005	2027354022	2027377030
2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
2027329008	2027353008	2027354025	2027402005
2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
2027329013	2027353017	2027354029	2027403008
2027332001	2027353018	2027354030	2027403009
2027332002	2027353019	2027354031	2027403010
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2027333001	2027353021	2027354034	2027404008
2027334001	2027353022	2027354035	2027405005
2027334003	2027353023	2027376001	2027405006
2027334004	2027353024	2027376002	2027426001
2027334005	2027353025	2027376003	2027427007
2027334006	2027353026	2027376004	2027476005
2027334007	2027353027	2027376005	2027476006
2027334008	2027353028	2027376006	2027501001
2027334009	2027353031	2027376007	2027501002
2027335001	2027353032	2027376008	2028328001
2027335002	2027353035	2027376009	2028328006
2027335003	2027353036	2027376010	2028328007
2027335004	2027353037	2027376011	2028328008
2027335005	2027353038	2027376012	2028328009
2027335006	2027353039	2027376013	2028328010
2027335007	2027354001	2027376014	2028328011
2027335008	2027354002	2027376015	2028328014
2027351008	2027354003	2027376016	2028328015
2027351009	2027354004	2027377001	2028328016
2027352003	2027354005	2027377002	2028328017
2027352004	2027354006	2027377007	2028328018
2027352005	2027354007	2027377010	2028328020
2027352008	2027354008	2027377011	2028328023
2027352009	2027354009	2027377014	2028328024
2027352010	2027354010	2027377018	2028328025
2027352013	2027354011	2027377019	2028328026
2027352014	2027354012	2027377020	2028328029
2027352015	2027354013	2027377021	2028328030
2027352017	2027354014	2027377022	2028328031
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2027353001	2027354018	2027377025	2028328034

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

2028329001	2028377011	2028381022	2028455017
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2028329008	2028379019	2028405003	2028456003
2028329009	2028379045	2028405004	2028456004
2028329010	2028379046	2028405005	2028456005
2028329011	2028379047	2028405014	2028456006
2028329012	2028379050	2028405017	2028456007
2028329013	2028379051	2028405018	2028456008
2028329014	2028379054	2028451001	2028456009
2028329015	2028380001	2028451002	2028456010
2028330003	2028380002	2028451003	2028456011
2028330004	2028380003	2028451004	2028456012
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2028330006	2028380005	2028451012	2028456014
2028330007	2028380006	2028451013	2028456015
2028330008	2028380007	2028454003	2028457003
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2028330011	2028380012	2028454006	2028457012
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2028376003	2028380020	2028454012	2028457026
2028376004	2028380021	2028454015	2028457028
2028376005	2028380022	2028454016	2028457029
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2028458026	2028480006	2032226002	2032228010
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2028459015	2028480016	2032226012	2032230002
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2028459023	2028481008	2032226020	2032230011
2028459024	2028481009	2032226023	2032230012
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2028479015	2028483003	2032227023	2032232016
2028479018	2028483004	2032227024	2032232020
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2028479020	2028483007	2032227026	2032232022
2028479021	2028483008	2032227027	2032232023
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2032278014	2032284013	2032405010	2032408021
2032278015	2032285001	2032405011	2032408022

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2032409002	2032455012	2033103030	2033106027
2032409003	2032455013	2033103032	2033106028
2032409004	2032455014	2033103033	2033106029
2032409005	2032455015	2033103034	2033106030
2032409006	2032455016	2033103035	2033106031
2032409007	2032455018	2033103036	2033107001
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2032409010	2032455021	2033103039	2033107004
2032409011	2032455022	2033104001	2033107005
2032409012	2032455023	2033104002	2033107006
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2032409014	2032455028	2033104004	2033107008
2032409017	2032455030	2033104005	2033107009
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2032451002	2032455032	2033104009	2033107013
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2504278012	2504426027	2504476004	2504479012
2504278018	2504426028	2504476005	2504479013
2504278019	2504427001	2504476006	2504479014
2504278020	2504427002	2504476007	2504479015
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2504279009	2504428014	2504476023	2505227002

2505227005	2505277001	2505280028	2505286018
2505227010	2505277002	2505280030	2505286029
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2505227022	2505277004	2505281001	2505286033
2505227023	2505277018	2505281005	2505286038
2505227024	2505277019	2505281016	2505286039
2505227026	2505277020	2505281017	2505286040
2505227027	2505277022	2505281018	2505287010
2505227028	2505277024	2505281019	2505287011
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2505228001	2505277028	2505281021	2505287013
2505228007	2505277029	2505281021	2505287014
2505228007	2505277030	2505281022	2505287015
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2505228009	2505278007	2505282001	2505287016
2505228010	2505278007	2505282002	2505300014
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2505228015	2505278011	2505282004	2505400005
2505228017	2505278015	2505282004	2505400006
2505228019	2505278017	2505282005	2505400007
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2505253014	2505280009	2505284019	2505400026
2505254023	2505280010	2505284020	2505400027
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2505254026	2505280012	2505285005	2508200010
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2505254028	2505280018	2505285010	2509100005
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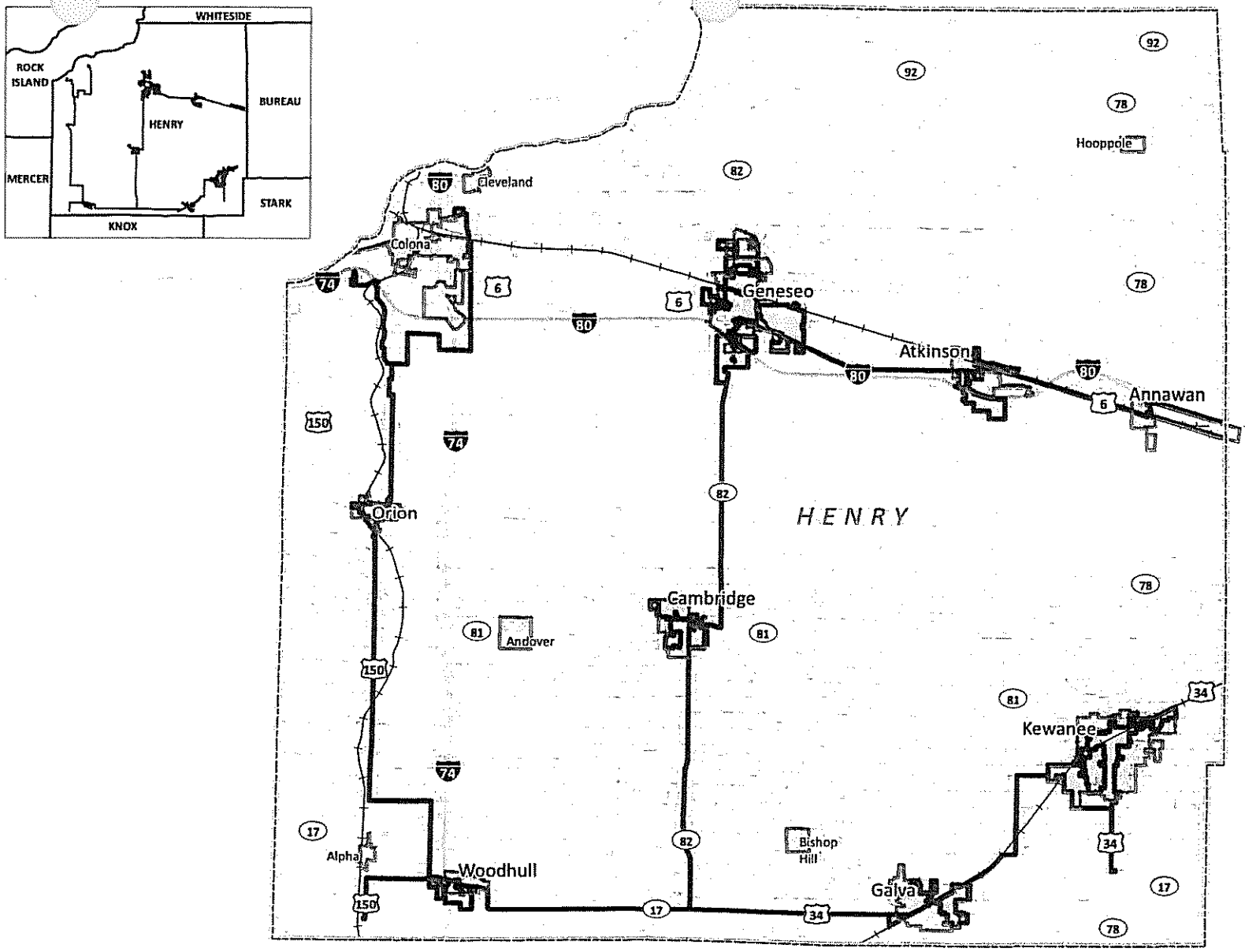
2505276004	2505280020	2505285014	2509226004
2505276007	2505280021	2505285015	2509226005
2505276008	2505280022	2505285016	2509226006
2505276009	2505280026	2505285017	2509226009

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

2509226017
2509226019
2509226021
2509226023
2509226025
2509226026
2509276008
2509276009
2510101001
2510101001
2510102005
2510102009
2510102012
2510102016
2510102017
2510102018
2510102019
2510102020
2510102021
2510102022
2510126010
2522300001

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 guaranteed 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.

STATE OF ILLINOIS
COUNTY OF HENRY
VILLAGE OF CAMBRIDGE

I, Paula Pool, Clerk of Village of Cambridge, do hereby certify that the foregoing and attached is a true copy of Ordinance No. 17-30 entitled:

> 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.
>
> Which includes as an attachment with a separate signature the:
>
> KEWANEE/HENRY COUNTY ENTERPRISE ZONE INTERGOVERMENTAL AGREEMENT.

This document, numbered 17-30 was passed by the Cambridge Village Board on the 27th day of November 2017 A.D. and signed by the Clerk of the Village on the 27th day of November 2017 A.D.

I further certify that the original documents of the ordinance with its attached Intergovernmental Agreement, of which the following is a true copy, is entrusted to the custody of the Clerk for safekeeping and is on file as part of the records and files of the Clerk's office.

I further certify that the Clerk is the keeper of the papers, entries, records, resolutions and ordinances of the Village of Cambridge and is the custodian of the corporate seal of the Village of Cambridge.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the corporate seal of the Village of Cambridge, this 27th day of November, 2017 A.D.

Paula Pool

(seal)

Paula Pool

Clerk of Village of Cambridge

Ordinance No. 17-30

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 Village of Cambridge 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 Village of Cambridge 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 Village of Cambridge 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 Village Board of the Village of Cambridge, 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 Village of Cambridge.

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 Village Board of the Village of Cambridge, Illinois. The Village President and Village Clerk of the Village of Cambridge are hereby authorized to execute and attest to said Intergovernmental Agreement.

SECTION 3. Establishment of Enterprise Zone: The Village of Cambridge, 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 Village of Cambridge 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 Village of Cambridge 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 Village of Cambridge 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. Village 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 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 Village of Orion 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 Village 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 VILLAGE BOARD OF THE VILLAGE OF CAMBRIDGE, ILLINOIS, this 27th day of November, 2017.

Margie Martin

MARGIE MARTIN, VILLAGE PRESIDENT

ATTEST:

Paula Pool

PAULA POOL, VILLAGE CLERK

(SEAL)

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
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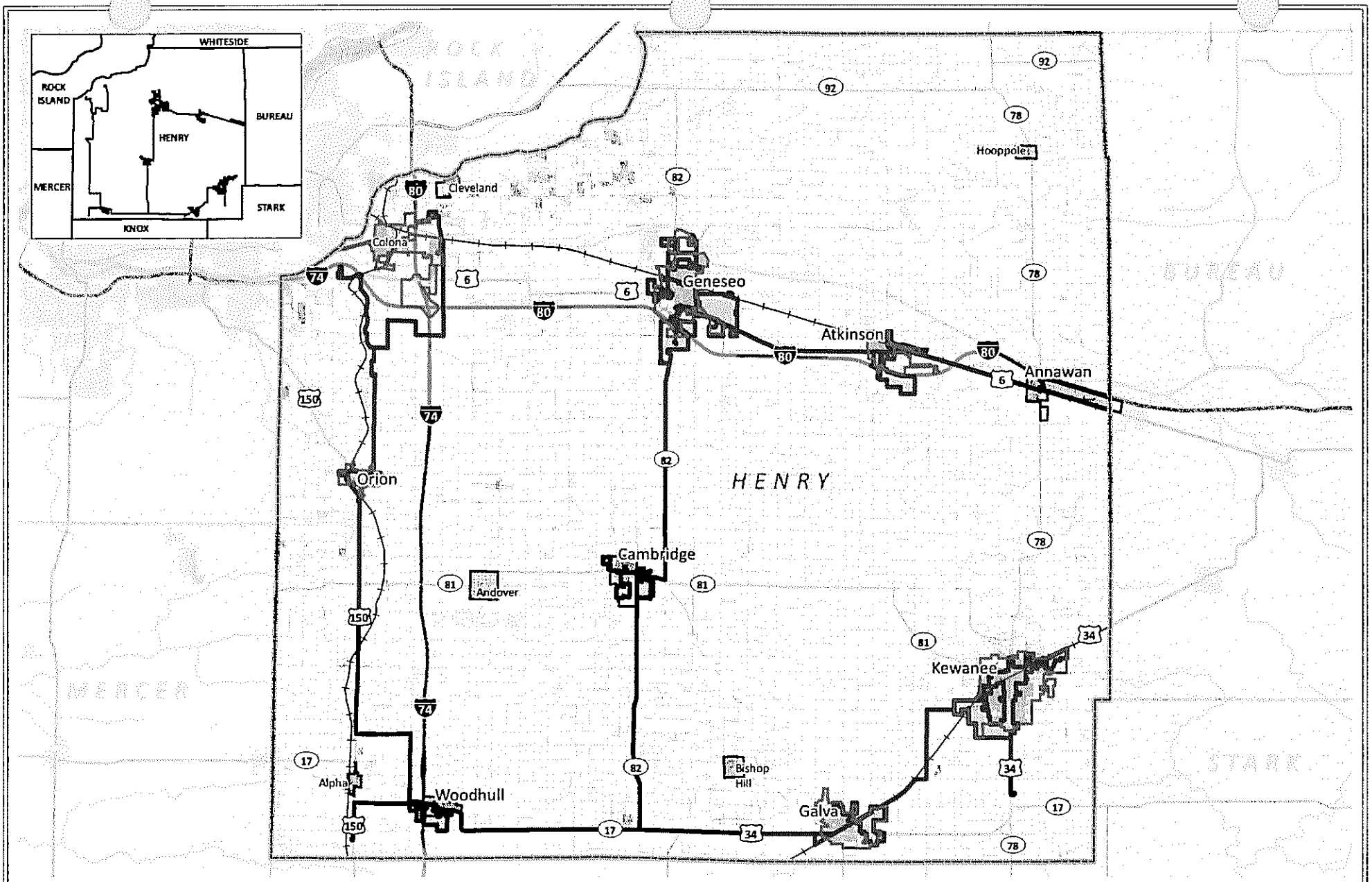
2505253014	2505280009	2505284019	2505400026
2505254023	2505280010	2505284020	2505400027
2505254024	2505280011	2505284020	2505501003
2505254026	2505280012	2505285005	2508200010
2505254027	2505280017	2505285008	2508200011
2505254028	2505280018	2505285010	2509100005
2505276003	2505280019	2505285013	2509200002
2505276004	2505280020	2505285014	2509226004
2505276007	2505280021	2505285015	2509226005
2505276008	2505280022	2505285016	2509226006
2505276009	2505280026	2505285017	2509226009

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

2509226017
2509226019
2509226021
2509226023
2509226025
2509226026
2509276008
2509276009
2510101001
2510101001
2510102005
2510102009
2510102012
2510102016
2510102017
2510102018
2510102019
2510102020
2510102021
2510102022
2510126010
2522300001

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 guaranteed 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.

EXHIBIT C
CERTIFICATES OF PUBLICATION

NOTICE OF
PUBLIC HEARING
Proposed Kewanee/Henry County Enterprise Zone

Notice is hereby given to all interested parties that a PUBLIC HEARING will be held on Wednesday, **November 1, 2017 at 2:00 p.m.** at Kewanee City Hall, 401 E. Third St., Kewanee, Illinois, in order to receive comments on whether the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and Henry County should create a new Enterprise Zone within the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and unincorporated Henry County, what local plans, tax incentives, and other programs should be established in connection with the proposed Enterprise Zone, and what boundaries should be established for the proposed Enterprise Zone. A copy of the proposed Enterprise Zone boundary map is on file and available for inspection at the following locations, Monday through Friday, during regular business hours.

Kewanee City Hall (401 E. Third St., Kewanee)
Galva City Hall (311 NW 4th Ave. Galva)
Geneseo City Hall (115 S Oakwood Ave, Geneseo)
Annawan Village Hall (304 N Meadow Dr, Annawan)
Atkinson Village Hall (107 W Main St, Atkinson)
Cambridge Village Hall (123 W Exchange St, Cambridge)
Orion Village Hall (1202 4th St, Orion)
Woodhull Village Hall (150 N. Division St. Woodhull)
Henry County Clerk's office (307 W. Center St., Cambridge)

All interested persons will be given an opportunity to be heard at the public hearing, or may provide written comments to Mr. Gary Bradley, City Manager, City of Kewanee, 401 E. Third St., Kewanee, Illinois 61443, prior to or on the date of the hearing.

COUNTY OF HENRY)
STATE OF ILLINOIS)

The undersigned hereby certifies that the STAR COURIER is a daily public secular newspaper of general circulation, printed and published once each and every day, except Sunday and Monday, in the County of Henry, in the State of Illinois, for a period of more than six months prior to the first publication of the annexed notice; and, that said newspaper as defined in Notice By Publication Act (715 ILCS 5/1 and 715 ILCS 5/5); and further certifies that the notice whereof the annexed printed notice is a true copy, was printed and published in said newspaper on the following dates:

10/24/2017

Publication Cost: $95.00

I, Gail Peart being first duly sworn, on her oath states that she is the clerk of the STAR COURIER, that the statements set forth in the foregoing certificate of publication are true, to the best of her knowledge and belief, and that the annexed notice was published as herein specified. Subcribed and sworn to before me this 24th day of October A.D.,2017

Gail Peart

Katherine M. Werderman

Notary public

OFFICIAL SEAL
KATHERINE M. WERDERMAN
Notary Public - State of Illinois
My Commission Expires 3/01/2019

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]

Village of Atkinson, Illinois

By: _____
Kenneth Taber, Village President

ATTEST:

_____
Village Clerk, Village of Atkinson

Village of Cambridge, Illinois

By: Margie Martin
Margie Martin, Village President

ATTEST:
Paula Pool
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

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

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.

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
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
1501300011	1712200010	2026100004	2027304027
1501300012	1712200012	2026100009	2027304028
1501300014	1807258034	2026100010	2027305001
1501300015	1807264012	2026100010	2027305002
1501300015	1807264015	2026300012	2027305003
1501300015	1807264016	2027151009	2027305007
1502300005	1807326001	2027151010	2027305008
1502300005	1807402003	2027151011	2027305009
1502300009	1808100014	2027301001	2027305010
1502300009	1808302004	2027301002	2027305011
1502300010	1808302006	2027301005	2027305012
1502400008	1808303001	2027301006	2027305013
1502400008	1808303002	2027301007	2027305014
1502400009	1808303008	2027301008	2027305015
1502400010	1808303009	2027301009	2027305016

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

2027305019	2027353002	2027354019	2027377027
2027305020	2027353003	2027354020	2027377028
2027329001	2027353004	2027354021	2027377029
2027329002	2027353005	2027354022	2027377030
2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
2027329008	2027353008	2027354025	2027402005
2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
2027329013	2027353017	2027354029	2027403008
2027332001	2027353018	2027354030	2027403009
2027332002	2027353019	2027354031	2027403010
2027332003	2027353020	2027354032	2027404007
2027333001	2027353021	2027354034	2027404008
2027334001	2027353022	2027354035	2027405005
2027334003	2027353023	2027376001	2027405006
2027334004	2027353024	2027376002	2027426001
2027334005	2027353025	2027376003	2027427007
2027334006	2027353026	2027376004	2027476005
2027334007	2027353027	2027376005	2027476006
2027334008	2027353028	2027376006	2027501001
2027334009	2027353031	2027376007	2027501002
2027335001	2027353032	2027376008	2028328001
2027335002	2027353035	2027376009	2028328006
2027335003	2027353036	2027376010	2028328007
2027335004	2027353037	2027376011	2028328008
2027335005	2027353038	2027376012	2028328009
2027335006	2027353039	2027376013	2028328010
2027335007	2027354001	2027376014	2028328011
2027335008	2027354002	2027376015	2028328014
2027351008	2027354003	2027376016	2028328015
2027351009	2027354004	2027377001	2028328016
2027352003	2027354005	2027377002	2028328017
2027352004	2027354006	2027377007	2028328018
2027352005	2027354007	2027377010	2028328020
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

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

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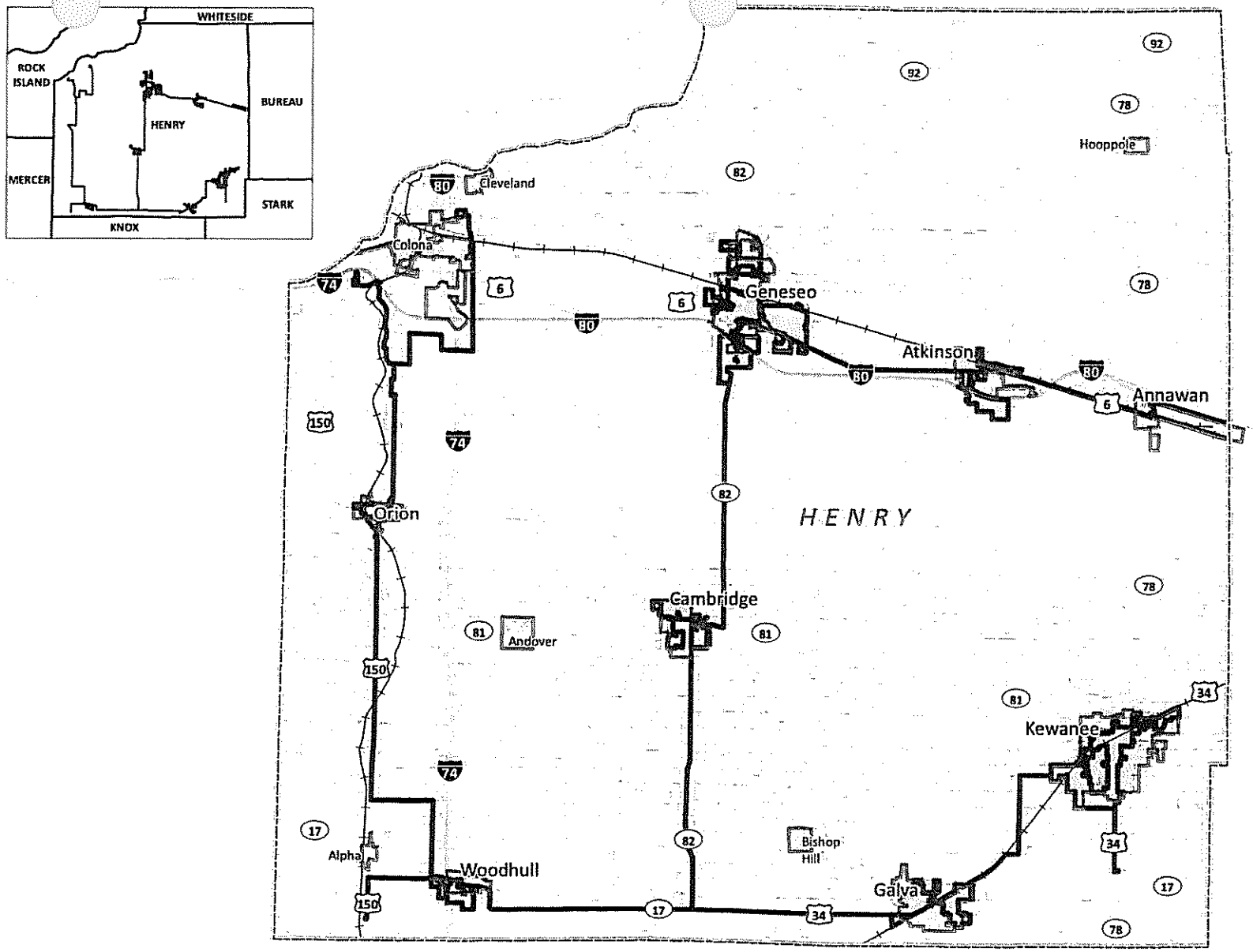
EXHIBIT B
BOUNDARY MAP



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.

STATE OF ILLINOIS
COUNTY OF HENRY
VILLAGE OF CAMBRIDGE

I, Paula Pool, Clerk of Village of Cambridge, do hereby certify that the foregoing and attached is a true copy of Ordinance No. 17-30 entitled:

> 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.
>
> Which includes as an attachment with a separate signature the:
>
> KEWANEE/HENRY COUNTY ENTERPRISE ZONE INTERGOVERMENTAL AGREEMENT.

This document, numbered 17-30 was passed by the Cambridge Village Board on the 27th day of November 2017 A.D. and signed by the Clerk of the Village on the 27th day of November 2017 A.D.

I further certify that the original documents of the ordinance with its attached Intergovernmental Agreement, of which the following is a true copy, is entrusted to the custody of the Clerk for safekeeping and is on file as part of the records and files of the Clerk's office.

I further certify that the Clerk is the keeper of the papers, entries, records, resolutions and ordinances of the Village of Cambridge and is the custodian of the corporate seal of the Village of Cambridge.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the corporate seal of the Village of Cambridge, this 27th day of November, 2017 A.D.

Paula Pool

(seal)

Paula Pool

Clerk of Village of Cambridge

Ordinance No. 17-30

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 Village of Cambridge 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 Village of Cambridge 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 Village of Cambridge 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 Village Board of the Village of Cambridge, 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 Village of Cambridge.

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 Village Board of the Village of Cambridge, Illinois. The Village President and Village Clerk of the Village of Cambridge are hereby authorized to execute and attest to said Intergovernmental Agreement.

SECTION 3. Establishment of Enterprise Zone: The Village of Cambridge, 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 Village of Cambridge 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 Village of Cambridge 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 Village of Cambridge 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. Village 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 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 Village of Orion 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 Village 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 VILLAGE BOARD OF THE VILLAGE OF CAMBRIDGE, ILLINOIS, this 27th day of November, 2017.

Margie Martin

MARGIE MARTIN, VILLAGE PRESIDENT

ATTEST:

Paula Pool

PAULA POOL, VILLAGE CLERK

(SEAL)

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
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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
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
1501300011	1712200010	2026100004	2027304027
1501300012	1712200012	2026100009	2027304028
1501300014	1807258034	2026100010	2027305001
1501300015	1807264012	2026100010	2027305002
1501300015	1807264015	2026300012	2027305003
1501300015	1807264016	2027151009	2027305007
1502300005	1807326001	2027151010	2027305008
1502300005	1807402003	2027151011	2027305009
1502300009	1808100014	2027301001	2027305010
1502300009	1808302004	2027301002	2027305011
1502300010	1808302006	2027301005	2027305012
1502400008	1808303001	2027301006	2027305013
1502400008	1808303002	2027301007	2027305014
1502400009	1808303008	2027301008	2027305015
1502400010	1808303009	2027301009	2027305016

2027305019	2027353002	2027354019	2027377027
2027305020	2027353003	2027354020	2027377028
2027329001	2027353004	2027354021	2027377029
2027329002	2027353005	2027354022	2027377030
2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
2027329008	2027353008	2027354025	2027402005
2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
2027329013	2027353017	2027354029	2027403008
2027332001	2027353018	2027354030	2027403009
2027332002	2027353019	2027354031	2027403010
2027332003	2027353020	2027354032	2027404007
2027333001	2027353021	2027354034	2027404008
2027334001	2027353022	2027354035	2027405005
2027334003	2027353023	2027376001	2027405006
2027334004	2027353024	2027376002	2027426001
2027334005	2027353025	2027376003	2027427007
2027334006	2027353026	2027376004	2027476005
2027334007	2027353027	2027376005	2027476006
2027334008	2027353028	2027376006	2027501001
2027334009	2027353031	2027376007	2027501002
2027335001	2027353032	2027376008	2028328001
2027335002	2027353035	2027376009	2028328006
2027335003	2027353036	2027376010	2028328007
2027335004	2027353037	2027376011	2028328008
2027335005	2027353038	2027376012	2028328009
2027335006	2027353039	2027376013	2028328010
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2027352004	2027354006	2027377007	2028328018
2027352005	2027354007	2027377010	2028328020
2027352008	2027354008	2027377011	2028328023
2027352009	2027354009	2027377014	2028328024
2027352010	2027354010	2027377018	2028328025
2027352013	2027354011	2027377019	2028328026
2027352014	2027354012	2027377020	2028328029
2027352015	2027354013	2027377021	2028328030
2027352017	2027354014	2027377022	2028328031
2027352018	2027354017	2027377023	2028328033
2027353001	2027354018	2027377025	2028328034

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2028329001	2028377011	2028381022	2028455017
2028329002	2028377014	2028381023	2028455018
2028329003	2028377015	2028402014	2028455021
2028329004	2028377016	2028405001	2028455021
2028329007	2028378027	2028405002	2028456002
2028329008	2028379019	2028405003	2028456003
2028329009	2028379045	2028405004	2028456004
2028329010	2028379046	2028405005	2028456005
2028329011	2028379047	2028405014	2028456006
2028329012	2028379050	2028405017	2028456007
2028329013	2028379051	2028405018	2028456008
2028329014	2028379054	2028451001	2028456009
2028329015	2028380001	2028451002	2028456010
2028330003	2028380002	2028451003	2028456011
2028330004	2028380003	2028451004	2028456012
2028330005	2028380004	2028451005	2028456013
2028330006	2028380005	2028451012	2028456014
2028330007	2028380006	2028451013	2028456015
2028330008	2028380007	2028454003	2028457003
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2028330011	2028380012	2028454006	2028457012
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2033451055	2033454022	2426300009	2503101009
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

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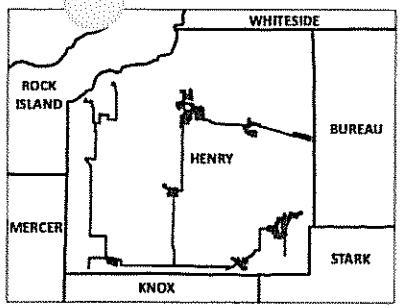
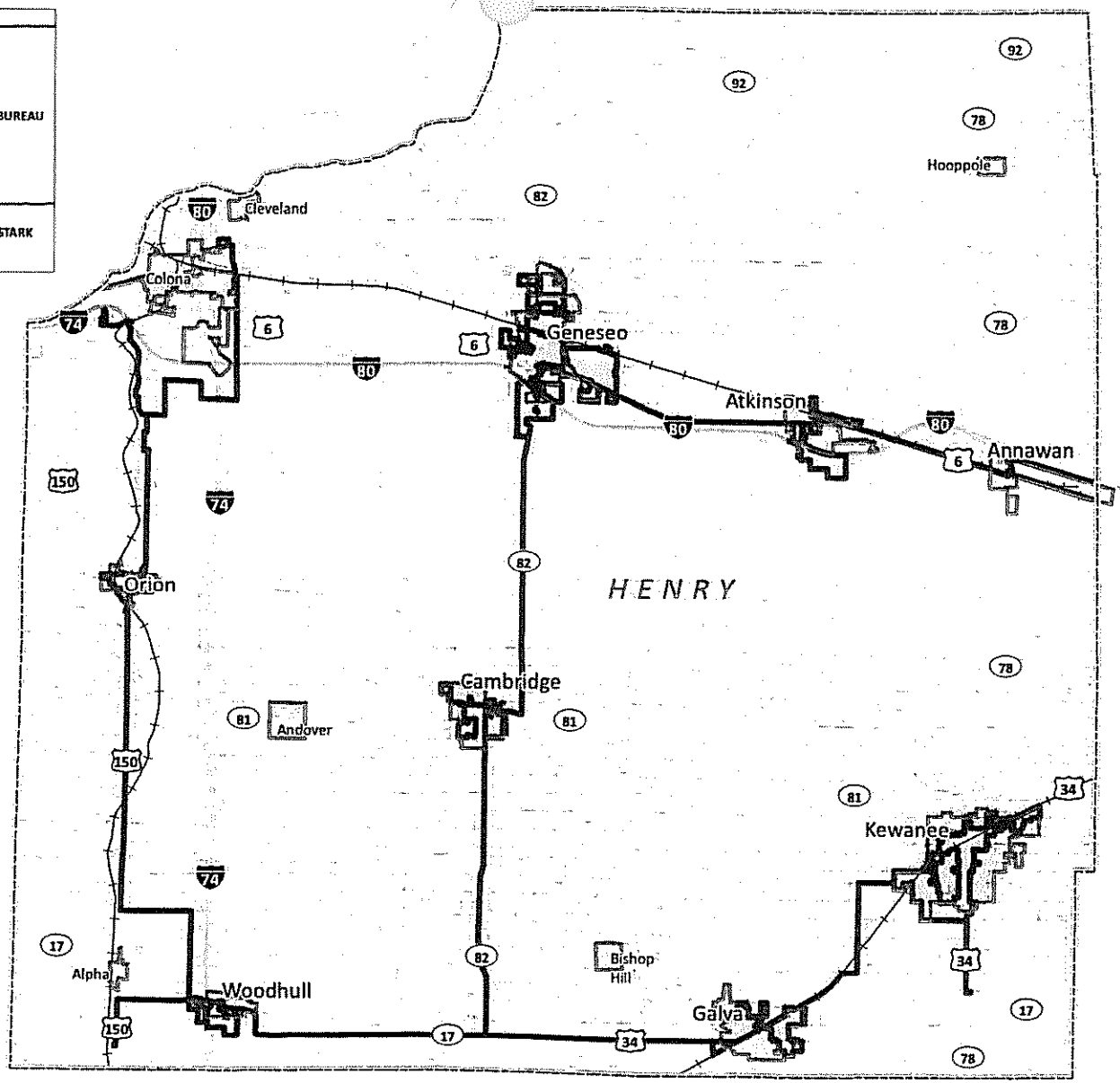
EXHIBIT B
BOUNDARY MAP





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.

EXHIBIT C
CERTIFICATES OF PUBLICATION

NOTICE OF
PUBLIC HEARING
Proposed
Kewanee/Henry County Enterprise Zone

Notice is hereby given to all interested parties that a PUBLIC HEARING will be held on Wednesday, **November 1, 2017 at 2:00 p.m.** at Kewanee City Hall, 401 E. Third St., Kewanee, Illinois, in order to receive comments on whether the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and Henry County should create a new Enterprise Zone within the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and unincorporated Henry County, what local plans, tax incentives, and other programs should be established in connection with the proposed Enterprise Zone, and what boundaries should be established for the proposed Enterprise Zone. A copy of the proposed Enterprise Zone boundary map is on file and available for inspection at the following locations, Monday through Friday, during regular business hours.

Kewanee City Hall (401 E. Third St., Kewanee)
Galva City Hall (311 NW 4th Ave. Galva)
Geneseo City Hall (115 S Oakwood Ave, Geneseo)
Annawan Village Hall (304 N Meadow Dr, Annawan)
Atkinson Village Hall (107 W Main St, Atkinson)
Cambridge Village Hall (123 W Exchange St, Cambridge)
Orion Village Hall (1202 4th St, Orion)
Woodhull Village Hall (150 N. Division St. Woodhull)
Henry County Clerk's office (307 W. Center St., Cambridge)

All interested persons will be given an opportunity to be heard at the public hearing, or may provide written comments to Mr. Gary Bradley, City Manager, City of Kewanee, 401 E. Third St., Kewanee, Illinois 61443, prior to or on the date of the hearing.

COUNTY OF HENRY)
STATE OF ILLINOIS)

The undersigned hereby certifies that the STAR COURIER is a daily public secular newspaper of general circulation, printed and published once each and every day, except Sunday and Monday, in the County of Henry, in the State of Illinois, for a period of more than six months prior to the first publication of the annexed notice; and, that said newspaper as defined in Notice By Publication Act (715 ILCS 5/1 and 715 ILCS 5/5); and further certifies that the notice whereof the annexed printed notice is a true copy, was printed and published in said newspaper on the following dates:

10/24/2017

Publication Cost: $95.00

I, Gail Peart being first duly sworn, on her oath states that she is the clerk of the STAR COURIER, that the statements set forth in the foregoing certificate of publication are true, to the best of her knowledge and belief, and that the annexed notice was published as herein specified. Subcribed and sworn to before me this 24th day of October A.D.,2017

Gail Peart

Katherine M. Werderman
Notary public

OFFICIAL SEAL
KATHERINE M. WERDERMAN
Notary Public - State of Illinois
My Commission Expires 3/01/2019

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 commence 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]

Village of Atkinson, Illinois

By: _____
Kenneth Taber, Village President

ATTEST:

_____
Village Clerk, Village of Atkinson

Village of Cambridge, Illinois

By: Margie Martin
Margie Martin, Village President

ATTEST:
Paula Pool
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

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

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.

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
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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
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0816276012	0820402003	0821208001	0822300002
0816276013	0820402004	0821209010	0822300009
0816302003	0820402010	0821209012	0822300011
0816302005	0820402015	0821209013	0822300012
0816426001	0820402016	0821214001	0822300013

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0822300014	0828128004	0828300018	0934451006
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0822300017	0828128007	0829400002	0934476002
0822300018	0828128008	0832200001	0934476003
0822300021	0828128013	0832400007	0934476017
0822300022	0828128018	0833100001	0934476020
0822300023	0828128019	0833100003	0935101004
0822400002	0828128021	0833100005	0935101008
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0822502003	0828151009	0833300005	0935159003
0823300002	0828151010	0926300003	0935159007
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0823300010	0828151013	0934401007	0935159010
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0826300012	0828180018	0934426002	0935200003
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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
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0827200017	0828300012	0934429005	1128126033
0827400009	0828300013	0934429015	1128126034
0827400010	0828300014	0934429017	1128126035
0828126001	0828300015	0934451003	1128126036
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0828127007	0828300017	0934451005	1128126038

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1128126039	1502400010	1808326009	2027301010
1128126040	1503200014	1808351005	2027302004
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1128126045	1503200027	1808351012	2027302009
1128126046	1503200028	1808351019	2027302010
1128126047	1503402001	1808351020	2027302011
1128127001	1503402005	1808351021	2027302012
1128127002	1503402006	1808351027	2027302014
1128127003	1503402006	1808351028	2027302015
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1128127006	1503426002	1808351034	2027304005
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1403200004	1512100022	1808377006	2027304016
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1403200014	1512100026	1817100003	2027304018
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
1501300011	1712200010	2026100004	2027304027
1501300012	1712200012	2026100009	2027304028
1501300014	1807258034	2026100010	2027305001
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1501300015	1807264016	2027151009	2027305007
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1502300005	1807402003	2027151011	2027305009
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1502400008	1808303001	2027301006	2027305013
1502400008	1808303002	2027301007	2027305014
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1502400010	1808303009	2027301009	2027305016

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2027305019	2027353002	2027354019	2027377027
2027305020	2027353003	2027354020	2027377028
2027329001	2027353004	2027354021	2027377029
2027329002	2027353005	2027354022	2027377030
2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
2027329008	2027353008	2027354025	2027402005
2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
2027329013	2027353017	2027354029	2027403008
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2027334003	2027353023	2027376001	2027405006
2027334004	2027353024	2027376002	2027426001
2027334005	2027353025	2027376003	2027427007
2027334006	2027353026	2027376004	2027476005
2027334007	2027353027	2027376005	2027476006
2027334008	2027353028	2027376006	2027501001
2027334009	2027353031	2027376007	2027501002
2027335001	2027353032	2027376008	2028328001
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2028329001	2028377011	2028381022	2028455017
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2028329010	2028379046	2028405005	2028456005
2028329011	2028379047	2028405014	2028456006
2028329012	2028379050	2028405017	2028456007
2028329013	2028379051	2028405018	2028456008
2028329014	2028379054	2028451001	2028456009
2028329015	2028380001	2028451002	2028456010
2028330003	2028380002	2028451003	2028456011
2028330004	2028380003	2028451004	2028456012
2028330005	2028380004	2028451005	2028456013
2028330006	2028380005	2028451012	2028456014
2028330007	2028380006	2028451013	2028456015
2028330008	2028380007	2028454003	2028457003
2028330009	2028380008	2028454004	2028457008
2028330010	2028380011	2028454005	2028457009
2028330011	2028380012	2028454006	2028457012
2028330012	2028380015	2028454007	2028457015
2028330013	2028380016	2028454008	2028457016
2028330014	2028380017	2028454009	2028457017
2028376001	2028380018	2028454010	2028457022
2028376002	2028380019	2028454011	2028457025
2028376003	2028380020	2028454012	2028457026
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2028458021	2028479026	2032202006	2032228003
2028458022	2028479027	2032202007	2032228004
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2028459011	2028480012	2032226006	2032228025
2028459012	2028480013	2032226007	2032228026
2028459013	2028480014	2032226008	2032228027
2028459014	2028480015	2032226011	2032230001
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2028459016	2028481001	2032226013	2032230003
2028459017	2028481002	2032226014	2032230004
2028459018	2028481003	2032226015	2032230006
2028459019	2028481004	2032226016	2032230007
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2028479020	2028483007	2032227026	2032232022
2028479021	2028483008	2032227027	2032232023
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2032233005	2032279001	2032326003	2032405012
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2032233009	2032279007	2032380021	2032405016
2032233010	2032279008	2032380022	2032405017
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2032451006	2032501002	2033105001	2033107018
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2032451011	2033102001	2033105004	2033108002
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2032451014	2033102004	2033105009	2033108005
2032453003	2033102005	2033106001	2033108006
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2032453008	2033103004	2033106007	2033109001
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2033109021	2033126029	2033137011	2033156007
2033109022	2033126030	2033137022	2033156008
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

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2505228008	2505278004	2505281022	2505287016
2505228009	2505278007	2505282001	2505287016
2505228010	2505278007	2505282002	2505300014
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2505228017	2505278015	2505282004	2505400006
2505228019	2505278017	2505282005	2505400007
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2505253003	2505279013	2505283035	2505400019
2505253010	2505279018	2505283036	2505400020
2505253011	2505279020	2505284013	2505400021
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2505253013	2505279022	2505284017	2505400024
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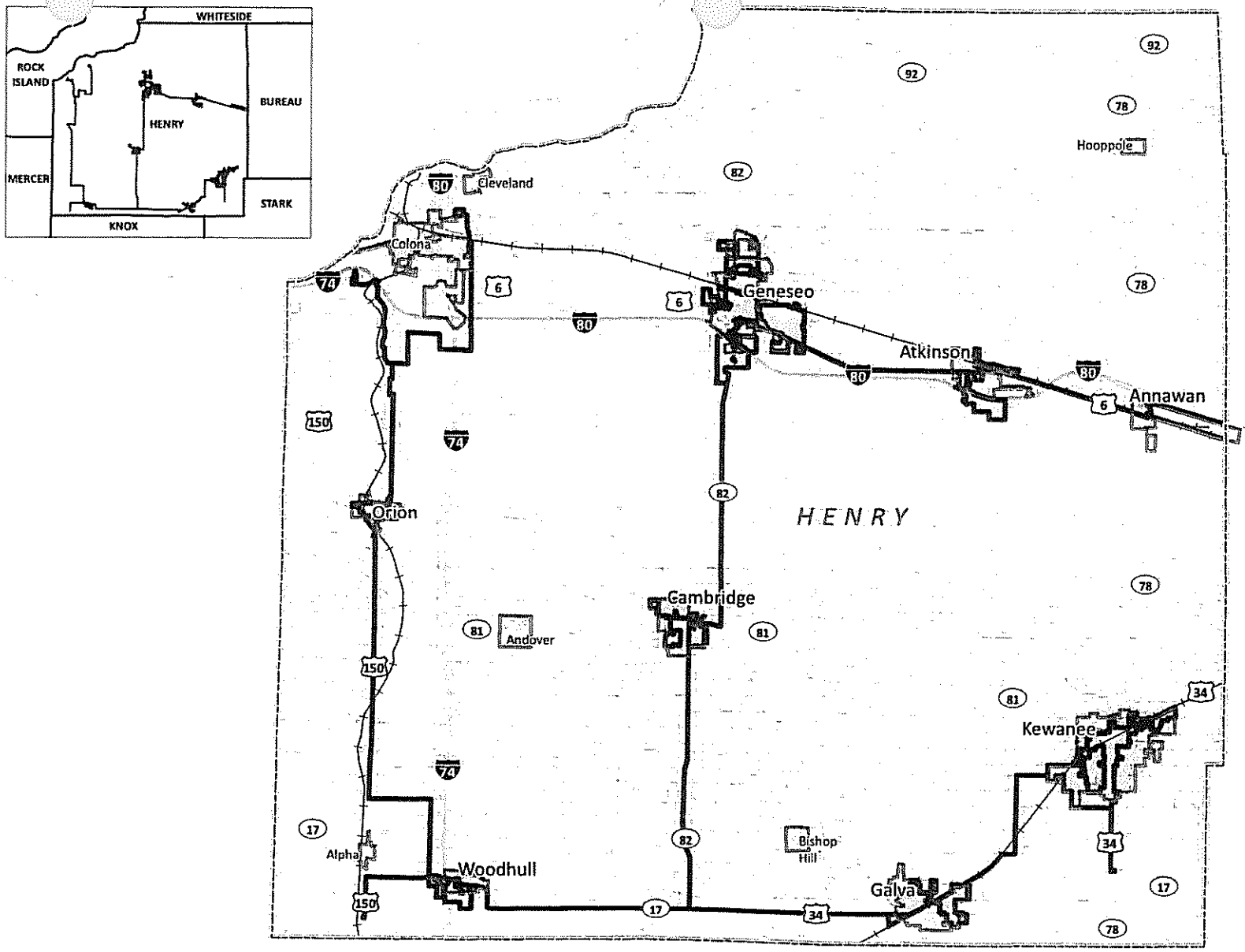
2505253014	2505280009	2505284019	2505400026
2505254023	2505280010	2505284020	2505400027
2505254024	2505280011	2505284020	2505501003
2505254026	2505280012	2505285005	2508200010
2505254027	2505280017	2505285008	2508200011
2505254028	2505280018	2505285010	2509100005
2505276003	2505280019	2505285013	2509200002
2505276004	2505280020	2505285014	2509226004
2505276007	2505280021	2505285015	2509226005
2505276008	2505280022	2505285016	2509226006
2505276009	2505280026	2505285017	2509226009

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

2509226017
2509226019
2509226021
2509226023
2509226025
2509226026
2509276008
2509276009
2510101001
2510101001
2510102005
2510102009
2510102012
2510102016
2510102017
2510102018
2510102019
2510102020
2510102021
2510102022
2510126010
2522300001

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.

Application Certification

THE APPLICANT CERTIFIES THAT:

To the best of my knowledge and belief, data and other information in this application are true and correct, and this document has been authorized by the governing body of the applicant. I further certify that each incentive authorized by the governing body will be implemented and that all necessary administrative procedures will be established and effected.

ORIGINAL SIGNATURES ARE REQUIRED

James Cooper

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Orion — James Cooper

Designating Unit of Government — Chief Elected Official

12/08/2017 — Village Board President

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Woodhull — Dave Holmes

Designating Unit of Government — Chief Elected Official

Village Board President

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Henry County, IL — Roger Gradert

Designating Unit of Government — Chief Elected Official

County Board Chair

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Ordinance No. 17-30 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, Henry County 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, Henry County 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, Henry County 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 County Board of Henry County, Illinois, as follows:

SECTION 1. Incorporation:

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

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 County Board of Henry County, Illinois. The County Board Chairman and County Clerk of Henry County are hereby authorized to execute and attest to said Intergovernmental Agreement.

SECTION 3. Establishment of Enterprise Zone: Henry County, 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: Henry County 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: Henry County 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, Henry County 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: 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 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 commence 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: Henry County 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.

parts of ordinances conflicting with any of the provisions of this Ordinance shall be and the same are hereby repealed.

SECTION 15. The Village 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 VILLAGE BOARD OF THE VILLAGE OF ORION, ILLINOIS, this 27th day of November, 2017.

JAMES COOPER, VILLAGE PRESIDENT

ATTEST:

LORI SAMPSON, VILLAGE CLERK

(SEAL)

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
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0816126006	0820276035	0821143001	0821451031
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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
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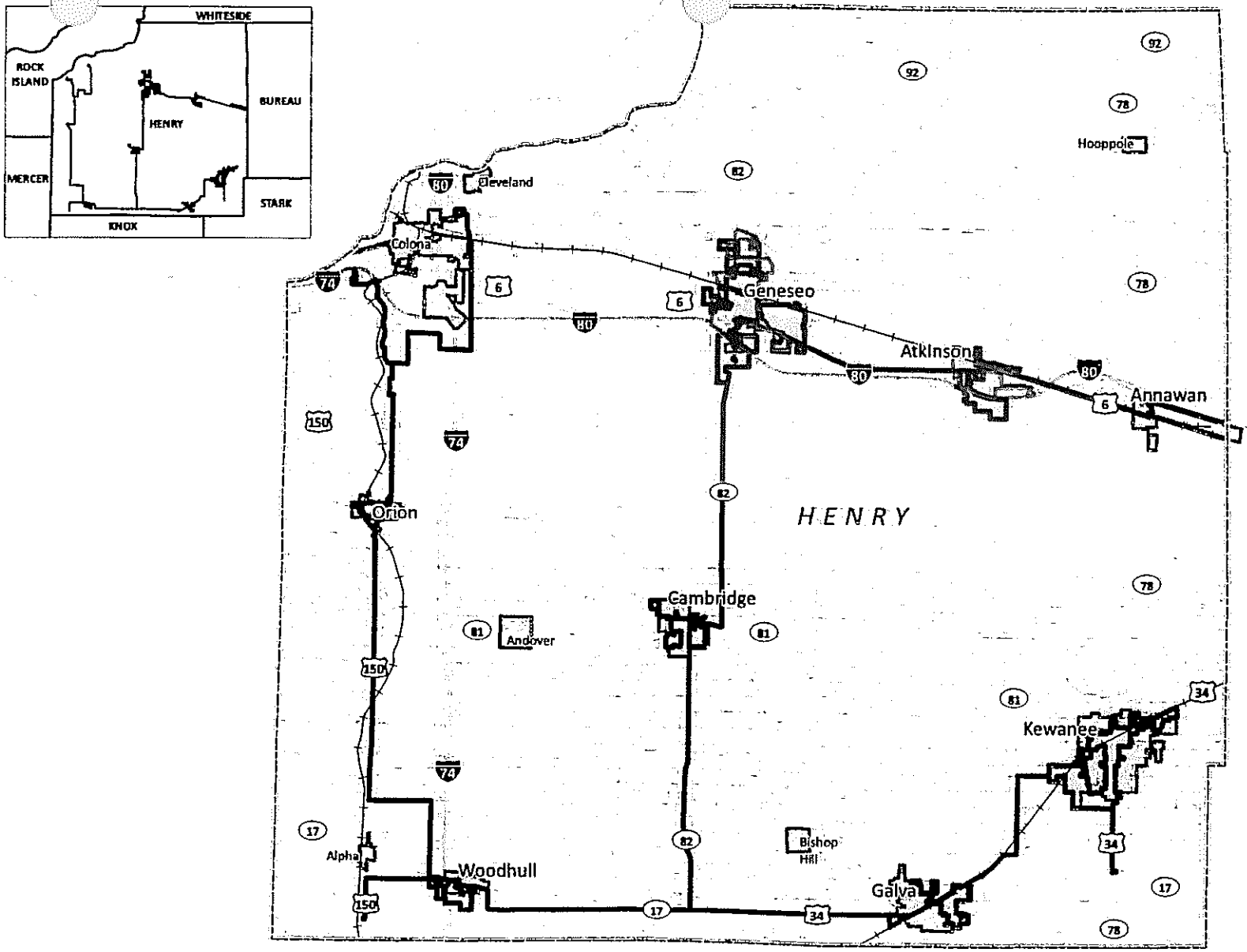
EXHIBIT B
BOUNDARY MAP



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 guaranteed 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.

EXHIBIT C
CERTIFICATES OF PUBLICATION

NOTICE OF
PUBLIC HEARING
Proposed Kewanee/Henry County Enterprise Zone

Notice is hereby given to all interested parties that a PUBLIC HEARING will be held on Wednesday, **November 1, 2017 at 2:00 p.m.** at Kewanee City Hall, 401 E. Third St., Kewanee, Illinois, in order to receive comments on whether the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and Henry County should create a new Enterprise Zone within the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and unincorporated Henry County, what local plans, tax incentives, and other programs should be established in connection with the proposed Enterprise Zone, and what boundaries should be established for the proposed Enterprise Zone. A copy of the proposed Enterprise Zone boundary map is on file and available for inspection at the following locations, Monday through Friday, during regular business hours.

Kewanee City Hall (401 E. Third St., Kewanee)
Galva City Hall (311 NW 4th Ave. Galva)
Geneseo City Hall (115 S Oakwood Ave, Geneseo)
Annawan Village Hall (304 N Meadow Dr, Annawan)
Atkinson Village Hall (107 W Main St, Atkinson)
Cambridge Village Hall (123 W Exchange St, Cambridge)
Orion Village Hall (1202 4th St, Orion)
Woodhull Village Hall (150 N. Division St. Woodhull)
Henry County Clerk's office (307 W. Center St., Cambridge)

All interested persons will be given an opportunity to be heard at the public hearing, or may provide written comments to Mr. Gary Bradley, City Manager, City of Kewanee, 401 E. Third St., Kewanee, Illinois 61443, prior to or on the date of the hearing.

COUNTY OF HENRY)
STATE OF ILLINOIS)

The undersigned hereby certifies that the STAR COURIER is a daily public secular newspaper of general circulation, printed and published once each and every day, except Sunday and Monday, in the County of Henry, in the State of Illinois, for a period of more than six months prior to the first publication of the annexed notice; and, that said newspaper as defined in Notice By Publication Act (715 ILCS 5/1 and 715 ILCS 5/5); and further certifies that the notice whereof the annexed printed notice is a true copy, was printed and published in said newspaper on the following dates:

10/24/2017

Publication Cost: $95.00

I, Gail Peart being first duly sworn, on her oath states that she is the clerk of the STAR COURIER, that the statements set forth in the foregoing certificate of publication are true, to the best of her knowledge and belief, and that the annexed notice was published as herein specified. Subcribed and sworn to before me this 24th day of October A.D.,2017

Gail Peart

Katherine M. Werderman
Notary public

OFFICIAL SEAL
KATHERINE M. WERDERMAN
Notary Public - State of Illinois
My Commission Expires 3/01/2019

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 commence 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]

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

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
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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
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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
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
1501300011	1712200010	2026100004	2027304027
1501300012	1712200012	2026100009	2027304028
1501300014	1807258034	2026100010	2027305001
1501300015	1807264012	2026100010	2027305002
1501300015	1807264015	2026300012	2027305003
1501300015	1807264016	2027151009	2027305007
1502300005	1807326001	2027151010	2027305008
1502300005	1807402003	2027151011	2027305009
1502300009	1808100014	2027301001	2027305010
1502300009	1808302004	2027301002	2027305011
1502300010	1808302006	2027301005	2027305012
1502400008	1808303001	2027301006	2027305013
1502400008	1808303002	2027301007	2027305014
1502400009	1808303008	2027301008	2027305015
1502400010	1808303009	2027301009	2027305016

2027305019	2027353002	2027354019	2027377027
2027305020	2027353003	2027354020	2027377028
2027329001	2027353004	2027354021	2027377029
2027329002	2027353005	2027354022	2027377030
2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
2027329008	2027353008	2027354025	2027402005
2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
2027329013	2027353017	2027354029	2027403008
2027332001	2027353018	2027354030	2027403009
2027332002	2027353019	2027354031	2027403010
2027332003	2027353020	2027354032	2027404007
2027333001	2027353021	2027354034	2027404008
2027334001	2027353022	2027354035	2027405005
2027334003	2027353023	2027376001	2027405006
2027334004	2027353024	2027376002	2027426001
2027334005	2027353025	2027376003	2027427007
2027334006	2027353026	2027376004	2027476005
2027334007	2027353027	2027376005	2027476006
2027334008	2027353028	2027376006	2027501001
2027334009	2027353031	2027376007	2027501002
2027335001	2027353032	2027376008	2028328001
2027335002	2027353035	2027376009	2028328006
2027335003	2027353036	2027376010	2028328007
2027335004	2027353037	2027376011	2028328008
2027335005	2027353038	2027376012	2028328009
2027335006	2027353039	2027376013	2028328010
2027335007	2027354001	2027376014	2028328011
2027335008	2027354002	2027376015	2028328014
2027351008	2027354003	2027376016	2028328015
2027351009	2027354004	2027377001	2028328016
2027352003	2027354005	2027377002	2028328017
2027352004	2027354006	2027377007	2028328018
2027352005	2027354007	2027377010	2028328020
2027352008	2027354008	2027377011	2028328023
2027352009	2027354009	2027377014	2028328024
2027352010	2027354010	2027377018	2028328025
2027352013	2027354011	2027377019	2028328026
2027352014	2027354012	2027377020	2028328029
2027352015	2027354013	2027377021	2028328030
2027352017	2027354014	2027377022	2028328031
2027352018	2027354017	2027377023	2028328033
2027353001	2027354018	2027377025	2028328034

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2028329001	2028377011	2028381022	2028455017
2028329002	2028377014	2028381023	2028455018
2028329003	2028377015	2028402014	2028455021
2028329004	2028377016	2028405001	2028455021
2028329007	2028378027	2028405002	2028456002
2028329008	2028379019	2028405003	2028456003
2028329009	2028379045	2028405004	2028456004
2028329010	2028379046	2028405005	2028456005
2028329011	2028379047	2028405014	2028456006
2028329012	2028379050	2028405017	2028456007
2028329013	2028379051	2028405018	2028456008
2028329014	2028379054	2028451001	2028456009
2028329015	2028380001	2028451002	2028456010
2028330003	2028380002	2028451003	2028456011
2028330004	2028380003	2028451004	2028456012
2028330005	2028380004	2028451005	2028456013
2028330006	2028380005	2028451012	2028456014
2028330007	2028380006	2028451013	2028456015
2028330008	2028380007	2028454003	2028457003
2028330009	2028380008	2028454004	2028457008
2028330010	2028380011	2028454005	2028457009
2028330011	2028380012	2028454006	2028457012
2028330012	2028380015	2028454007	2028457015
2028330013	2028380016	2028454008	2028457016
2028330014	2028380017	2028454009	2028457017
2028376001	2028380018	2028454010	2028457022
2028376002	2028380019	2028454011	2028457025
2028376003	2028380020	2028454012	2028457026
2028376004	2028380021	2028454015	2028457028
2028376005	2028380022	2028454016	2028457029
2028376006	2028380023	2028454017	2028457030
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2028376008	2028381004	2028454019	2028458003
2028376009	2028381005	2028455001	2028458004
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

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

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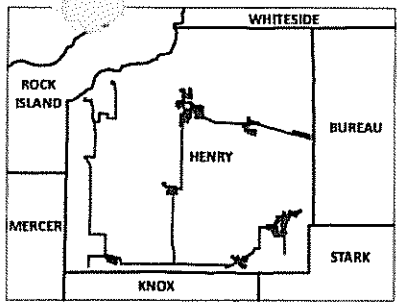
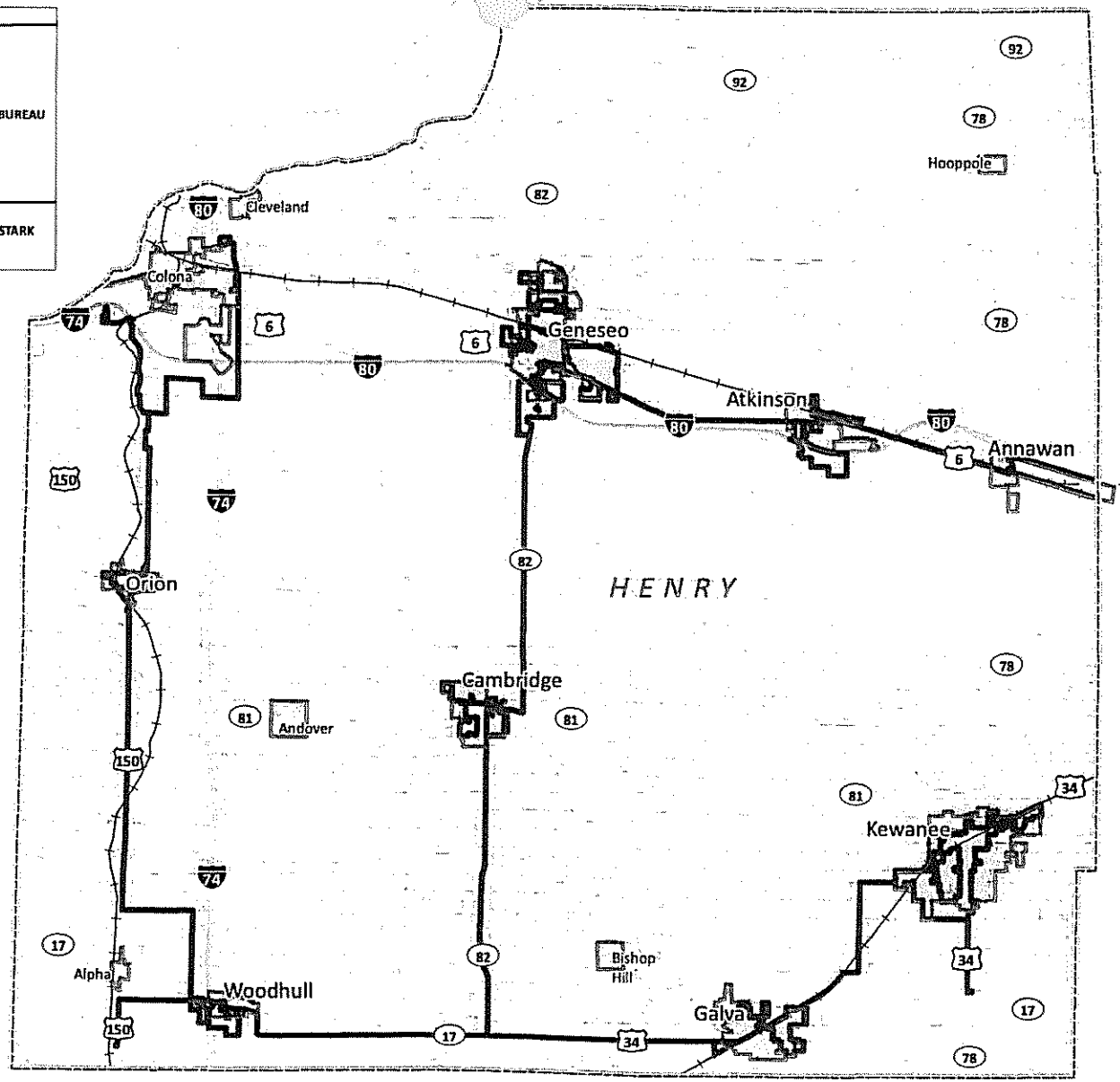
EXHIBIT B
BOUNDARY MAP





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.

STATE OF ILLINOIS)
COUNTY OF HENRY) SS
VILLAGE OF ORION)

I, Lori A. Sampson, Clerk of Village of Orion, do herby certify that the foregoing and attached is a true copy of Ordinance No. 2017-7 entitled:

AN ORDINANCE ESTABLISHING AN ENTERPRISE ZONE IN THE VILLAGE OF ORION, ILLINOIS, 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 WOODHULL, ILLINOIS AND HENRY COUNTY, ILLINOIS.

Which includes as an attachment with a separate signature the:

ORION/HENRY COUNTY ENTERPRISE ZONE INTERGOVERMENTAL AGREEMENT.

This document, numbered 2017-7 was passed by the Board of the Village of Orion on the 27th day of November 2017 A.D. and signed by the Clerk of the Village of Orion on the 27th day of November 2017 A.D.

I further certify that the original documents of the ordinance with its attached Intergovernmental Agreement, of which the following is a true copy, is entrusted to the custody of the Clerk for safekeeping and is on file as part of the records and files of the Clerk's office.

I further certify that the Clerk is the keeper of the papers, entries, records, resolutions and ordinances of the Village of Orion and is the custodian of the corporate seal of the Village of Orion.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the corporate seal of the Village of Orion, this 8th day of December 2017 A.D.

Lori A. Sampson

Clerk of Village of Orion
1202 4th Street
Orion, IL 61273
Ph. #309-526-8139

Ordinance No. 17-30 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, Henry County 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, Henry County 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, Henry County 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 County Board of Henry County, Illinois, as follows:

SECTION 1. Incorporation:

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

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 County Board of Henry County, Illinois. The County Board Chairman and County Clerk of Henry County are hereby authorized to execute and attest to said Intergovernmental Agreement.

SECTION 3. Establishment of Enterprise Zone: Henry County, 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: Henry County 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: Henry County 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, Henry County 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: 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 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: Henry County 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.

parts of ordinances conflicting with any of the provisions of this Ordinance shall be and the same are hereby repealed.

SECTION 15. The Village 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 VILLAGE BOARD OF THE VILLAGE OF ORION, ILLINOIS, this 27th day of November, 2017.

JAMES COOPER, VILLAGE PRESIDENT

ATTEST:

LORI SAMPSON, VILLAGE CLERK

(SEAL)

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

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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

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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
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
1501300011	1712200010	2026100004	2027304027
1501300012	1712200012	2026100009	2027304028
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1501300015	1807264012	2026100010	2027305002
1501300015	1807264015	2026300012	2027305003
1501300015	1807264016	2027151009	2027305007
1502300005	1807326001	2027151010	2027305008
1502300005	1807402003	2027151011	2027305009
1502300009	1808100014	2027301001	2027305010
1502300009	1808302004	2027301002	2027305011
1502300010	1808302006	2027301005	2027305012
1502400008	1808303001	2027301006	2027305013
1502400008	1808303002	2027301007	2027305014
1502400009	1808303008	2027301008	2027305015
1502400010	1808303009	2027301009	2027305016

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2027305019	2027353002	2027354019	2027377027
2027305020	2027353003	2027354020	2027377028
2027329001	2027353004	2027354021	2027377029
2027329002	2027353005	2027354022	2027377030
2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
2027329008	2027353008	2027354025	2027402005
2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
2027329013	2027353017	2027354029	2027403008
2027332001	2027353018	2027354030	2027403009
2027332002	2027353019	2027354031	2027403010
2027332003	2027353020	2027354032	2027404007
2027333001	2027353021	2027354034	2027404008
2027334001	2027353022	2027354035	2027405005
2027334003	2027353023	2027376001	2027405006
2027334004	2027353024	2027376002	2027426001
2027334005	2027353025	2027376003	2027427007
2027334006	2027353026	2027376004	2027476005
2027334007	2027353027	2027376005	2027476006
2027334008	2027353028	2027376006	2027501001
2027334009	2027353031	2027376007	2027501002
2027335001	2027353032	2027376008	2028328001
2027335002	2027353035	2027376009	2028328006
2027335003	2027353036	2027376010	2028328007
2027335004	2027353037	2027376011	2028328008
2027335005	2027353038	2027376012	2028328009
2027335006	2027353039	2027376013	2028328010
2027335007	2027354001	2027376014	2028328011
2027335008	2027354002	2027376015	2028328014
2027351008	2027354003	2027376016	2028328015
2027351009	2027354004	2027377001	2028328016
2027352003	2027354005	2027377002	2028328017
2027352004	2027354006	2027377007	2028328018
2027352005	2027354007	2027377010	2028328020
2027352008	2027354008	2027377011	2028328023
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2027352013	2027354011	2027377019	2028328026
2027352014	2027354012	2027377020	2028328029
2027352015	2027354013	2027377021	2028328030
2027352017	2027354014	2027377022	2028328031
2027352018	2027354017	2027377023	2028328033
2027353001	2027354018	2027377025	2028328034

2028329001	2028377011	2028381022	2028455017
2028329002	2028377014	2028381023	2028455018
2028329003	2028377015	2028402014	2028455021
2028329004	2028377016	2028405001	2028455021
2028329007	2028378027	2028405002	2028456002
2028329008	2028379019	2028405003	2028456003
2028329009	2028379045	2028405004	2028456004
2028329010	2028379046	2028405005	2028456005
2028329011	2028379047	2028405014	2028456006
2028329012	2028379050	2028405017	2028456007
2028329013	2028379051	2028405018	2028456008
2028329014	2028379054	2028451001	2028456009
2028329015	2028380001	2028451002	2028456010
2028330003	2028380002	2028451003	2028456011
2028330004	2028380003	2028451004	2028456012
2028330005	2028380004	2028451005	2028456013
2028330006	2028380005	2028451012	2028456014
2028330007	2028380006	2028451013	2028456015
2028330008	2028380007	2028454003	2028457003
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2028330010	2028380011	2028454005	2028457009
2028330011	2028380012	2028454006	2028457012
2028330012	2028380015	2028454007	2028457015
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2028330014	2028380017	2028454009	2028457017
2028376001	2028380018	2028454010	2028457022
2028376002	2028380019	2028454011	2028457025
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2028376010	2028381006	2028455002	2028458005
2028376011	2028381008	2028455003	2028458006
2028376014	2028381009	2028455004	2028458007
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2028377002	2028381011	2028455006	2028458009
2028377003	2028381012	2028455009	2028458010
2028377004	2028381013	2028455010	2028458012
2028377005	2028381014	2028455011	2028458013
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2028377009	2028381020	2028455013	2028458019
2028377010	2028381021	2028455014	2028458020

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2028458021	2028479026	2032202006	2032228003
2028458022	2028479027	2032202007	2032228004
2028458023	2028480002	2032202011	2032228005
2028458024	2028480004	2032202012	2032228008
2028458025	2028480005	2032202013	2032228009
2028458026	2028480006	2032226002	2032228010
2028458027	2028480007	2032226003	2032228011
2028459007	2028480008	2032226004	2032228015
2028459008	2028480009	2032226005	2032228021
2028459011	2028480012	2032226006	2032228025
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2028459014	2028480015	2032226011	2032230001
2028459015	2028480016	2032226012	2032230002
2028459016	2028481001	2032226013	2032230003
2028459017	2028481002	2032226014	2032230004
2028459018	2028481003	2032226015	2032230006
2028459019	2028481004	2032226016	2032230007
2028459020	2028481005	2032226017	2032230008
2028459021	2028481006	2032226018	2032230009
2028459022	2028481007	2032226019	2032230010
2028459023	2028481008	2032226020	2032230011
2028459024	2028481009	2032226023	2032230012
2028459025	2028481010	2032227001	2032230013
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2033451045	2033454013	2133200003	2435100020
2033451046	2033454014	2230176007	2435100021
2033451047	2033454015	2230176008	2435100022
2033451048	2033454016	2230300001	2435100023
2033451049	2033454017	2421400020	2503101001
2033451050	2033454018	2422300005	2503101002
2033451051	2033454019	2426100004	2503101005
2033451052	2033454020	2426100004	2503101006
2033451053	2033454021	2426300007	2503101008
2033451055	2033454022	2426300009	2503101009
2033451056	2033454023	2426300010	2503101010

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

2503102001	2503351009	2504156022	2504226045
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2503102005	2503354004	2504156028	2504226052
2503102006	2503354006	2504158011	2504226053
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2503102008	2504101002	2504158015	2504226057
2503102009	2504101003	2504158016	2504226057
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2503151014	2504151008	2504202001	2504227015
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2503151017	2504154006	2504226004	2504228003
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2503301010	2504155018	2504226033	2504276009
2503301012	2504155019	2504226034	2504276010
2503301013	2504155020	2504226036	2504276013
2503301014	2504155021	2504226038	2504276015
2503351001	2504156014	2504226039	2504276016
2503351005	2504156015	2504226040	2504276017
2503351006	2504156016	2504226041	2504276018
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2503351008	2504156021	2504226044	2504276020

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

2504276021	2504279010	2504428015	2504477001
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2504278004	2504426013	2504455016	2504479005
2504278005	2504426023	2504476001	2504479009
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2504278007	2504426026	2504476003	2504479011
2504278012	2504426027	2504476004	2504479012
2504278018	2504426028	2504476005	2504479013
2504278019	2504427001	2504476006	2504479014
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2504278021	2504427004	2504476008	2504479016
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2504278026	2504428001	2504476011	2504480004
2504278027	2504428002	2504476014	2504480014
2504279001	2504428003	2504476015	2504480015
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

2505227005	2505277001	2505280028	2505286018
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

2509226017
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2509276009
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2510102009
2510102012
2510102016
2510102017
2510102018
2510102019
2510102020
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2510102022
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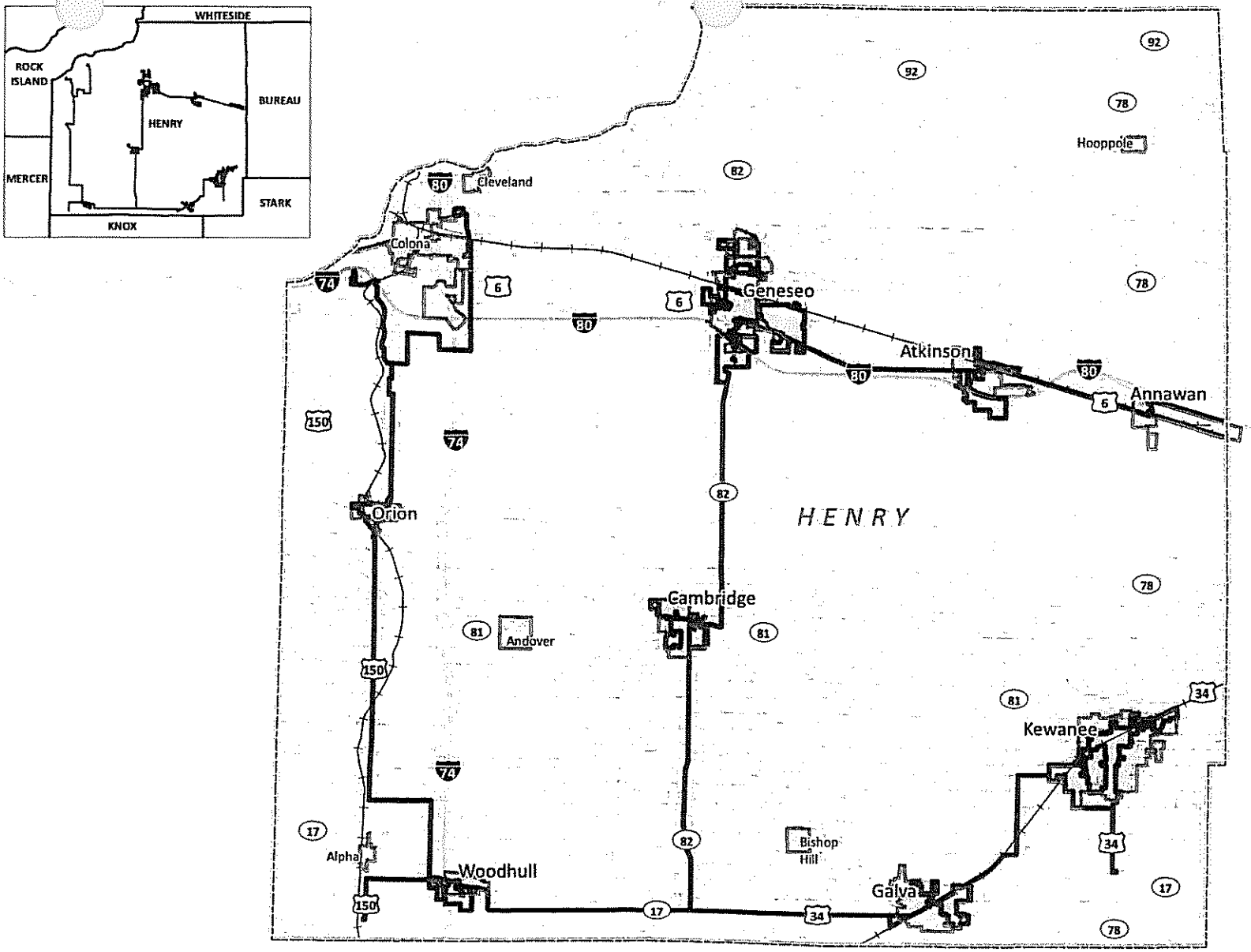
2522300001

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.

EXHIBIT C
CERTIFICATES OF PUBLICATION

NOTICE OF PUBLIC HEARING
Proposed Kewanee/Henry County Enterprise Zone

Notice is hereby given to all interested parties that a PUBLIC HEARING will be held on Wednesday, November 1, 2017 at 2:00 p.m. at Kewanee City Hall, 401 E. Third St., Kewanee, Illinois, in order to receive comments on whether the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and Henry County should create a new Enterprise Zone within the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and unincorporated Henry County, what local plans, tax incentives, and other programs should be established in connection with the proposed Enterprise Zone, and what boundaries should be established for the proposed Enterprise Zone. A copy of the proposed Enterprise Zone boundary map is on file and available for inspection at the following locations, Monday through Friday, during regular business hours.

Kewanee City Hall (401 E. Third St., Kewanee)
Galva City Hall (311 NW 4th Ave. Galva)
Geneseo City Hall (115 S Oakwood Ave, Geneseo)
Annawan Village Hall (304 N Meadow Dr, Annawan)
Atkinson Village Hall (107 W Main St, Atkinson)
Cambridge Village Hall (123 W Exchange St, Cambridge)
Orion Village Hall (1202 4th St, Orion)
Woodhull Village Hall (150 N. Division St. Woodhull)
Henry County Clerk's office (307 W. Center St., Cambridge)

All interested persons will be given an opportunity to be heard at the public hearing, or may provide written comments to Mr. Gary Bradley, City Manager, City of Kewanee, 401 E. Third St., Kewanee, Illinois 61443, prior to or on the date of the hearing.

COUNTY OF HENRY)
STATE OF ILLINOIS)

The undersigned hereby certifies that the STAR COURIER is a daily public secular newspaper of general circulation, printed and published once each and every day, except Sunday and Monday, in the County of Henry, in the State of Illinois, for a period of more than six months prior to the first publication of the annexed notice; and, that said newspaper as defined in Notice By Publication Act (715 ILCS 5/1 and 715 ILCS 5/5); and further certifies that the notice whereof the annexed printed notice is a true copy, was printed and published in said newspaper on the following dates:

10/24/2017

Publication Cost: $95.00

I, Gail Peart being first duly sworn, on her oath states that she is the clerk of the STAR COURIER, that the statements set forth in the foregoing certificate of publication are true, to the best of her knowledge and belief, and that the annexed notice was published as herein specified.
Subcribed and sworn to before me this 24th day of October A.D.,2017

Gail Peart

Katherine M. Werderman
Notary public

OFFICIAL SEAL
KATHERINE M. WERDERMAN
Notary Public - State of Illinois
My Commission Expires 3/01/2019

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]

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

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
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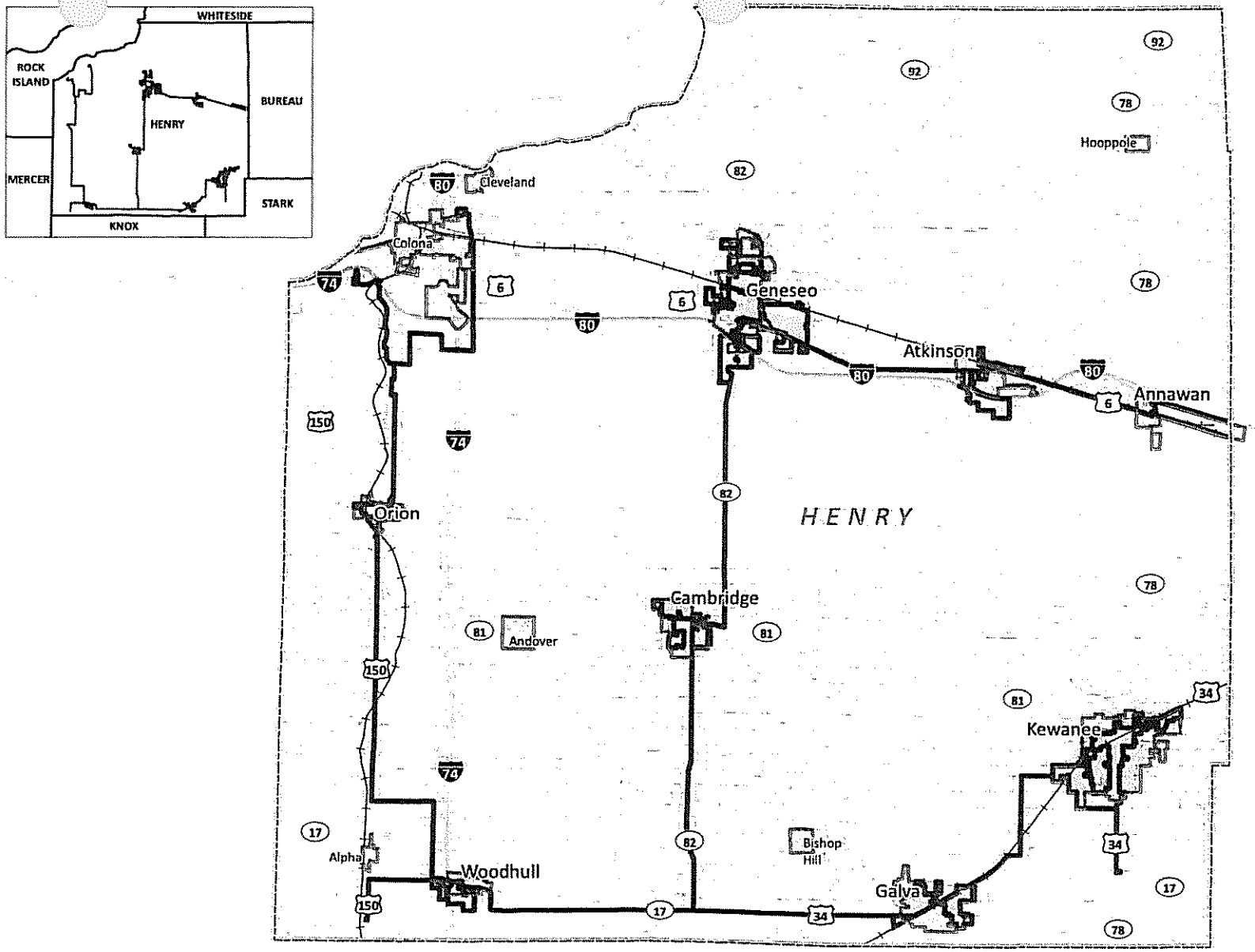
EXHIBIT B
BOUNDARY MAP



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.

STATE OF ILLINOIS)
COUNTY OF HENRY) SS
VILLAGE OF ORION)

I, Lori A. Sampson, Clerk of Village of Orion, do herby certify that the foregoing and attached is a true copy of Ordinance No. 2017-7 entitled:

> AN ORDINANCE ESTABLISHING AN ENTERPRISE ZONE IN THE VILLAGE OF ORION, ILLINOIS, 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 WOODHULL, ILLINOIS AND HENRY COUNTY, ILLINOIS.
>
> Which includes as an attachment with a separate signature the:
>
> ORION/HENRY COUNTY ENTERPRISE ZONE INTERGOVERMENTAL AGREEMENT.

This document, numbered 2017-7 was passed by the Board of the Village of Orion on the 27th day of November 2017 A.D. and signed by the Clerk of the Village of Orion on the 27th day of November 2017 A.D.

I further certify that the original documents of the ordinance with its attached Intergovernmental Agreement, of which the following is a true copy, is entrusted to the custody of the Clerk for safekeeping and is on file as part of the records and files of the Clerk's office.

I further certify that the Clerk is the keeper of the papers, entries, records, resolutions and ordinances of the Village of Orion and is the custodian of the corporate seal of the Village of Orion.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the corporate seal of the Village of Orion, this 8th day of December 2017 A.D.

Lori A. Sampson

Clerk of Village of Orion
1202 4th Street
Orion, IL 61273
Ph. #309-526-8139

Ordinance No. 17-30 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, Henry County 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, Henry County 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, Henry County 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 County Board of Henry County, Illinois, as follows:

SECTION 1. Incorporation:

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

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 County Board of Henry County, Illinois. The County Board Chairman and County Clerk of Henry County are hereby authorized to execute and attest to said Intergovernmental Agreement.

SECTION 3. Establishment of Enterprise Zone: Henry County, 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: Henry County 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: Henry County 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, Henry County 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: 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 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: Henry County 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.

parts of ordinances conflicting with any of the provisions of this Ordinance shall be and the same are hereby repealed.

SECTION 15. The Village 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 VILLAGE BOARD OF THE VILLAGE OF ORION, ILLINOIS, this 27th day of November, 2017.

JAMES COOPER, VILLAGE PRESIDENT

ATTEST:

LORI SAMPSON, VILLAGE CLERK

(SEAL)

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
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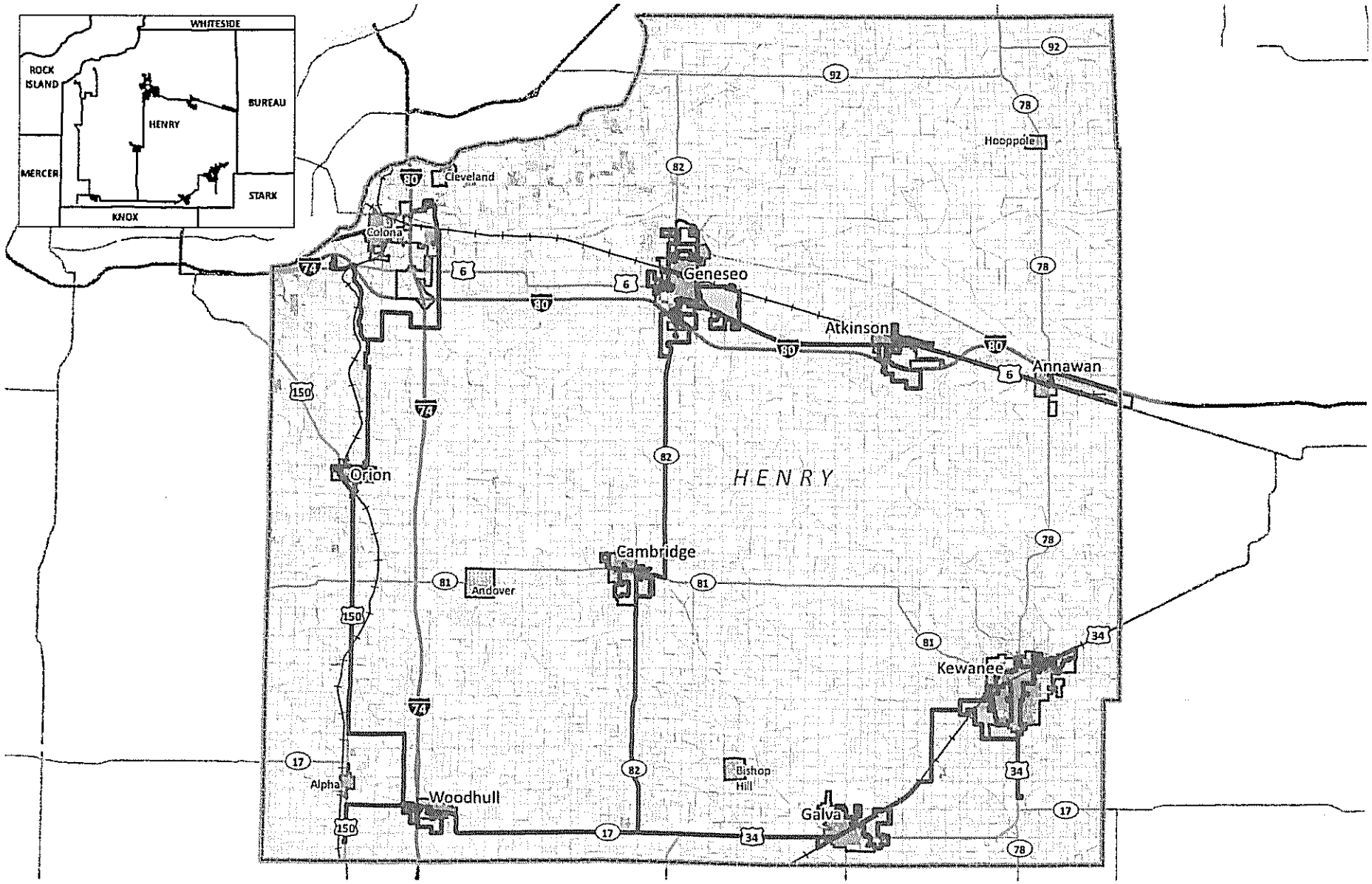
EXHIBIT B
BOUNDARY MAP



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 guaranteed to be without error. This map and its underlying data is intended to be used as a general index to land related information and is not intended for detailed, site specific analysis.

EXHIBIT C
CERTIFICATES OF PUBLICATION

NOTICE OF
PUBLIC HEARING
Proposed
Kewanee/Henry
County Enterprise
Zone

Notice is hereby given to all interested parties that a PUBLIC HEARING will be held on Wednesday, November 1, 2017 at 2:00 p.m. at Kewanee City Hall, 401 E. Third St., Kewanee, Illinois, in order to receive comments on whether the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and Henry County should create a new Enterprise Zone within the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and unincorporated Henry County, what local plans, tax incentives, and other programs should be established in connection with the proposed Enterprise Zone, and what boundaries should be established for the proposed Enterprise Zone. A copy of the proposed Enterprise Zone boundary map is on file and available for inspection at the following locations, Monday through Friday, during regular business hours.

Kewanee City Hall (401 E. Third St., Kewanee)
Galva City Hall (311 NW 4th Ave. Galva)
Geneseo City Hall (115 S Oakwood Ave, Geneseo)
Annawan Village Hall (304 N Meadow Dr, Annawan)
Atkinson Village Hall (107 W Main St, Atkinson)
Cambridge Village Hall (123 W Exchange St, Cambridge)
Orion Village Hall (1202 4th St, Orion)
Woodhull Village Hall (150 N. Division St. Woodhull)
Henry County Clerk's office (307 W. Center St., Cambridge)

All interested persons will be given an opportunity to be heard at the public hearing, or may provide written comments to Mr. Gary Bradley, City Manager, City of Kewanee, 401 E. Third St., Kewanee, Illinois 61443, prior to or on the date of the hearing.

COUNTY OF HENRY)
STATE OF ILLINOIS)

The undersigned hereby certifies that the STAR COURIER is a daily public secular newspaper of general circulation, printed and published once each and every day, except Sunday and Monday, in the County of Henry, in the State of Illinois, for a period of more than six months prior to the first publication of the annexed notice; and, that said newspaper as defined in Notice By Publication Act (715 ILCS 5/1 and 715 ILCS 5/5); and further certifies that the notice whereof the annexed printed notice is a true copy, was printed and published in said newspaper on the following dates:

10/24/2017

Publication Cost: $95.00

I, Gail Peart being first duly sworn, on her oath states that she is the clerk of the STAR COURIER, that the statements set forth in the foregoing certificate of publication are true, to the best of her knowledge and belief, and that the annexed notice was published as herein specified.

Subcribed and sworn to before me this 24th day of October A.D.,2017

Gail Peart

Katherine M. Werderman

Notary public

OFFICIAL SEAL
KATHERINE M. WERDERMAN
Notary Public - State of Illinois
My Commission Expires 3/01/2019

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 commence 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]

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

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

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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
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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
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
1501300011	1712200010	2026100004	2027304027
1501300012	1712200012	2026100009	2027304028
1501300014	1807258034	2026100010	2027305001
1501300015	1807264012	2026100010	2027305002
1501300015	1807264015	2026300012	2027305003
1501300015	1807264016	2027151009	2027305007
1502300005	1807326001	2027151010	2027305008
1502300005	1807402003	2027151011	2027305009
1502300009	1808100014	2027301001	2027305010
1502300009	1808302004	2027301002	2027305011
1502300010	1808302006	2027301005	2027305012
1502400008	1808303001	2027301006	2027305013
1502400008	1808303002	2027301007	2027305014
1502400009	1808303008	2027301008	2027305015
1502400010	1808303009	2027301009	2027305016

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2027305019	2027353002	2027354019	2027377027
2027305020	2027353003	2027354020	2027377028
2027329001	2027353004	2027354021	2027377029
2027329002	2027353005	2027354022	2027377030
2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
2027329008	2027353008	2027354025	2027402005
2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
2027329013	2027353017	2027354029	2027403008
2027332001	2027353018	2027354030	2027403009
2027332002	2027353019	2027354031	2027403010
2027332003	2027353020	2027354032	2027404007
2027333001	2027353021	2027354034	2027404008
2027334001	2027353022	2027354035	2027405005
2027334003	2027353023	2027376001	2027405006
2027334004	2027353024	2027376002	2027426001
2027334005	2027353025	2027376003	2027427007
2027334006	2027353026	2027376004	2027476005
2027334007	2027353027	2027376005	2027476006
2027334008	2027353028	2027376006	2027501001
2027334009	2027353031	2027376007	2027501002
2027335001	2027353032	2027376008	2028328001
2027335002	2027353035	2027376009	2028328006
2027335003	2027353036	2027376010	2028328007
2027335004	2027353037	2027376011	2028328008
2027335005	2027353038	2027376012	2028328009
2027335006	2027353039	2027376013	2028328010
2027335007	2027354001	2027376014	2028328011
2027335008	2027354002	2027376015	2028328014
2027351008	2027354003	2027376016	2028328015
2027351009	2027354004	2027377001	2028328016
2027352003	2027354005	2027377002	2028328017
2027352004	2027354006	2027377007	2028328018
2027352005	2027354007	2027377010	2028328020
2027352008	2027354008	2027377011	2028328023
2027352009	2027354009	2027377014	2028328024
2027352010	2027354010	2027377018	2028328025
2027352013	2027354011	2027377019	2028328026
2027352014	2027354012	2027377020	2028328029
2027352015	2027354013	2027377021	2028328030
2027352017	2027354014	2027377022	2028328031
2027352018	2027354017	2027377023	2028328033
2027353001	2027354018	2027377025	2028328034

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2028329001	2028377011	2028381022	2028455017
2028329002	2028377014	2028381023	2028455018
2028329003	2028377015	2028402014	2028455021
2028329004	2028377016	2028405001	2028455021
2028329007	2028378027	2028405002	2028456002
2028329008	2028379019	2028405003	2028456003
2028329009	2028379045	2028405004	2028456004
2028329010	2028379046	2028405005	2028456005
2028329011	2028379047	2028405014	2028456006
2028329012	2028379050	2028405017	2028456007
2028329013	2028379051	2028405018	2028456008
2028329014	2028379054	2028451001	2028456009
2028329015	2028380001	2028451002	2028456010
2028330003	2028380002	2028451003	2028456011
2028330004	2028380003	2028451004	2028456012
2028330005	2028380004	2028451005	2028456013
2028330006	2028380005	2028451012	2028456014
2028330007	2028380006	2028451013	2028456015
2028330008	2028380007	2028454003	2028457003
2028330009	2028380008	2028454004	2028457008
2028330010	2028380011	2028454005	2028457009
2028330011	2028380012	2028454006	2028457012
2028330012	2028380015	2028454007	2028457015
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2028330014	2028380017	2028454009	2028457017
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2028376002	2028380019	2028454011	2028457025
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2028376006	2028380023	2028454017	2028457030
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2028376011	2028381008	2028455003	2028458006
2028376014	2028381009	2028455004	2028458007
2028377001	2028381010	2028455005	2028458008
2028377002	2028381011	2028455006	2028458009
2028377003	2028381012	2028455009	2028458010
2028377004	2028381013	2028455010	2028458012
2028377005	2028381014	2028455011	2028458013
2028377008	2028381019	2028455012	2028458014
2028377009	2028381020	2028455013	2028458019
2028377010	2028381021	2028455014	2028458020

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2028458021	2028479026	2032202006	2032228003
2028458022	2028479027	2032202007	2032228004
2028458023	2028480002	2032202011	2032228005
2028458024	2028480004	2032202012	2032228008
2028458025	2028480005	2032202013	2032228009
2028458026	2028480006	2032226002	2032228010
2028458027	2028480007	2032226003	2032228011
2028459007	2028480008	2032226004	2032228015
2028459008	2028480009	2032226005	2032228021
2028459011	2028480012	2032226006	2032228025
2028459012	2028480013	2032226007	2032228026
2028459013	2028480014	2032226008	2032228027
2028459014	2028480015	2032226011	2032230001
2028459015	2028480016	2032226012	2032230002
2028459016	2028481001	2032226013	2032230003
2028459017	2028481002	2032226014	2032230004
2028459018	2028481003	2032226015	2032230006
2028459019	2028481004	2032226016	2032230007
2028459020	2028481005	2032226017	2032230008
2028459021	2028481006	2032226018	2032230009
2028459022	2028481007	2032226019	2032230010
2028459023	2028481008	2032226020	2032230011
2028459024	2028481009	2032226023	2032230012
2028459025	2028481010	2032227001	2032230013
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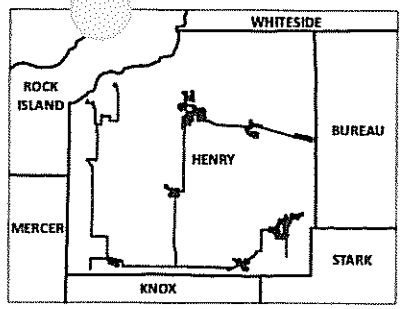
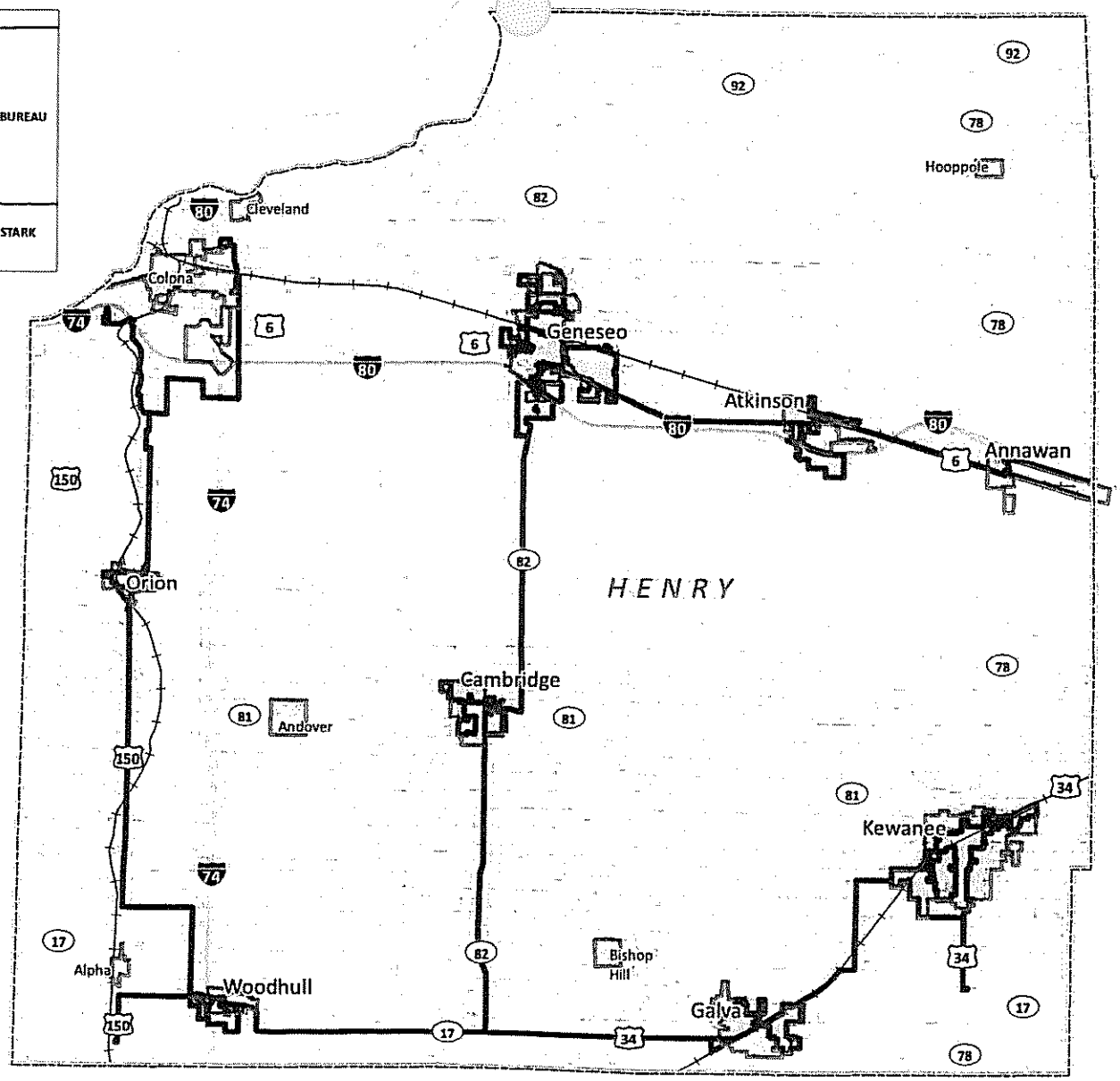
EXHIBIT B
BOUNDARY MAP





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.

Ordinance No. 377 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 Village of Annawan 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 Village of Annawan 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 Village of Annawan 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 Village Council of the Village of Annawan, 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 Village of Annawan.

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 Village Council of the Village of Annawan, Illinois. The Mayor and Village Clerk of the Village of Annawan are hereby authorized to execute and attest to said Intergovernmental Agreement.

SECTION 3. Establishment of Enterprise Zone: The Village of Annawan, 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 Village of Annawan 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 Village of Annawan 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 Village of Annawan 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. Village 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 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 commence 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 Village of Annawan 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 Village 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 VILLAGE COUNCIL OF THE VILLAGE OF WOODHULL, ILLINOIS, this 14th day of November, 2017.

TIM WISE, MAYOR

ATTEST:

JULIE DESPLINTER, VILLAGE CLERK

(SEAL)

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
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0816176003	0820276037	0821154019	0821451032
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0816177010	0820401022	0821206007	0822102007
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0816177015	0820401024	0821207002	0822151028
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0822300018	0828128008	0832200001	0934476003
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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
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0826100003	0828180013	0934401011	0935177003
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0827101002	0828201003	0934426005	0935300002
0827101003	0828201003	0934426006	0935300011
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0827126004	0828201010	0934427004	0936100010
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0827126007	0828201012	0934427015	1103200004
0827126010	0828201012	0934427016	1127129013
0827126011	0828226003	0934428001	1128126025
0827126012	0828226006	0934428002	1128126026
0827151012	0828226007	0934428003	1128126027
0827151013	0828226008	0934428004	1128126028
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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
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1128127009	1511200007	1808352003	2027304009
1128127010	1511200013	1808352004	2027304010
1133200016	1511200014	1808376008	2027304011
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1403200004	1512100022	1808377006	2027304016
1403200011	1512100022	1808378003	2027304017
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1502300009	1808100014	2027301001	2027305010
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
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2027305019	2027353002	2027354019	2027377027
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2027329009	2027353013	2027354026	2027403001
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2027332001	2027353018	2027354030	2027403009
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2027334006	2027353026	2027376004	2027476005
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2027334009	2027353031	2027376007	2027501002
2027335001	2027353032	2027376008	2028328001
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2027352005	2027354007	2027377010	2028328020
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2504278001	2504426011	2504455015	2504478018
2504278004	2504426013	2504455016	2504479005
2504278005	2504426023	2504476001	2504479009
2504278006	2504426025	2504476002	2504479010
2504278007	2504426026	2504476003	2504479011
2504278012	2504426027	2504476004	2504479012
2504278018	2504426028	2504476005	2504479013
2504278019	2504427001	2504476006	2504479014
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2505253013	2505279022	2505284017	2505400024
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2505254028	2505280018	2505285010	2509100005
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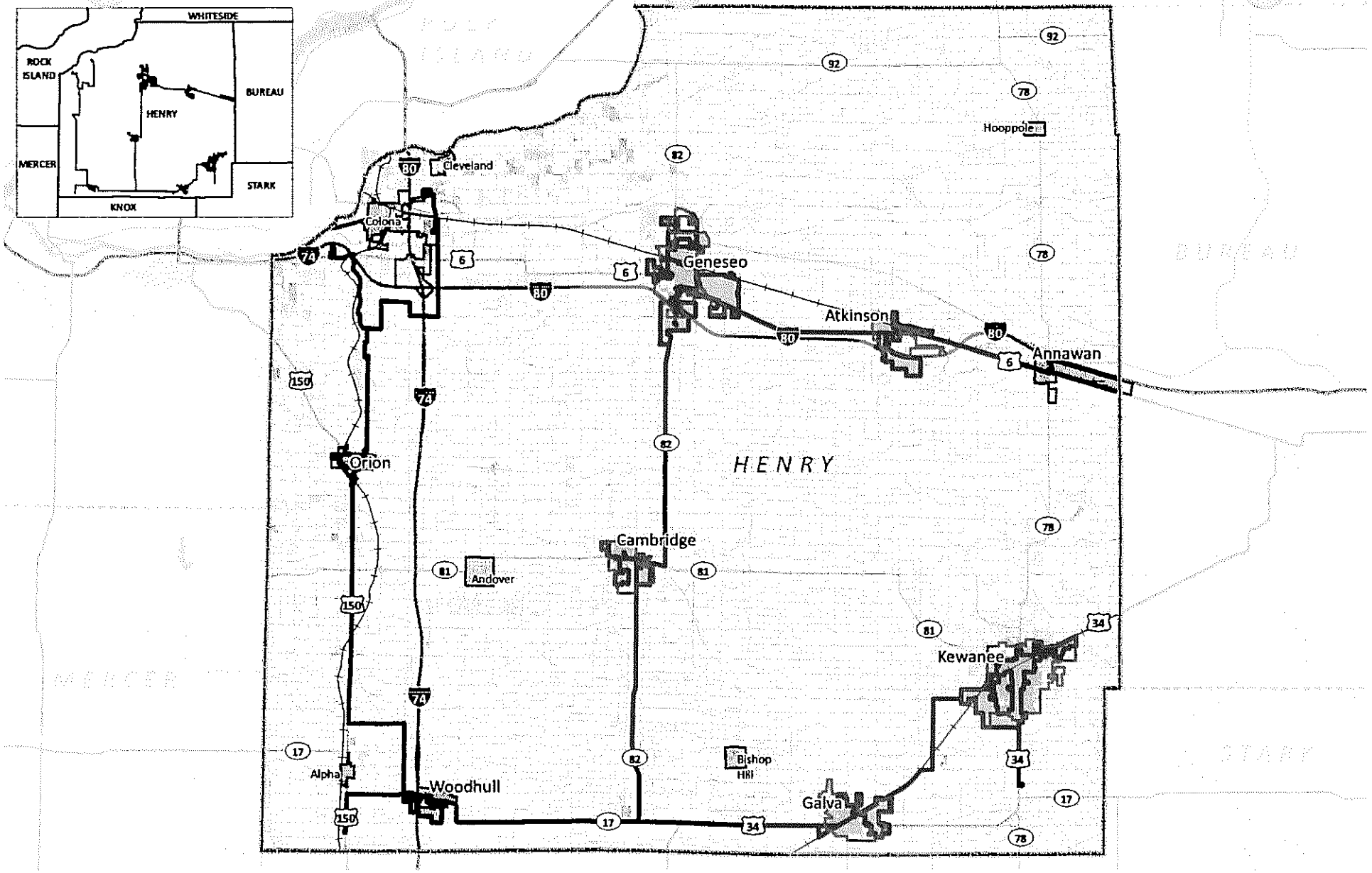
2505276007	2505280021	2505285015	2509226005
2505276008	2505280022	2505285016	2509226006
2505276009	2505280026	2505285017	2509226009

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

2509226017
2509226019
2509226021
2509226023
2509226025
2509226026
2509276008
2509276009
2510101001
2510101001
2510102005
2510102009
2510102012
2510102016
2510102017
2510102018
2510102019
2510102020
2510102021
2510102022
2510126010
2522300001

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 guaranteed 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.

EXHIBIT C
CERTIFICATES OF PUBLICATION

NOTICE OF
PUBLIC HEARING
Proposed Kewanee/Henry County Enterprise Zone

Notice is hereby given to all interested parties that a PUBLIC HEARING will be held on Wednesday, **November 1, 2017 at 2:00 p.m.** at Kewanee City Hall, 401 E. Third St., Kewanee, Illinois, in order to receive comments on whether the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and Henry County should create a new Enterprise Zone within the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and unincorporated Henry County, what local plans, tax incentives, and other programs should be established in connection with the proposed Enterprise Zone, and what boundaries should be established for the proposed Enterprise Zone. A copy of the proposed Enterprise Zone boundary map is on file and available for inspection at the following locations, Monday through Friday, during regular business hours.

Kewanee City Hall (401 E. Third St., Kewanee)
Galva City Hall (311 NW 4th Ave. Galva)
Geneseo City Hall (115 S Oakwood Ave, Geneseo)
Annawan Village Hall (304 N Meadow Dr, Annawan)
Atkinson Village Hall (107 W Main St, Atkinson)
Cambridge Village Hall (123 W Exchange St, Cambridge)
Orion Village Hall (1202 4th St, Orion)
Woodhull Village Hall (150 N. Division St. Woodhull)
Henry County Clerk's office (307 W. Center St., Cambridge)

All interested persons will be given an opportunity to be heard at the public hearing, or may provide written comments to Mr. Gary Bradley, City Manager, City of Kewanee, 401 E. Third St., Kewanee, Illinois 61443, prior to or on the date of the hearing.

COUNTY OF HENRY)
STATE OF ILLINOIS)

The undersigned hereby certifies that the STAR COURIER is a daily public secular newspaper of general circulation, printed and published once each and every day, except Sunday and Monday, in the County of Henry, in the State of Illinois, for a period of more than six months prior to the first publication of the annexed notice; and, that said newspaper as defined in Notice By Publication Act (715 ILCS 5/1 and 715 ILCS 5/5); and further certifies that the notice whereof the annexed printed notice is a true copy, was printed and published in said newspaper on the following dates:

10/24/2017

Publication Cost: $95.00

I, Gail Peart being first duly sworn, on her oath states that she is the clerk of the STAR COURIER, that the statements set forth in the foregoing certificate of publication are true, to the best of her knowledge and belief, and that the annexed notice was published as herein specified. Subcribed and sworn to before me this 24th day of October A.D.,2017

Gail Peart

Katherine M. Werderman

Notary public

OFFICIAL SEAL
KATHERINE M. WERDERMAN
Notary Public - State of Illinois
My Commission Expires 3/01/2019

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 commence 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.

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
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List of Parcel ID Numbers
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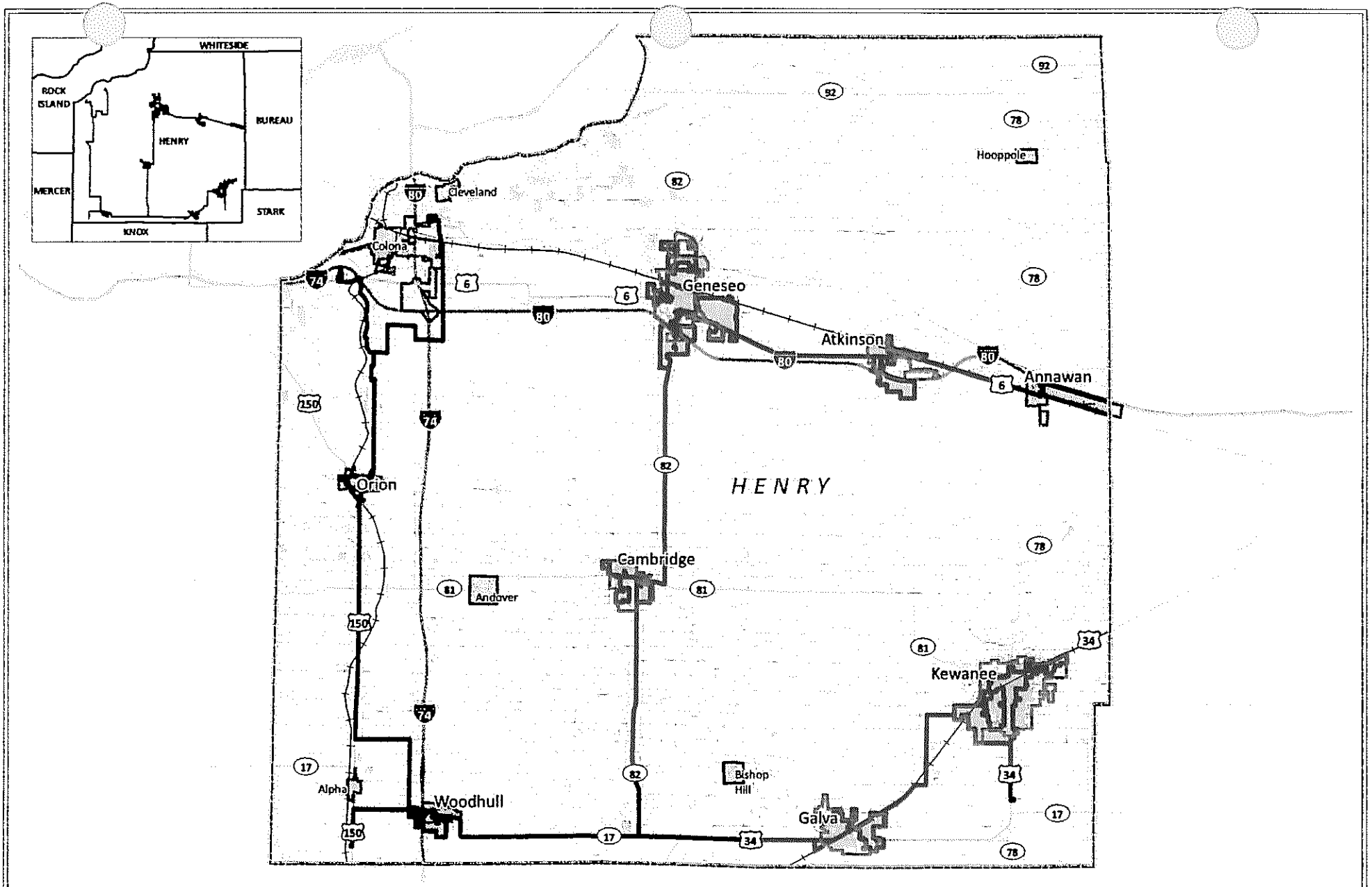
EXHIBIT B
BOUNDARY MAP



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 guaranteed 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.

pplication Certification

THE APPLICANT CERTIFIES THAT:

To the best of my knowledge and belief, data and other information in this application are true and correct, and this document has been authorized by the governing body of the applicant. I further certify that each incentive authorized by the governing body will be implemented and that all necessary administrative procedures will be established and effected.

ORIGINAL SIGNATURES ARE REQUIRED

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Annawan — Tim Wise

Designating Unit of Government — Chief Elected Official

12/10/2017 — Village Board President

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

kinson — Kenneth Taber

Designating Unit of Government — Chief Elected Official

Village Board President

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Cambridge — Margie Martin

Designating Unit of Government — Chief Elected Official

Village Board President

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

STATE OF ILLINOIS)
COUNTY OF HENRY) SS
_____)

I, Julie A. DeSplinter, Clerk of the Village of Annawan, do hereby certify that the foregoing and Attached is a true copy of Ordinance No. 377 entitled:

AN ORDINANCE ESTABLISHING AN ENTERPRISE ZONE IN THE CITY OF KEWANEE, ILLINOIS, THE CITY OF GALVA, ILLINOIS, THE CITY OF GENESEO, IL, 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.

Which includes as an attachment with a separate signature the:

KEWANEE/HENRY COUNTY ENTERPRISE ZONE INTERGOVENMENTAL AGREEMENT.

This document, numbered 377-2017 was passed by the Mayor and Board of the Village of Annawan on the 14th day of November 2017 A.D. and signed by the Clerk of the Village of Annawan on the 15th day of November 2017 A.D.

I further certify that the original documents of the ordinance with its attached Intergovernmental Agreement, of which the following is a true copy, is entrusted to the Custody of the Clerk for safekeeping and is on file as part of the records and files of the Clerk's office.

I further certify that the Clerk is the keeper of the papers, entries, records, resolutions, and Ordinances of the Village of Annawan and is the custodian of the corporate seal of the Village of Annawan.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the corporate seal of The Village of Annawan, this 7th day of December 2017 A.D.

Julie A. DeSplinter

Clerk of the Village of Annawan

STATE OF ILLINOIS)
COUNTY OF HENRY) SS
VILLAGE OF ANNAWAN)

I, JULIE A. DE SPLINTER, do hereby certify that I am the Village Clerk of the Village of Annawan, Henry County, Illinois and that I am the keeper of the records of the Board of Trustees of the Village of Annawan, and that the foregoing is a true and correct copy of an ordinance establishing an enterprise zone in the City of Kewanee, the City of Galva, the City of Geneseo, the Village of Annawan, the Village of Cambridge, the Village of Orion, the Village of Woodhull, and Henry County, IL, and declaring that this ordinance shall be in full force, in accordance with law passed by the President and Board of Trustees of said Village of Annawan, on the 14th day of November, 2017..

IN WITNESS WHEREOF, I have hereunto subscribed my hand and affixed the Corporate Seal of said Village of Annawan, this 15th day of November, 2017.

JULIE A. DE SPLINTER
Village Clerk

(seal)

Ordinance No. 377 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 Village of Annawan 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 Village of Annawan 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 Village of Annawan 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 Village Council of the Village of Annawan, 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 Village of Annawan.

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 Village Council of the Village of Annawan, Illinois. The Mayor and Village Clerk of the Village of Annawan are hereby authorized to execute and attest to said Intergovernmental Agreement.

SECTION 3. Establishment of Enterprise Zone: The Village of Annawan, 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 Village of Annawan 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 Village of Annawan 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 Village of Annawan 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. Village 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 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 Village of Annawan 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 Village 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 VILLAGE COUNCIL OF THE VILLAGE OF WOODHULL, ILLINOIS, this 14th day of November, 2017.

TIM WISE, MAYOR

ATTEST:

JULIE DESPLINTER, VILLAGE CLERK

(SEAL)

STATE OF ILLINOIS)
COUNTY OF HENRY) SS
VILLAGE OF ANNAWAN)

I, JULIE A. DE SPLINTER, do hereby certify that I am the Village Clerk of the Village of Annawan, Henry County, Illinois and that I am the keeper of the records of the Board of Trustees of the Village of Annawan, and that the foregoing is a true and correct copy of an ordinance establishing an enterprise zone in the City of Kewanee, the City of Galva, the City of Geneseo, the Village of Annawan, the Village of Cambridge, the Village of Orion, the Village of Woodhull, and Henry County, IL, and declaring that this ordinance shall be in full force, in accordance with law passed by the President and Board of Trustees of said Village of Annawan, on the 14th day of November, 2017..

IN WITNESS WHEREOF, I have hereunto subscribed my hand and affixed the Corporate Seal of said Village of Annawan, this 15th day of November, 2017.

JULIE A. DE SPLINTER
Village Clerk

(seal)

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
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2033229036	2033252021	2033256014	2033277024
2033229037	2033253001	2033256015	2033277027
2033229038	2033253002	2033256018	2033277028
2033229039	2033253003	2033256019	2033277030
2033230010	2033253004	2033256020	2033277031
2033230011	2033253005	2033256022	2033277032
2033231001	2033253006	2033257001	2033277033
2033231002	2033253007	2033257002	2033277034
2033231003	2033253011	2033257005	2033277035
2033231004	2033253014	2033257006	2033277036
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2033231008	2033253018	2033257013	2033278005
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

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2033279004	2033306016	2033326044	2033329019
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2033279017	2033306029	2033327022	2033330012
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

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2033451047	2033454015	2230176008	2435100022
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

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2504278005	2504426023	2504476001	2504479009
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2505251010	2505278021	2505283024	2505400015
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EXHIBIT B
BOUNDARY MAP

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

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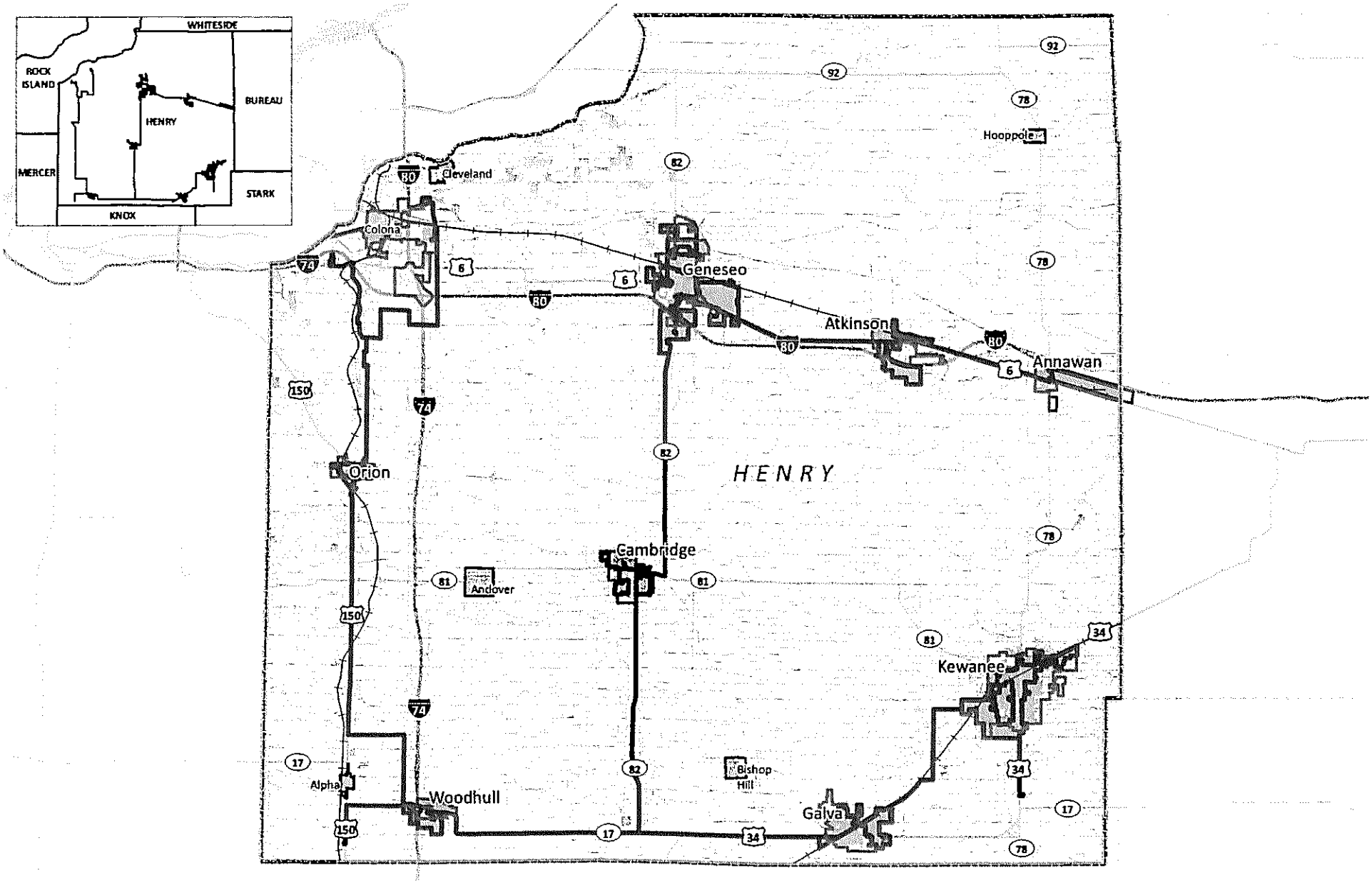

Proposed Enterprise Zone Boundary
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

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 guaranteed 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.

EXHIBIT C
CERTIFICATES OF PUBLICATION

NOTICE OF PUBLIC HEARING
Proposed Kewanee/Henry County Enterprise Zone

Notice is hereby given to all interested parties that a PUBLIC HEARING will be held on Wednesday, **November 1, 2017 at 2:00 p.m.** at Kewanee City Hall, 401 E. Third St., Kewanee, Illinois, in order to receive comments on whether the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and Henry County should create a new Enterprise Zone within the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and unincorporated Henry County, what local plans, tax incentives, and other programs should be established in connection with the proposed Enterprise Zone, and what boundaries should be established for the proposed Enterprise Zone. A copy of the proposed Enterprise Zone boundary map is on file and available for inspection at the following locations, Monday through Friday, during regular business hours.

Kewanee City Hall (401 E. Third St., Kewanee)
Galva City Hall (311 NW 4th Ave. Galva)
Geneseo City Hall (115 S Oakwood Ave, Geneseo)
Annawan Village Hall (304 N Meadow Dr, Annawan)
Atkinson Village Hall (107 W Main St, Atkinson)
Cambridge Village Hall (123 W Exchange St, Cambridge)
Orion Village Hall (1202 4th St, Orion)
Woodhull Village Hall (150 N. Division St. Woodhull)
Henry County Clerk's office (307 W. Center St., Cambridge)

All interested persons will be given an opportunity to be heard at the public hearing, or may provide written comments to Mr. Gary Bradley, City Manager, City of Kewanee, 401 E. Third St., Kewanee, Illinois 61443, prior to or on the date of the hearing.

COUNTY OF HENRY)
STATE OF ILLINOIS)

The undersigned hereby certifies that the STAR COURIER is a daily public secular newspaper of general circulation, printed and published once each and every day, except Sunday and Monday, in the County of Henry, in the State of Illinois, for a period of more than six months prior to the first publication of the annexed notice; and, that said newspaper as defined in Notice By Publication Act (715 ILCS 5/1 and 715 ILCS 5/5); and further certifies that the notice whereof the annexed printed notice is a true copy, was printed and published in said newspaper on the following dates:

10/24/2017

Publication Cost: $95.00

I, Gail Peart being first duly sworn, on her oath states that she is the clerk of the STAR COURIER, that the statements set forth in the foregoing certificate of publication are true, to the best of her knowledge and belief, and that the annexed notice was published as herein specified. Subcribed and sworn to before me this 24th day of October A.D.,2017

Gail Peart

Katherine M. Werderman

Notary public

OFFICIAL SEAL
KATHERINE M. WERDERMAN
Notary Public - State of Illinois
My Commission Expires 3/01/2019

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 commence 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. <u>Permit and Fee Waivers.</u>

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.

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
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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
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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
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
1501300011	1712200010	2026100004	2027304027
1501300012	1712200012	2026100009	2027304028
1501300014	1807258034	2026100010	2027305001
1501300015	1807264012	2026100010	2027305002
1501300015	1807264015	2026300012	2027305003
1501300015	1807264016	2027151009	2027305007
1502300005	1807326001	2027151010	2027305008
1502300005	1807402003	2027151011	2027305009
1502300009	1808100014	2027301001	2027305010
1502300009	1808302004	2027301002	2027305011
1502300010	1808302006	2027301005	2027305012
1502400008	1808303001	2027301006	2027305013
1502400008	1808303002	2027301007	2027305014
1502400009	1808303008	2027301008	2027305015
1502400010	1808303009	2027301009	2027305016

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Kewanee / Henry County Enterprise Zone
Henry County, Illinois

2027305019	2027353002	2027354019	2027377027
2027305020	2027353003	2027354020	2027377028
2027329001	2027353004	2027354021	2027377029
2027329002	2027353005	2027354022	2027377030
2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
2027329008	2027353008	2027354025	2027402005
2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
2027329013	2027353017	2027354029	2027403008
2027332001	2027353018	2027354030	2027403009
2027332002	2027353019	2027354031	2027403010
2027332003	2027353020	2027354032	2027404007
2027333001	2027353021	2027354034	2027404008
2027334001	2027353022	2027354035	2027405005
2027334003	2027353023	2027376001	2027405006
2027334004	2027353024	2027376002	2027426001
2027334005	2027353025	2027376003	2027427007
2027334006	2027353026	2027376004	2027476005
2027334007	2027353027	2027376005	2027476006
2027334008	2027353028	2027376006	2027501001
2027334009	2027353031	2027376007	2027501002
2027335001	2027353032	2027376008	2028328001
2027335002	2027353035	2027376009	2028328006
2027335003	2027353036	2027376010	2028328007
2027335004	2027353037	2027376011	2028328008
2027335005	2027353038	2027376012	2028328009
2027335006	2027353039	2027376013	2028328010
2027335007	2027354001	2027376014	2028328011
2027335008	2027354002	2027376015	2028328014
2027351008	2027354003	2027376016	2028328015
2027351009	2027354004	2027377001	2028328016
2027352003	2027354005	2027377002	2028328017
2027352004	2027354006	2027377007	2028328018
2027352005	2027354007	2027377010	2028328020
2027352008	2027354008	2027377011	2028328023
2027352009	2027354009	2027377014	2028328024
2027352010	2027354010	2027377018	2028328025
2027352013	2027354011	2027377019	2028328026
2027352014	2027354012	2027377020	2028328029
2027352015	2027354013	2027377021	2028328030
2027352017	2027354014	2027377022	2028328031
2027352018	2027354017	2027377023	2028328033
2027353001	2027354018	2027377025	2028328034

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2028329001	2028377011	2028381022	2028455017
2028329002	2028377014	2028381023	2028455018
2028329003	2028377015	2028402014	2028455021
2028329004	2028377016	2028405001	2028455021
2028329007	2028378027	2028405002	2028456002
2028329008	2028379019	2028405003	2028456003
2028329009	2028379045	2028405004	2028456004
2028329010	2028379046	2028405005	2028456005
2028329011	2028379047	2028405014	2028456006
2028329012	2028379050	2028405017	2028456007
2028329013	2028379051	2028405018	2028456008
2028329014	2028379054	2028451001	2028456009
2028329015	2028380001	2028451002	2028456010
2028330003	2028380002	2028451003	2028456011
2028330004	2028380003	2028451004	2028456012
2028330005	2028380004	2028451005	2028456013
2028330006	2028380005	2028451012	2028456014
2028330007	2028380006	2028451013	2028456015
2028330008	2028380007	2028454003	2028457003
2028330009	2028380008	2028454004	2028457008
2028330010	2028380011	2028454005	2028457009
2028330011	2028380012	2028454006	2028457012
2028330012	2028380015	2028454007	2028457015
2028330013	2028380016	2028454008	2028457016
2028330014	2028380017	2028454009	2028457017
2028376001	2028380018	2028454010	2028457022
2028376002	2028380019	2028454011	2028457025
2028376003	2028380020	2028454012	2028457026
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2028376005	2028380022	2028454016	2028457029
2028376006	2028380023	2028454017	2028457030
2028376007	2028381001	2028454018	2028458001
2028376008	2028381004	2028454019	2028458003
2028376009	2028381005	2028455001	2028458004
2028376010	2028381006	2028455002	2028458005
2028376011	2028381008	2028455003	2028458006
2028376014	2028381009	2028455004	2028458007
2028377001	2028381010	2028455005	2028458008
2028377002	2028381011	2028455006	2028458009
2028377003	2028381012	2028455009	2028458010
2028377004	2028381013	2028455010	2028458012
2028377005	2028381014	2028455011	2028458013
2028377008	2028381019	2028455012	2028458014
2028377009	2028381020	2028455013	2028458019
2028377010	2028381021	2028455014	2028458020

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2032408023	2032455009	2033103028	2033106023
2032408024	2032455010	2033103028	2033106024
2032409001	2032455011	2033103029	2033106025
2032409002	2032455012	2033103030	2033106027
2032409003	2032455013	2033103032	2033106028
2032409004	2032455014	2033103033	2033106029
2032409005	2032455015	2033103034	2033106030
2032409006	2032455016	2033103035	2033106031
2032409007	2032455018	2033103036	2033107001
2032409008	2032455019	2033103037	2033107002
2032409009	2032455020	2033103038	2033107003
2032409010	2032455021	2033103039	2033107004
2032409011	2032455022	2033104001	2033107005
2032409012	2032455023	2033104002	2033107006
2032409013	2032455024	2033104003	2033107007
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2033451021	2033452026	2033501004	2427501002
2033451022	2033452027	2033501005	2433100001
2033451023	2033454001	2033501006	2433100002
2033451024	2033454002	2034151001	2433201003
2033451025	2033454003	2124300010	2434226016
2033451033	2033454004	2124300011	2434226018
2033451034	2033454005	2125100005	2434226019
2033451035	2033454006	2125201006	2434226022
2033451036	2033454007	2125201012	2434226023
2033451037	2033454008	2125201013	2434226024
2033451038	2033454009	2125251004	2434226029
2033451039	2033454010	2125251005	2435100001
2033451040	2033454011	2125276001	2435100006
2033451044	2033454012	2125400006	2435100017
2033451045	2033454013	2133200003	2435100020
2033451046	2033454014	2230176007	2435100021
2033451047	2033454015	2230176008	2435100022
2033451048	2033454016	2230300001	2435100023
2033451049	2033454017	2421400020	2503101001
2033451050	2033454018	2422300005	2503101002
2033451051	2033454019	2426100004	2503101005
2033451052	2033454020	2426100004	2503101006
2033451053	2033454021	2426300007	2503101008
2033451055	2033454022	2426300009	2503101009
2033451056	2033454023	2426300010	2503101010

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

2503102001	2503351009	2504156022	2504226045
2503102002	2503351010	2504156023	2504226047
2503102003	2503354001	2504156024	2504226050
2503102004	2503354003	2504156025	2504226051
2503102005	2503354004	2504156028	2504226052
2503102006	2503354006	2504158011	2504226053
2503102007	2504101001	2504158013	2504226054
2503102008	2504101002	2504158015	2504226057
2503102009	2504101003	2504158016	2504226057
2503102010	2504101004	2504158017	2504226058
2503151001	2504101007	2504158018	2504227004
2503151002	2504102001	2504158019	2504227005
2503151007	2504102004	2504158020	2504227008
2503151008	2504102005	2504158022	2504227009
2503151009	2504102006	2504158023	2504227010
2503151010	2504102007	2504158024	2504227011
2503151011	2504102012	2504158025	2504227012
2503151012	2504102013	2504158027	2504227013
2503151013	2504102014	2504158028	2504227014
2503151014	2504151008	2504202001	2504227015
2503151015	2504151009	2504202021	2504228001
2503151016	2504154005	2504226003	2504228002
2503151017	2504154006	2504226004	2504228003
2503154001	2504154007	2504226006	2504228004
2503154002	2504154008	2504226008	2504228005
2503154003	2504154009	2504226009	2504228006
2503154004	2504154010	2504226010	2504228007
2503154005	2504155009	2504226011	2504228008
2503154006	2504155010	2504226012	2504228009
2503154007	2504155011	2504226014	2504228010
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2503301010	2504155018	2504226033	2504276009
2503301012	2504155019	2504226034	2504276010
2503301013	2504155020	2504226036	2504276013
2503301014	2504155021	2504226038	2504276015
2503351001	2504156014	2504226039	2504276016
2503351005	2504156015	2504226040	2504276017
2503351006	2504156016	2504226041	2504276018
2503351007	2504156017	2504226043	2504276019
2503351008	2504156021	2504226044	2504276020

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

2504276021	2504279010	2504428015	2504477001
2504276022	2504279011	2504428016	2504477002
2504276025	2504279012	2504428017	2504477003
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2504277002	2504279017	2504428019	2504477005
2504277003	2504279018	2504428020	2504477006
2504277004	2504280001	2504428021	2504477007
2504277008	2504280004	2504428022	2504477008
2504277009	2504280005	2504428026	2504477009
2504277010	2504280006	2504428028	2504477010
2504277013	2504280007	2504428030	2504477011
2504277014	2504280008	2504428031	2504477012
2504277015	2504280009	2504428032	2504477013
2504277016	2504301005	2504428033	2504477014
2504277017	2504302001	2504429001	2504477015
2504277018	2504302002	2504455002	2504477020
2504277019	2504302008	2504455003	2504477021
2504277020	2504302016	2504455007	2504477022
2504277021	2504351002	2504455008	2504478001
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2504277023	2504426001	2504455011	2504478006
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2504277026	2504426009	2504455013	2504478016
2504277027	2504426010	2504455014	2504478017
2504278001	2504426011	2504455015	2504478018
2504278004	2504426013	2504455016	2504479005
2504278005	2504426023	2504476001	2504479009
2504278006	2504426025	2504476002	2504479010
2504278007	2504426026	2504476003	2504479011
2504278012	2504426027	2504476004	2504479012
2504278018	2504426028	2504476005	2504479013
2504278019	2504427001	2504476006	2504479014
2504278020	2504427002	2504476007	2504479015
2504278021	2504427004	2504476008	2504479016
2504278024	2504427005	2504476009	2504480001
2504278025	2504427007	2504476010	2504480002
2504278026	2504428001	2504476011	2504480004
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2504279002	2504428004	2504476016	2504480016
2504279005	2504428005	2504476017	2505100001
2504279006	2504428009	2504476018	2505201001
2504279007	2504428010	2504476019	2505226004
2504279008	2504428013	2504476022	2505227001
2504279009	2504428014	2504476023	2505227002

2505227005	2505277001	2505280028	2505286018
2505227010	2505277002	2505280030	2505286029
2505227020	2505277003	2505280031	2505286032
2505227022	2505277004	2505281001	2505286033
2505227023	2505277018	2505281005	2505286038
2505227024	2505277019	2505281016	2505286039
2505227026	2505277020	2505281017	2505286040
2505227027	2505277022	2505281018	2505287010
2505227028	2505277024	2505281019	2505287011
2505227029	2505277027	2505281020	2505287013
2505228001	2505277028	2505281021	2505287013
2505228007	2505277029	2505281021	2505287014
2505228007	2505277030	2505281022	2505287015
2505228008	2505278004	2505281022	2505287016
2505228009	2505278007	2505282001	2505287016
2505228010	2505278007	2505282002	2505300014
2505228014	2505278010	2505282003	2505400001
2505228015	2505278011	2505282004	2505400005
2505228017	2505278015	2505282004	2505400006
2505228019	2505278017	2505282005	2505400007
2505228020	2505278018	2505282006	2505400009
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2505252002	2505279002	2505283029	2505400016
2505253002	2505279003	2505283031	2505400017
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2505253003	2505279013	2505283035	2505400019
2505253010	2505279018	2505283036	2505400020
2505253011	2505279020	2505284013	2505400021
2505253012	2505279021	2505284013	2505400022
2505253013	2505279022	2505284017	2505400024
2505253013	2505279024	2505284018	2505400025
2505253014	2505280009	2505284019	2505400026
2505254023	2505280010	2505284020	2505400027
2505254024	2505280011	2505284020	2505501003
2505254026	2505280012	2505285005	2508200010
2505254027	2505280017	2505285008	2508200011
2505254028	2505280018	2505285010	2509100005
2505276003	2505280019	2505285013	2509200002
2505276004	2505280020	2505285014	2509226004
2505276007	2505280021	2505285015	2509226005
2505276008	2505280022	2505285016	2509226006
2505276009	2505280026	2505285017	2509226009

EXHIBIT B
BOUNDARY MAP

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

2509226017
2509226019
2509226021
2509226023
2509226025
2509226026
2509276008
2509276009
2510101001
2510101001
2510102005
2510102009
2510102012
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2510102017
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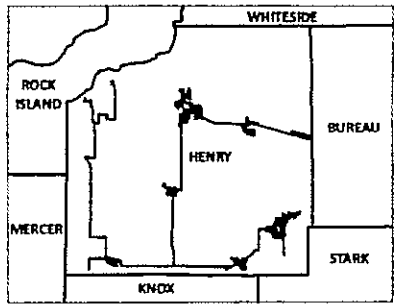
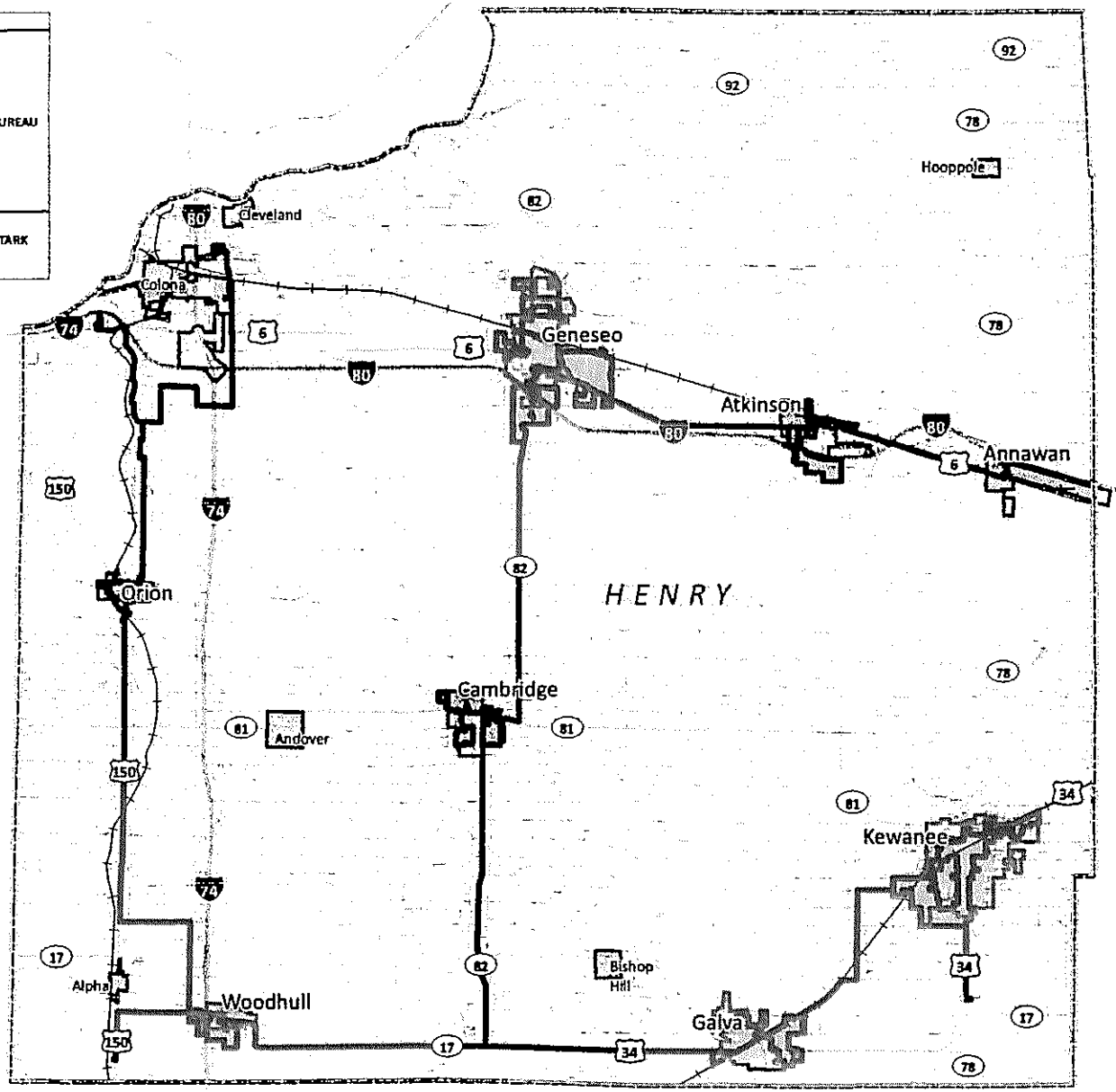
2510102019
2510102020
2510102021
2510102022
2510126010
2522300001





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 guaranteed 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.

Application Certification

THE APPLICANT CERTIFIES THAT:

To the best of my knowledge and belief, data and other information in this application are true and correct, and this document has been authorized by the governing body of the applicant. I further certify that each incentive authorized by the governing body will be implemented and that all necessary administrative procedures will be established and effected.

ORIGINAL SIGNATURES ARE REQUIRED

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Annawan	Tim Wise
Designating Unit of Government	Chief Elected Official
12/10/2017	Village Board President
Date	Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Atkinson	Kenneth Taber
Designating Unit of Government	Chief Elected Official
	Village Board President
Date	Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Cambridge	Margie Martin
Designating Unit of Government	Chief Elected Official
	Village Board President
Date	Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

pplication Certification

THE APPLICANT CERTIFIES THAT:

To the best of my knowledge and belief, data and other information in this application are true and correct, and this document has been authorized by the governing body of the applicant. I further certify that each incentive authorized by the governing body will be implemented and that all necessary administrative procedures will be established and effected.

ORIGINAL SIGNATURES ARE REQUIRED

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Annawan — Tim Wise

Designating Unit of Government — Chief Elected Official

12/10/2017 — Village Board President

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

kinson — Kenneth Taber

Designating Unit of Government — Chief Elected Official

Village Board President

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Cambridge — Margie Martin

Designating Unit of Government — Chief Elected Official

Village Board President

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

STATE OF ILLINOIS)
COUNTY OF HENRY) SS
_____)

I, Julie A. DeSplinter, Clerk of the Village of Annawan, do hereby certify that the foregoing and Attached is a true copy of Ordinance No. 377 entitled:

AN ORDINANCE ESTABLISHING AN ENTERPRISE ZONE IN THE CITY OF KEWANEE, ILLINOIS, THE CITY OF GALVA, ILLINOIS, THE CITY OF GENESEO, IL, 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.

Which includes as an attachment with a separate signature the:

KEWANEE/HENRY COUNTY ENTERPRISE ZONE INTERGOVENMENTAL AGREEMENT.

This document, numbered 377-2017 was passed by the Mayor and Board of the Village of Annawan on the 14th day of November 2017 A.D. and signed by the Clerk of the Village of Annawan on the 15th day of November 2017 A.D.

I further certify that the original documents of the ordinance with its attached Intergovernmental Agreement, of which the following is a true copy, is entrusted to the Custody of the Clerk for safekeeping and is on file as part of the records and files of the Clerk's office.

I further certify that the Clerk is the keeper of the papers, entries, records, resolutions, and Ordinances of the Village of Annawan and is the custodian of the corporate seal of the Village of Annawan.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the corporate seal of The Village of Annawan, this 7th day of December 2017 A.D.

Julie A. DeSplinter

Clerk of the Village of Annawan

STATE OF ILLINOIS)
COUNTY OF HENRY) SS
VILLAGE OF ANNAWAN)

I, JULIE A. DE SPLINTER, do hereby certify that I am the Village Clerk of the Village of Annawan, Henry County, Illinois and that I am the keeper of the records of the Board of Trustees of the Village of Annawan, and that the foregoing is a true and correct copy of an ordinance establishing an enterprise zone in the City of Kewanee, the City of Galva, the City of Geneseo, the Village of Annawan, the Village of Cambridge, the Village of Orion, the Village of Woodhull, and Henry County, IL, and declaring that this ordinance shall be in full force, in accordance with law passed by the President and Board of Trustees of said Village of Annawan, on the 14th day of November, 2017..

IN WITNESS WHEREOF, I have hereunto subscribed my hand and affixed the Corporate Seal of said Village of Annawan, this 15th day of November, 2017.

Julie A. De Splinter

JULIE A. DE SPLINTER
Village Clerk

(seal)

STATE OF ILLINOIS)
COUNTY OF HENRY) SS
VILLAGE OF ANNAWAN)

I, JULIE A. DE SPLINTER, do hereby certify that I am the Village Clerk of the Village of Annawan, Henry County, Illinois and that I am the keeper of the records of the Board of Trustees of the Village of Annawan, and that the foregoing is a true and correct copy of an ordinance establishing an enterprise zone in the City of Kewanee, the City of Galva, the City of Geneseo, the Village of Annawan, the Village of Cambridge, the Village of Orion, the Village of Woodhull, and Henry County, IL, and declaring that this ordinance shall be in full force, in accordance with law passed by the President and Board of Trustees of said Village of Annawan, on the 14th day of November, 2017..

IN WITNESS WHEREOF, I have hereunto subscribed my hand and affixed the Corporate Seal of said Village of Annawan, this 15th day of November, 2017.

Julie A. De Splinter

JULIE A. DE SPLINTER
Village Clerk

(seal)

Ordinance No. 377 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 Village of Annawan 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 Village of Annawan 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 Village of Annawan 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 Village Council of the Village of Annawan, 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 Village of Annawan.

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 Village Council of the Village of Annawan, Illinois. The Mayor and Village Clerk of the Village of Annawan are hereby authorized to execute and attest to said Intergovernmental Agreement.

SECTION 3. Establishment of Enterprise Zone: The Village of Annawan, 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 Village of Annawan 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 Village of Annawan 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 Village of Annawan 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. Village 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 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 Village of Annawan 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 Village 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 VILLAGE COUNCIL OF THE VILLAGE OF WOODHULL, ILLINOIS, this 14th day of November, 2017.

TIM WISE, MAYOR

ATTEST:

JULIE DESPLINTER, VILLAGE CLERK

(SEAL)

STATE OF ILLINOIS)
COUNTY OF HENRY) SS
VILLAGE OF ANNAWAN)

I, JULIE A. DE SPLINTER, do hereby certify that I am the Village Clerk of the Village of Annawan, Henry County, Illinois and that I am the keeper of the records of the Board of Trustees of the Village of Annawan, and that the foregoing is a true and correct copy of an ordinance establishing an enterprise zone in the City of Kewanee, the City of Galva, the City of Geneseo, the Village of Annawan, the Village of Cambridge, the Village of Orion, the Village of Woodhull, and Henry County, IL, and declaring that this ordinance shall be in full force, in accordance with law passed by the President and Board of Trustees of said Village of Annawan, on the 14th day of November, 2017..

IN WITNESS WHEREOF, I have hereunto subscribed my hand and affixed the Corporate Seal of said Village of Annawan, this 15th day of November, 2017.

Julie A. De Splinter

JULIE A. DE SPLINTER
Village Clerk

(seal)

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
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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
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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
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
1501300011	1712200010	2026100004	2027304027
1501300012	1712200012	2026100009	2027304028
1501300014	1807258034	2026100010	2027305001
1501300015	1807264012	2026100010	2027305002
1501300015	1807264015	2026300012	2027305003
1501300015	1807264016	2027151009	2027305007
1502300005	1807326001	2027151010	2027305008
1502300005	1807402003	2027151011	2027305009
1502300009	1808100014	2027301001	2027305010
1502300009	1808302004	2027301002	2027305011
1502300010	1808302006	2027301005	2027305012
1502400008	1808303001	2027301006	2027305013
1502400008	1808303002	2027301007	2027305014
1502400009	1808303008	2027301008	2027305015
1502400010	1808303009	2027301009	2027305016

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2027305019	2027353002	2027354019	2027377027
2027305020	2027353003	2027354020	2027377028
2027329001	2027353004	2027354021	2027377029
2027329002	2027353005	2027354022	2027377030
2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
2027329008	2027353008	2027354025	2027402005
2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
2027329013	2027353017	2027354029	2027403008
2027332001	2027353018	2027354030	2027403009
2027332002	2027353019	2027354031	2027403010
2027332003	2027353020	2027354032	2027404007
2027333001	2027353021	2027354034	2027404008
2027334001	2027353022	2027354035	2027405005
2027334003	2027353023	2027376001	2027405006
2027334004	2027353024	2027376002	2027426001
2027334005	2027353025	2027376003	2027427007
2027334006	2027353026	2027376004	2027476005
2027334007	2027353027	2027376005	2027476006
2027334008	2027353028	2027376006	2027501001
2027334009	2027353031	2027376007	2027501002
2027335001	2027353032	2027376008	2028328001
2027335002	2027353035	2027376009	2028328006
2027335003	2027353036	2027376010	2028328007
2027335004	2027353037	2027376011	2028328008
2027335005	2027353038	2027376012	2028328009
2027335006	2027353039	2027376013	2028328010
2027335007	2027354001	2027376014	2028328011
2027335008	2027354002	2027376015	2028328014
2027351008	2027354003	2027376016	2028328015
2027351009	2027354004	2027377001	2028328016
2027352003	2027354005	2027377002	2028328017
2027352004	2027354006	2027377007	2028328018
2027352005	2027354007	2027377010	2028328020
2027352008	2027354008	2027377011	2028328023
2027352009	2027354009	2027377014	2028328024
2027352010	2027354010	2027377018	2028328025
2027352013	2027354011	2027377019	2028328026
2027352014	2027354012	2027377020	2028328029
2027352015	2027354013	2027377021	2028328030
2027352017	2027354014	2027377022	2028328031
2027352018	2027354017	2027377023	2028328033
2027353001	2027354018	2027377025	2028328034

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2028329001	2028377011	2028381022	2028455017
2028329002	2028377014	2028381023	2028455018
2028329003	2028377015	2028402014	2028455021
2028329004	2028377016	2028405001	2028455021
2028329007	2028378027	2028405002	2028456002
2028329008	2028379019	2028405003	2028456003
2028329009	2028379045	2028405004	2028456004
2028329010	2028379046	2028405005	2028456005
2028329011	2028379047	2028405014	2028456006
2028329012	2028379050	2028405017	2028456007
2028329013	2028379051	2028405018	2028456008
2028329014	2028379054	2028451001	2028456009
2028329015	2028380001	2028451002	2028456010
2028330003	2028380002	2028451003	2028456011
2028330004	2028380003	2028451004	2028456012
2028330005	2028380004	2028451005	2028456013
2028330006	2028380005	2028451012	2028456014
2028330007	2028380006	2028451013	2028456015
2028330008	2028380007	2028454003	2028457003
2028330009	2028380008	2028454004	2028457008
2028330010	2028380011	2028454005	2028457009
2028330011	2028380012	2028454006	2028457012
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2033376038	2033377026	2033401009	2033407012
2033376039	2033377027	2033401010	2033407013
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2033376041	2033377029	2033401014	2033407023
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2033376043	2033377031	2033402002	2033407025
2033376045	2033377032	2033404001	2033407026
2033376048	2033377033	2033404002	2033407027
2033376049	2033377034	2033404003	2033407031
2033376050	2033377035	2033404008	2033407032
2033376051	2033377036	2033404009	2033407033
2033376052	2033377037	2033404010	2033407035
2033376053	2033377038	2033404011	2033407036

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

2033407037	2033451057	2033454024	2426300018
2033407040	2033452001	2033455001	2426300019
2033407044	2033452002	2033455002	2426300021
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2033451008	2033452010	2033455007	2427200007
2033451009	2033452011	2033455008	2427200013
2033451010	2033452012	2033455009	2427200013
2033451011	2033452013	2033455010	2427200014
2033451012	2033452014	2033455011	2427401009
2033451013	2033452015	2033455012	2427401010
2033451014	2033452016	2033455013	2427401011
2033451015	2033452017	2033455014	2427401012
2033451016	2033452018	2033455015	2427455003
2033451017	2033452019	2033455016	2427455004
2033451018	2033452020	2033455017	2427476007
2033451019	2033452021	2033455018	2427476008
2033451020	2033452025	2033455021	2427476008
2033451021	2033452026	2033501004	2427501002
2033451022	2033452027	2033501005	2433100001
2033451023	2033454001	2033501006	2433100002
2033451024	2033454002	2034151001	2433201003
2033451025	2033454003	2124300010	2434226016
2033451033	2033454004	2124300011	2434226018
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2033451035	2033454006	2125201006	2434226022
2033451036	2033454007	2125201012	2434226023
2033451037	2033454008	2125201013	2434226024
2033451038	2033454009	2125251004	2434226029
2033451039	2033454010	2125251005	2435100001
2033451040	2033454011	2125276001	2435100006
2033451044	2033454012	2125400006	2435100017
2033451045	2033454013	2133200003	2435100020
2033451046	2033454014	2230176007	2435100021
2033451047	2033454015	2230176008	2435100022
2033451048	2033454016	2230300001	2435100023
2033451049	2033454017	2421400020	2503101001
2033451050	2033454018	2422300005	2503101002
2033451051	2033454019	2426100004	2503101005
2033451052	2033454020	2426100004	2503101006
2033451053	2033454021	2426300007	2503101008
2033451055	2033454022	2426300009	2503101009
2033451056	2033454023	2426300010	2503101010

2503102001	2503351009	2504156022	2504226045
2503102002	2503351010	2504156023	2504226047
2503102003	2503354001	2504156024	2504226050
2503102004	2503354003	2504156025	2504226051
2503102005	2503354004	2504156028	2504226052
2503102006	2503354006	2504158011	2504226053
2503102007	2504101001	2504158013	2504226054
2503102008	2504101002	2504158015	2504226057
2503102009	2504101003	2504158016	2504226057
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2503151016	2504154005	2504226003	2504228002
2503151017	2504154006	2504226004	2504228003
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2503301012	2504155019	2504226034	2504276010
2503301013	2504155020	2504226036	2504276013
2503301014	2504155021	2504226038	2504276015
2503351001	2504156014	2504226039	2504276016
2503351005	2504156015	2504226040	2504276017
2503351006	2504156016	2504226041	2504276018
2503351007	2504156017	2504226043	2504276019
2503351008	2504156021	2504226044	2504276020

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

2504276021	2504279010	2504428015	2504477001
2504276022	2504279011	2504428016	2504477002
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2504277010	2504280006	2504428028	2504477010
2504277013	2504280007	2504428030	2504477011
2504277014	2504280008	2504428031	2504477012
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2504277017	2504302001	2504429001	2504477015
2504277018	2504302002	2504455002	2504477020
2504277019	2504302008	2504455003	2504477021
2504277020	2504302016	2504455007	2504477022
2504277021	2504351002	2504455008	2504478001
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2504277023	2504426001	2504455011	2504478006
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2504277026	2504426009	2504455013	2504478016
2504277027	2504426010	2504455014	2504478017
2504278001	2504426011	2504455015	2504478018
2504278004	2504426013	2504455016	2504479005
2504278005	2504426023	2504476001	2504479009
2504278006	2504426025	2504476002	2504479010
2504278007	2504426026	2504476003	2504479011
2504278012	2504426027	2504476004	2504479012
2504278018	2504426028	2504476005	2504479013
2504278019	2504427001	2504476006	2504479014
2504278020	2504427002	2504476007	2504479015
2504278021	2504427004	2504476008	2504479016
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2505227022	2505277004	2505281001	2505286033
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2505228009	2505278007	2505282001	2505287016
2505228010	2505278007	2505282002	2505300014
2505228014	2505278010	2505282003	2505400001
2505228015	2505278011	2505282004	2505400005
2505228017	2505278015	2505282004	2505400006
2505228019	2505278017	2505282005	2505400007
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2505252002	2505279002	2505283029	2505400016
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2505253011	2505279020	2505284013	2505400021
2505253012	2505279021	2505284013	2505400022
2505253013	2505279022	2505284017	2505400024
2505253013	2505279024	2505284018	2505400025
2505253014	2505280009	2505284019	2505400026
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2505254028	2505280018	2505285010	2509100005
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2505276004	2505280020	2505285014	2509226004
2505276007	2505280021	2505285015	2509226005
2505276008	2505280022	2505285016	2509226006
2505276009	2505280026	2505285017	2509226009

EXHIBIT B
BOUNDARY MAP

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

2509226017
2509226019
2509226021
2509226023
2509226025
2509226026
2509276008
2509276009
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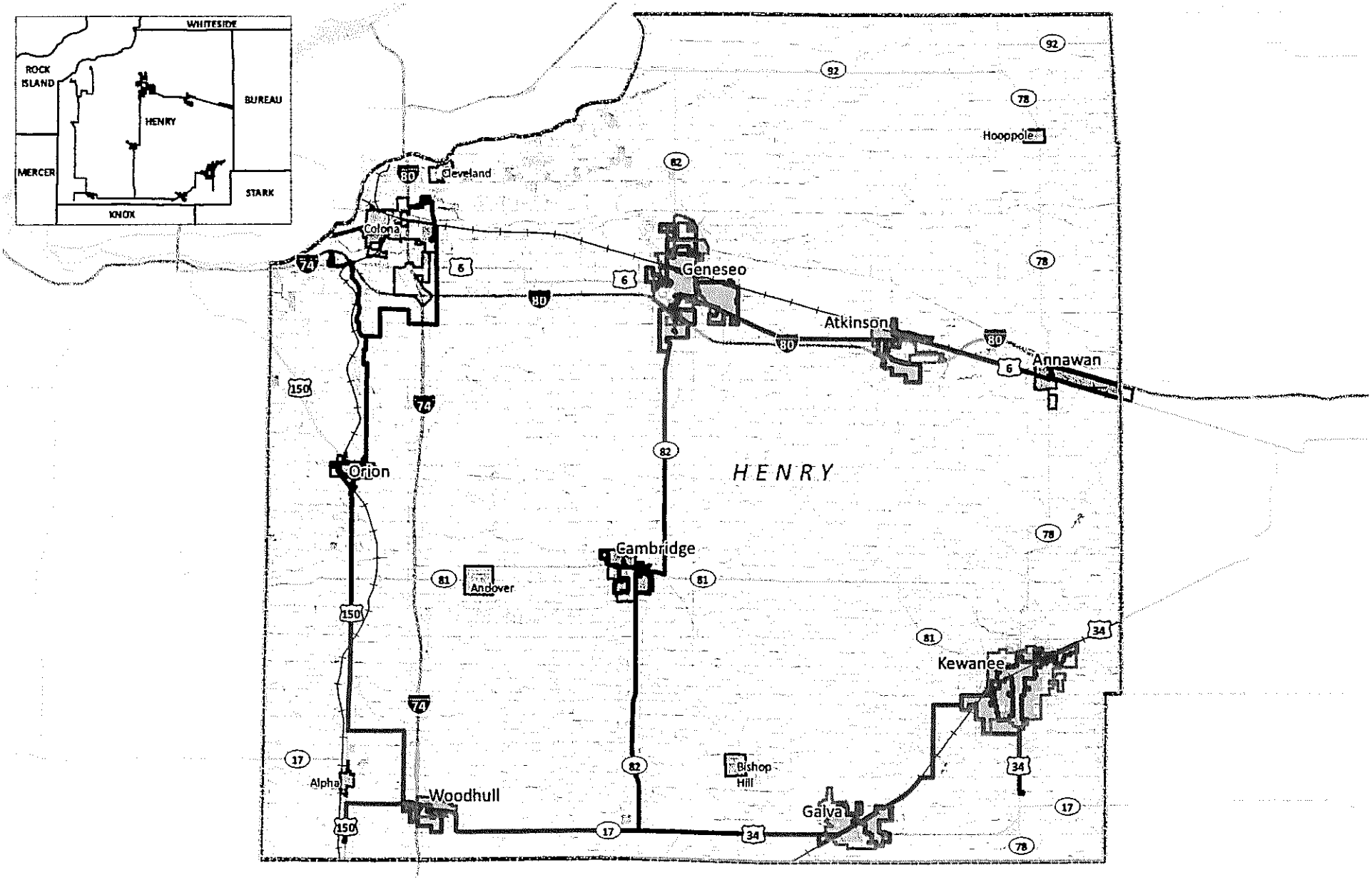
2510126010
2522300001



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 guaranteed 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.

EXHIBIT C
CERTIFICATES OF PUBLICATION

NOTICE OF PUBLIC HEARING
Proposed Kewanee/Henry County Enterprise Zone

Notice is hereby given to all interested parties that a PUBLIC HEARING will be held on Wednesday, **November 1, 2017 at 2:00 p.m.** at Kewanee City Hall, 401 E. Third St., Kewanee, Illinois, in order to receive comments on whether the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and Henry County should create a new Enterprise Zone within the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and unincorporated Henry County, what local plans, tax incentives, and other programs should be established in connection with the proposed Enterprise Zone, and what boundaries should be established for the proposed Enterprise Zone. A copy of the proposed Enterprise Zone boundary map is on file and available for inspection at the following locations, Monday through Friday, during regular business hours.

Kewanee City Hall (401 E. Third St., Kewanee)
Galva City Hall (311 NW 4th Ave. Galva)
Geneseo City Hall (115 S Oakwood Ave, Geneseo)
Annawan Village Hall (304 N Meadow Dr, Annawan)
Atkinson Village Hall (107 W Main St, Atkinson)
Cambridge Village Hall (123 W Exchange St, Cambridge)
Orion Village Hall (1202 4th St, Orion)
Woodhull Village Hall (150 N. Division St. Woodhull)
Henry County Clerk's office (307 W. Center St., Cambridge)

All interested persons will be given an opportunity to be heard at the public hearing, or may provide written comments to Mr. Gary Bradley, City Manager, City of Kewanee, 401 E. Third St., Kewanee, Illinois 61443, prior to or on the date of the hearing.

COUNTY OF HENRY)
STATE OF ILLINOIS)

The undersigned hereby certifies that the STAR COURIER is a daily public secular newspaper of general circulation, printed and published once each and every day, except Sunday and Monday, in the County of Henry, in the State of Illinois, for a period of more than six months prior to the first publication of the annexed notice; and, that said newspaper as defined in Notice By Publication Act (715 ILCS 5/1 and 715 ILCS 5/5); and further certifies that the notice whereof the annexed printed notice is a true copy, was printed and published in said newspaper on the following dates:

10/24/2017

Publication Cost: $95.00

I, Gail Peart being first duly sworn, on her oath states that she is the clerk of the STAR COURIER, that the statements set forth in the foregoing certificate of publication are true, to the best of her knowledge and belief, and that the annexed notice was published as herein specified.
Subcribed and sworn to before me this 24th day of October A.D.,2017

Gail Peart

Katherine M. Werderman
Notary public

OFFICIAL SEAL
KATHERINE M. WERDERMAN
Notary Public - State of Illinois
My Commission Expires 3/01/2019

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.

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

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0822300014	0828128004	0828300018	0934451006
0822300015	0828128005	0828300019	0934451009
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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
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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
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0827200015	0828300009	0934429001	1128126031
0827200016	0828300011	0934429002	1128126032
0827200017	0828300012	0934429005	1128126033
0827400009	0828300013	0934429015	1128126034
0827400010	0828300014	0934429017	1128126035
0828126001	0828300015	0934451003	1128126036
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1128126040	1503200014	1808351005	2027302004
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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
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1402400003	1512100022	1808377005	2027304013
1403200004	1512100022	1808377006	2027304016
1403200011	1512100022	1808378003	2027304017
1403200014	1512100026	1817100003	2027304018
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
1501300011	1712200010	2026100004	2027304027
1501300012	1712200012	2026100009	2027304028
1501300014	1807258034	2026100010	2027305001
1501300015	1807264012	2026100010	2027305002
1501300015	1807264015	2026300012	2027305003
1501300015	1807264016	2027151009	2027305007
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1502300005	1807402003	2027151011	2027305009
1502300009	1808100014	2027301001	2027305010
1502300009	1808302004	2027301002	2027305011
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1502400008	1808303001	2027301006	2027305013
1502400008	1808303002	2027301007	2027305014
1502400009	1808303008	2027301008	2027305015
1502400010	1808303009	2027301009	2027305016

2027305019	2027353002	2027354019	2027377027
2027305020	2027353003	2027354020	2027377028
2027329001	2027353004	2027354021	2027377029
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2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
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2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
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2027334001	2027353022	2027354035	2027405005
2027334003	2027353023	2027376001	2027405006
2027334004	2027353024	2027376002	2027426001
2027334005	2027353025	2027376003	2027427007
2027334006	2027353026	2027376004	2027476005
2027334007	2027353027	2027376005	2027476006
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2027334009	2027353031	2027376007	2027501002
2027335001	2027353032	2027376008	2028328001
2027335002	2027353035	2027376009	2028328006
2027335003	2027353036	2027376010	2028328007
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2027335007	2027354001	2027376014	2028328011
2027335008	2027354002	2027376015	2028328014
2027351008	2027354003	2027376016	2028328015
2027351009	2027354004	2027377001	2028328016
2027352003	2027354005	2027377002	2028328017
2027352004	2027354006	2027377007	2028328018
2027352005	2027354007	2027377010	2028328020
2027352008	2027354008	2027377011	2028328023
2027352009	2027354009	2027377014	2028328024
2027352010	2027354010	2027377018	2028328025
2027352013	2027354011	2027377019	2028328026
2027352014	2027354012	2027377020	2028328029
2027352015	2027354013	2027377021	2028328030
2027352017	2027354014	2027377022	2028328031
2027352018	2027354017	2027377023	2028328033
2027353001	2027354018	2027377025	2028328034

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2028329001	2028377011	2028381022	2028455017
2028329002	2028377014	2028381023	2028455018
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2028329004	2028377016	2028405001	2028455021
2028329007	2028378027	2028405002	2028456002
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2028329010	2028379046	2028405005	2028456005
2028329011	2028379047	2028405014	2028456006
2028329012	2028379050	2028405017	2028456007
2028329013	2028379051	2028405018	2028456008
2028329014	2028379054	2028451001	2028456009
2028329015	2028380001	2028451002	2028456010
2028330003	2028380002	2028451003	2028456011
2028330004	2028380003	2028451004	2028456012
2028330005	2028380004	2028451005	2028456013
2028330006	2028380005	2028451012	2028456014
2028330007	2028380006	2028451013	2028456015
2028330008	2028380007	2028454003	2028457003
2028330009	2028380008	2028454004	2028457008
2028330010	2028380011	2028454005	2028457009
2028330011	2028380012	2028454006	2028457012
2028330012	2028380015	2028454007	2028457015
2028330013	2028380016	2028454008	2028457016
2028330014	2028380017	2028454009	2028457017
2028376001	2028380018	2028454010	2028457022
2028376002	2028380019	2028454011	2028457025
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2028376004	2028380021	2028454015	2028457028
2028376005	2028380022	2028454016	2028457029
2028376006	2028380023	2028454017	2028457030
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2028376009	2028381005	2028455001	2028458004
2028376010	2028381006	2028455002	2028458005
2028376011	2028381008	2028455003	2028458006
2028376014	2028381009	2028455004	2028458007
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2028458021	2028479026	2032202006	2032228003
2028458022	2028479027	2032202007	2032228004
2028458023	2028480002	2032202011	2032228005
2028458024	2028480004	2032202012	2032228008
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2028458026	2028480006	2032226002	2032228010
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2028459008	2028480009	2032226005	2032228021
2028459011	2028480012	2032226006	2032228025
2028459012	2028480013	2032226007	2032228026
2028459013	2028480014	2032226008	2032228027
2028459014	2028480015	2032226011	2032230001
2028459015	2028480016	2032226012	2032230002
2028459016	2028481001	2032226013	2032230003
2028459017	2028481002	2032226014	2032230004
2028459018	2028481003	2032226015	2032230006
2028459019	2028481004	2032226016	2032230007
2028459020	2028481005	2032226017	2032230008
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2028459022	2028481007	2032226019	2032230010
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2028459024	2028481009	2032226023	2032230012
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2028479005	2028481018	2032227007	2032232004
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2028479015	2028483003	2032227023	2032232016
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2028479021	2028483008	2032227027	2032232023
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2032233010	2032279008	2032380022	2032405017
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2032451003	2032455033	2033104010	2033107014
2032451004	2032455034	2033104011	2033107015
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2032455008	2033103024	2033106022	2033109014

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2505227028	2505277024	2505281019	2505287011
2505227029	2505277027	2505281020	2505287013
2505228001	2505277028	2505281021	2505287013
2505228007	2505277029	2505281021	2505287014
2505228007	2505277030	2505281022	2505287015
2505228008	2505278004	2505281022	2505287016
2505228009	2505278007	2505282001	2505287016
2505228010	2505278007	2505282002	2505300014
2505228014	2505278010	2505282003	2505400001
2505228015	2505278011	2505282004	2505400005
2505228017	2505278015	2505282004	2505400006
2505228019	2505278017	2505282005	2505400007
2505228020	2505278018	2505282006	2505400009
2505228020	2505278018	2505282016	2505400011
2505251007	2505278018	2505282017	2505400012
2505251009	2505278020	2505283023	2505400014
2505251010	2505278021	2505283024	2505400015
2505252002	2505279002	2505283029	2505400016
2505253002	2505279003	2505283031	2505400017
2505253002	2505279004	2505283032	2505400018
2505253003	2505279013	2505283035	2505400019
2505253010	2505279018	2505283036	2505400020
2505253011	2505279020	2505284013	2505400021
2505253012	2505279021	2505284013	2505400022
2505253013	2505279022	2505284017	2505400024
2505253013	2505279024	2505284018	2505400025
2505253014	2505280009	2505284019	2505400026
2505254023	2505280010	2505284020	2505400027
2505254024	2505280011	2505284020	2505501003
2505254026	2505280012	2505285005	2508200010
2505254027	2505280017	2505285008	2508200011
2505254028	2505280018	2505285010	2509100005
2505276003	2505280019	2505285013	2509200002
2505276004	2505280020	2505285014	2509226004
2505276007	2505280021	2505285015	2509226005
2505276008	2505280022	2505285016	2509226006
2505276009	2505280026	2505285017	2509226009

EXHIBIT B
BOUNDARY MAP

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

2509226017
2509226019
2509226021
2509226023
2509226025
2509226026
2509276008
2509276009
2510101001
2510101001
2510102005
2510102009
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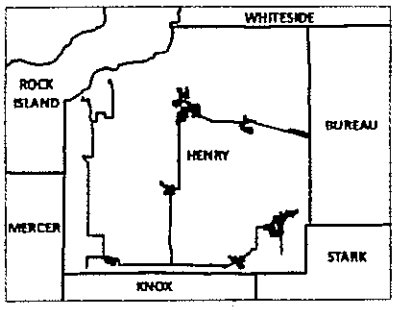

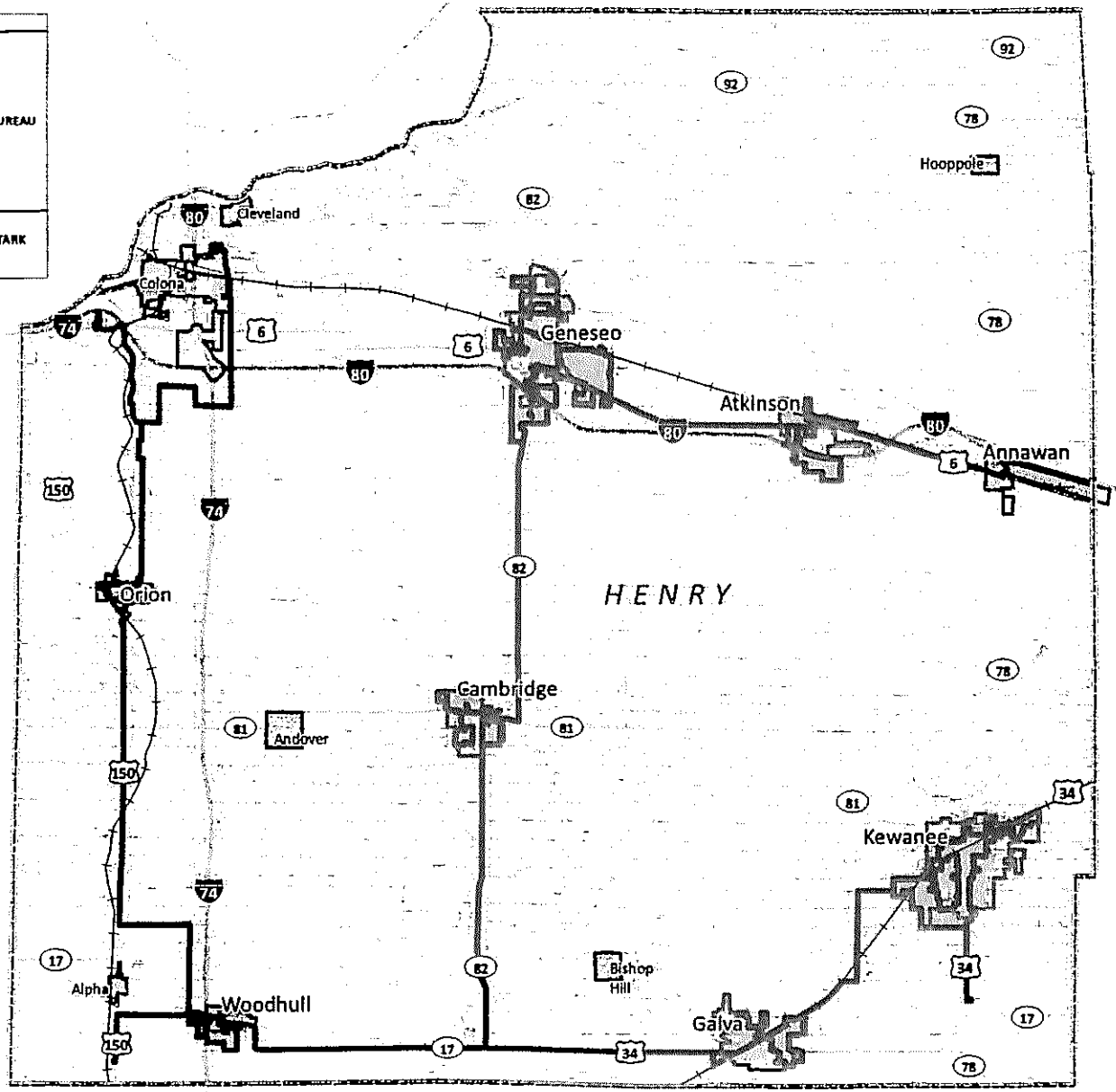

Proposed Enterprise Zone Boundary
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

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 guaranteed 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.

Application Certification

THE APPLICANT CERTIFIES THAT:

To the best of my knowledge and belief, data and other information in this application are true and correct, and this document has been authorized by the governing body of the applicant. I further certify that each incentive authorized by the governing body will be implemented and that all necessary administrative procedures will be established and effected.

ORIGINAL SIGNATURES ARE REQUIRED

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Galva — Rich Nordstrom

Designating Unit of Government — Chief Elected Official

Mayor

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Geneseo — Kathy Carroll-Duda

Designating Unit of Government — Chief Elected Official

Mayor

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Kewanee — Steve Looney

Designating Unit of Government — Chief Elected Official

Mayor

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Application Certification

THE APPLICANT CERTIFIES THAT:

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ORIGINAL SIGNATURES ARE REQUIRED

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Galva — Rich Nordstrom

Designating Unit of Government — Chief Elected Official

Rich Nordstrom — Mayor

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Geneseo — Kathy Carroll-Duda

Designating Unit of Government — Chief Elected Official

Mayor

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Kewanee — Steve Looney

Designating Unit of Government — Chief Elected Official

Mayor

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Application Certification

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ORIGINAL SIGNATURES ARE REQUIRED

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Orion — James Cooper

Designating Unit of Government — Chief Elected Official

Village Board President

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Woodhull — Dave Holmes

Designating Unit of Government — Chief Elected Official

Village Board President

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Henry County, IL — Roger Gradert

Designating Unit of Government — Chief Elected Official

County Board Chair

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Application Certification

THE APPLICANT CERTIFIES THAT:

To the best of my knowledge and belief, data and other information in this application are true and correct, and this document has been authorized by the governing body of the applicant. I further certify that each incentive authorized by the governing body will be implemented and that all necessary administrative procedures will be established and effected.

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Orion — James Cooper

Designating Unit of Government — Chief Elected Official

Village Board President

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Voodhull — Dave Holmes

Designating Unit of Government — Chief Elected Official

Village Board President

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Henry County, IL — Roger Gradert

Designating Unit of Government — Chief Elected Official

County Board Chair

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Ordinance No. 1590 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 Galva 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 Galva 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 Galva 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 Galva, 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 Galva.

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 Galva, Illinois. The Mayor and City Clerk of the City of Galva are hereby authorized to execute and attest to said Intergovernmental Agreement.

SECTION 3. Establishment of Enterprise Zone: The City of Galva, 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 Galva 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 Galva 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 Galva 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. <u>City Property Tax Abatement:</u> 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 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 commence 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 Galva 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 27th day of November, 2017.

RICH NORDSTROM, MAYOR

ATTEST:

DEBBIE VANWASSENHOVE, CITY CLERK

(SEAL)

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

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0822300014	0828128004	0828300018	0934451006
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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
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0823300010	0828151013	0934401007	0935159010
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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
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0827126005	0828201011	0934427005	0936502001
0827126007	0828201012	0934427015	1103200004
0827126010	0828201012	0934427016	1127129013
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0827126012	0828226006	0934428002	1128126026
0827151012	0828226007	0934428003	1128126027
0827151013	0828226008	0934428004	1128126028
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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
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0828127007	0828300017	0934451005	1128126038

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1128126040	1503200014	1808351005	2027302004
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1128126043	1503200025	1808351011	2027302007
1128126044	1503200026	1808351011	2027302008
1128126045	1503200027	1808351012	2027302009
1128126046	1503200028	1808351019	2027302010
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1128127001	1503402005	1808351021	2027302012
1128127002	1503402006	1808351027	2027302014
1128127003	1503402006	1808351028	2027302015
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1128127006	1503426002	1808351034	2027304005
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1128127009	1511200007	1808352003	2027304009
1128127010	1511200013	1808352004	2027304010
1133200016	1511200014	1808376008	2027304011
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1402400003	1512100022	1808377005	2027304013
1403200004	1512100022	1808377006	2027304016
1403200011	1512100022	1808378003	2027304017
1403200014	1512100026	1817100003	2027304018
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
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1501300011	1512200009	1818200013	2027304025
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1501300012	1712200012	2026100009	2027304028
1501300014	1807258034	2026100010	2027305001
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1501300015	1807264015	2026300012	2027305003
1501300015	1807264016	2027151009	2027305007
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1502300005	1807402003	2027151011	2027305009
1502300009	1808100014	2027301001	2027305010
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1502300010	1808302006	2027301005	2027305012
1502400008	1808303001	2027301006	2027305013
1502400008	1808303002	2027301007	2027305014
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1502400010	1808303009	2027301009	2027305016

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2027305019	2027353002	2027354019	2027377027
2027305020	2027353003	2027354020	2027377028
2027329001	2027353004	2027354021	2027377029
2027329002	2027353005	2027354022	2027377030
2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
2027329008	2027353008	2027354025	2027402005
2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
2027329013	2027353017	2027354029	2027403008
2027332001	2027353018	2027354030	2027403009
2027332002	2027353019	2027354031	2027403010
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2027333001	2027353021	2027354034	2027404008
2027334001	2027353022	2027354035	2027405005
2027334003	2027353023	2027376001	2027405006
2027334004	2027353024	2027376002	2027426001
2027334005	2027353025	2027376003	2027427007
2027334006	2027353026	2027376004	2027476005
2027334007	2027353027	2027376005	2027476006
2027334008	2027353028	2027376006	2027501001
2027334009	2027353031	2027376007	2027501002
2027335001	2027353032	2027376008	2028328001
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2027335003	2027353036	2027376010	2028328007
2027335004	2027353037	2027376011	2028328008
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2027335006	2027353039	2027376013	2028328010
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2027352003	2027354005	2027377002	2028328017
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2027352010	2027354010	2027377018	2028328025
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2027352014	2027354012	2027377020	2028328029
2027352015	2027354013	2027377021	2028328030
2027352017	2027354014	2027377022	2028328031
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2028329001	2028377011	2028381022	2028455017
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2028329007	2028378027	2028405002	2028456002
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2028329009	2028379045	2028405004	2028456004
2028329010	2028379046	2028405005	2028456005
2028329011	2028379047	2028405014	2028456006
2028329012	2028379050	2028405017	2028456007
2028329013	2028379051	2028405018	2028456008
2028329014	2028379054	2028451001	2028456009
2028329015	2028380001	2028451002	2028456010
2028330003	2028380002	2028451003	2028456011
2028330004	2028380003	2028451004	2028456012
2028330005	2028380004	2028451005	2028456013
2028330006	2028380005	2028451012	2028456014
2028330007	2028380006	2028451013	2028456015
2028330008	2028380007	2028454003	2028457003
2028330009	2028380008	2028454004	2028457008
2028330010	2028380011	2028454005	2028457009
2028330011	2028380012	2028454006	2028457012
2028330012	2028380015	2028454007	2028457015
2028330013	2028380016	2028454008	2028457016
2028330014	2028380017	2028454009	2028457017
2028376001	2028380018	2028454010	2028457022
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2028376003	2028380020	2028454012	2028457026
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2028376007	2028381001	2028454018	2028458001
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2028459013	2028480014	2032226008	2032228027
2028459014	2028480015	2032226011	2032230001
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2028459016	2028481001	2032226013	2032230003
2028459017	2028481002	2032226014	2032230004
2028459018	2028481003	2032226015	2032230006
2028459019	2028481004	2032226016	2032230007
2028459020	2028481005	2032226017	2032230008
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2032233010	2032279008	2032380022	2032405017
2032233011	2032279009	2032401001	2032405018
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2505228010	2505278007	2505282002	2505300014
2505228014	2505278010	2505282003	2505400001
2505228015	2505278011	2505282004	2505400005
2505228017	2505278015	2505282004	2505400006
2505228019	2505278017	2505282005	2505400007
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2505228020	2505278018	2505282016	2505400011
2505251007	2505278018	2505282017	2505400012
2505251009	2505278020	2505283023	2505400014
2505251010	2505278021	2505283024	2505400015
2505252002	2505279002	2505283029	2505400016
2505253002	2505279003	2505283031	2505400017
2505253002	2505279004	2505283032	2505400018
2505253003	2505279013	2505283035	2505400019
2505253010	2505279018	2505283036	2505400020
2505253011	2505279020	2505284013	2505400021
2505253012	2505279021	2505284013	2505400022
2505253013	2505279022	2505284017	2505400024
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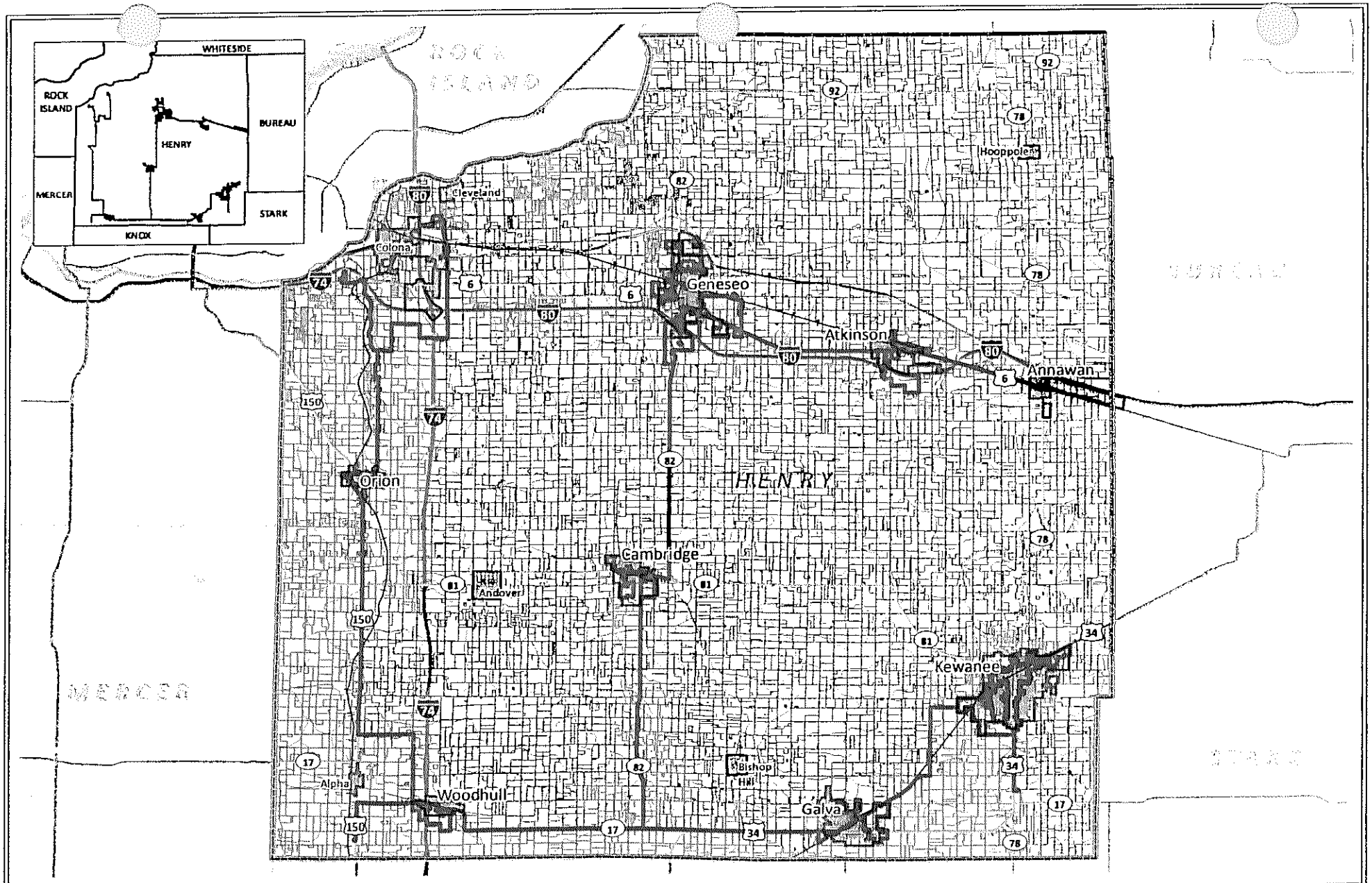
2505253014	2505280009	2505284019	2505400026
2505254023	2505280010	2505284020	2505400027
2505254024	2505280011	2505284020	2505501003
2505254026	2505280012	2505285005	2508200010
2505254027	2505280017	2505285008	2508200011
2505254028	2505280018	2505285010	2509100005
2505276003	2505280019	2505285013	2509200002
2505276004	2505280020	2505285014	2509226004
2505276007	2505280021	2505285015	2509226005
2505276008	2505280022	2505285016	2509226006
2505276009	2505280026	2505285017	2509226009

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

2509226017
2509226019
2509226021
2509226023
2509226025
2509226026
2509276008
2509276009
2510101001
2510101001
2510102005
2510102009
2510102012
2510102016
2510102017
2510102018
2510102019
2510102020
2510102021
2510102022
2510126010
2522300001

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 guaranteed to be without error. This map and its underlying data is intended to be used as a general index to land related information and is not intended for detailed, site specific analysis.

EXHIBIT C
CERTIFICATES OF PUBLICATION

NOTICE OF
PUBLIC HEARING
Proposed Kewanee/Henry County Enterprise Zone

Notice is hereby given to all interested parties that a PUBLIC HEARING will be held on Wednesday, **November 1, 2017 at 2:00 p.m.** at Kewanee City Hall, 401 E. Third St., Kewanee, Illinois, in order to receive comments on whether the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and Henry County should create a new Enterprise Zone within the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and unincorporated Henry County, what local plans, tax incentives, and other programs should be established in connection with the proposed Enterprise Zone, and what boundaries should be established for the proposed Enterprise Zone. A copy of the proposed Enterprise Zone boundary map is on file and available for inspection at the following locations, Monday through Friday, during regular business hours.

Kewanee City Hall (401 E. Third St., Kewanee)
Galva City Hall (311 NW 4th Ave. Galva)
Geneseo City Hall (115 S Oakwood Ave, Geneseo)
Annawan Village Hall (304 N Meadow Dr, Annawan)
Atkinson Village Hall (107 W Main St, Atkinson)
Cambridge Village Hall (123 W Exchange St, Cambridge)
Orion Village Hall (1202 4th St, Orion)
Woodhull Village Hall (150 N. Division St. Woodhull)
Henry County Clerk's office (307 W. Center St., Cambridge)

All interested persons will be given an opportunity to be heard at the public hearing, or may provide written comments to Mr. Gary Bradley, City Manager, City of Kewanee, 401 E. Third St., Kewanee, Illinois 61443, prior to or on the date of the hearing.

COUNTY OF HENRY)
STATE OF ILLINOIS)

The undersigned hereby certifies that the STAR COURIER is a daily public secular newspaper of general circulation, printed and published once each and every day, except Sunday and Monday, in the County of Henry, in the State of Illinois, for a period of more than six months prior to the first publication of the annexed notice; and, that said newspaper as defined in Notice By Publication Act (715 ILCS 5/1 and 715 ILCS 5/5); and further certifies that the notice whereof the annexed printed notice is a true copy, was printed and published in said newspaper on the following dates:

10/24/2017

Publication Cost: $95.00

I, Gail Peart being first duly sworn, on her oath states that she is the clerk of the STAR COURIER, that the statements set forth in the foregoing certificate of publication are true, to the best of her knowledge and belief, and that the annexed notice was published as herein specified.

Subcribed and sworn to before me this 24th day of October A.D.,2017

Gail Peart

Katherine M. Werderman

Notary public

OFFICIAL SEAL
KATHERINE M. WERDERMAN
Notary Public - State of Illinois
My Commission Expires 3/01/2019

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 commence 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 commence 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 27th day of November, 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.

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
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
1501300011	1712200010	2026100004	2027304027
1501300012	1712200012	2026100009	2027304028
1501300014	1807258034	2026100010	2027305001
1501300015	1807264012	2026100010	2027305002
1501300015	1807264015	2026300012	2027305003
1501300015	1807264016	2027151009	2027305007
1502300005	1807326001	2027151010	2027305008
1502300005	1807402003	2027151011	2027305009
1502300009	1808100014	2027301001	2027305010
1502300009	1808302004	2027301002	2027305011
1502300010	1808302006	2027301005	2027305012
1502400008	1808303001	2027301006	2027305013
1502400008	1808303002	2027301007	2027305014
1502400009	1808303008	2027301008	2027305015
1502400010	1808303009	2027301009	2027305016

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

2027305019	2027353002	2027354019	2027377027
2027305020	2027353003	2027354020	2027377028
2027329001	2027353004	2027354021	2027377029
2027329002	2027353005	2027354022	2027377030
2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
2027329008	2027353008	2027354025	2027402005
2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
2027329013	2027353017	2027354029	2027403008
2027332001	2027353018	2027354030	2027403009
2027332002	2027353019	2027354031	2027403010
2027332003	2027353020	2027354032	2027404007
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

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List of Parcel ID Numbers
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Henry County, Illinois

2503102001	2503351009	2504156022	2504226045
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2505276007	2505280021	2505285015	2509226005
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

2509226017
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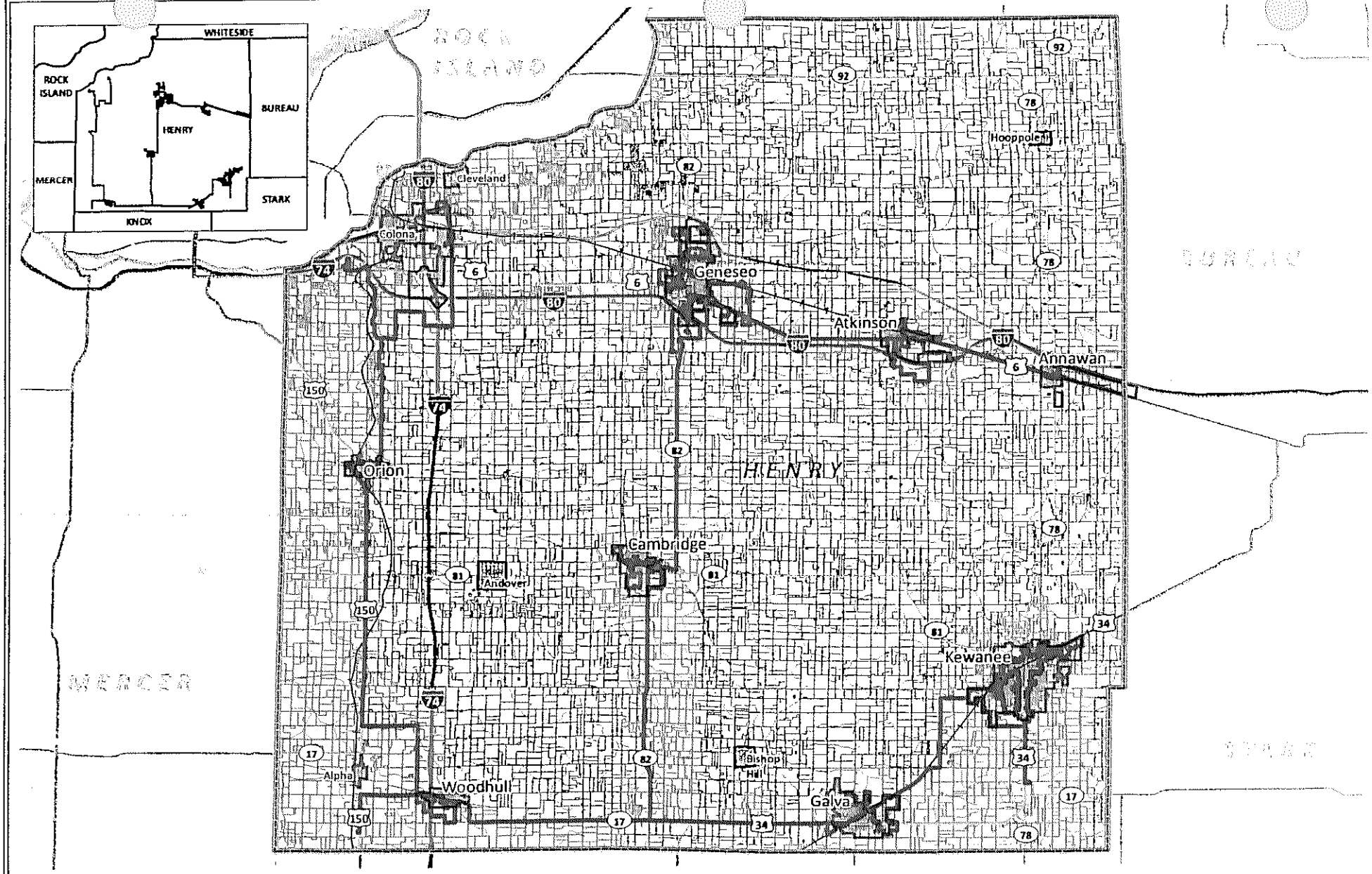
EXHIBIT B
BOUNDARY MAP



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 guaranteed to be without error. This map and its underlying data is intended to be used as a general index to land related information and is not intended for detailed, site specific analysis.

Application Certification

THE APPLICANT CERTIFIES THAT:

To the best of my knowledge and belief, data and other information in this application are true and correct, and this document has been authorized by the governing body of the applicant. I further certify that each incentive authorized by the governing body will be implemented and that all necessary administrative procedures will be established and effected.

ORIGINAL SIGNATURES ARE REQUIRED

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Galva — Rich Nordstrom

Designating Unit of Government — Chief Elected Official

Mayor

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Geneseo — Kathy Carroll-Duda

Designating Unit of Government — Chief Elected Official

Mayor

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Kewanee — Steve Looney

Designating Unit of Government — Chief Elected Official

Mayor

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Application Certification

THE APPLICANT CERTIFIES THAT:

To the best of my knowledge and belief, data and other information in this application are true and correct, and this document has been authorized by the governing body of the applicant. I further certify that each incentive authorized by the governing body will be implemented and that all necessary administrative procedures will be established and effected.

ORIGINAL SIGNATURES ARE REQUIRED

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Annawan — Tim Wise

Designating Unit of Government — Chief Elected Official

Village Board President

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Atkinson — Kenneth Taber

Designating Unit of Government — Chief Elected Official

Village Board President

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Cambridge — Margie Martin

Designating Unit of Government — Chief Elected Official

Village Board President

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

STATE OF ILLINOIS)
COUNTY OF HENRY) SS
CITY OF GALVA)

I, Debbie VanWassenhove, City Clerk of the City of Galva, do hereby certify that the foregoing and attached is a true copy of Ordinance No. 1590 entitled:

> 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.
>
> Which includes as an attachment with a separate signature the:
>
> KEWANEE/HENRY COUNTY ENTERPRISE ZONE INTERGOVERMENTAL AGREEMENT.

This document, numbered 1590-A was passed by the duly elected City Council of the City of Galva on the 27th day of November 2017 A.D. and signed by the Clerk of the City of Galva on the 27th day of November 2017 A.D.

I further certify that the original documents of the ordinance with its attached Intergovernmental Agreement, of which the following is a true copy, is entrusted to the custody of the Clerk for safekeeping and is on file as part of the records and files of the Clerk's office.

I further certify that the Clerk is the keeper of the papers, entries, records, resolutions and ordinances of the City of Galva and is the custodian of the corporate seal of the City of Galva, Henry County, Illinois.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the corporate seal of the City of Galva, this 8th day of December 2017 A.D.

Debbie VanWassenhove

City Clerk, City of Galva
311 N. W. 4th Avenue
Galva, IL 61434
Ph#309-932-2555

(seal)

Ordinance No. 1590 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 Galva 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 Galva 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 Galva 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 Galva, 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 Galva.

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 Galva, Illinois. The Mayor and City Clerk of the City of Galva are hereby authorized to execute and attest to said Intergovernmental Agreement.

SECTION 3. Establishment of Enterprise Zone: The City of Galva, 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 Galva 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 Galva 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 Galva 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 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 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 Galva 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 27th day of November, 2017.

RICH NORDSTROM, MAYOR

ATTEST:

DEBBIE VANWASSENHOVE, CITY CLERK

(SEAL)

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
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
1501300011	1712200010	2026100004	2027304027
1501300012	1712200012	2026100009	2027304028
1501300014	1807258034	2026100010	2027305001
1501300015	1807264012	2026100010	2027305002
1501300015	1807264015	2026300012	2027305003
1501300015	1807264016	2027151009	2027305007
1502300005	1807326001	2027151010	2027305008
1502300005	1807402003	2027151011	2027305009
1502300009	1808100014	2027301001	2027305010
1502300009	1808302004	2027301002	2027305011
1502300010	1808302006	2027301005	2027305012
1502400008	1808303001	2027301006	2027305013
1502400008	1808303002	2027301007	2027305014
1502400009	1808303008	2027301008	2027305015
1502400010	1808303009	2027301009	2027305016

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

2027305019	2027353002	2027354019	2027377027
2027305020	2027353003	2027354020	2027377028
2027329001	2027353004	2027354021	2027377029
2027329002	2027353005	2027354022	2027377030
2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
2027329008	2027353008	2027354025	2027402005
2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
2027329013	2027353017	2027354029	2027403008
2027332001	2027353018	2027354030	2027403009
2027332002	2027353019	2027354031	2027403010
2027332003	2027353020	2027354032	2027404007
2027333001	2027353021	2027354034	2027404008
2027334001	2027353022	2027354035	2027405005
2027334003	2027353023	2027376001	2027405006
2027334004	2027353024	2027376002	2027426001
2027334005	2027353025	2027376003	2027427007
2027334006	2027353026	2027376004	2027476005
2027334007	2027353027	2027376005	2027476006
2027334008	2027353028	2027376006	2027501001
2027334009	2027353031	2027376007	2027501002
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2033279054	2033326022	2033329001	2033332003
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
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2033376049	2033377034	2033404003	2033407031
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2033451017	2033452019	2033455016	2427455004
2033451018	2033452020	2033455017	2427476007
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2033451052	2033454020	2426100004	2503101006
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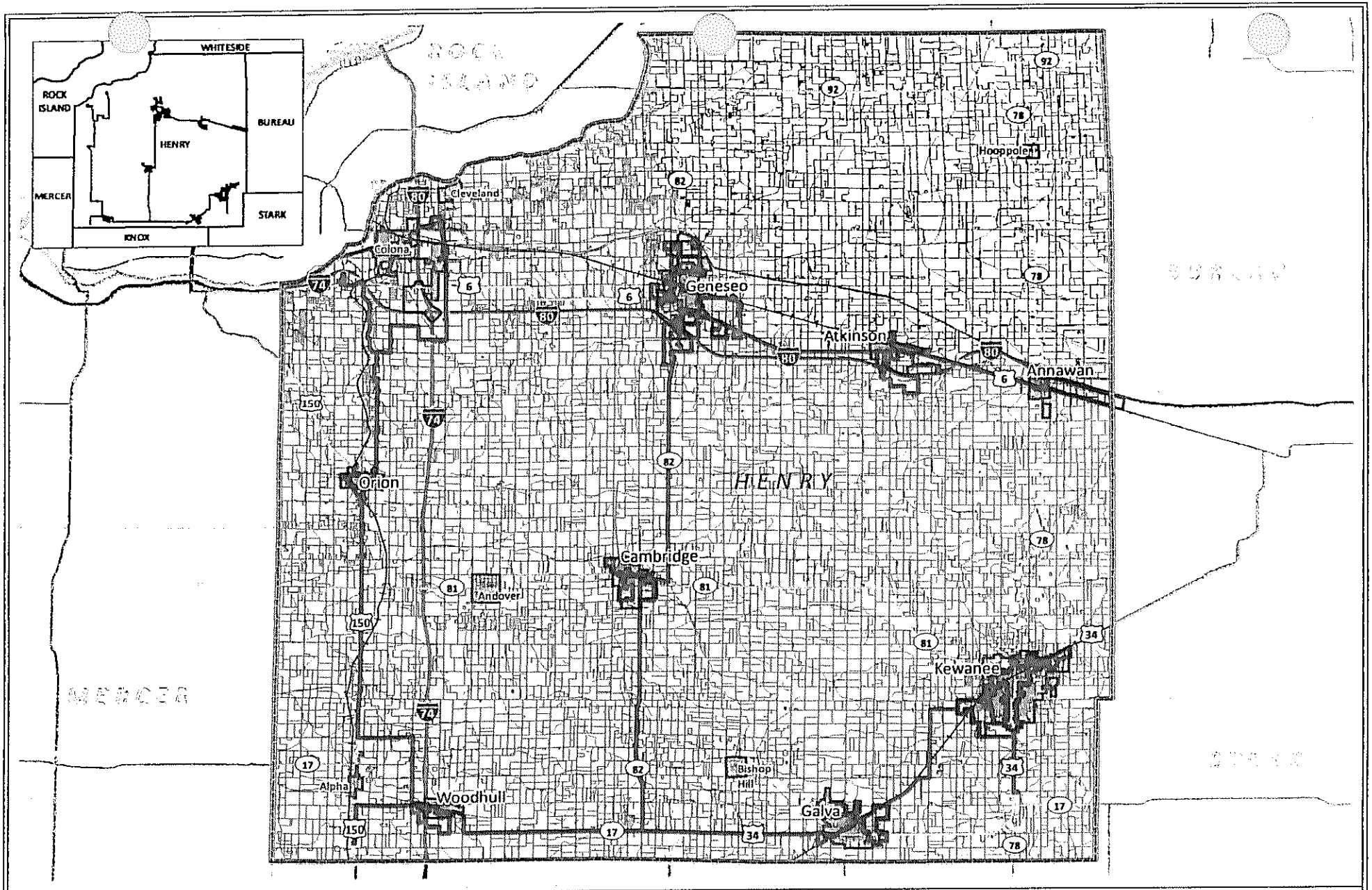
EXHIBIT B
BOUNDARY MAP



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 guaranteed to be without error. This map and its underlying data is intended to be used as a general index to land related information and is not intended for detailed, site specific analysis.

EXHIBIT C
CERTIFICATES OF PUBLICATION

NOTICE OF
PUBLIC HEARING
Proposed Kewanee/Henry County Enterprise Zone

Notice is hereby given to all interested parties that a PUBLIC HEARING will be held on Wednesday, **November 1, 2017 at 2:00 p.m.** at Kewanee City Hall, 401 E. Third St., Kewanee, Illinois, in order to receive comments on whether the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and Henry County should create a new Enterprise Zone within the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and unincorporated Henry County, what local plans, tax incentives, and other programs should be established in connection with the proposed Enterprise Zone, and what boundaries should be established for the proposed Enterprise Zone. A copy of the proposed Enterprise Zone boundary map is on file and available for inspection at the following locations, Monday through Friday, during regular business hours.

Kewanee City Hall (401 E. Third St., Kewanee)
Galva City Hall (311 NW 4th Ave. Galva)
Geneseo City Hall (115 S Oakwood Ave, Geneseo)
Annawan Village Hall (304 N Meadow Dr, Annawan)
Atkinson Village Hall (107 W Main St, Atkinson)
Cambridge Village Hall (123 W Exchange St, Cambridge)
Orion Village Hall (1202 4th St, Orion)
Woodhull Village Hall (150 N. Division St. Woodhull)
Henry County Clerk's office (307 W. Center St., Cambridge)

All interested persons will be given an opportunity to be heard at the public hearing, or may provide written comments to Mr. Gary Bradley, City Manager, City of Kewanee, 401 E. Third St., Kewanee, Illinois 61443, prior to or on the date of the hearing.

COUNTY OF HENRY)
STATE OF ILLINOIS)

The undersigned hereby certifies that the STAR COURIER is a daily public secular newspaper of general circulation, printed and published once each and every day, except Sunday and Monday, in the County of Henry, in the State of Illinois, for a period of more than six months prior to the first publication of the annexed notice; and, that said newspaper as defined in Notice By Publication Act (715 ILCS 5/1 and 715 ILCS 5/5); and further certifies that the notice whereof the annexed printed notice is a true copy, was printed and published in said newspaper on the following dates:

10/24/2017

Publication Cost: $95.00

I, Gail Peart being first duly sworn, on her oath states that she is the clerk of the STAR COURIER, that the statements set forth in the foregoing certificate of publication are true, to the best of her knowledge and belief, and that the annexed notice was published as herein specified. Subcribed and sworn to before me this 24th day of October A.D.,2017

Gail Peart

Katherine M. Werderman

Notary public

OFFICIAL SEAL
KATHERINE M. WERDERMAN
Notary Public - State of Illinois
My Commission Expires 3/01/2019

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 commence 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 27th day of November, 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.

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
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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
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0816276012	0820402003	0821208001	0822300002
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0816302005	0820402015	0821209013	0822300012
0816426001	0820402016	0821214001	0822300013

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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
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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
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1403200004	1512100022	1808377006	2027304016
1403200011	1512100022	1808378003	2027304017
1403200014	1512100026	1817100003	2027304018
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
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1501300012	1712200012	2026100009	2027304028
1501300014	1807258034	2026100010	2027305001
1501300015	1807264012	2026100010	2027305002
1501300015	1807264015	2026300012	2027305003
1501300015	1807264016	2027151009	2027305007
1502300005	1807326001	2027151010	2027305008
1502300005	1807402003	2027151011	2027305009
1502300009	1808100014	2027301001	2027305010
1502300009	1808302004	2027301002	2027305011
1502300010	1808302006	2027301005	2027305012
1502400008	1808303001	2027301006	2027305013
1502400008	1808303002	2027301007	2027305014
1502400009	1808303008	2027301008	2027305015
1502400010	1808303009	2027301009	2027305016

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2027305019	2027353002	2027354019	2027377027
2027305020	2027353003	2027354020	2027377028
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2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
2027329008	2027353008	2027354025	2027402005
2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
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2027332001	2027353018	2027354030	2027403009
2027332002	2027353019	2027354031	2027403010
2027332003	2027353020	2027354032	2027404007
2027333001	2027353021	2027354034	2027404008
2027334001	2027353022	2027354035	2027405005
2027334003	2027353023	2027376001	2027405006
2027334004	2027353024	2027376002	2027426001
2027334005	2027353025	2027376003	2027427007
2027334006	2027353026	2027376004	2027476005
2027334007	2027353027	2027376005	2027476006
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2027334009	2027353031	2027376007	2027501002
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2027335003	2027353036	2027376010	2028328007
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2027335008	2027354002	2027376015	2028328014
2027351008	2027354003	2027376016	2028328015
2027351009	2027354004	2027377001	2028328016
2027352003	2027354005	2027377002	2028328017
2027352004	2027354006	2027377007	2028328018
2027352005	2027354007	2027377010	2028328020
2027352008	2027354008	2027377011	2028328023
2027352009	2027354009	2027377014	2028328024
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2027352015	2027354013	2027377021	2028328030
2027352017	2027354014	2027377022	2028328031
2027352018	2027354017	2027377023	2028328033
2027353001	2027354018	2027377025	2028328034

2028329001	2028377011	2028381022	2028455017
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2028329003	2028377015	2028402014	2028455021
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2028329007	2028378027	2028405002	2028456002
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2028329013	2028379051	2028405018	2028456008
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2028329015	2028380001	2028451002	2028456010
2028330003	2028380002	2028451003	2028456011
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2028330007	2028380006	2028451013	2028456015
2028330008	2028380007	2028454003	2028457003
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2028330010	2028380011	2028454005	2028457009
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2028330012	2028380015	2028454007	2028457015
2028330013	2028380016	2028454008	2028457016
2028330014	2028380017	2028454009	2028457017
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2028376002	2028380019	2028454011	2028457025
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2028376011	2028381008	2028455003	2028458006
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2028458021	2028479026	2032202006	2032228003
2028458022	2028479027	2032202007	2032228004
2028458023	2028480002	2032202011	2032228005
2028458024	2028480004	2032202012	2032228008
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2028459007	2028480008	2032226004	2032228015
2028459008	2028480009	2032226005	2032228021
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2028459012	2028480013	2032226007	2032228026
2028459013	2028480014	2032226008	2032228027
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List of Parcel ID Numbers
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

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

2509226017
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2510102012
2510102016
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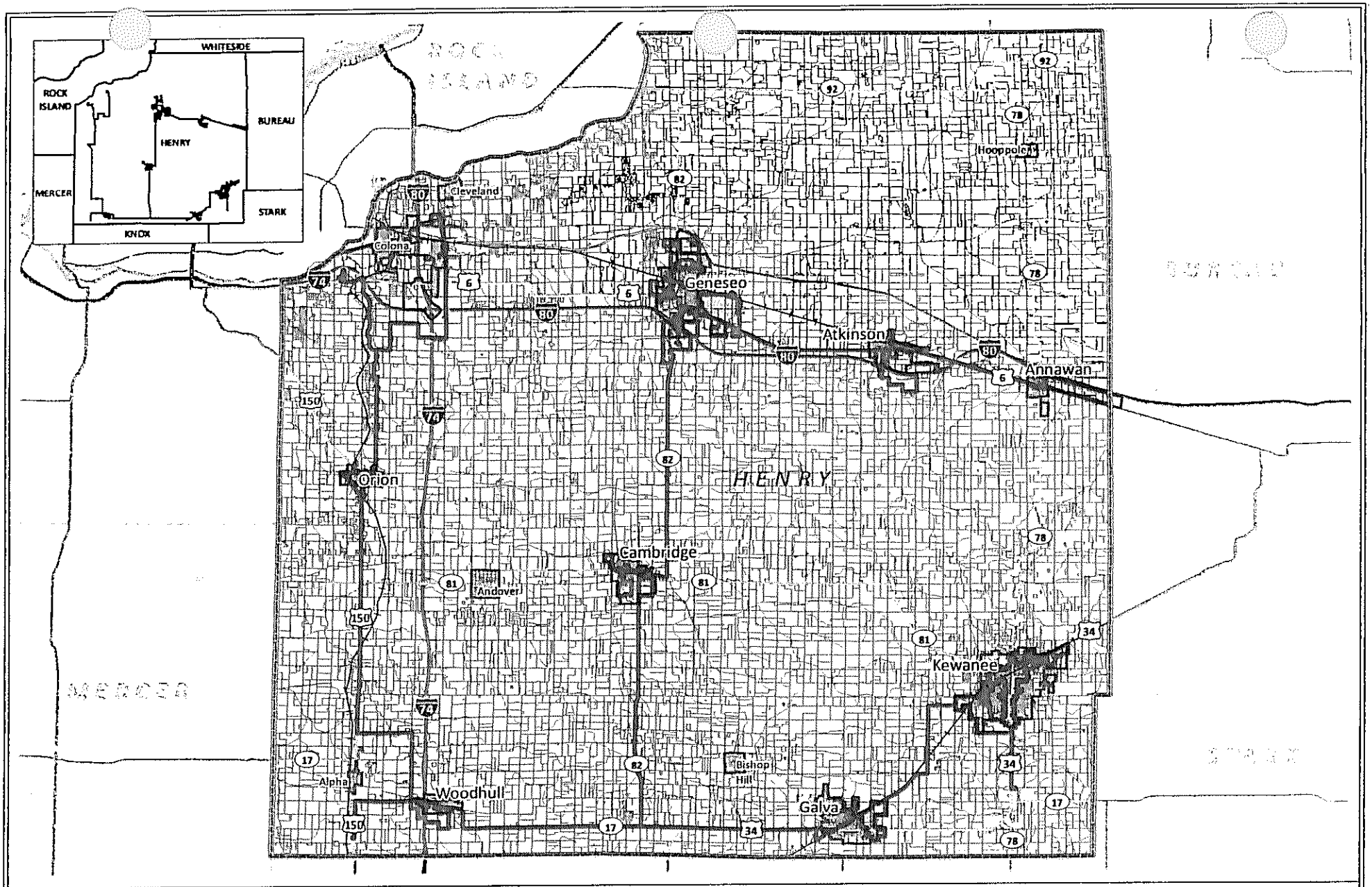
EXHIBIT B
BOUNDARY MAP



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 guaranteed to be without error. This map and its underlying data is intended to be used as a general index to land related information and is not intended for detailed, site specific analysis.

Application Certification

THE APPLICANT CERTIFIES THAT:

To the best of my knowledge and belief, data and other information in this application are true and correct, and this document has been authorized by the governing body of the applicant. I further certify that each incentive authorized by the governing body will be implemented and that all necessary administrative procedures will be established and effected.

ORIGINAL SIGNATURES ARE REQUIRED

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Galva — Rich Nordstrom

Designating Unit of Government — Chief Elected Official

Mayor

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Geneseo — Kathy Carroll-Duda

Designating Unit of Government — Chief Elected Official

Mayor

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Kewanee — Steve Looney

Designating Unit of Government — Chief Elected Official

Mayor

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Application Certification

THE APPLICANT CERTIFIES THAT:

To the best of my knowledge and belief, data and other information in this application are true and correct, and this document has been authorized by the governing body of the applicant. I further certify that each incentive authorized by the governing body will be implemented and that all necessary administrative procedures will be established and effected.

ORIGINAL SIGNATURES ARE REQUIRED

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Annawan — Tim Wise

Designating Unit of Government — Chief Elected Official

Village Board President

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Atkinson — Kenneth Taber

Designating Unit of Government — Chief Elected Official

Village Board President

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Cambridge — Margie Martin

Designating Unit of Government — Chief Elected Official

Village Board President

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

STATE OF ILLINOIS)
COUNTY OF HENRY) SS
CITY OF GALVA)

I, Debbie VanWassenhove City Clerk of the City of Galva, do hereby certify that the foregoing and attached is a true copy of Ordinance No. 1590 entitled:

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.

Which includes as an attachment with a separate signature the:

KEWANEE/HENRY COUNTY ENTERPRISE ZONE INTERGOVERMENTAL AGREEMENT.

This document, numbered 1590-A was passed by the duly elected City Council of the City of Galva on the 27th day of November 2017 A.D. and signed by the Clerk of the City of Galva on the 27th day of November 2017 A.D.

I further certify that the original documents of the ordinance with its attached Intergovernmental Agreement, of which the following is a true copy, is entrusted to the custody of the Clerk for safekeeping and is on file as part of the records and files of the Clerk's office.

I further certify that the Clerk is the keeper of the papers, entries, records, resolutions and ordinances of the City of Galva and is the custodian of the corporate seal of the City of Galva, Henry County, Illinois.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the corporate seal of the City of Galva, this 8th day of December 2017 A.D.

Debbie VanWassenhove

City Clerk, City of Galva
311 N. W. 4th Avenue
Galva, IL 61434
Ph#309-932-2555

(seal)

Ordinance No. 1590 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 Galva 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 Galva 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 Galva 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 Galva, 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 Galva.

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 Galva, Illinois. The Mayor and City Clerk of the City of Galva are hereby authorized to execute and attest to said Intergovernmental Agreement.

SECTION 3. Establishment of Enterprise Zone: The City of Galva, 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 Galva 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 Galva 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 Galva 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 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 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 Galva 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 27th day of November, 2017.

RICH NORDSTROM, MAYOR

ATTEST:

DEBBIE VANWASSENHOVE, CITY CLERK

(SEAL)

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
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0816177006	0820401019	0821206002	0822102004
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0816226002	0820402001	0821207003	0822300001
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0816276013	0820402004	0821209010	0822300009
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0816302005	0820402015	0821209013	0822300012
0816426001	0820402016	0821214001	0822300013

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0822300014	0828128004	0828300018	0934451006
0822300015	0828128005	0828300019	0934451009
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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
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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
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0827200015	0828300009	0934429001	1128126031
0827200016	0828300011	0934429002	1128126032
0827200017	0828300012	0934429005	1128126033
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0827400010	0828300014	0934429017	1128126035
0828126001	0828300015	0934451003	1128126036
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1128126039	1502400010	1808326009	2027301010
1128126040	1503200014	1808351005	2027302004
1128126041	1503200020	1808351008	2027302005
1128126042	1503200024	1808351010	2027302006
1128126043	1503200025	1808351011	2027302007
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1128126046	1503200028	1808351019	2027302010
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1128127001	1503402005	1808351021	2027302012
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1403200014	1512100026	1817100003	2027304018
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1501300015	1807264016	2027151009	2027305007
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2027329009	2027353013	2027354026	2027403001
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2027329013	2027353017	2027354029	2027403008
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2027334003	2027353023	2027376001	2027405006
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2027334005	2027353025	2027376003	2027427007
2027334006	2027353026	2027376004	2027476005
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2028458021	2028479026	2032202006	2032228003
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2504277013	2504280007	2504428030	2504477011
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2504278004	2504426013	2504455016	2504479005
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2504278006	2504426025	2504476002	2504479010
2504278007	2504426026	2504476003	2504479011
2504278012	2504426027	2504476004	2504479012
2504278018	2504426028	2504476005	2504479013
2504278019	2504427001	2504476006	2504479014
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2505254028	2505280018	2505285010	2509100005
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2505276007	2505280021	2505285015	2509226005
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2505276009	2505280026	2505285017	2509226009

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

2509226017
2509226019
2509226021
2509226023
2509226025
2509226026
2509276008
2509276009
2510101001
2510101001
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2510102009
2510102012
2510102016
2510102017
2510102018
2510102019
2510102020
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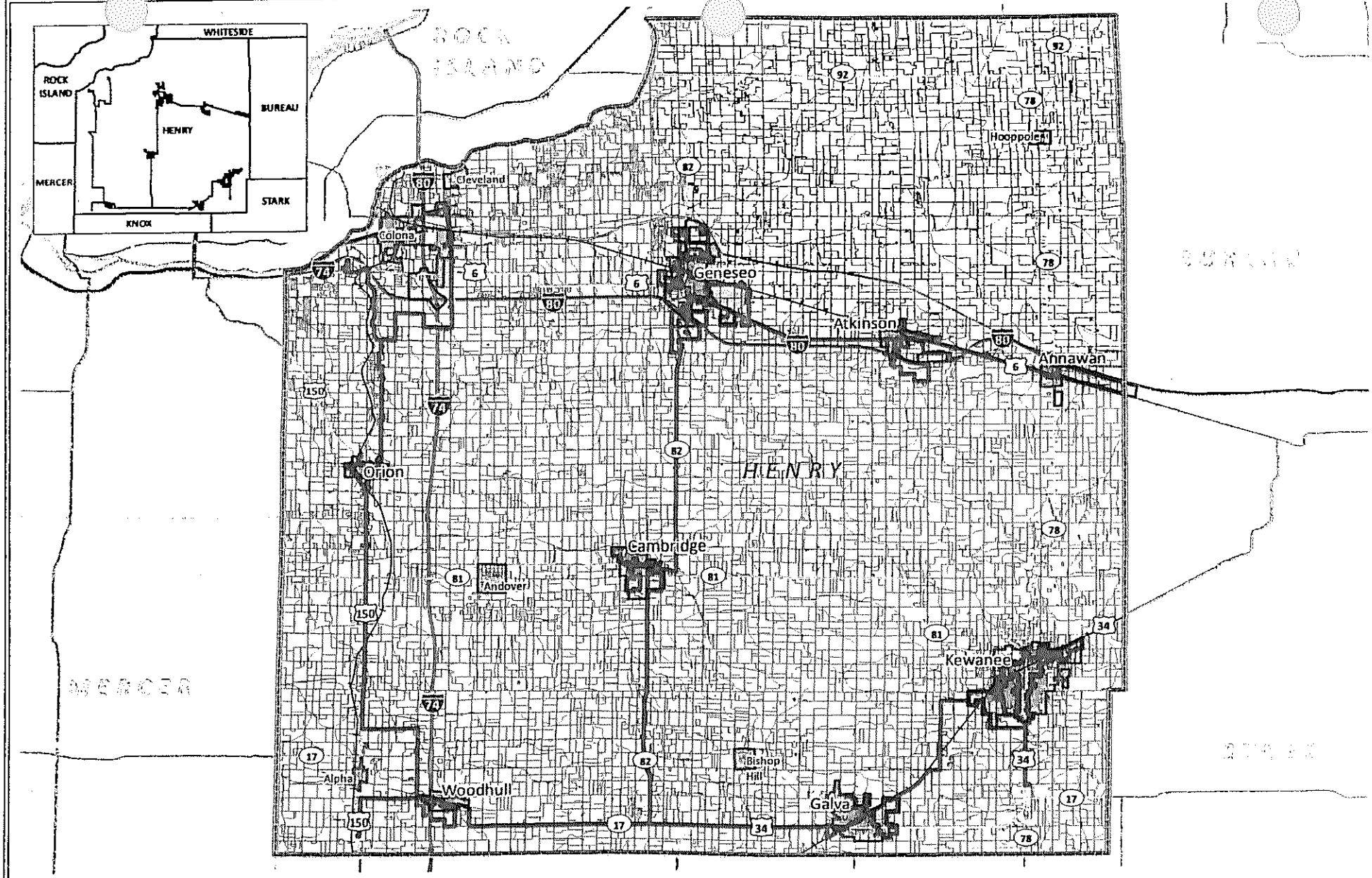
2510102022
2510126010
2522300001

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 guaranteed 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.

EXHIBIT C
CERTIFICATES OF PUBLICATION

NOTICE OF
PUBLIC HEARING
Proposed Kewanee/Henry County Enterprise Zone

Notice is hereby given to all interested parties that a PUBLIC HEARING will be held on Wednesday, **November 1, 2017 at 2:00 p.m.** at Kewanee City Hall, 401 E. Third St., Kewanee, Illinois, in order to receive comments on whether the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and Henry County should create a new Enterprise Zone within the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and unincorporated Henry County, what local plans, tax incentives, and other programs should be established in connection with the proposed Enterprise Zone, and what boundaries should be established for the proposed Enterprise Zone. A copy of the proposed Enterprise Zone boundary map is on file and available for inspection at the following locations, Monday through Friday, during regular business hours.

Kewanee City Hall (401 E. Third St., Kewanee)
Galva City Hall (311 NW 4th Ave. Galva)
Geneseo City Hall (115 S Oakwood Ave, Geneseo)
Annawan Village Hall (304 N Meadow Dr, Annawan)
Atkinson Village Hall (107 W Main St, Atkinson)
Cambridge Village Hall (123 W Exchange St, Cambridge)
Orion Village Hall (1202 4th St, Orion)
Woodhull Village Hall (150 N. Division St. Woodhull)
Henry County Clerk's office (307 W. Center St., Cambridge)

All interested persons will be given an opportunity to be heard at the public hearing, or may provide written comments to Mr. Gary Bradley, City Manager, City of Kewanee, 401 E. Third St., Kewanee, Illinois 61443, prior to or on the date of the hearing.

COUNTY OF HENRY)
STATE OF ILLINOIS)

The undersigned hereby certifies that the STAR COURIER is a daily public secular newspaper of general circulation, printed and published once each and every day, except Sunday and Monday, in the County of Henry, in the State of Illinois, for a period of more than six months prior to the first publication of the annexed notice; and, that said newspaper as defined in Notice By Publication Act (715 ILCS 5/1 and 715 ILCS 5/5); and further certifies that the notice whereof the annexed printed notice is a true copy, was printed and published in said newspaper on the following dates:

10/24/2017

Publication Cost: $95.00

I, Gail Peart being first duly sworn, on her oath states that she is the clerk of the STAR COURIER, that the statements set forth in the foregoing certificate of publication are true, to the best of her knowledge and belief, and that the annexed notice was published as herein specified. Subcribed and sworn to before me this 24th day of October A.D.,2017

Gail Peart

Katherine M. Werderman

Notary public

OFFICIAL SEAL
KATHERINE M. WERDERMAN
Notary Public - State of Illinois
My Commission Expires 3/01/2019

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 commence 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 27th day of November, 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.

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
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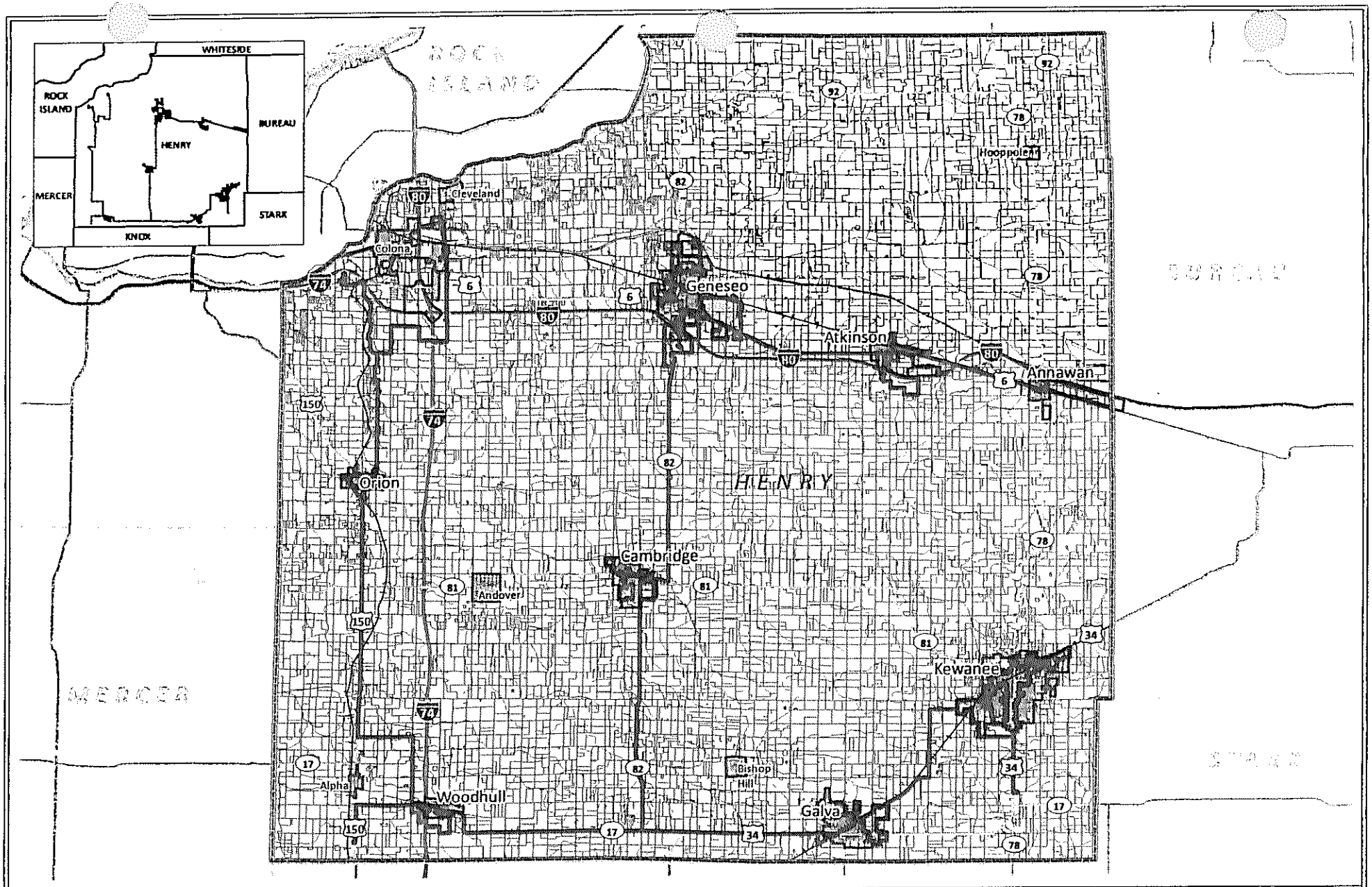
EXHIBIT B
BOUNDARY MAP



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 guaranteed to be without error. This map and its underlying data is intended to be used as a general index to land related information and is not intended for detailed, site specific analysis.

Application Certification

THE APPLICANT CERTIFIES THAT:

To the best of my knowledge and belief, data and other information in this application are true and correct, and this document has been authorized by the governing body of the applicant. I further certify that each incentive authorized by the governing body will be implemented and that all necessary administrative procedures will be established and effected.

ORIGINAL SIGNATURES ARE REQUIRED

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Galva — Rich Nordstrom
Designating Unit of Government — Chief Elected Official

Mayor
Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Geneseo — Kathy Carroll-Duda Kathy Carroll-Duda
Designating Unit of Government — Chief Elected Official

December 12, 2017 — Mayor
Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Kewanee — Steve Looney
Designating Unit of Government — Chief Elected Official

Mayor
Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Application Certification

THE APPLICANT CERTIFIES THAT:

To the best of my knowledge and belief, data and other information in this application are true and correct, and this document has been authorized by the governing body of the applicant. I further certify that each incentive authorized by the governing body will be implemented and that all necessary administrative procedures will be established and effected.

ORIGINAL SIGNATURES ARE REQUIRED

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Orion — James Cooper

Designating Unit of Government — Chief Elected Official

Village Board President

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Voodhull — Dave Holmes

Designating Unit of Government — Chief Elected Official

Village Board President

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Henry County, IL — Roger Gradert

Designating Unit of Government — Chief Elected Official

County Board Chair

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Ordinance No. O-17-33

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, 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, 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 Geneseo, Illinois 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 Geneseo, Illinois 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 Geneseo, Illinois 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 Geneseo, 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.

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 Geneseo, Illinois. The Mayor and City Clerk of the City of Geneseo are hereby authorized to execute and attest to said Intergovernmental Agreement.

SECTION 3. Establishment of Enterprise Zone: The City of Geneseo 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 Geneseo 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 Geneseo 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 Geneseo 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, 2018 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 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:

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 commence 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 Geneseo 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 Geneseo, ILLINOIS, this 14th of November, 2017.

Ayes:	6	Simosky,Roodhouse,Rothschild,Robinson,Wachtel,Anderson
Nays:	0	
Absent:	2	Garlick,Johnson

Kathy Carroll-Duda

Kathy Carroll-Duda, Mayor

ATTEST:

Loree K Phlypo

Loree K. Phlypo, City Clerk

(SEAL)

CITY OF GENESEO INCORPORATED SEAL 1865 ILLINOIS

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
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
1501300011	1712200010	2026100004	2027304027
1501300012	1712200012	2026100009	2027304028
1501300014	1807258034	2026100010	2027305001
1501300015	1807264012	2026100010	2027305002
1501300015	1807264015	2026300012	2027305003
1501300015	1807264016	2027151009	2027305007
1502300005	1807326001	2027151010	2027305008
1502300005	1807402003	2027151011	2027305009
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List of Parcel ID Numbers
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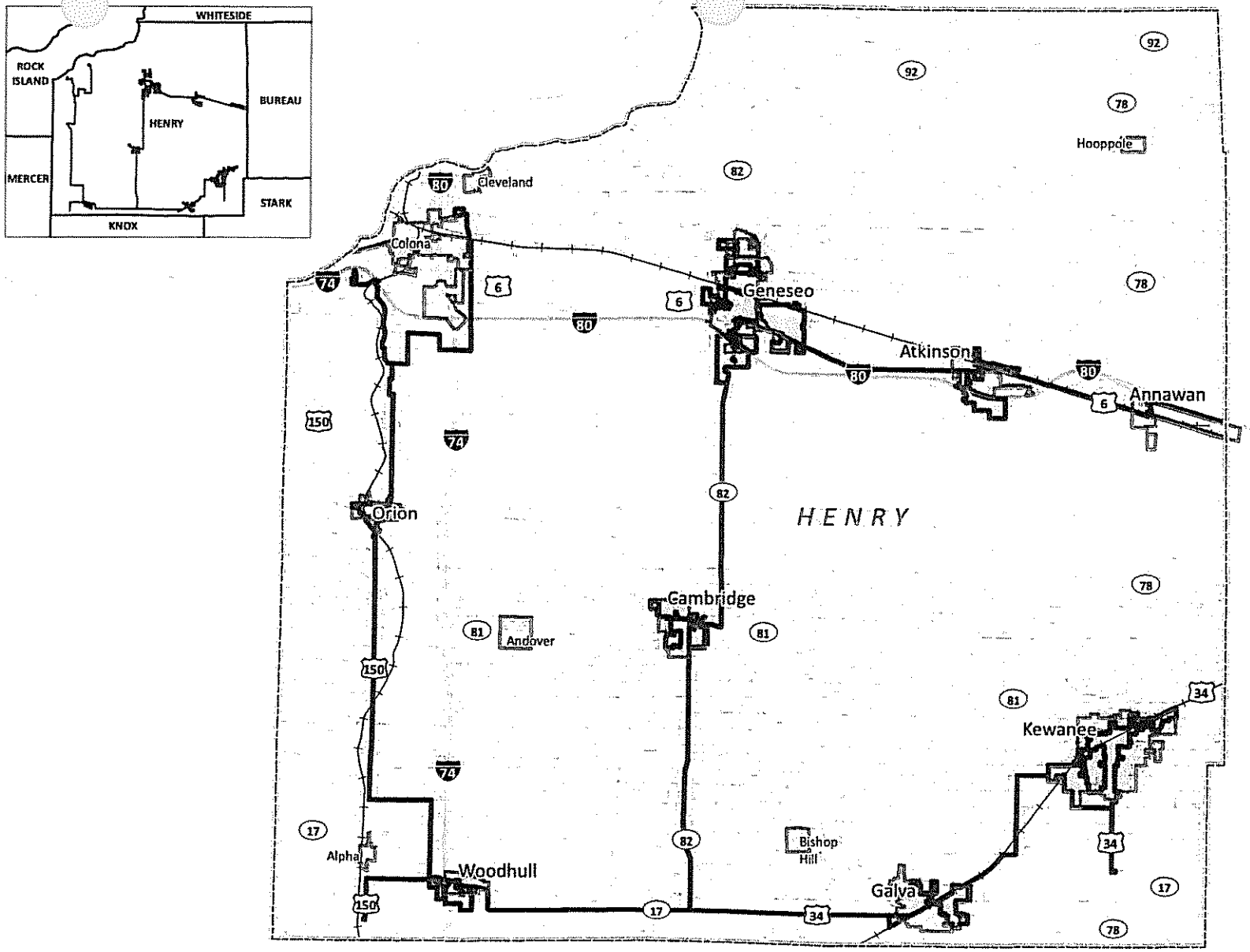
EXHIBIT B
BOUNDARY MAP



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.

EXHIBIT C
CERTIFICATES OF PUBLICATION

Henry County Probate Form.

State of Illinois, } ss:
County of Henry,

The Circuit Court, County Division
14th Judicial Circuit, Henry County

CERTIFICATE OF PUBLICATION

NEW ORDIANCES
RESOLUTION NO. R-17-16, ORD. NO. 0-17-32 GROUNDWORK
ORD. NO. 0-17-33 ENTERPRISE ZONE

I, hereby certify that of the GENESEO REPUBLIC, that the same is a weekly, secular newspaper of general circulation, published in the City of Geneseo, County of Henry and State of Illinois, that a notice of which the annexed printed matter, marked "Exhibit A" is a true copy, was published __1___ times in said newspaper; that said notice was so published once in each week for ___1__ successive weeks and was contained in each and every copy of the several issues in which the same was published; that the first publication of said notice as aforesaid was made in said newspaper dated and published on the __24th___ day of November_____, _2017____; that the last publication thereof was made in said newspaper dated and published on the __24th___ day of _November_____, _2017___, and that said newspaper has been regularly published as aforesaid for at least six months prior to the first publication of said notice.

In witness whereof, I have hereunto set my hand this __24th_____

day of __November_____, 2017_____.

Publication Fee, $_162.50_____

Paid by _____

this _____ day of _____, 20_____

_____

The Geneseo Republic is a newspaper as defined in Act— Chapter 100, Sections 1 and 5, Illinois Revised Statues.

_____

THE GENESEO REPUBLIC

By _____

Notice of

CITY OF GENESEO

Ordinance No. O-17-33 entitled **"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"** has been published in pamphlet form and may be reviewed or a copy obtained at the City Clerk's Office, 115 South Oakwood Avenue, Geneseo, Illinois. Ordinance No. O-17-33 was adopted November 14, 2017 by the City Council of the City of Geneseo.

Loree K. Phlypo
City Clerk
R48t1

Filed _____, 20 ___, _____, By _____
Clerk of the Circuit Court — Deputy

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 commence 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
Kathy Carroll-Duda, Mayor

ATTEST:
Joyce K Pihlgren
City Clerk, City of Geneseo

Village of Annawan, Illinois

By: _____
Tim Wise, Village President

ATTEST:

_____
Village Clerk, Village of Annawan

Village of Atkinson, Illinois

By: _____
Kenneth Tabor, 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.

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
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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
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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
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
1501300011	1712200010	2026100004	2027304027
1501300012	1712200012	2026100009	2027304028
1501300014	1807258034	2026100010	2027305001
1501300015	1807264012	2026100010	2027305002
1501300015	1807264015	2026300012	2027305003
1501300015	1807264016	2027151009	2027305007
1502300005	1807326001	2027151010	2027305008
1502300005	1807402003	2027151011	2027305009
1502300009	1808100014	2027301001	2027305010
1502300009	1808302004	2027301002	2027305011
1502300010	1808302006	2027301005	2027305012
1502400008	1808303001	2027301006	2027305013
1502400008	1808303002	2027301007	2027305014
1502400009	1808303008	2027301008	2027305015
1502400010	1808303009	2027301009	2027305016

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2027305019	2027353002	2027354019	2027377027
2027305020	2027353003	2027354020	2027377028
2027329001	2027353004	2027354021	2027377029
2027329002	2027353005	2027354022	2027377030
2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
2027329008	2027353008	2027354025	2027402005
2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
2027329013	2027353017	2027354029	2027403008
2027332001	2027353018	2027354030	2027403009
2027332002	2027353019	2027354031	2027403010
2027332003	2027353020	2027354032	2027404007
2027333001	2027353021	2027354034	2027404008
2027334001	2027353022	2027354035	2027405005
2027334003	2027353023	2027376001	2027405006
2027334004	2027353024	2027376002	2027426001
2027334005	2027353025	2027376003	2027427007
2027334006	2027353026	2027376004	2027476005
2027334007	2027353027	2027376005	2027476006
2027334008	2027353028	2027376006	2027501001
2027334009	2027353031	2027376007	2027501002
2027335001	2027353032	2027376008	2028328001
2027335002	2027353035	2027376009	2028328006
2027335003	2027353036	2027376010	2028328007
2027335004	2027353037	2027376011	2028328008
2027335005	2027353038	2027376012	2028328009
2027335006	2027353039	2027376013	2028328010
2027335007	2027354001	2027376014	2028328011
2027335008	2027354002	2027376015	2028328014
2027351008	2027354003	2027376016	2028328015
2027351009	2027354004	2027377001	2028328016
2027352003	2027354005	2027377002	2028328017
2027352004	2027354006	2027377007	2028328018
2027352005	2027354007	2027377010	2028328020
2027352008	2027354008	2027377011	2028328023
2027352009	2027354009	2027377014	2028328024
2027352010	2027354010	2027377018	2028328025
2027352013	2027354011	2027377019	2028328026
2027352014	2027354012	2027377020	2028328029
2027352015	2027354013	2027377021	2028328030
2027352017	2027354014	2027377022	2028328031
2027352018	2027354017	2027377023	2028328033
2027353001	2027354018	2027377025	2028328034

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2028329001	2028377011	2028381022	2028455017
2028329002	2028377014	2028381023	2028455018
2028329003	2028377015	2028402014	2028455021
2028329004	2028377016	2028405001	2028455021
2028329007	2028378027	2028405002	2028456002
2028329008	2028379019	2028405003	2028456003
2028329009	2028379045	2028405004	2028456004
2028329010	2028379046	2028405005	2028456005
2028329011	2028379047	2028405014	2028456006
2028329012	2028379050	2028405017	2028456007
2028329013	2028379051	2028405018	2028456008
2028329014	2028379054	2028451001	2028456009
2028329015	2028380001	2028451002	2028456010
2028330003	2028380002	2028451003	2028456011
2028330004	2028380003	2028451004	2028456012
2028330005	2028380004	2028451005	2028456013
2028330006	2028380005	2028451012	2028456014
2028330007	2028380006	2028451013	2028456015
2028330008	2028380007	2028454003	2028457003
2028330009	2028380008	2028454004	2028457008
2028330010	2028380011	2028454005	2028457009
2028330011	2028380012	2028454006	2028457012
2028330012	2028380015	2028454007	2028457015
2028330013	2028380016	2028454008	2028457016
2028330014	2028380017	2028454009	2028457017
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2028376005	2028380022	2028454016	2028457029
2028376006	2028380023	2028454017	2028457030
2028376007	2028381001	2028454018	2028458001
2028376008	2028381004	2028454019	2028458003
2028376009	2028381005	2028455001	2028458004
2028376010	2028381006	2028455002	2028458005
2028376011	2028381008	2028455003	2028458006
2028376014	2028381009	2028455004	2028458007
2028377001	2028381010	2028455005	2028458008
2028377002	2028381011	2028455006	2028458009
2028377003	2028381012	2028455009	2028458010
2028377004	2028381013	2028455010	2028458012
2028377005	2028381014	2028455011	2028458013
2028377008	2028381019	2028455012	2028458014
2028377009	2028381020	2028455013	2028458019
2028377010	2028381021	2028455014	2028458020

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2028458021	2028479026	2032202006	2032228003
2028458022	2028479027	2032202007	2032228004
2028458023	2028480002	2032202011	2032228005
2028458024	2028480004	2032202012	2032228008
2028458025	2028480005	2032202013	2032228009
2028458026	2028480006	2032226002	2032228010
2028458027	2028480007	2032226003	2032228011
2028459007	2028480008	2032226004	2032228015
2028459008	2028480009	2032226005	2032228021
2028459011	2028480012	2032226006	2032228025
2028459012	2028480013	2032226007	2032228026
2028459013	2028480014	2032226008	2032228027
2028459014	2028480015	2032226011	2032230001
2028459015	2028480016	2032226012	2032230002
2028459016	2028481001	2032226013	2032230003
2028459017	2028481002	2032226014	2032230004
2028459018	2028481003	2032226015	2032230006
2028459019	2028481004	2032226016	2032230007
2028459020	2028481005	2032226017	2032230008
2028459021	2028481006	2032226018	2032230009
2028459022	2028481007	2032226019	2032230010
2028459023	2028481008	2032226020	2032230011
2028459024	2028481009	2032226023	2032230012
2028459025	2028481010	2032227001	2032230013
2028476006	2028481013	2032227002	2032231003
2028476006	2028481014	2032227003	2032231004
2028479002	2028481015	2032227004	2032231005
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2028479013	2028482007	2032227018	2032232014
2028479014	2028482008	2032227019	2032232015
2028479015	2028483003	2032227023	2032232016
2028479018	2028483004	2032227024	2032232020
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2503102005	2503354004	2504156028	2504226052
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2503151016	2504154005	2504226003	2504228002
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2504277027	2504426010	2504455014	2504478017
2504278001	2504426011	2504455015	2504478018
2504278004	2504426013	2504455016	2504479005
2504278005	2504426023	2504476001	2504479009
2504278006	2504426025	2504476002	2504479010
2504278007	2504426026	2504476003	2504479011
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2505227010	2505277002	2505280030	2505286029
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2505227023	2505277018	2505281005	2505286038
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2505228007	2505277029	2505281021	2505287014
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2505253013	2505279022	2505284017	2505400024
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2505253014	2505280009	2505284019	2505400026
2505254023	2505280010	2505284020	2505400027
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2505254026	2505280012	2505285005	2508200010
2505254027	2505280017	2505285008	2508200011
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2505276007	2505280021	2505285015	2509226005
2505276008	2505280022	2505285016	2509226006
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

2509226017
2509226019
2509226021
2509226023
2509226025
2509226026
2509276008
2509276009
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2510101001
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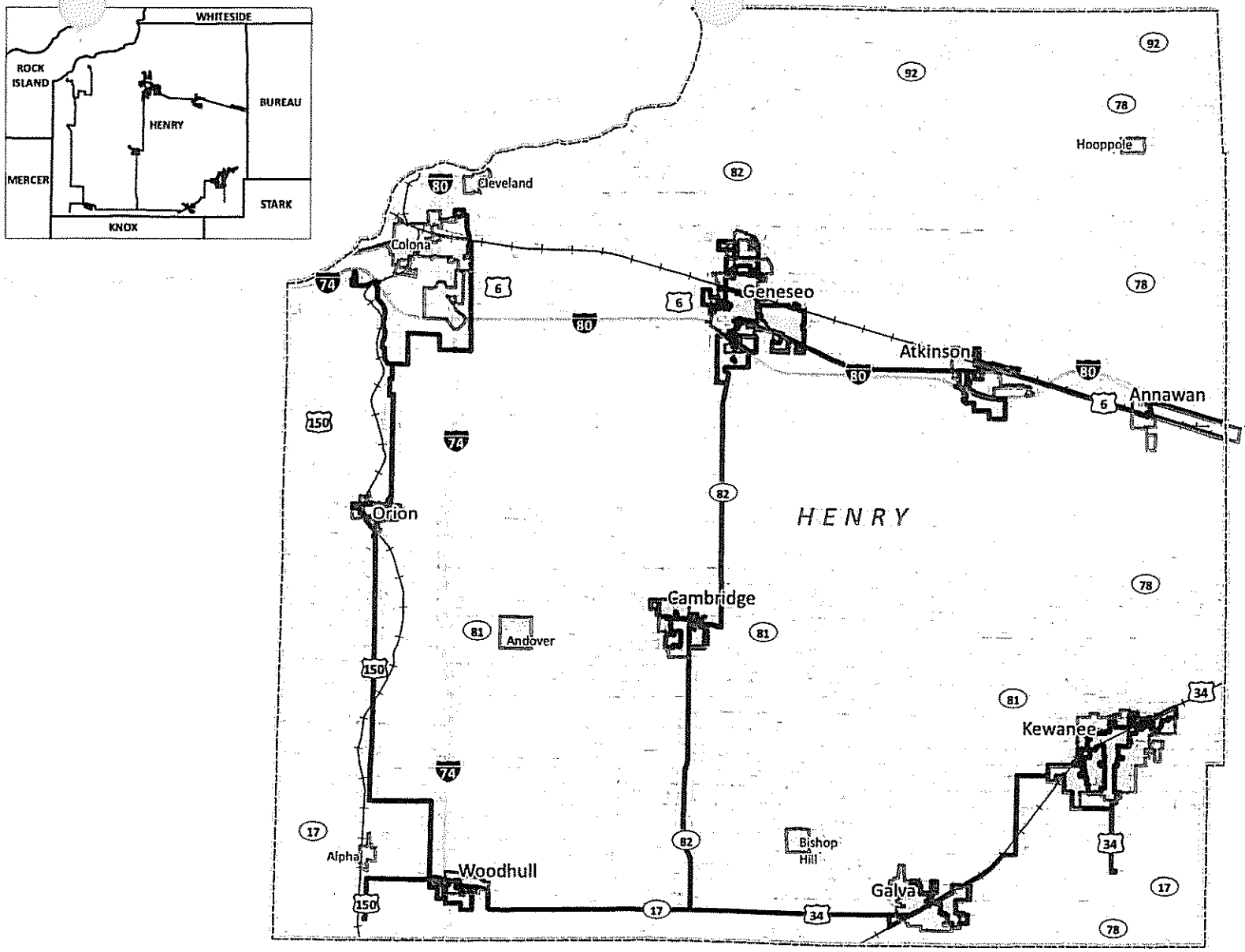
2510102009
2510102012
2510102016
2510102017
2510102018
2510102019
2510102020
2510102021
2510102022
2510126010
2522300001

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 guaranteed 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.

Application Certification

THE APPLICANT CERTIFIES THAT:

To the best of my knowledge and belief, data and other information in this application are true and correct, and this document has been authorized by the governing body of the applicant. I further certify that each incentive authorized by the governing body will be implemented and that all necessary administrative procedures will be established and effected.

ORIGINAL SIGNATURES ARE REQUIRED

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Galva — Rich Nordstrom

Designating Unit of Government — Chief Elected Official

Mayor

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Geneseo — Kathy Carroll-Duda Kathy Carroll-Duda

Designating Unit of Government — Chief Elected Official

December 12, 2017 — Mayor

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Kewanee — Steve Looney

Designating Unit of Government — Chief Elected Official

Mayor

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Application Certification

THE APPLICANT CERTIFIES THAT:

To the best of my knowledge and belief, data and other information in this application are true and correct, and this document has been authorized by the governing body of the applicant. I further certify that each incentive authorized by the governing body will be implemented and that all necessary administrative procedures will be established and effected.

ORIGINAL SIGNATURES ARE REQUIRED

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Orion — James Cooper

Designating Unit of Government — Chief Elected Official

Village Board President

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Voodhull — Dave Holmes

Designating Unit of Government — Chief Elected Official

Village Board President

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Henry County, IL — Roger Gradert

Designating Unit of Government — Chief Elected Official

County Board Chair

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Application Certification

THE APPLICANT CERTIFIES THAT:

To the best of my knowledge and belief, data and other information in this application are true and correct, and this document has been authorized by the governing body of the applicant. I further certify that each incentive authorized by the governing body will be implemented and that all necessary administrative procedures will be established and effected.

ORIGINAL SIGNATURES ARE REQUIRED

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Annawan — Tim Wise

Designating Unit of Government — Chief Elected Official

Village Board President

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Atkinson — Kenneth Taber

Designating Unit of Government — Chief Elected Official

Village Board President

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Cambridge — Margie Martin

Designating Unit of Government — Chief Elected Official

Village Board President

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

STATE OF ILLINOIS)
COUNTY OF HENRY) SS
CITY OF GENESEO)

I, Loree K. Phlypo, Clerk of City of Geneseo, do hereby certify that the foregoing and attached is a true copy of Ordinance No. O-17-33 entitled:

> 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.
>
> Which includes as an attachment with a separate signature the:
>
> KEWANEE/HENRY COUNTY ENTERPRISE ZONE INTERGOVERMENTAL AGREEMENT.

This document, numbered O-17-33 was passed by the City Council of the City of Geneseo on the 14th day of November 2017 A.D. and signed by the Clerk of the City of Geneseo on the 15th day of November 2017 A.D.

I further certify that the original documents of the ordinance with its attached Intergovernmental Agreement, of which the following is a true copy, is entrusted to the custody of the Clerk for safekeeping and is on file as part of the records and files of the Clerk's office.

I further certify that the Clerk is the keeper of the papers, entries, records, resolutions and ordinances of the City of Geneseo and is the custodian of the corporate seal of the City of Geneseo.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the corporate seal of the City of Geneseo, this 11th day of December 2017 A.D.

CITY OF GENESEO INCORPORATED SEAL 1865 ILLINOIS

(seal)

Loree K. Phlypo
Clerk of City of Geneseo

115 S. Oakwood Avenue
Geneseo, IL 61254
Ph#309-944-6419

Ordinance No. O-17-33

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, 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, 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 Geneseo, Illinois 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 Geneseo, Illinois 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 Geneseo, Illinois 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 Geneseo, 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.

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 Geneseo, Illinois. The Mayor and City Clerk of the City of Geneseo are hereby authorized to execute and attest to said Intergovernmental Agreement.

SECTION 3. Establishment of Enterprise Zone: The City of Geneseo 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 Geneseo 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 Geneseo 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 Geneseo 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, 2018 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. <u>City Property Tax Abatement:</u> 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:

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 Geneseo 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 Geneseo, ILLINOIS, this 14th of November, 2017.

Ayes:	6	Simosky,Roodhouse,Rothschild,Robinson,Wachtel,Anderson
Nays:	0	
Absent:	2	Garlick,Johnson

Kathy Carroll-Duda

Kathy Carroll-Duda, Mayor

ATTEST:

Loree K Phlypo

Loree K. Phlypo, City Clerk

(SEAL)

CITY OF GENESEO INCORPORATED SEAL 1865 ILLINOIS

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
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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
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1128127009	1511200007	1808352003	2027304009
1128127010	1511200013	1808352004	2027304010
1133200016	1511200014	1808376008	2027304011
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1402400003	1512100022	1808377005	2027304013
1403200004	1512100022	1808377006	2027304016
1403200011	1512100022	1808378003	2027304017
1403200014	1512100026	1817100003	2027304018
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
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1501300012	1712200012	2026100009	2027304028
1501300014	1807258034	2026100010	2027305001
1501300015	1807264012	2026100010	2027305002
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1501300015	1807264016	2027151009	2027305007
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1502300005	1807402003	2027151011	2027305009
1502300009	1808100014	2027301001	2027305010
1502300009	1808302004	2027301002	2027305011
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1502400008	1808303002	2027301007	2027305014
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2027329001	2027353004	2027354021	2027377029
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2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
2027329008	2027353008	2027354025	2027402005
2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
2027329013	2027353017	2027354029	2027403008
2027332001	2027353018	2027354030	2027403009
2027332002	2027353019	2027354031	2027403010
2027332003	2027353020	2027354032	2027404007
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2027334006	2027353026	2027376004	2027476005
2027334007	2027353027	2027376005	2027476006
2027334008	2027353028	2027376006	2027501001
2027334009	2027353031	2027376007	2027501002
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2027335006	2027353039	2027376013	2028328010
2027335007	2027354001	2027376014	2028328011
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2027351008	2027354003	2027376016	2028328015
2027351009	2027354004	2027377001	2028328016
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2027352005	2027354007	2027377010	2028328020
2027352008	2027354008	2027377011	2028328023
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2028329002	2028377014	2028381023	2028455018
2028329003	2028377015	2028402014	2028455021
2028329004	2028377016	2028405001	2028455021
2028329007	2028378027	2028405002	2028456002
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2028329012	2028379050	2028405017	2028456007
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2028330004	2028380003	2028451004	2028456012
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2028330007	2028380006	2028451013	2028456015
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2028458021	2028479026	2032202006	2032228003
2028458022	2028479027	2032202007	2032228004
2028458023	2028480002	2032202011	2032228005
2028458024	2028480004	2032202012	2032228008
2028458025	2028480005	2032202013	2032228009
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2028459011	2028480012	2032226006	2032228025
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2028459014	2028480015	2032226011	2032230001
2028459015	2028480016	2032226012	2032230002
2028459016	2028481001	2032226013	2032230003
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2028459024	2028481009	2032226023	2032230012
2028459025	2028481010	2032227001	2032230013
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2033451056	2033454023	2426300010	2503101010

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

2503102001	2503351009	2504156022	2504226045
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2510102012
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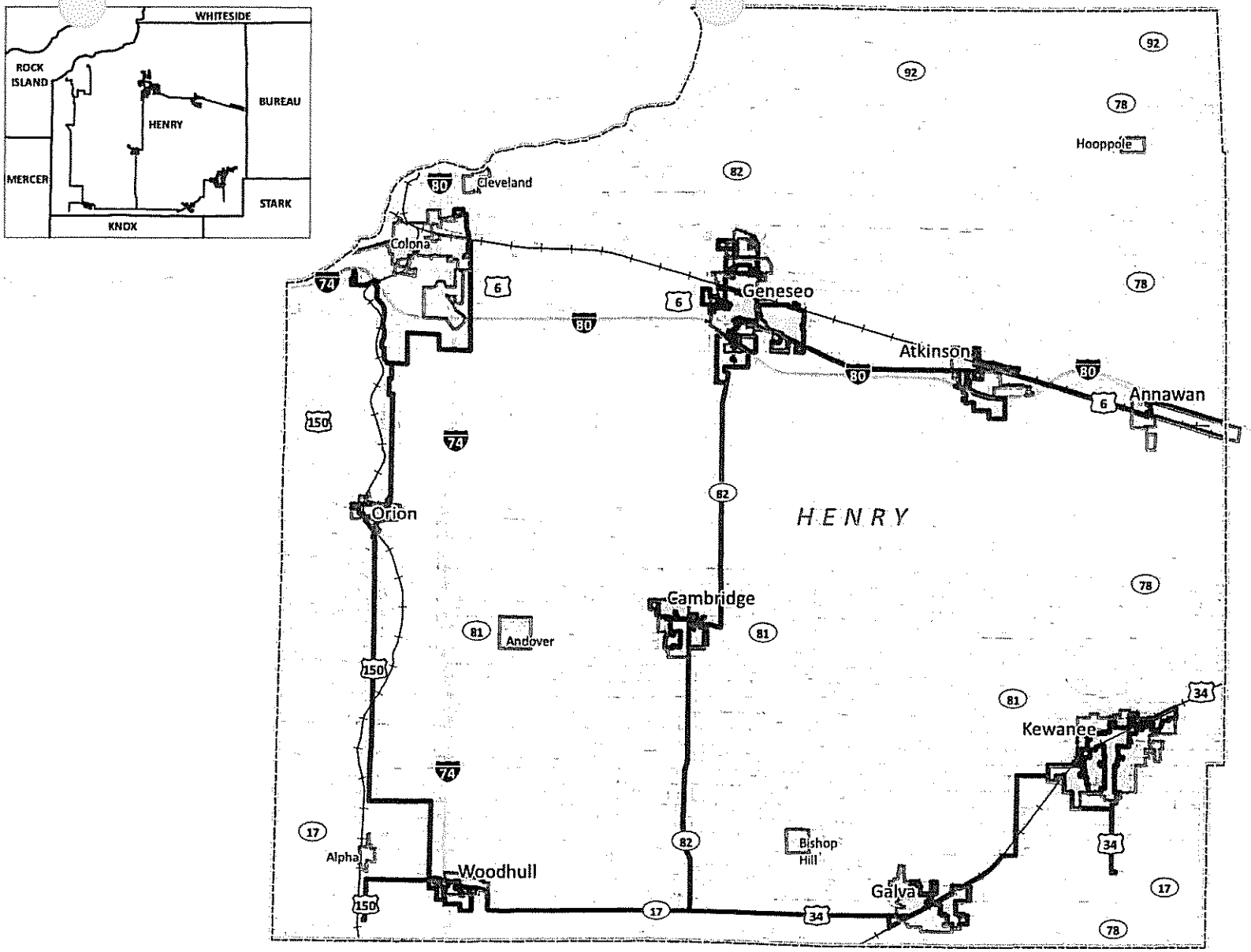
EXHIBIT B
BOUNDARY MAP



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 guaranteed 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.

EXHIBIT C
CERTIFICATES OF PUBLICATION

Henry County Probate Form.

State of Illinois, } ss:
County of Henry,

The Circuit Court, County Division
14th Judicial Circuit, Henry County

CERTIFICATE OF PUBLICATION

NEW ORDIANCES
RESOLUTION NO. R-17-16, ORD. NO. 0-17-32 GROUNDWORK
ORD. NO. 0-17-33 ENTERPRISE ZONE

I, hereby certify that of the GENESEO REPUBLIC, that the same is a weekly, secular newspaper of general circulation, published in the City of Geneseo, County of Henry and State of Illinois, that a notice of which the annexed printed matter, marked "Exhibit A" is a true copy, was published __1___ times in said newspaper; that said notice was so published once in each week for ___1__ successive weeks and was contained in each and every copy of the several issues in which the same was published; that the first publication of said notice as aforesaid was made in said newspaper dated and published on the __24th___ day of November_____, _2017____; that the last publication thereof was made in said newspaper dated and published on the __24th___ day of _November_____, _2017___, and that said newspaper has been regularly published as aforesaid for at least six months prior to the first publication of said notice.

In witness whereof, I have hereunto set my hand this __24th_____

day of __November_____, 2017_____.

Publication Fee, $_162.50_____

Paid by _____

this _____ day of _____, 20_____

_____

The Geneseo Republic is a newspaper as defined in Act— Chapter 100, Sections 1 and 5, Illinois Revised Statues.

_____

THE GENESEO REPUBLIC

By _____

Notice of

CITY OF GENESEO

Ordinance No. O-17-33 entitled **"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"** has been published in pamphlet form and may be reviewed or a copy obtained at the City Clerk's Office, 115 South Oakwood Avenue, Geneseo, Illinois. Ordinance No. O-17-33 was adopted November 14, 2017 by the City Council of the City of Geneseo.

Loree K. Phlypo
City Clerk
R48t1

Filed _____, 20 ___, _____, By _____
Clerk of the Circuit Court Deputy

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 commence 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 commence 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
Kathy Carroll-Duda, Mayor

ATTEST:
Rose K Phlypo
City Clerk, City of Geneseo

Village of Annawan, Illinois

By: _____
Tim Wise, Village President

ATTEST:

_____
Village Clerk, Village of Annawan

Village of Atkinson, Illinois

By: _____
Kenneth Tabor, 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.

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
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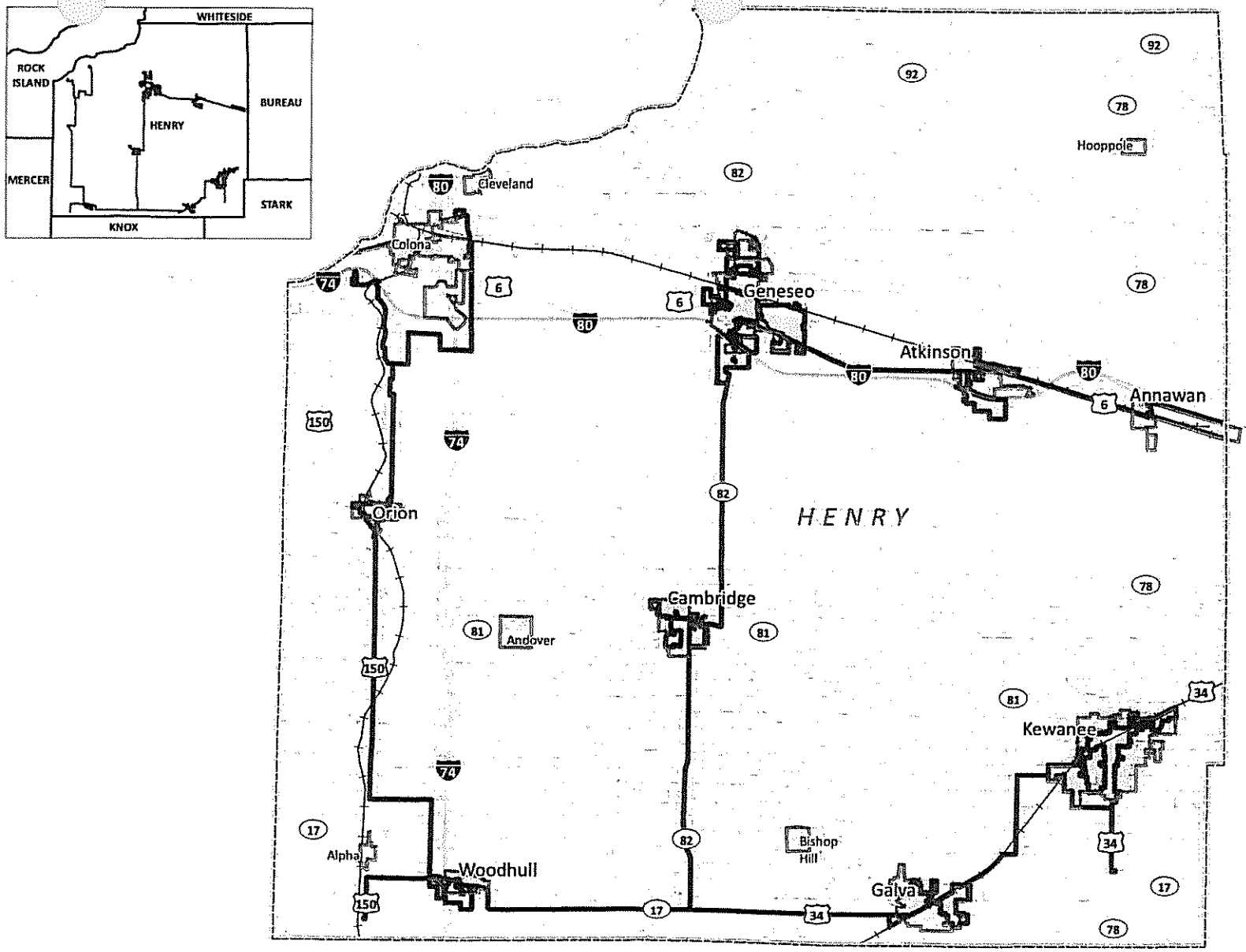
EXHIBIT B
BOUNDARY MAP



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.

STATE OF ILLINOIS)
COUNTY OF HENRY) SS
CITY OF GENESEO)

I, Loree K. Phlypo, Clerk of City of Geneseo, do hereby certify that the foregoing and attached is a true copy of Ordinance No. O-17-33 entitled:

> 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.
>
> Which includes as an attachment with a separate signature the:
>
> KEWANEE/HENRY COUNTY ENTERPRISE ZONE INTERGOVERMENTAL AGREEMENT.

This document, numbered O-17-33 was passed by the City Council of the City of Geneseo on the 14th day of November 2017 A.D. and signed by the Clerk of the City of Geneseo on the 15th day of November 2017 A.D.

I further certify that the original documents of the ordinance with its attached Intergovernmental Agreement, of which the following is a true copy, is entrusted to the custody of the Clerk for safekeeping and is on file as part of the records and files of the Clerk's office.

I further certify that the Clerk is the keeper of the papers, entries, records, resolutions and ordinances of the City of Geneseo and is the custodian of the corporate seal of the City of Geneseo.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the corporate seal of the City of Geneseo, this 11th day of December 2017 A.D.

CITY OF GENESEO INCORPORATED SEAL 1865 ILLINOIS

(seal)

Loree K. Phlypo

Clerk of City of Geneseo

115 S. Oakwood Avenue
Geneseo, IL 61254
Ph#309-944-6419

Ordinance No. O-17-33

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, 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, 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 Geneseo, Illinois 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 Geneseo, Illinois 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 Geneseo, Illinois 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 Geneseo, 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.

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 Geneseo, Illinois. The Mayor and City Clerk of the City of Geneseo are hereby authorized to execute and attest to said Intergovernmental Agreement.

SECTION 3. Establishment of Enterprise Zone: The City of Geneseo 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 Geneseo 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 Geneseo 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 Geneseo 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, 2018 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. <u>City Property Tax Abatement:</u> 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:

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 Geneseo 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 Geneseo, ILLINOIS, this 14th of November, 2017.

Ayes:	6	Simosky,Roodhouse,Rothschild,Robinson,Wachtel,Anderson
Nays:	0	
Absent:	2	Garlick,Johnson

Kathy Carroll-Duda

Kathy Carroll-Duda, Mayor

ATTEST:

Loree K Phlypo

Loree K. Phlypo, City Clerk

(SEAL)

CITY OF GENESEO INCORPORATED SEAL 1865 ILLINOIS

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

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

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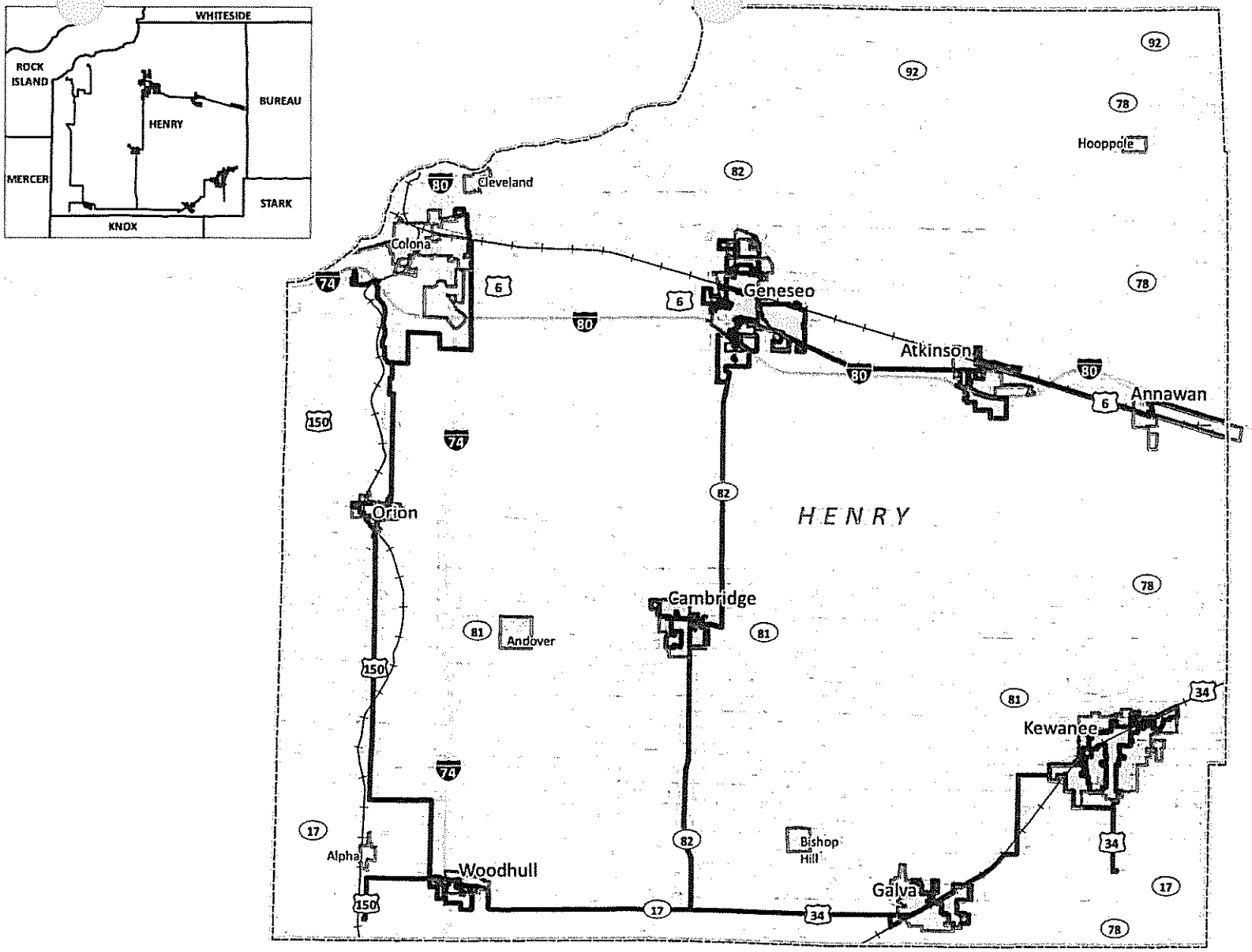
EXHIBIT B
BOUNDARY MAP



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.

EXHIBIT C
CERTIFICATES OF PUBLICATION

Henry County Probate Form.

State of Illinois,
County of Henry, } ss:

The Circuit Court, County Division
14th Judicial Circuit, Henry County

CERTIFICATE OF PUBLICATION

NEW ORDIANCES
RESOLUTION NO. R-17-16, ORD. NO. 0-17-32 GROUNDWORK
ORD. NO. 0-17-33 ENTERPRISE ZONE

I, hereby certify that of the GENESEO REPUBLIC, that the same is a weekly, secular newspaper of general circulation, published in the City of Geneseo, County of Henry and State of Illinois, that a notice of which the annexed printed matter, marked "Exhibit A" is a true copy, was published __1___ times in said newspaper; that said notice was so published once in each week for ___1__ successive weeks and was contained in each and every copy of the several issues in which the same was published; that the first publication of said notice as aforesaid was made in said newspaper dated and published on the __24th___ day of November_____, _2017____; that the last publication thereof was made in said newspaper dated and published on the __24th___ day of _November_____, _2017___, and that said newspaper has been regularly published as aforesaid for at least six months prior to the first publication of said notice.

In witness whereof, I have hereunto set my hand this __24th_____

day of __November_____, 2017_____.

Publication Fee, $_162.50_____

Paid by _____

this _____ day of _____, 20_____

_____

The Geneseo Republic is a newspaper as defined in Act— Chapter 100, Sections 1 and 5, Illinois Revised Statues.

_____

THE GENESEO REPUBLIC

By _____

Notice of

CITY OF GENESEO

Ordinance No. O-17-33 entitled **"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"** has been published in pamphlet form and may be reviewed or a copy obtained at the City Clerk's Office, 115 South Oakwood Avenue, Geneseo, Illinois. Ordinance No. O-17-33 was adopted November 14, 2017 by the City Council of the City of Geneseo.

Loree K. Phlypo
City Clerk
R48t1

Filed _____, 20 ___, _____, By _____

Clerk of the Circuit Court — Deputy

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 commence 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 commence 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
Kathy Carroll-Duda, Mayor

ATTEST:
Rose K Chlypo
City Clerk, City of Geneseo

Village of Annawan, Illinois

By: _____
Tim Wise, Village President

ATTEST:

_____
Village Clerk, Village of Annawan

Village of Atkinson, Illinois

By: _____
Kenneth Tabor, 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.

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
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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
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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
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
1501300011	1712200010	2026100004	2027304027
1501300012	1712200012	2026100009	2027304028
1501300014	1807258034	2026100010	2027305001
1501300015	1807264012	2026100010	2027305002
1501300015	1807264015	2026300012	2027305003
1501300015	1807264016	2027151009	2027305007
1502300005	1807326001	2027151010	2027305008
1502300005	1807402003	2027151011	2027305009
1502300009	1808100014	2027301001	2027305010
1502300009	1808302004	2027301002	2027305011
1502300010	1808302006	2027301005	2027305012
1502400008	1808303001	2027301006	2027305013
1502400008	1808303002	2027301007	2027305014
1502400009	1808303008	2027301008	2027305015
1502400010	1808303009	2027301009	2027305016

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Kewanee / Henry County Enterprise Zone
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2027305019	2027353002	2027354019	2027377027
2027305020	2027353003	2027354020	2027377028
2027329001	2027353004	2027354021	2027377029
2027329002	2027353005	2027354022	2027377030
2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
2027329008	2027353008	2027354025	2027402005
2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
2027329013	2027353017	2027354029	2027403008
2027332001	2027353018	2027354030	2027403009
2027332002	2027353019	2027354031	2027403010
2027332003	2027353020	2027354032	2027404007
2027333001	2027353021	2027354034	2027404008
2027334001	2027353022	2027354035	2027405005
2027334003	2027353023	2027376001	2027405006
2027334004	2027353024	2027376002	2027426001
2027334005	2027353025	2027376003	2027427007
2027334006	2027353026	2027376004	2027476005
2027334007	2027353027	2027376005	2027476006
2027334008	2027353028	2027376006	2027501001
2027334009	2027353031	2027376007	2027501002
2027335001	2027353032	2027376008	2028328001
2027335002	2027353035	2027376009	2028328006
2027335003	2027353036	2027376010	2028328007
2027335004	2027353037	2027376011	2028328008
2027335005	2027353038	2027376012	2028328009
2027335006	2027353039	2027376013	2028328010
2027335007	2027354001	2027376014	2028328011
2027335008	2027354002	2027376015	2028328014
2027351008	2027354003	2027376016	2028328015
2027351009	2027354004	2027377001	2028328016
2027352003	2027354005	2027377002	2028328017
2027352004	2027354006	2027377007	2028328018
2027352005	2027354007	2027377010	2028328020
2027352008	2027354008	2027377011	2028328023
2027352009	2027354009	2027377014	2028328024
2027352010	2027354010	2027377018	2028328025
2027352013	2027354011	2027377019	2028328026
2027352014	2027354012	2027377020	2028328029
2027352015	2027354013	2027377021	2028328030
2027352017	2027354014	2027377022	2028328031
2027352018	2027354017	2027377023	2028328033
2027353001	2027354018	2027377025	2028328034

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2028329001	2028377011	2028381022	2028455017
2028329002	2028377014	2028381023	2028455018
2028329003	2028377015	2028402014	2028455021
2028329004	2028377016	2028405001	2028455021
2028329007	2028378027	2028405002	2028456002
2028329008	2028379019	2028405003	2028456003
2028329009	2028379045	2028405004	2028456004
2028329010	2028379046	2028405005	2028456005
2028329011	2028379047	2028405014	2028456006
2028329012	2028379050	2028405017	2028456007
2028329013	2028379051	2028405018	2028456008
2028329014	2028379054	2028451001	2028456009
2028329015	2028380001	2028451002	2028456010
2028330003	2028380002	2028451003	2028456011
2028330004	2028380003	2028451004	2028456012
2028330005	2028380004	2028451005	2028456013
2028330006	2028380005	2028451012	2028456014
2028330007	2028380006	2028451013	2028456015
2028330008	2028380007	2028454003	2028457003
2028330009	2028380008	2028454004	2028457008
2028330010	2028380011	2028454005	2028457009
2028330011	2028380012	2028454006	2028457012
2028330012	2028380015	2028454007	2028457015
2028330013	2028380016	2028454008	2028457016
2028330014	2028380017	2028454009	2028457017
2028376001	2028380018	2028454010	2028457022
2028376002	2028380019	2028454011	2028457025
2028376003	2028380020	2028454012	2028457026
2028376004	2028380021	2028454015	2028457028
2028376005	2028380022	2028454016	2028457029
2028376006	2028380023	2028454017	2028457030
2028376007	2028381001	2028454018	2028458001
2028376008	2028381004	2028454019	2028458003
2028376009	2028381005	2028455001	2028458004
2028376010	2028381006	2028455002	2028458005
2028376011	2028381008	2028455003	2028458006
2028376014	2028381009	2028455004	2028458007
2028377001	2028381010	2028455005	2028458008
2028377002	2028381011	2028455006	2028458009
2028377003	2028381012	2028455009	2028458010
2028377004	2028381013	2028455010	2028458012
2028377005	2028381014	2028455011	2028458013
2028377008	2028381019	2028455012	2028458014
2028377009	2028381020	2028455013	2028458019
2028377010	2028381021	2028455014	2028458020

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2028458021	2028479026	2032202006	2032228003
2028458022	2028479027	2032202007	2032228004
2028458023	2028480002	2032202011	2032228005
2028458024	2028480004	2032202012	2032228008
2028458025	2028480005	2032202013	2032228009
2028458026	2028480006	2032226002	2032228010
2028458027	2028480007	2032226003	2032228011
2028459007	2028480008	2032226004	2032228015
2028459008	2028480009	2032226005	2032228021
2028459011	2028480012	2032226006	2032228025
2028459012	2028480013	2032226007	2032228026
2028459013	2028480014	2032226008	2032228027
2028459014	2028480015	2032226011	2032230001
2028459015	2028480016	2032226012	2032230002
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

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List of Parcel ID Numbers
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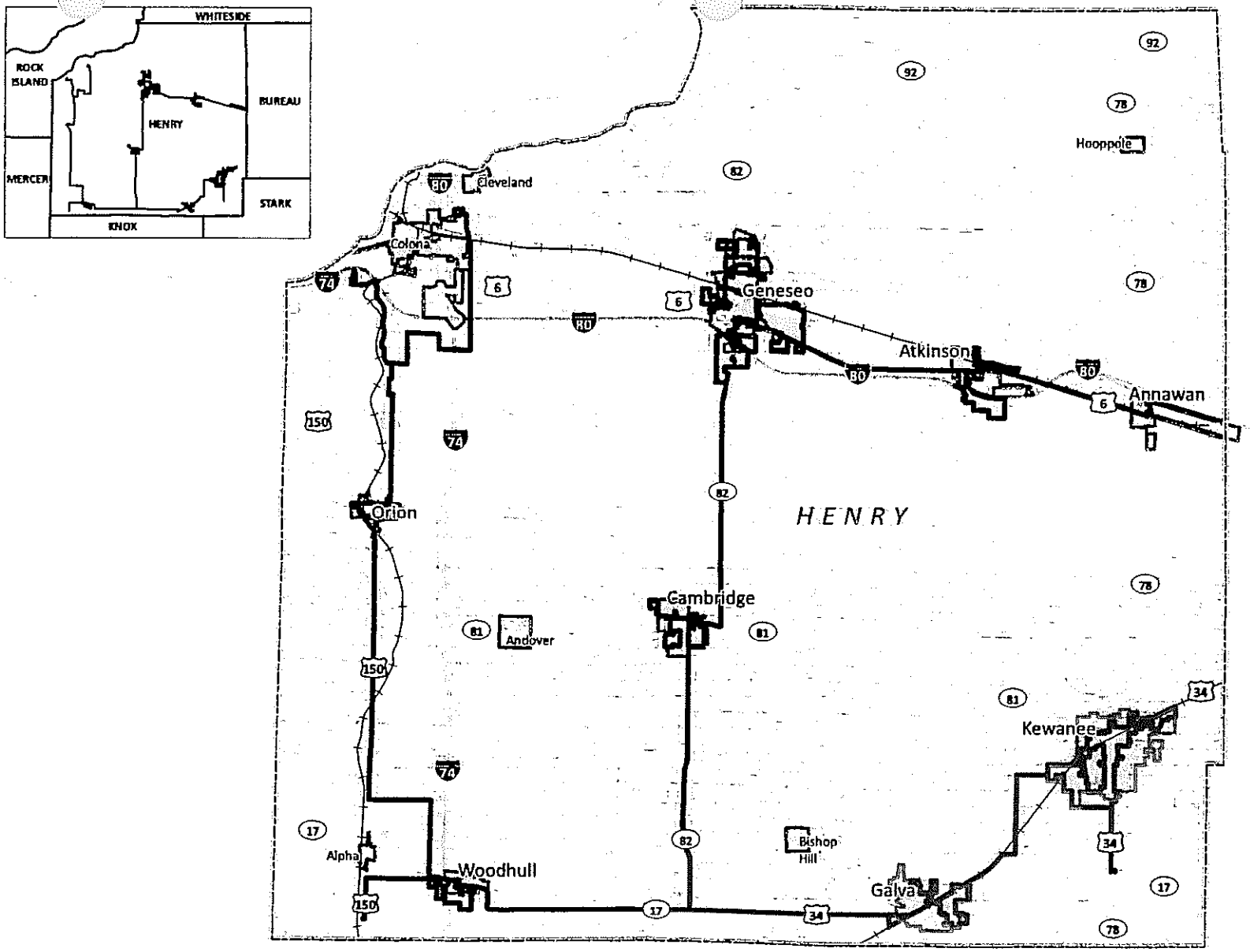
EXHIBIT B
BOUNDARY MAP



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 guaranteed to be without error. This map and its underlying data is intended to be used as a general index to land related information and is not intended for detailed, site specific analysis.

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, 2018 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 David R. Holmes
Dave Holmes, Village President

ATTEST:
Jacki Beck
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.

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
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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
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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
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
1501300011	1712200010	2026100004	2027304027
1501300012	1712200012	2026100009	2027304028
1501300014	1807258034	2026100010	2027305001
1501300015	1807264012	2026100010	2027305002
1501300015	1807264015	2026300012	2027305003
1501300015	1807264016	2027151009	2027305007
1502300005	1807326001	2027151010	2027305008
1502300005	1807402003	2027151011	2027305009
1502300009	1808100014	2027301001	2027305010
1502300009	1808302004	2027301002	2027305011
1502300010	1808302006	2027301005	2027305012
1502400008	1808303001	2027301006	2027305013
1502400008	1808303002	2027301007	2027305014
1502400009	1808303008	2027301008	2027305015
1502400010	1808303009	2027301009	2027305016

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2027305019	2027353002	2027354019	2027377027
2027305020	2027353003	2027354020	2027377028
2027329001	2027353004	2027354021	2027377029
2027329002	2027353005	2027354022	2027377030
2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
2027329008	2027353008	2027354025	2027402005
2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
2027329013	2027353017	2027354029	2027403008
2027332001	2027353018	2027354030	2027403009
2027332002	2027353019	2027354031	2027403010
2027332003	2027353020	2027354032	2027404007
2027333001	2027353021	2027354034	2027404008
2027334001	2027353022	2027354035	2027405005
2027334003	2027353023	2027376001	2027405006
2027334004	2027353024	2027376002	2027426001
2027334005	2027353025	2027376003	2027427007
2027334006	2027353026	2027376004	2027476005
2027334007	2027353027	2027376005	2027476006
2027334008	2027353028	2027376006	2027501001
2027334009	2027353031	2027376007	2027501002
2027335001	2027353032	2027376008	2028328001
2027335002	2027353035	2027376009	2028328006
2027335003	2027353036	2027376010	2028328007
2027335004	2027353037	2027376011	2028328008
2027335005	2027353038	2027376012	2028328009
2027335006	2027353039	2027376013	2028328010
2027335007	2027354001	2027376014	2028328011
2027335008	2027354002	2027376015	2028328014
2027351008	2027354003	2027376016	2028328015
2027351009	2027354004	2027377001	2028328016
2027352003	2027354005	2027377002	2028328017
2027352004	2027354006	2027377007	2028328018
2027352005	2027354007	2027377010	2028328020
2027352008	2027354008	2027377011	2028328023
2027352009	2027354009	2027377014	2028328024
2027352010	2027354010	2027377018	2028328025
2027352013	2027354011	2027377019	2028328026
2027352014	2027354012	2027377020	2028328029
2027352015	2027354013	2027377021	2028328030
2027352017	2027354014	2027377022	2028328031
2027352018	2027354017	2027377023	2028328033
2027353001	2027354018	2027377025	2028328034

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2028329001	2028377011	2028381022	2028455017
2028329002	2028377014	2028381023	2028455018
2028329003	2028377015	2028402014	2028455021
2028329004	2028377016	2028405001	2028455021
2028329007	2028378027	2028405002	2028456002
2028329008	2028379019	2028405003	2028456003
2028329009	2028379045	2028405004	2028456004
2028329010	2028379046	2028405005	2028456005
2028329011	2028379047	2028405014	2028456006
2028329012	2028379050	2028405017	2028456007
2028329013	2028379051	2028405018	2028456008
2028329014	2028379054	2028451001	2028456009
2028329015	2028380001	2028451002	2028456010
2028330003	2028380002	2028451003	2028456011
2028330004	2028380003	2028451004	2028456012
2028330005	2028380004	2028451005	2028456013
2028330006	2028380005	2028451012	2028456014
2028330007	2028380006	2028451013	2028456015
2028330008	2028380007	2028454003	2028457003
2028330009	2028380008	2028454004	2028457008
2028330010	2028380011	2028454005	2028457009
2028330011	2028380012	2028454006	2028457012
2028330012	2028380015	2028454007	2028457015
2028330013	2028380016	2028454008	2028457016
2028330014	2028380017	2028454009	2028457017
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2028376005	2028380022	2028454016	2028457029
2028376006	2028380023	2028454017	2028457030
2028376007	2028381001	2028454018	2028458001
2028376008	2028381004	2028454019	2028458003
2028376009	2028381005	2028455001	2028458004
2028376010	2028381006	2028455002	2028458005
2028376011	2028381008	2028455003	2028458006
2028376014	2028381009	2028455004	2028458007
2028377001	2028381010	2028455005	2028458008
2028377002	2028381011	2028455006	2028458009
2028377003	2028381012	2028455009	2028458010
2028377004	2028381013	2028455010	2028458012
2028377005	2028381014	2028455011	2028458013
2028377008	2028381019	2028455012	2028458014
2028377009	2028381020	2028455013	2028458019
2028377010	2028381021	2028455014	2028458020

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2028458021	2028479026	2032202006	2032228003
2028458022	2028479027	2032202007	2032228004
2028458023	2028480002	2032202011	2032228005
2028458024	2028480004	2032202012	2032228008
2028458025	2028480005	2032202013	2032228009
2028458026	2028480006	2032226002	2032228010
2028458027	2028480007	2032226003	2032228011
2028459007	2028480008	2032226004	2032228015
2028459008	2028480009	2032226005	2032228021
2028459011	2028480012	2032226006	2032228025
2028459012	2028480013	2032226007	2032228026
2028459013	2028480014	2032226008	2032228027
2028459014	2028480015	2032226011	2032230001
2028459015	2028480016	2032226012	2032230002
2028459016	2028481001	2032226013	2032230003
2028459017	2028481002	2032226014	2032230004
2028459018	2028481003	2032226015	2032230006
2028459019	2028481004	2032226016	2032230007
2028459020	2028481005	2032226017	2032230008
2028459021	2028481006	2032226018	2032230009
2028459022	2028481007	2032226019	2032230010
2028459023	2028481008	2032226020	2032230011
2028459024	2028481009	2032226023	2032230012
2028459025	2028481010	2032227001	2032230013
2028476006	2028481013	2032227002	2032231003
2028476006	2028481014	2032227003	2032231004
2028479002	2028481015	2032227004	2032231005
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2028479013	2028482007	2032227018	2032232014
2028479014	2028482008	2032227019	2032232015
2028479015	2028483003	2032227023	2032232016
2028479018	2028483004	2032227024	2032232020
2028479019	2028483006	2032227025	2032232021
2028479020	2028483007	2032227026	2032232022
2028479021	2028483008	2032227027	2032232023
2028479022	2028501001	2032228001	2032233001
2028479025	2032202003	2032228002	2032233004

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2032233005	2032279001	2032326003	2032405012
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2032233009	2032279007	2032380021	2032405016
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2033229021	2033252016	2033256006	2033277016
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2033231001	2033253006	2033257001	2033277033
2033231002	2033253007	2033257002	2033277034
2033231003	2033253011	2033257005	2033277035
2033231004	2033253014	2033257006	2033277036
2033231005	2033253015	2033257007	2033278001
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2033279020	2033306032	2033327025	2033331003
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2033279038	2033326015	2033328010	2033331015
2033279042	2033326016	2033328011	2033331016
2033279047	2033326017	2033328012	2033331017
2033279049	2033326018	2033328017	2033331018
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2033279054	2033326021	2033328020	2033332002
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2033306003	2033326029	2033329008	2033332009
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

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

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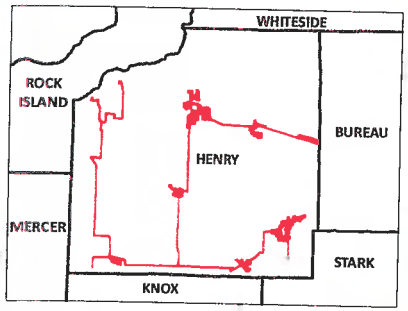
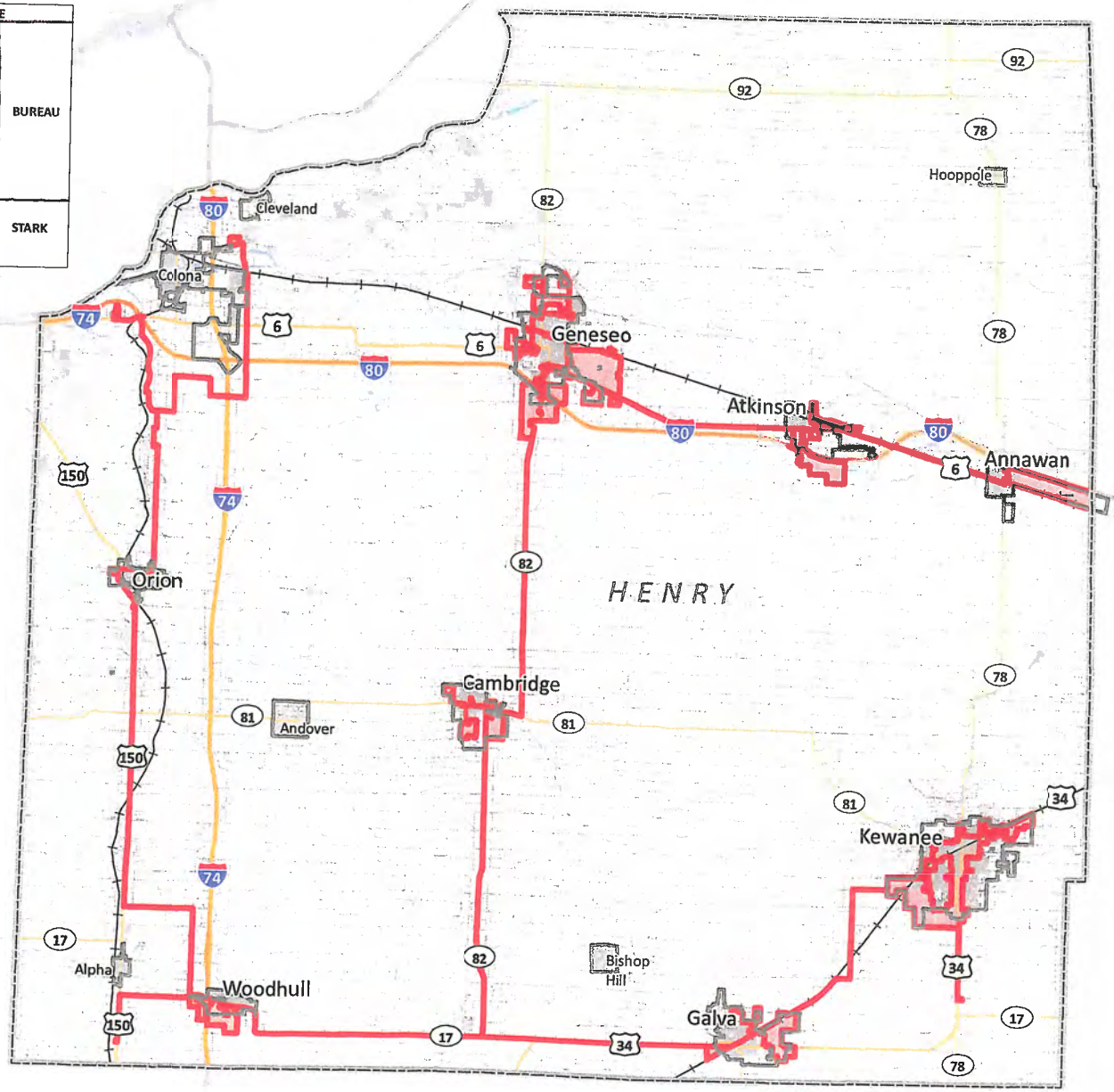
EXHIBIT B
BOUNDARY MAP





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.

Application Certification

THE APPLICANT CERTIFIES THAT:

To the best of my knowledge and belief, data and other information in this application are true and correct, and this document has been authorized by the governing body of the applicant. I further certify that each incentive authorized by the governing body will be implemented and that all necessary administrative procedures will be established and effected.

ORIGINAL SIGNATURES ARE REQUIRED

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Orion — James Cooper

Designating Unit of Government — Chief Elected Official

Village Board President

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Woodhull — Dave Holmes

Designating Unit of Government — Chief Elected Official

12/15/2017 — Village Board President

Date — Title

David R. Holmes

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Henry County, IL — Roger Gradert

Designating Unit of Government — Chief Elected Official

County Board Chair

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

STATE OF ILLINOIS)
COUNTY OF HENRY) SS
Village of Woodhull)

I, Jacki Beck, Clerk of Village of Woodhull, do hereby certify that the foregoing and attached is a true copy of Ordinance No. 17-04 entitled:

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.

Which includes as an attachment with a separate signature the:

KEWANEE/HENRY COUNTY ENTERPRISE ZONE INTERGOVERMENTAL AGREEMENT.

This document, numbered 17-04 was passed by the Board of Trustees of the Village of Woodhull on the 13th day of November 2017 A.D. and signed by the Clerk of the Village of Woodhull on the 14th day of November 2017 A.D.

I further certify that the original documents of the ordinance with its attached Intergovernmental Agreement, of which the following is a true copy, is entrusted to the custody of the Clerk for safekeeping and is on file as part of the records and files of the Clerk's office.

I further certify that the Clerk is the keeper of the papers, entries, records, resolutions and ordinances of the Village of Woodhull and is the custodian of the corporate seal of the Village of Woodhull.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the corporate seal of the Village of Woodhull, this 18th day of December 2017 A.D.

Jacki Beck
Clerk of Village of Woodhull

arwood Avenue
seo, IL 61254
Ph#309-944-6419

Ordinance No. 04 -2017 (17-04)

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 Village of Woodhull 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 Village of Woodhull 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 Village of Woodhull 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 Village Council of the Village of Woodhull , 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 Village of Woodhull.

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 Village Council of the Village of Woodhull, Illinois. The Village President and Village Clerk of the Village of Woodhull are hereby authorized to execute and attest to said Intergovernmental Agreement.

SECTION 3. Establishment of Enterprise Zone: The Village of Woodhull, 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 Village of Woodhull 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 Village of Woodhull 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 Village of Woodhull 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. Village 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 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 Village of Woodhull 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 Village 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 VILLAGE COUNCIL OF THE VILLAGE OF WOODHULL, ILLINOIS, this 13th day of November, 2017.

Dave Holmes David R. Holmes
DAVE HOLMES, VILLAGE PRESIDENT

ATTEST:

Jacki Beck
JACKI BECK, VILLAGE CLERK

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

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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
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List of Parcel ID Numbers
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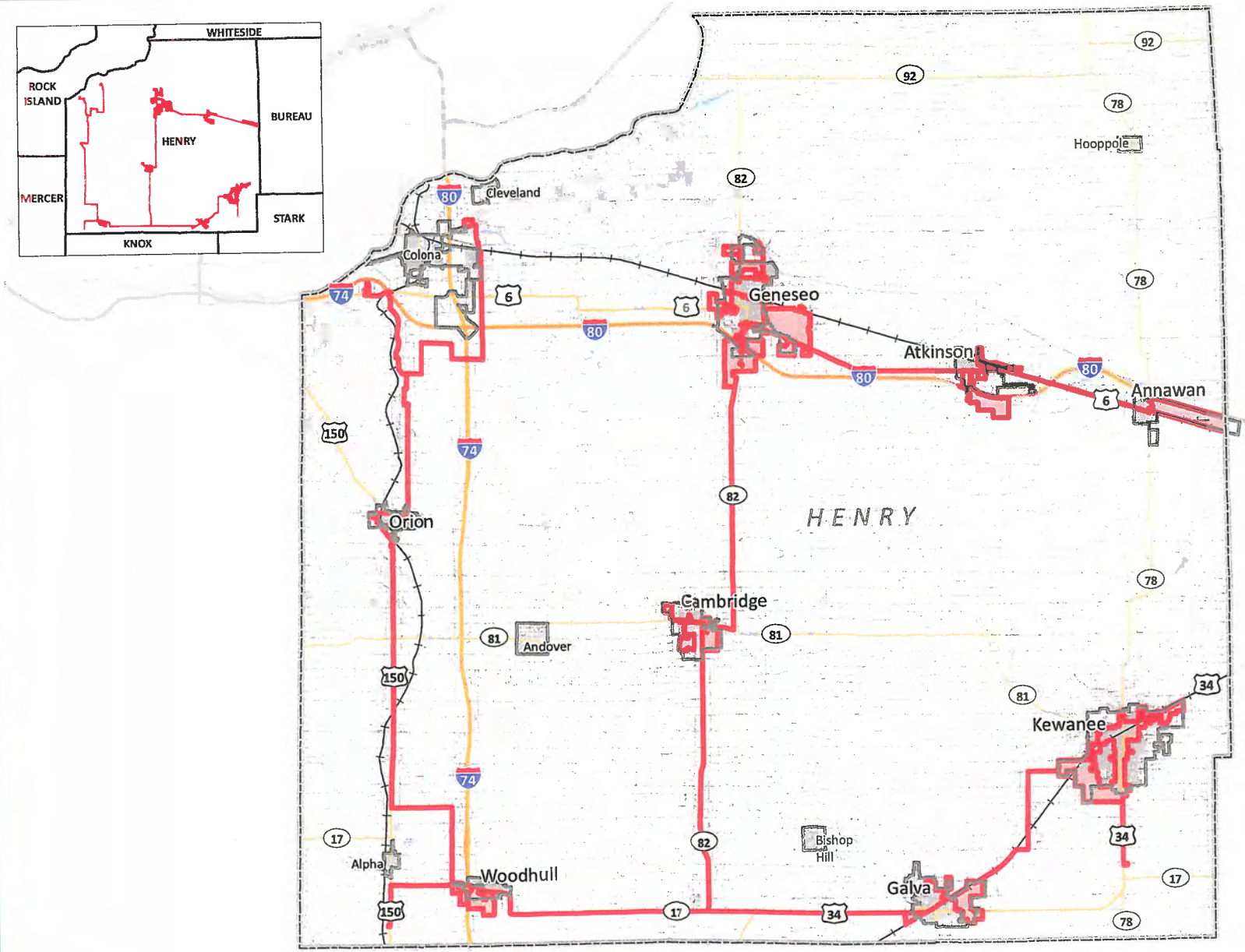
EXHIBIT B
BOUNDARY MAP



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

EDR
Economic Development Resources

Proposed Enterprise Zone Boundary
Municipal Boundary

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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.

EXHIBIT C
CERTIFICATES OF PUBLICATION

NOTICE OF
PUBLIC HEARING
Proposed
Kewanee/Henry
County Enterprise
Zone

Notice is hereby given to all interested parties that a PUBLIC HEARING will be held on Wednesday, **November 1, 2017 at 2:00 p.m.** at Kewanee City Hall, 401 E. Third St., Kewanee, Illinois, in order to receive comments on whether the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and Henry County should create a new Enterprise Zone within the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and unincorporated Henry County, what local plans, tax incentives, and other programs should be established in connection with the proposed Enterprise Zone, and what boundaries should be established for the proposed Enterprise Zone. A copy of the proposed Enterprise Zone boundary map is on file and available for inspection at the following locations, Monday through Friday, during regular business hours.

Kewanee City Hall (401 E. Third St., Kewanee)
Galva City Hall (311 NW 4th Ave. Galva)
Geneseo City Hall (115 S Oakwood Ave, Geneseo)
Annawan Village Hall (304 N Meadow Dr, Annawan)
Atkinson Village Hall (107 W Main St, Atkinson)
Cambridge Village Hall (123 W Exchange St, Cambridge)
Orion Village Hall (1202 4th St, Orion)
Woodhull Village Hall (150 N. Division St. Woodhull)
Henry County Clerk's office (307 W. Center St., Cambridge)

All interested persons will be given an opportunity to be heard at the public hearing, or may provide written comments to Mr. Gary Bradley, City Manager, City of Kewanee, 401 E. Third St., Kewanee, Illinois 61443, prior to or on the date of the hearing.

COUNTY OF HENRY)
STATE OF ILLINOIS)

The undersigned hereby certifies that the STAR COURIER is a daily public secular newspaper of general circulation, printed and published once each and every day, except Sunday and Monday, in the County of Henry, in the State of Illinois, for a period of more than six months prior to the first publication of the annexed notice; and, that said newspaper as defined in Notice By Publication Act (715 ILCS 5/1 and 715 ILCS 5/5); and further certifies that the notice whereof the annexed printed notice is a true copy, was printed and published in said newspaper on the following dates:

10/24/2017

Publication Cost: $95.00

I, Gail Peart being first duly sworn, on her oath states that she is the clerk of the STAR COURIER, that the statements set forth in the foregoing certificate of publication are true, to the best of her knowledge and belief, and that the annexed notice was published as herein specified.
Subcribed and sworn to before me this 24th day of October A.D.,2017

Gail Peart

Katherine M. Werderman
Notary public

OFFICIAL SEAL
KATHERINE M. WERDERMAN
Notary Public - State of Illinois
My Commission Expires 3/01/2019

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, 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 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,

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 commence 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 commence 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 David R. Holmes
Dave Holmes, Village President

ATTEST:
Jacki Beck
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.

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
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
1501300011	1712200010	2026100004	2027304027
1501300012	1712200012	2026100009	2027304028
1501300014	1807258034	2026100010	2027305001
1501300015	1807264012	2026100010	2027305002
1501300015	1807264015	2026300012	2027305003
1501300015	1807264016	2027151009	2027305007
1502300005	1807326001	2027151010	2027305008
1502300005	1807402003	2027151011	2027305009
1502300009	1808100014	2027301001	2027305010
1502300009	1808302004	2027301002	2027305011
1502300010	1808302006	2027301005	2027305012
1502400008	1808303001	2027301006	2027305013
1502400008	1808303002	2027301007	2027305014
1502400009	1808303008	2027301008	2027305015
1502400010	1808303009	2027301009	2027305016

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

2027305019	2027353002	2027354019	2027377027
2027305020	2027353003	2027354020	2027377028
2027329001	2027353004	2027354021	2027377029
2027329002	2027353005	2027354022	2027377030
2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
2027329008	2027353008	2027354025	2027402005
2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
2027329013	2027353017	2027354029	2027403008
2027332001	2027353018	2027354030	2027403009
2027332002	2027353019	2027354031	2027403010
2027332003	2027353020	2027354032	2027404007
2027333001	2027353021	2027354034	2027404008
2027334001	2027353022	2027354035	2027405005
2027334003	2027353023	2027376001	2027405006
2027334004	2027353024	2027376002	2027426001
2027334005	2027353025	2027376003	2027427007
2027334006	2027353026	2027376004	2027476005
2027334007	2027353027	2027376005	2027476006
2027334008	2027353028	2027376006	2027501001
2027334009	2027353031	2027376007	2027501002
2027335001	2027353032	2027376008	2028328001
2027335002	2027353035	2027376009	2028328006
2027335003	2027353036	2027376010	2028328007
2027335004	2027353037	2027376011	2028328008
2027335005	2027353038	2027376012	2028328009
2027335006	2027353039	2027376013	2028328010
2027335007	2027354001	2027376014	2028328011
2027335008	2027354002	2027376015	2028328014
2027351008	2027354003	2027376016	2028328015
2027351009	2027354004	2027377001	2028328016
2027352003	2027354005	2027377002	2028328017
2027352004	2027354006	2027377007	2028328018
2027352005	2027354007	2027377010	2028328020
2027352008	2027354008	2027377011	2028328023
2027352009	2027354009	2027377014	2028328024
2027352010	2027354010	2027377018	2028328025
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

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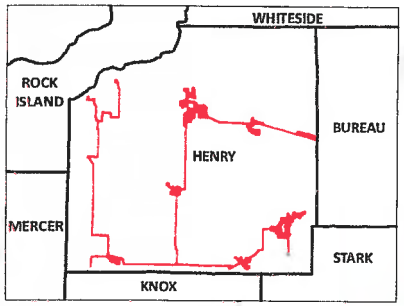
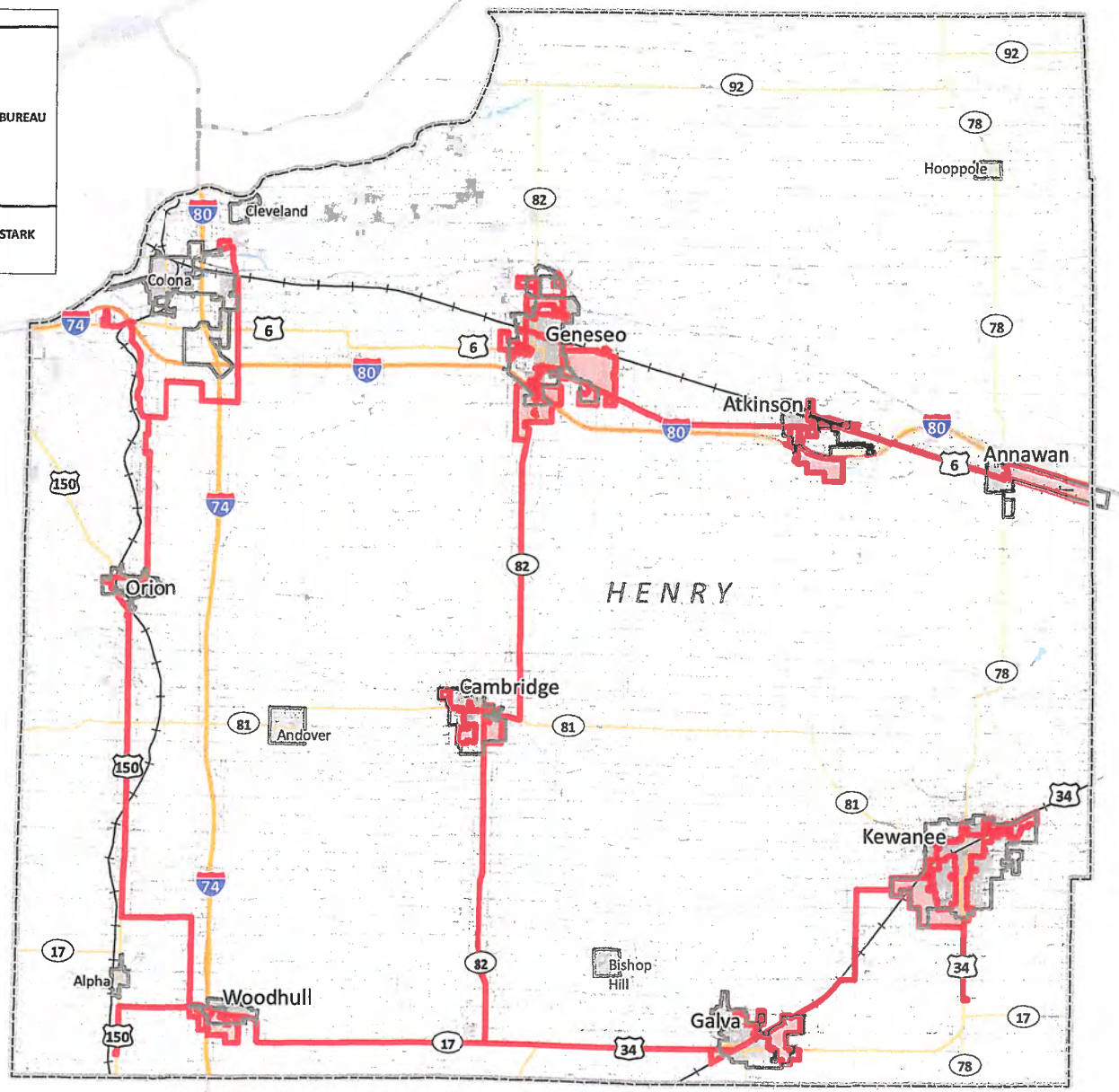
EXHIBIT B
BOUNDARY MAP





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

EDR
Economic Development Resources

Proposed Enterprise Zone Boundary

Municipal Boundary

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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.

Application Certification

THE APPLICANT CERTIFIES THAT:

To the best of my knowledge and belief, data and other information in this application are true and correct, and this document has been authorized by the governing body of the applicant. I further certify that each incentive authorized by the governing body will be implemented and that all necessary administrative procedures will be established and effected.

ORIGINAL SIGNATURES ARE REQUIRED

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Orion — James Cooper

Designating Unit of Government — Chief Elected Official

Village Board President

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Woodhull — Dave Holmes

Designating Unit of Government — Chief Elected Official

12/15/2017 — Village Board President

Date — Title

David R. Holmes

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Henry County, IL — Roger Gradert

Designating Unit of Government — Chief Elected Official

County Board Chair

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

STATE OF ILLINOIS)
COUNTY OF HENRY) SS
Village of Woodhull)

I, Jacki Beck, Clerk of Village of Woodhull do hereby certify that the foregoing and attached is a true copy of Ordinance No. 17-04 entitled:

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.

Which includes as an attachment with a separate signature the:

KEWANEE/HENRY COUNTY ENTERPRISE ZONE INTERGOVERMENTAL AGREEMENT.

This document, numbered 17-04 was passed by the Board of Trustees of the Village of Woodhull on the 13th day of November 2017 A.D. and signed by the Clerk of the Village of Woodhull on the 14th day of November 2017 A.D.

I further certify that the original documents of the ordinance with its attached Intergovernmental Agreement, of which the following is a true copy, is entrusted to the custody of the Clerk for safekeeping and is on file as part of the records and files of the Clerk's office.

I further certify that the Clerk is the keeper of the papers, entries, records, resolutions and ordinances of the Village of Woodhull and is the custodian of the corporate seal of the Village of Woodhull.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the corporate seal of the Village of Woodhull, this 18th day of December 2017 A.D.

Jacki Beck
Clerk of Village of Woodhull

ood Avenue
, IL 61254
Ph#309-944-6419

Ordinance No. 04 -2017 (17-04)

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 Village of Woodhull 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 Village of Woodhull 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 Village of Woodhull 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 Village Council of the Village of Woodhull , 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 Village of Woodhull.

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 Village Council of the Village of Woodhull, Illinois. The Village President and Village Clerk of the Village of Woodhull are hereby authorized to execute and attest to said Intergovernmental Agreement.

SECTION 3. Establishment of Enterprise Zone: The Village of Woodhull, 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 Village of Woodhull 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 Village of Woodhull 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 Village of Woodhull 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. Village 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 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 Village of Woodhull 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 Village 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 VILLAGE COUNCIL OF THE VILLAGE OF WOODHULL, ILLINOIS, this 13th day of November, 2017.

Dave Holmes David R. Holmes
DAVE HOLMES, VILLAGE PRESIDENT

ATTEST:

Jacki Beck
JACKI BECK, VILLAGE CLERK

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

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

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
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
1501300011	1712200010	2026100004	2027304027
1501300012	1712200012	2026100009	2027304028
1501300014	1807258034	2026100010	2027305001
1501300015	1807264012	2026100010	2027305002
1501300015	1807264015	2026300012	2027305003
1501300015	1807264016	2027151009	2027305007
1502300005	1807326001	2027151010	2027305008
1502300005	1807402003	2027151011	2027305009
1502300009	1808100014	2027301001	2027305010
1502300009	1808302004	2027301002	2027305011
1502300010	1808302006	2027301005	2027305012
1502400008	1808303001	2027301006	2027305013
1502400008	1808303002	2027301007	2027305014
1502400009	1808303008	2027301008	2027305015
1502400010	1808303009	2027301009	2027305016

2027305019	2027353002	2027354019	2027377027
2027305020	2027353003	2027354020	2027377028
2027329001	2027353004	2027354021	2027377029
2027329002	2027353005	2027354022	2027377030
2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
2027329008	2027353008	2027354025	2027402005
2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
2027329013	2027353017	2027354029	2027403008
2027332001	2027353018	2027354030	2027403009
2027332002	2027353019	2027354031	2027403010
2027332003	2027353020	2027354032	2027404007
2027333001	2027353021	2027354034	2027404008
2027334001	2027353022	2027354035	2027405005
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

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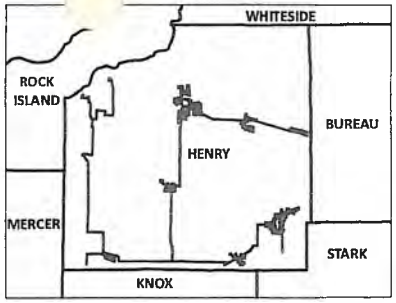
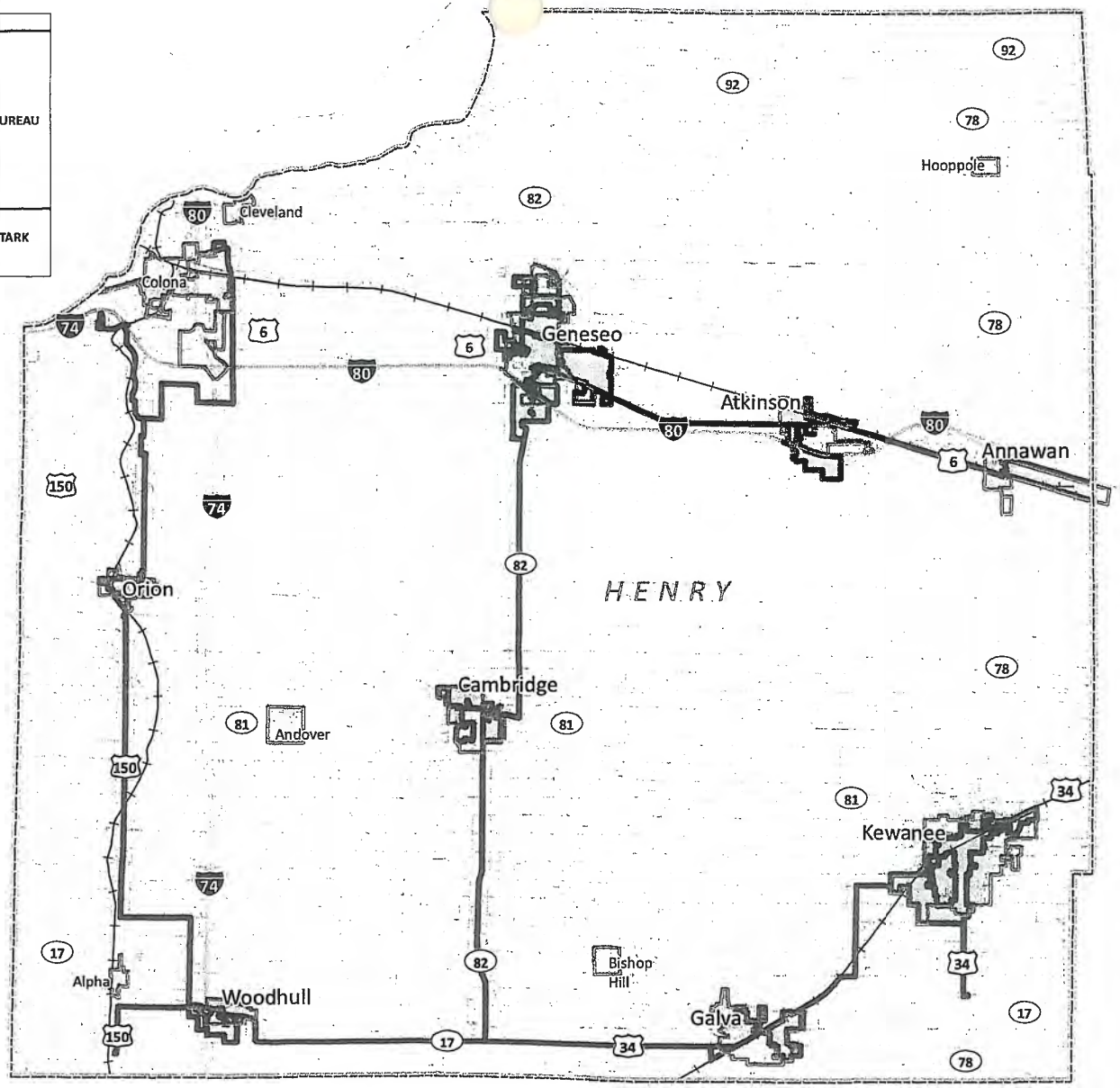
EXHIBIT B
BOUNDARY MAP





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.

EXHIBIT C
CERTIFICATES OF PUBLICATION

NOTICE OF
PUBLIC HEARING
Proposed
Kewanee/Henry
County Enterprise
Zone

Notice is hereby given to all interested parties that a PUBLIC HEARING will be held on Wednesday, November 1, 2017 at 2:00 p.m. at Kewanee City Hall, 401 E. Third St., Kewanee, Illinois, in order to receive comments on whether the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and Henry County should create a new Enterprise Zone within the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and unincorporated Henry County, what local plans, tax incentives, and other programs should be established in connection with the proposed Enterprise Zone, and what boundaries should be established for the proposed Enterprise Zone. A copy of the proposed Enterprise Zone boundary map is on file and available for inspection at the following locations, Monday through Friday, during regular business hours.

Kewanee City Hall (401 E. Third St., Kewanee)
Galva City Hall (311 NW 4th Ave. Galva)
Geneseo City Hall (115 S Oakwood Ave, Geneseo)
Annawan Village Hall (304 N Meadow Dr, Annawan)
Atkinson Village Hall (107 W Main St, Atkinson)
Cambridge Village Hall (123 W Exchange St, Cambridge)
Orion Village Hall (1202 4th St, Orion)
Woodhull Village Hall (150 N. Division St. Woodhull)
Henry County Clerk's office (307 W. Center St., Cambridge)

All interested persons will be given an opportunity to be heard at the public hearing, or may provide written comments to Mr. Gary Bradley, City Manager, City of Kewanee, 401 E. Third St., Kewanee, Illinois 61443, prior to or on the date of the hearing.

COUNTY OF HENRY)
STATE OF ILLINOIS)

The undersigned hereby certifies that the STAR COURIER is a daily public secular newspaper of general circulation, printed and published once each and every day, except Sunday and Monday, in the County of Henry, in the State of Illinois, for a period of more than six months prior to the first publication of the annexed notice; and, that said newspaper as defined in Notice By Publication Act (715 ILCS 5/1 and 715 ILCS 5/5); and further certifies that the notice whereof the annexed printed notice is a true copy, was printed and published in said newspaper on the following dates:

10/24/2017

Publication Cost: $95.00

I, Gail Peart being first duly sworn, on her oath states that she is the clerk of the STAR COURIER, that the statements set forth in the foregoing certificate of publication are true, to the best of her knowledge and belief, and that the annexed notice was published as herein specified.

Subcribed and sworn to before me this 24th day of October A.D.,2017

Gail Peart

Katherine M. Werderman

Notary public

OFFICIAL SEAL
KATHERINE M. WERDERMAN
Notary Public - State of Illinois
My Commission Expires 3/01/2019

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.

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 commence 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 David R. Holmes
Dave Holmes, Village President

ATTEST:
Jacki Beck
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.

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

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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
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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
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
1501300011	1712200010	2026100004	2027304027
1501300012	1712200012	2026100009	2027304028
1501300014	1807258034	2026100010	2027305001
1501300015	1807264012	2026100010	2027305002
1501300015	1807264015	2026300012	2027305003
1501300015	1807264016	2027151009	2027305007
1502300005	1807326001	2027151010	2027305008
1502300005	1807402003	2027151011	2027305009
1502300009	1808100014	2027301001	2027305010
1502300009	1808302004	2027301002	2027305011
1502300010	1808302006	2027301005	2027305012
1502400008	1808303001	2027301006	2027305013
1502400008	1808303002	2027301007	2027305014
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2027305019	2027353002	2027354019	2027377027
2027305020	2027353003	2027354020	2027377028
2027329001	2027353004	2027354021	2027377029
2027329002	2027353005	2027354022	2027377030
2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
2027329008	2027353008	2027354025	2027402005
2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
2027329013	2027353017	2027354029	2027403008
2027332001	2027353018	2027354030	2027403009
2027332002	2027353019	2027354031	2027403010
2027332003	2027353020	2027354032	2027404007
2027333001	2027353021	2027354034	2027404008
2027334001	2027353022	2027354035	2027405005
2027334003	2027353023	2027376001	2027405006
2027334004	2027353024	2027376002	2027426001
2027334005	2027353025	2027376003	2027427007
2027334006	2027353026	2027376004	2027476005
2027334007	2027353027	2027376005	2027476006
2027334008	2027353028	2027376006	2027501001
2027334009	2027353031	2027376007	2027501002
2027335001	2027353032	2027376008	2028328001
2027335002	2027353035	2027376009	2028328006
2027335003	2027353036	2027376010	2028328007
2027335004	2027353037	2027376011	2028328008
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2027335006	2027353039	2027376013	2028328010
2027335007	2027354001	2027376014	2028328011
2027335008	2027354002	2027376015	2028328014
2027351008	2027354003	2027376016	2028328015
2027351009	2027354004	2027377001	2028328016
2027352003	2027354005	2027377002	2028328017
2027352004	2027354006	2027377007	2028328018
2027352005	2027354007	2027377010	2028328020
2027352008	2027354008	2027377011	2028328023
2027352009	2027354009	2027377014	2028328024
2027352010	2027354010	2027377018	2028328025
2027352013	2027354011	2027377019	2028328026
2027352014	2027354012	2027377020	2028328029
2027352015	2027354013	2027377021	2028328030
2027352017	2027354014	2027377022	2028328031
2027352018	2027354017	2027377023	2028328033
2027353001	2027354018	2027377025	2028328034

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2028329001	2028377011	2028381022	2028455017
2028329002	2028377014	2028381023	2028455018
2028329003	2028377015	2028402014	2028455021
2028329004	2028377016	2028405001	2028455021
2028329007	2028378027	2028405002	2028456002
2028329008	2028379019	2028405003	2028456003
2028329009	2028379045	2028405004	2028456004
2028329010	2028379046	2028405005	2028456005
2028329011	2028379047	2028405014	2028456006
2028329012	2028379050	2028405017	2028456007
2028329013	2028379051	2028405018	2028456008
2028329014	2028379054	2028451001	2028456009
2028329015	2028380001	2028451002	2028456010
2028330003	2028380002	2028451003	2028456011
2028330004	2028380003	2028451004	2028456012
2028330005	2028380004	2028451005	2028456013
2028330006	2028380005	2028451012	2028456014
2028330007	2028380006	2028451013	2028456015
2028330008	2028380007	2028454003	2028457003
2028330009	2028380008	2028454004	2028457008
2028330010	2028380011	2028454005	2028457009
2028330011	2028380012	2028454006	2028457012
2028330012	2028380015	2028454007	2028457015
2028330013	2028380016	2028454008	2028457016
2028330014	2028380017	2028454009	2028457017
2028376001	2028380018	2028454010	2028457022
2028376002	2028380019	2028454011	2028457025
2028376003	2028380020	2028454012	2028457026
2028376004	2028380021	2028454015	2028457028
2028376005	2028380022	2028454016	2028457029
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2028376008	2028381004	2028454019	2028458003
2028376009	2028381005	2028455001	2028458004
2028376010	2028381006	2028455002	2028458005
2028376011	2028381008	2028455003	2028458006
2028376014	2028381009	2028455004	2028458007
2028377001	2028381010	2028455005	2028458008
2028377002	2028381011	2028455006	2028458009
2028377003	2028381012	2028455009	2028458010
2028377004	2028381013	2028455010	2028458012
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2028377008	2028381019	2028455012	2028458014
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2028377010	2028381021	2028455014	2028458020

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2028458021	2028479026	2032202006	2032228003
2028458022	2028479027	2032202007	2032228004
2028458023	2028480002	2032202011	2032228005
2028458024	2028480004	2032202012	2032228008
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2028459008	2028480009	2032226005	2032228021
2028459011	2028480012	2032226006	2032228025
2028459012	2028480013	2032226007	2032228026
2028459013	2028480014	2032226008	2032228027
2028459014	2028480015	2032226011	2032230001
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2028459016	2028481001	2032226013	2032230003
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2028459018	2028481003	2032226015	2032230006
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2028459022	2028481007	2032226019	2032230010
2028459023	2028481008	2032226020	2032230011
2028459024	2028481009	2032226023	2032230012
2028459025	2028481010	2032227001	2032230013
2028476006	2028481013	2032227002	2032231003
2028476006	2028481014	2032227003	2032231004
2028479002	2028481015	2032227004	2032231005
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2028479005	2028481018	2032227007	2032232004
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2028479010	2028482004	2032227013	2032232008
2028479011	2028482005	2032227014	2032232010
2028479012	2028482006	2032227015	2032232013
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2028479014	2028482008	2032227019	2032232015
2028479015	2028483003	2032227023	2032232016
2028479018	2028483004	2032227024	2032232020
2028479019	2028483006	2032227025	2032232021
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2028479021	2028483008	2032227027	2032232023
2028479022	2028501001	2032228001	2032233001
2028479025	2032202003	2032228002	2032233004

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2032233005	2032279001	2032326003	2032405012
2032233006	2032279002	2032326004	2032405013
2032233007	2032279005	2032377001	2032405014
2032233008	2032279006	2032380020	2032405015
2032233009	2032279007	2032380021	2032405016
2032233010	2032279008	2032380022	2032405017
2032233011	2032279009	2032401001	2032405018
2032233012	2032279010	2032401002	2032405019
2032234001	2032279011	2032401003	2032406001
2032234002	2032279012	2032401005	2032406002
2032234003	2032279013	2032402001	2032406003
2032234004	2032280001	2032402002	2032406004
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2032234007	2032280006	2032403001	2032406007
2032234008	2032280007	2032403002	2032406008
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2032234016	2032280012	2032403006	2032406014
2032234017	2032280013	2032403007	2032406015
2032234018	2032280014	2032403008	2032406016
2032234019	2032281001	2032403009	2032407005
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2032258008	2032282003	2032403011	2032407008
2032262001	2032282004	2032403014	2032407009
2032262002	2032282007	2032403015	2032407012
2032276002	2032282008	2032403016	2032407013
2032276002	2032282009	2032403017	2032407014
2032276002	2032282011	2032404001	2032407015
2032276002	2032282012	2032404002	2032407016
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2032277002	2032282014	2032404005	2032408005
2032277003	2032282015	2032405001	2032408010
2032278001	2032284005	2032405002	2032408011
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2032278009	2032284009	2032405006	2032408015
2032278010	2032284010	2032405007	2032408016
2032278012	2032284011	2032405008	2032408017
2032278013	2032284013	2032405009	2032408020
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2032278015	2032285001	2032405011	2032408022

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2032408023	2032455009	2033103028	2033106023
2032408024	2032455010	2033103028	2033106024
2032409001	2032455011	2033103029	2033106025
2032409002	2032455012	2033103030	2033106027
2032409003	2032455013	2033103032	2033106028
2032409004	2032455014	2033103033	2033106029
2032409005	2032455015	2033103034	2033106030
2032409006	2032455016	2033103035	2033106031
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

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

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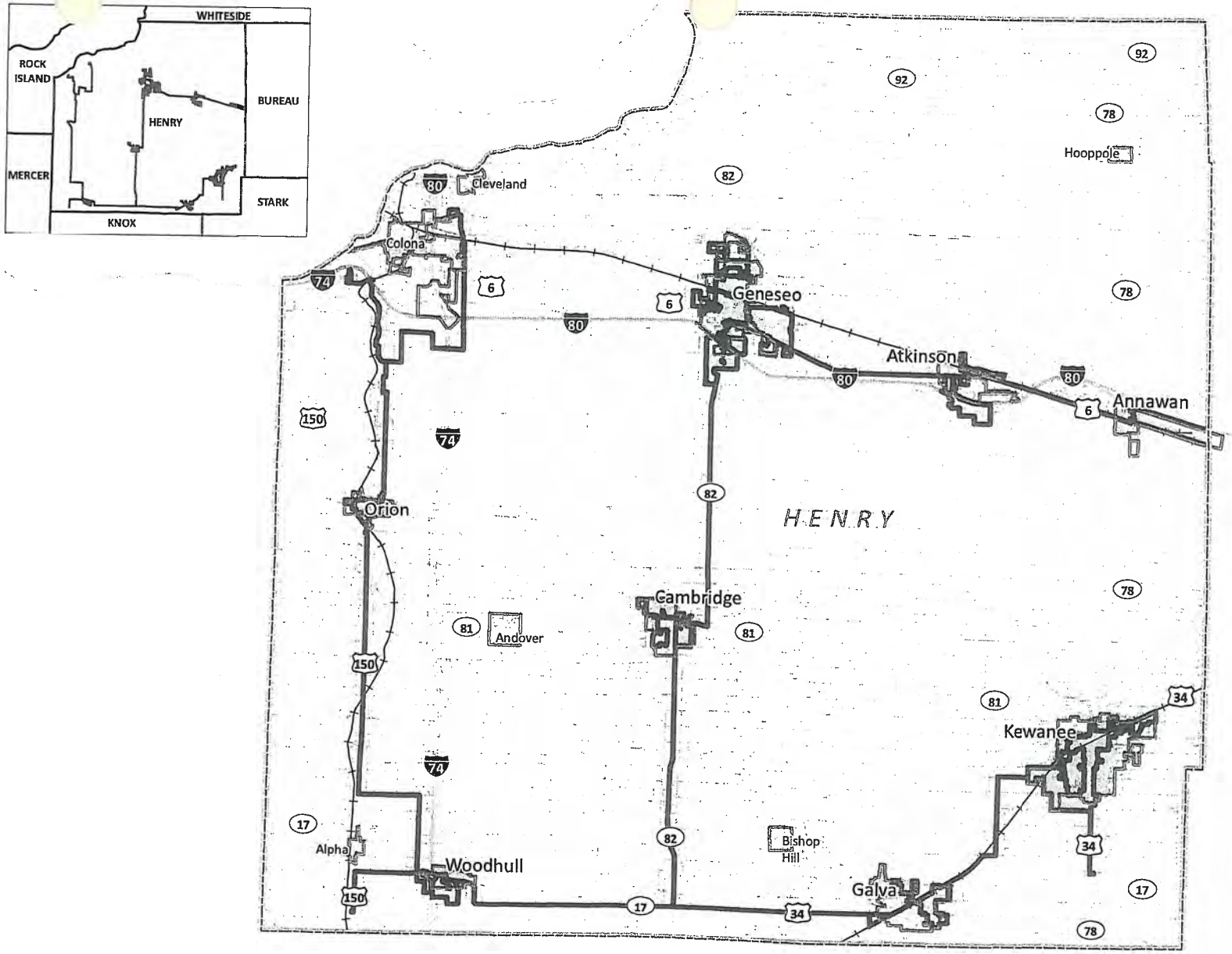
EXHIBIT B
BOUNDARY MAP



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.

Application Certification

THE APPLICANT CERTIFIES THAT:

To the best of my knowledge and belief, data and other information in this application are true and correct, and this document has been authorized by the governing body of the applicant. I further certify that each incentive authorized by the governing body will be implemented and that all necessary administrative procedures will be established and effected.

ORIGINAL SIGNATURES ARE REQUIRED

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Orion — James Cooper

Designating Unit of Government — Chief Elected Official

Village Board President

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Woodhull — Dave Holmes

Designating Unit of Government — Chief Elected Official

12/15/2017 — Village Board President

Date — Title

David R. Holmes

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Henry County, IL — Roger Gradert

Designating Unit of Government — Chief Elected Official

County Board Chair

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Ordinance No. 04 -2017 (17-04)

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 Village of Woodhull 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 Village of Woodhull 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 Village of Woodhull 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 Village Council of the Village of Woodhull , 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 Village of Woodhull.

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 Village Council of the Village of Woodhull, Illinois. The Village President and Village Clerk of the Village of Woodhull are hereby authorized to execute and attest to said Intergovernmental Agreement.

SECTION 3. Establishment of Enterprise Zone: The Village of Woodhull, 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 Village of Woodhull 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 Village of Woodhull 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 Village of Woodhull 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. Village 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 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 Village of Woodhull 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 Village 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 VILLAGE COUNCIL OF THE VILLAGE OF WOODHULL, ILLINOIS, this 13th day of November, 2017.

Dave Holmes David R. Holmes
DAVE HOLMES, VILLAGE PRESIDENT

ATTEST:

Jacki Beck
JACKI BECK, VILLAGE CLERK

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
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0809300018	0820251001	0820402028	0821228022
0809300020	0820251002	0820402029	0821228023
0809300022	0820276006	0820403001	0821228024
0809300032	0820276008	0820403002	0821228025
0809300033	0820276010	0820403004	0821228026
0809300037	0820276012	0820403005	0821228027
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0809400023	0820276022	0820426003	0821301014
0815301001	0820276026	0820426018	0821377024
0815301033	0820276028	0820428003	0821378031
0815301034	0820276029	0820428008	0821378032
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0816177008	0820401021	0821206004	0822102006
0816177010	0820401022	0821206007	0822102007
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0816177015	0820401024	0821207002	0822151028
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0816276012	0820402003	0821208001	0822300002
0816276013	0820402004	0821209010	0822300009
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0816302005	0820402015	0821209013	0822300012
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

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0822300018	0828128008	0832200001	0934476003
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0822300023	0828128019	0833100003	0935101004
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0827101003	0828201003	0934426006	0935300011
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0827101007	0828201007	0934427002	0935300013
0827101008	0828201010	0934427003	0936100006
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0827126005	0828201011	0934427005	0936502001
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0827126012	0828226006	0934428002	1128126026
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0827151013	0828226008	0934428004	1128126028
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0827200017	0828300012	0934429005	1128126033
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2028330004	2028380003	2028451004	2028456012
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2028330007	2028380006	2028451013	2028456015
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2028330009	2028380008	2028454004	2028457008
2028330010	2028380011	2028454005	2028457009
2028330011	2028380012	2028454006	2028457012
2028330012	2028380015	2028454007	2028457015
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2028459018	2028481003	2032226015	2032230006
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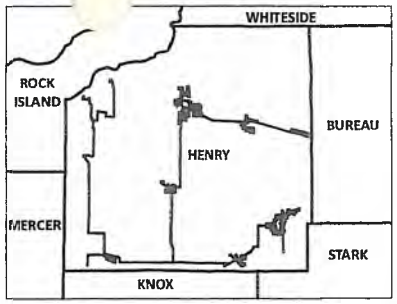
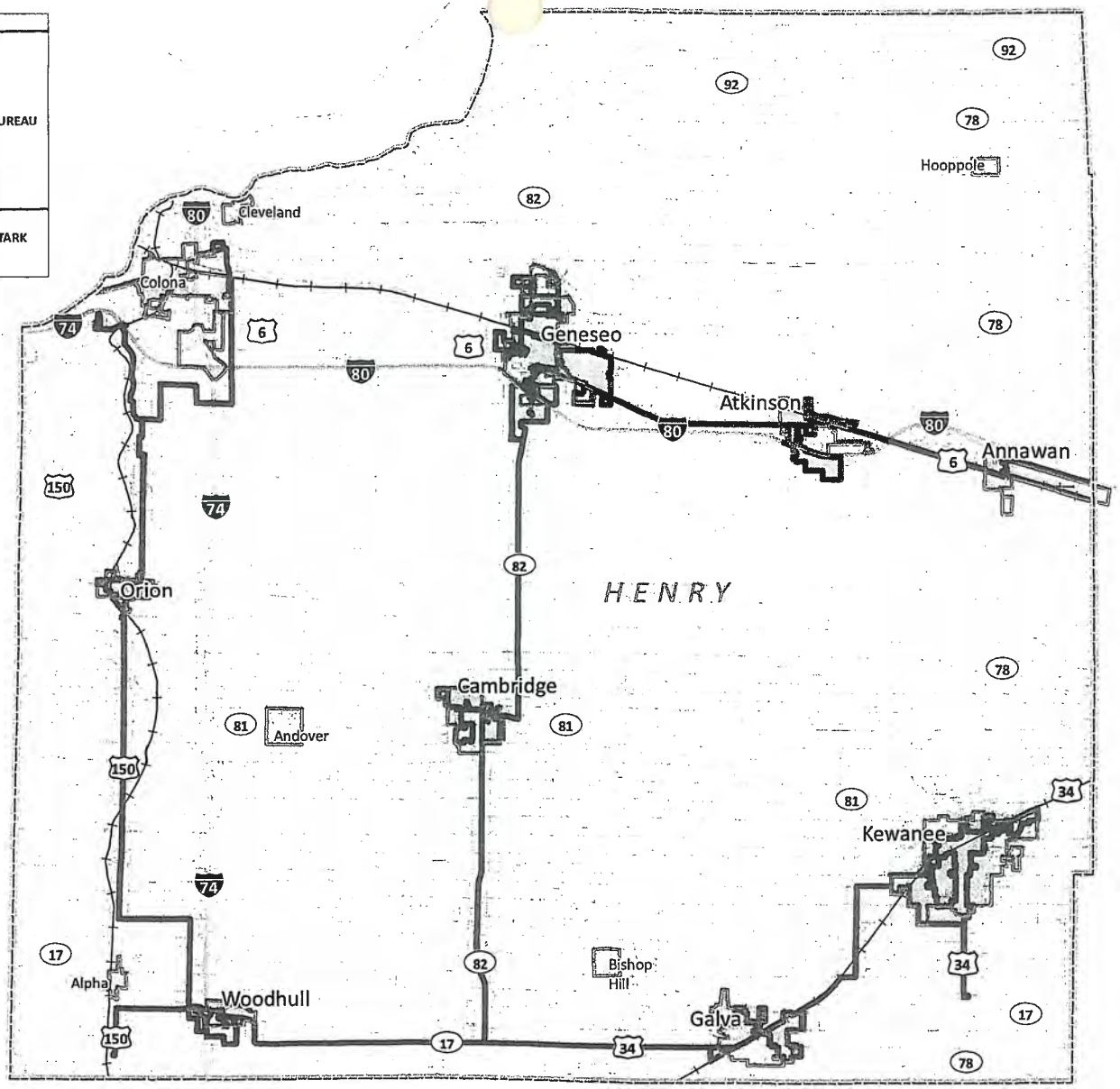
2505228020	2505278018	2505282006	2505400009
2505228020	2505278018	2505282016	2505400011
2505251007	2505278018	2505282017	2505400012
2505251009	2505278020	2505283023	2505400014
2505251010	2505278021	2505283024	2505400015
2505252002	2505279002	2505283029	2505400016
2505253002	2505279003	2505283031	2505400017
2505253002	2505279004	2505283032	2505400018
2505253003	2505279013	2505283035	2505400019
2505253010	2505279018	2505283036	2505400020
2505253011	2505279020	2505284013	2505400021
2505253012	2505279021	2505284013	2505400022
2505253013	2505279022	2505284017	2505400024
2505253013	2505279024	2505284018	2505400025
2505253014	2505280009	2505284019	2505400026
2505254023	2505280010	2505284020	2505400027
2505254024	2505280011	2505284020	2505501003
2505254026	2505280012	2505285005	2508200010
2505254027	2505280017	2505285008	2508200011
2505254028	2505280018	2505285010	2509100005
2505276003	2505280019	2505285013	2509200002
2505276004	2505280020	2505285014	2509226004
2505276007	2505280021	2505285015	2509226005
2505276008	2505280022	2505285016	2509226006
2505276009	2505280026	2505285017	2509226009

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

2509226017
2509226019
2509226021
2509226023
2509226025
2509226026
2509276008
2509276009
2510101001
2510101001
2510102005
2510102009
2510102012
2510102016
2510102017
2510102018
2510102019
2510102020
2510102021
2510102022
2510126010
2522300001

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.

EXHIBIT C
CERTIFICATES OF PUBLICATION

NOTICE OF
PUBLIC HEARING
Proposed
Kewanee/Henry
County Enterprise
Zone

Notice is hereby given to all interested parties that a PUBLIC HEARING will be held on Wednesday, **November 1, 2017 at 2:00 p.m.** at Kewanee City Hall, 401 E. Third St., Kewanee, Illinois, in order to receive comments on whether the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and Henry County should create a new Enterprise Zone within the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and unincorporated Henry County, what local plans, tax incentives, and other programs should be established in connection with the proposed Enterprise Zone, and what boundaries should be established for the proposed Enterprise Zone. A copy of the proposed Enterprise Zone boundary map is on file and available for inspection at the following locations, Monday through Friday, during regular business hours.

Kewanee City Hall (401 E. Third St., Kewanee)
Galva City Hall (311 NW 4th Ave. Galva)
Geneseo City Hall (115 S Oakwood Ave, Geneseo)
Annawan Village Hall (304 N Meadow Dr, Annawan)
Atkinson Village Hall (107 W Main St, Atkinson)
Cambridge Village Hall (123 W Exchange St, Cambridge)
Orion Village Hall (1202 4th St, Orion)
Woodhull Village Hall (150 N. Division St. Woodhull)
Henry County Clerk's office (307 W. Center St., Cambridge)

All interested persons will be given an opportunity to be heard at the public hearing, or may provide written comments to Mr. Gary Bradley, City Manager, City of Kewanee, 401 E. Third St., Kewanee, Illinois 61443, prior to or on the date of the hearing.

COUNTY OF HENRY)
STATE OF ILLINOIS)

The undersigned hereby certifies that the STAR COURIER is a daily public secular newspaper of general circulation, printed and published once each and every day, except Sunday and Monday, in the County of Henry, in the State of Illinois, for a period of more than six months prior to the first publication of the annexed notice; and, that said newspaper as defined in Notice By Publication Act (715 ILCS 5/1 and 715 ILCS 5/5); and further certifies that the notice whereof the annexed printed notice is a true copy, was printed and published in said newspaper on the following dates:

10/24/2017

Publication Cost: $95.00

I, Gail Peart being first duly sworn, on her oath states that she is the clerk of the STAR COURIER, that the statements set forth in the foregoing certificate of publication are true, to the best of her knowledge and belief, and that the annexed notice was published as herein specified.
Subcribed and sworn to before me this 24th day of October A.D.,2017

Gail Peart

Katherine M. Werderman
Notary public

OFFICIAL SEAL
KATHERINE M. WERDERMAN
Notary Public - State of Illinois
My Commission Expires 3/01/2019

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,

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 commence 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]

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.

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
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List of Parcel ID Numbers
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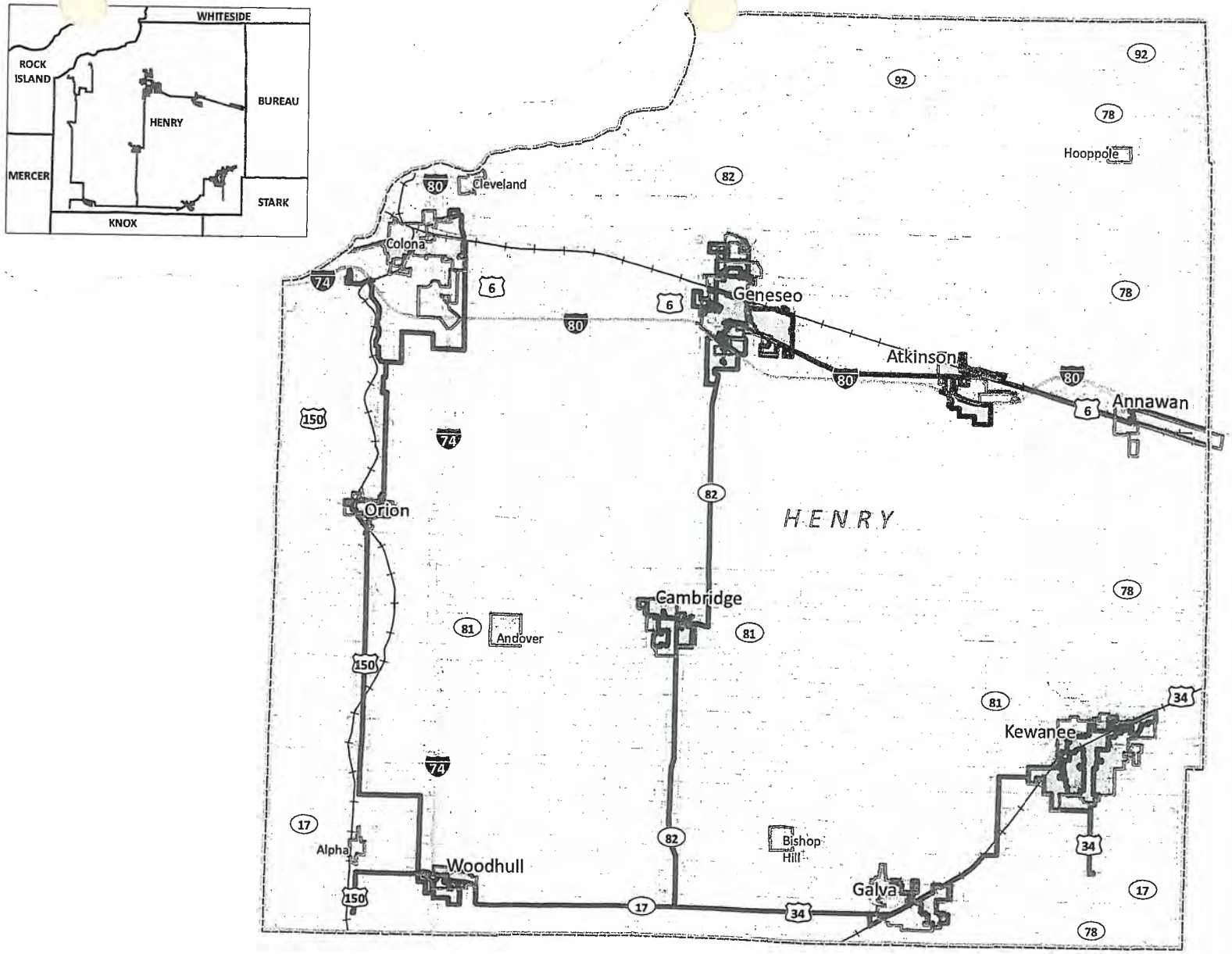
EXHIBIT B
BOUNDARY MAP



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.

STATE OF ILLINOIS)
COUNTY OF HENRY) SS
_____)

I, Barbara M. Link, Clerk of Henry County, do hereby certify that the foregoing and attached is a true copy of Ordinance No. 17-30 entitled:

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.

Which includes as an attachment with a separate signature the:

KEWANEE/HENRY COUNTY ENTERPRISE ZONE INTERGOVERMENTAL AGREEMENT.

This document, numbered 17-30 was passed by the Board of the County of Henry on the 21st day of November 2017 A.D. and signed by the Clerk of the County Board on the 21st day of November 2017 A.D.

I further certify that the original documents of the ordinance with its attached Intergovernmental Agreement, of which the following is a true copy, is entrusted to the custody of the Clerk for safekeeping and is on file as part of the records and files of the Clerk's office.

I further certify that the Clerk is the keeper of the papers, entries, records, resolutions and ordinances of the County of Henry and is the custodian of the corporate seal of the County.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the corporate seal of the County of Henry this 7th day of December 2017 A.D.

Barbara M Link

(seal)

Clerk of the Henry County Board

Ordinance No. 2017-7

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 Village of Orion 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 Village of Orion 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 Village of Orion 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 Village Board of the Village of Orion, 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 Village of Orion.

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 Village Board of the Village of Orion, Illinois. The Village President and Village Clerk of the Village of Orion are hereby authorized to execute and attest to said Intergovernmental Agreement.

SECTION 3. Establishment of Enterprise Zone: The Village of Orion, 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 Village of Orion 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 Village of Orion 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 Village of Orion 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. Village 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 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 Village of Orion 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 Village 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 VILLAGE BOARD OF THE VILLAGE OF ORION, ILLINOIS, this 20th day of November, 2017.

_____
JAMES COOPER, VILLAGE PRESIDENT

ATTEST:

_____
LORI SAMPSON, VILLAGE CLERK

(SEAL)

Ordinance No. 2017-7

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 Village of Orion 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 Village of Orion 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 Village of Orion 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 Village Board of the Village of Orion, 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 Village of Orion.

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 Village Board of the Village of Orion, Illinois. The Village President and Village Clerk of the Village of Orion are hereby authorized to execute and attest to said Intergovernmental Agreement.

SECTION 3. Establishment of Enterprise Zone: The Village of Orion, 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 Village of Orion 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 Village of Orion 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 Village of Orion 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. Village 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 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 Village of Orion 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

SECTION 15. The County 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 COUNTY BOARD OF HENRY COUNTY, ILLINOIS, this 21st day of November, 2017.

ROGER GRADERT, COUTY BOARD CHAIRMAN

ATTEST:

BARBARA LINK, COUNTY CLERK

(SEAL)

EXHIBIT A
DESCRIPTION OF ENTERPRISE ZONE

Description of the Enterprise Zone

The proposed Kewanee/Henry County Enterprise Zone consists of approximately 13.9 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
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0809300018	0820251001	0820402028	0821228022
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0809300022	0820276006	0820403001	0821228024
0809300032	0820276008	0820403002	0821228025
0809300033	0820276010	0820403004	0821228026
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0809300039	0820276019	0820403037	0821230006
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0809400023	0820276022	0820426003	0821301014
0815301001	0820276026	0820426018	0821377024
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0816276013	0820402004	0821209010	0822300009
0816302003	0820402010	0821209012	0822300011
0816302005	0820402015	0821209013	0822300012
0816426001	0820402016	0821214001	0822300013

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

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

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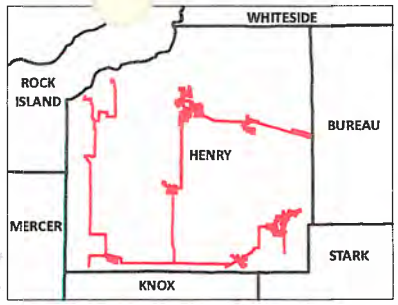
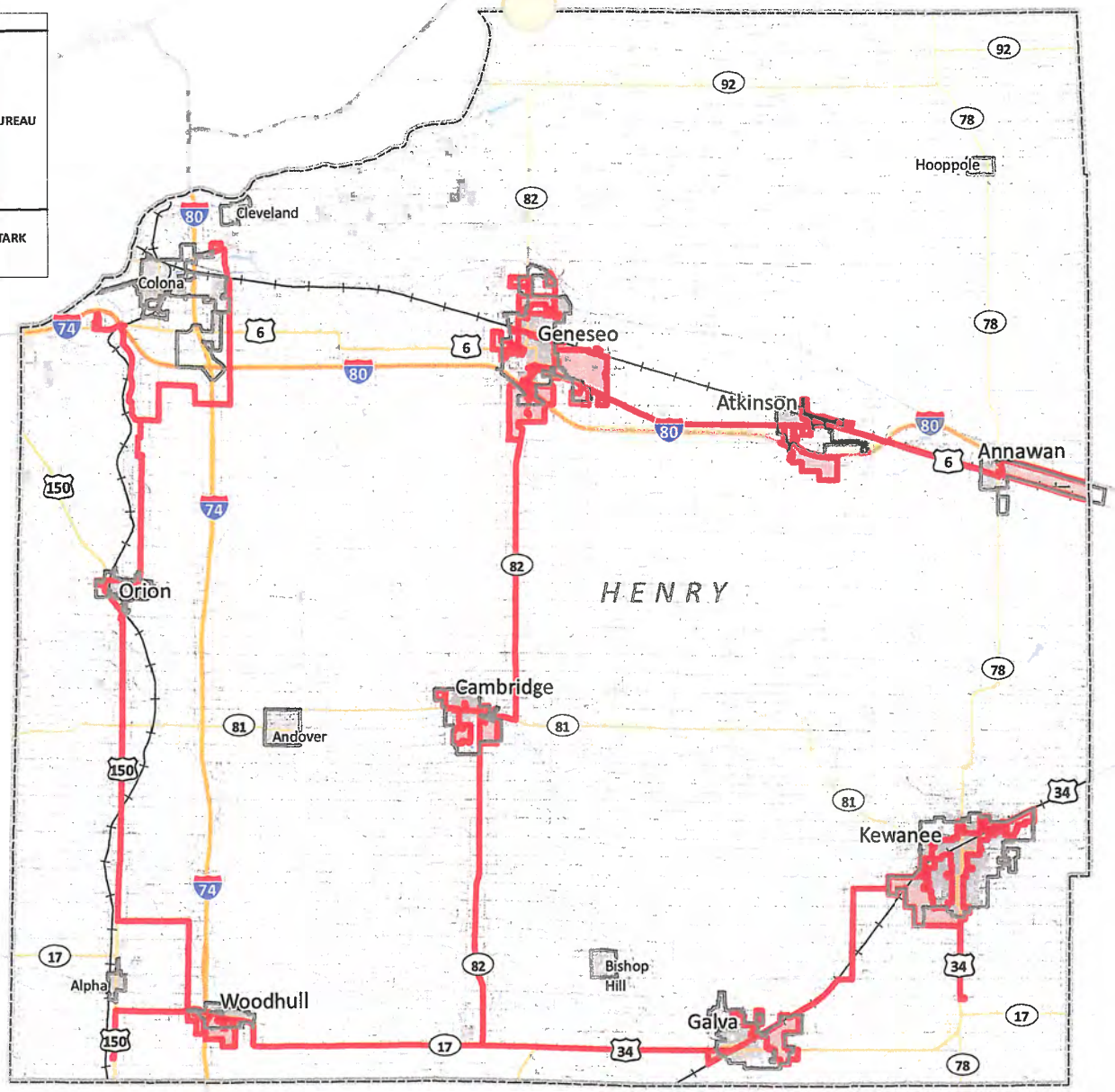
EXHIBIT B
BOUNDARY MAP





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.

EXHIBIT C
CERTIFICATES OF PUBLICATION

NOTICE OF
PUBLIC HEARING
Proposed
Kewanee/Henry
County Enterprise
Zone

Notice is hereby given to all interested parties that a PUBLIC HEARING will be held on Wednesday, **November 1, 2017 at 2:00 p.m.** at Kewanee City Hall, 401 E. Third St., Kewanee, Illinois, in order to receive comments on whether the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and Henry County should create a new Enterprise Zone within the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and unincorporated Henry County, what local plans, tax incentives, and other programs should be established in connection with the proposed Enterprise Zone, and what boundaries should be established for the proposed Enterprise Zone. A copy of the proposed Enterprise Zone boundary map is on file and available for inspection at the following locations, Monday through Friday, during regular business hours.

Kewanee City Hall (401 E. Third St., Kewanee)
Galva City Hall (311 NW 4th Ave. Galva)
Geneseo City Hall (115 S Oakwood Ave, Geneseo)
Annawan Village Hall (304 N Meadow Dr, Annawan)
Atkinson Village Hall (107 W Main St, Atkinson)
Cambridge Village Hall (123 W Exchange St, Cambridge)
Orion Village Hall (1202 4th St, Orion)
Woodhull Village Hall (150 N. Division St. Woodhull)
Henry County Clerk's office (307 W. Center St., Cambridge)

All interested persons will be given an opportunity to be heard at the public hearing, or may provide written comments to Mr. Gary Bradley, City Manager, City of Kewanee, 401 E. Third St., Kewanee, Illinois 61443, prior to or on the date of the hearing.

COUNTY OF HENRY)
STATE OF ILLINOIS)

The undersigned hereby certifies that the STAR COURIER is a daily public secular newspaper of general circulation, printed and published once each and every day, except Sunday and Monday, in the County of Henry, in the State of Illinois, for a period of more than six months prior to the first publication of the annexed notice; and, that said newspaper as defined in Notice By Publication Act (715 ILCS 5/1 and 715 ILCS 5/5); and further certifies that the notice whereof the annexed printed notice is a true copy, was printed and published in said newspaper on the following dates:

10/24/2017

Publication Cost: $95.00

I, Gail Peart being first duly sworn, on her oath states that she is the clerk of the STAR COURIER, that the statements set forth in the foregoing certificate of publication are true, to the best of her knowledge and belief, and that the annexed notice was published as herein specified. Subcribed and sworn to before me this 24th day of October A.D.,2017

Gail Peart

Katherine M. Werderman
Notary public

OFFICIAL SEAL
KATHERINE M. WERDERMAN
Notary Public - State of Illinois
My Commission Expires 3/01/2019

EXHIBIT D
INTERGOVERNMENTAL AGREEMENT

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. <u>Permit and Fee Waivers.</u>

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]

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.

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

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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

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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
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
1501300011	1712200010	2026100004	2027304027
1501300012	1712200012	2026100009	2027304028
1501300014	1807258034	2026100010	2027305001
1501300015	1807264012	2026100010	2027305002
1501300015	1807264015	2026300012	2027305003
1501300015	1807264016	2027151009	2027305007
1502300005	1807326001	2027151010	2027305008
1502300005	1807402003	2027151011	2027305009
1502300009	1808100014	2027301001	2027305010
1502300009	1808302004	2027301002	2027305011
1502300010	1808302006	2027301005	2027305012
1502400008	1808303001	2027301006	2027305013
1502400008	1808303002	2027301007	2027305014
1502400009	1808303008	2027301008	2027305015
1502400010	1808303009	2027301009	2027305016

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2027305019	2027353002	2027354019	2027377027
2027305020	2027353003	2027354020	2027377028
2027329001	2027353004	2027354021	2027377029
2027329002	2027353005	2027354022	2027377030
2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
2027329008	2027353008	2027354025	2027402005
2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
2027329013	2027353017	2027354029	2027403008
2027332001	2027353018	2027354030	2027403009
2027332002	2027353019	2027354031	2027403010
2027332003	2027353020	2027354032	2027404007
2027333001	2027353021	2027354034	2027404008
2027334001	2027353022	2027354035	2027405005
2027334003	2027353023	2027376001	2027405006
2027334004	2027353024	2027376002	2027426001
2027334005	2027353025	2027376003	2027427007
2027334006	2027353026	2027376004	2027476005
2027334007	2027353027	2027376005	2027476006
2027334008	2027353028	2027376006	2027501001
2027334009	2027353031	2027376007	2027501002
2027335001	2027353032	2027376008	2028328001
2027335002	2027353035	2027376009	2028328006
2027335003	2027353036	2027376010	2028328007
2027335004	2027353037	2027376011	2028328008
2027335005	2027353038	2027376012	2028328009
2027335006	2027353039	2027376013	2028328010
2027335007	2027354001	2027376014	2028328011
2027335008	2027354002	2027376015	2028328014
2027351008	2027354003	2027376016	2028328015
2027351009	2027354004	2027377001	2028328016
2027352003	2027354005	2027377002	2028328017
2027352004	2027354006	2027377007	2028328018
2027352005	2027354007	2027377010	2028328020
2027352008	2027354008	2027377011	2028328023
2027352009	2027354009	2027377014	2028328024
2027352010	2027354010	2027377018	2028328025
2027352013	2027354011	2027377019	2028328026
2027352014	2027354012	2027377020	2028328029
2027352015	2027354013	2027377021	2028328030
2027352017	2027354014	2027377022	2028328031
2027352018	2027354017	2027377023	2028328033
2027353001	2027354018	2027377025	2028328034

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2028329001	2028377011	2028381022	2028455017
2028329002	2028377014	2028381023	2028455018
2028329003	2028377015	2028402014	2028455021
2028329004	2028377016	2028405001	2028455021
2028329007	2028378027	2028405002	2028456002
2028329008	2028379019	2028405003	2028456003
2028329009	2028379045	2028405004	2028456004
2028329010	2028379046	2028405005	2028456005
2028329011	2028379047	2028405014	2028456006
2028329012	2028379050	2028405017	2028456007
2028329013	2028379051	2028405018	2028456008
2028329014	2028379054	2028451001	2028456009
2028329015	2028380001	2028451002	2028456010
2028330003	2028380002	2028451003	2028456011
2028330004	2028380003	2028451004	2028456012
2028330005	2028380004	2028451005	2028456013
2028330006	2028380005	2028451012	2028456014
2028330007	2028380006	2028451013	2028456015
2028330008	2028380007	2028454003	2028457003
2028330009	2028380008	2028454004	2028457008
2028330010	2028380011	2028454005	2028457009
2028330011	2028380012	2028454006	2028457012
2028330012	2028380015	2028454007	2028457015
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2028330014	2028380017	2028454009	2028457017
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2028376005	2028380022	2028454016	2028457029
2028376006	2028380023	2028454017	2028457030
2028376007	2028381001	2028454018	2028458001
2028376008	2028381004	2028454019	2028458003
2028376009	2028381005	2028455001	2028458004
2028376010	2028381006	2028455002	2028458005
2028376011	2028381008	2028455003	2028458006
2028376014	2028381009	2028455004	2028458007
2028377001	2028381010	2028455005	2028458008
2028377002	2028381011	2028455006	2028458009
2028377003	2028381012	2028455009	2028458010
2028377004	2028381013	2028455010	2028458012
2028377005	2028381014	2028455011	2028458013
2028377008	2028381019	2028455012	2028458014
2028377009	2028381020	2028455013	2028458019
2028377010	2028381021	2028455014	2028458020

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2028458021	2028479026	2032202006	2032228003
2028458022	2028479027	2032202007	2032228004
2028458023	2028480002	2032202011	2032228005
2028458024	2028480004	2032202012	2032228008
2028458025	2028480005	2032202013	2032228009
2028458026	2028480006	2032226002	2032228010
2028458027	2028480007	2032226003	2032228011
2028459007	2028480008	2032226004	2032228015
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2028459011	2028480012	2032226006	2032228025
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2028459017	2028481002	2032226014	2032230004
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2028459019	2028481004	2032226016	2032230007
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2033230011	2033253005	2033256022	2033277032
2033231001	2033253006	2033257001	2033277033
2033231002	2033253007	2033257002	2033277034
2033231003	2033253011	2033257005	2033277035
2033231004	2033253014	2033257006	2033277036
2033231005	2033253015	2033257007	2033278001
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2033231011	2033254001	2033258003	2033278007
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2033231020	2033254010	2033258013	2033278018

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2033278020	2033306011	2033326036	2033329012
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2033306003	2033326029	2033329008	2033332009
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2033306009	2033326034	2033329010	2033332015

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

2503102001	2503351009	2504156022	2504226045
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

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

2509226017
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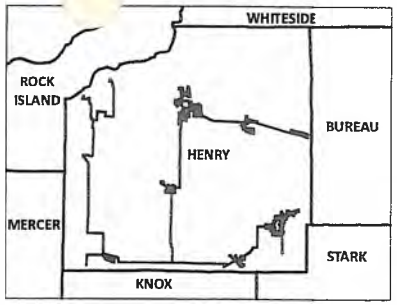
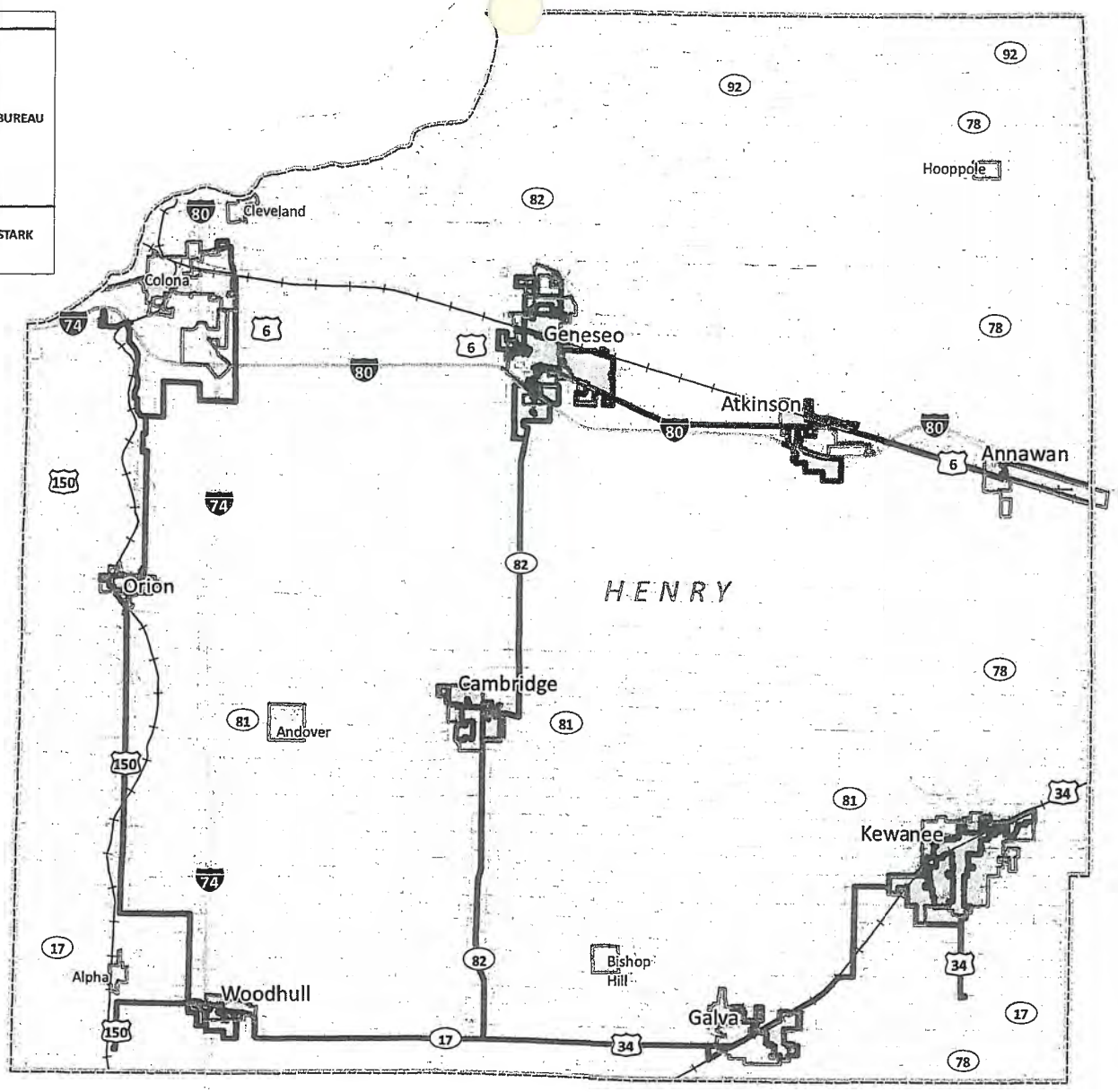
EXHIBIT B
BOUNDARY MAP





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.

STATE OF ILLINOIS)
COUNTY OF HENRY) SS
_____)

I, Barbara M. Link, Clerk of Henry County, do hereby certify that the foregoing and attached is a true copy of Ordinance No. 17-30 entitled:

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.

Which includes as an attachment with a separate signature the:

KEWANEE/HENRY COUNTY ENTERPRISE ZONE INTERGOVERMENTAL AGREEMENT.

This document, numbered 17-30 was passed by the Board of the County of Henry on the 21st day of November 2017 A.D. and signed by the Clerk of the County Board on the 21st day of November 2017 A.D.

I further certify that the original documents of the ordinance with its attached Intergovernmental Agreement, of which the following is a true copy, is entrusted to the custody of the Clerk for safekeeping and is on file as part of the records and files of the Clerk's office.

I further certify that the Clerk is the keeper of the papers, entries, records, resolutions and ordinances of the County of Henry and is the custodian of the corporate seal of the County.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the corporate seal of the County of Henry this 7th day of December 2017 A.D.

Barbara M Link

(seal)

Clerk of the Henry County Board

Ordinance No.

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 Village of Atkinson, 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 Village of Atkinson 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 Village of Atkinson 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 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 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 Village of Atkinson 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

SECTION 15. The County 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 COUNTY BOARD OF HENRY COUNTY, ILLINOIS, this 21st day of November, 2017.

Roger Gradert

ROGER GRADERT, COUTY BOARD CHAIRMAN

ATTEST:

Barbara M Link

BARBARA LINK, COUNTY CLERK

(SEAL)

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
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0809300039	0820276019	0820403037	0821230006
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0815301001	0820276026	0820426018	0821377024
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0815301034	0820276029	0820428008	0821378032
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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

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0822300014	0828128004	0828300018	0934451006
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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
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0823300004	0828151012	0934401001	0935159009
0823300010	0828151013	0934401007	0935159010
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0827151012	0828226007	0934428003	1128126027
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1128126039	1502400010	1808326009	2027301010
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2028458021	2028479026	2032202006	2032228003
2028458022	2028479027	2032202007	2032228004
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2033451019	2033452021	2033455018	2427476008
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2033451021	2033452026	2033501004	2427501002
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2033451025	2033454003	2124300010	2434226016
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2033451053	2033454021	2426300007	2503101008
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

2503102001	2503351009	2504156022	2504226045
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2503102008	2504101002	2504158015	2504226057
2503102009	2504101003	2504158016	2504226057
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

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

2505227005	2505277001	2505280028	2505286018
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

2509226017
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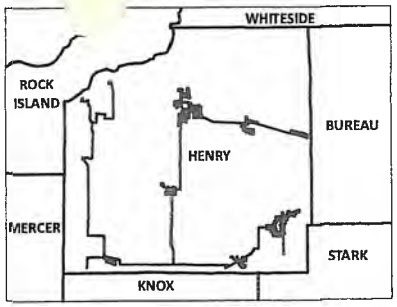
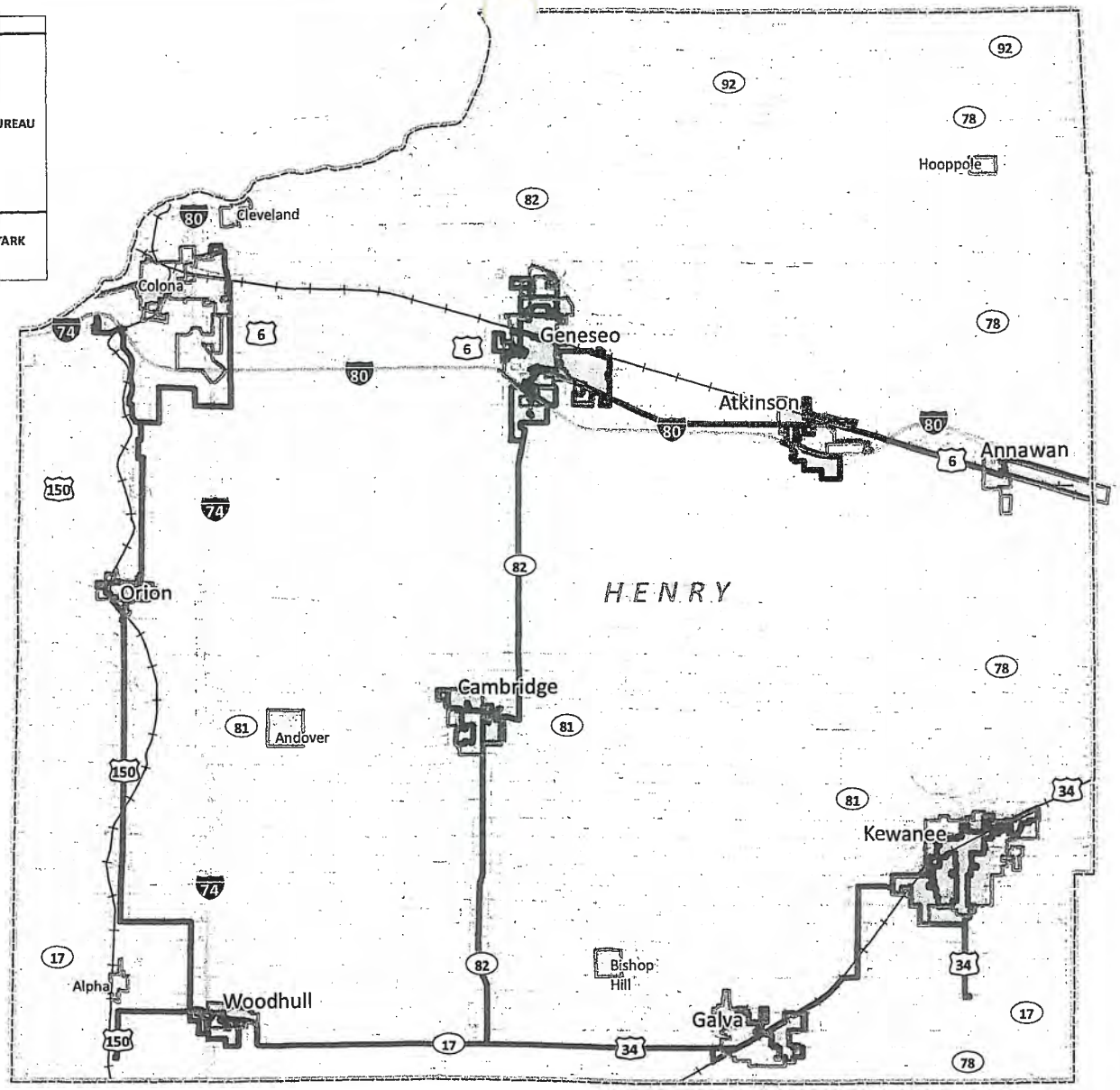
EXHIBIT B
BOUNDARY MAP





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.

EXHIBIT C
CERTIFICATES OF PUBLICATION

NOTICE OF
PUBLIC HEARING
Proposed
Kewanee/Henry
County Enterprise
Zone

Notice is hereby given to all interested parties that a PUBLIC HEARING will be held on Wednesday, **November 1, 2017 at 2:00 p.m.** at Kewanee City Hall, 401 E. Third St., Kewanee, Illinois, in order to receive comments on whether the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and Henry County should create a new Enterprise Zone within the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and unincorporated Henry County, what local plans, tax incentives, and other programs should be established in connection with the proposed Enterprise Zone, and what boundaries should be established for the proposed Enterprise Zone. A copy of the proposed Enterprise Zone boundary map is on file and available for inspection at the following locations, Monday through Friday, during regular business hours.

Kewanee City Hall (401 E. Third St., Kewanee)
Galva City Hall (311 NW 4th Ave. Galva)
Geneseo City Hall (115 S Oakwood Ave, Geneseo)
Annawan Village Hall (304 N Meadow Dr, Annawan)
Atkinson Village Hall (107 W Main St, Atkinson)
Cambridge Village Hall (123 W Exchange St, Cambridge)
Orion Village Hall (1202 4th St, Orion)
Woodhull Village Hall (150 N. Division St. Woodhull)
Henry County Clerk's office (307 W. Center St., Cambridge)

All interested persons will be given an opportunity to be heard at the public hearing, or may provide written comments to Mr. Gary Bradley, City Manager, City of Kewanee, 401 E. Third St., Kewanee, Illinois 61443, prior to or on the date of the hearing.

COUNTY OF HENRY)
STATE OF ILLINOIS)

The undersigned hereby certifies that the STAR COURIER is a daily public secular newspaper of general circulation, printed and published once each and every day, except Sunday and Monday, in the County of Henry, in the State of Illinois, for a period of more than six months prior to the first publication of the annexed notice; and, that said newspaper as defined in Notice By Publication Act (715 ILCS 5/1 and 715 ILCS 5/5); and further certifies that the notice whereof the annexed printed notice is a true copy, was printed and published in said newspaper on the following dates:

10/24/2017

Publication Cost: $95.00

I, Gail Peart being first duly sworn, on her oath states that she is the clerk of the STAR COURIER, that the statements set forth in the foregoing certificate of publication are true, to the best of her knowledge and belief, and that the annexed notice was published as herein specified. Subcribed and sworn to before me this 24th day of October A.D.,2017

Gail Peart

Katherine M. Werderman

Notary public

OFFICIAL SEAL
KATHERINE M. WERDERMAN
Notary Public - State of Illinois
My Commission Expires 3/01/2019

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 commence 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;

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]

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.

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
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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
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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
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
1501300011	1712200010	2026100004	2027304027
1501300012	1712200012	2026100009	2027304028
1501300014	1807258034	2026100010	2027305001
1501300015	1807264012	2026100010	2027305002
1501300015	1807264015	2026300012	2027305003
1501300015	1807264016	2027151009	2027305007
1502300005	1807326001	2027151010	2027305008
1502300005	1807402003	2027151011	2027305009
1502300009	1808100014	2027301001	2027305010
1502300009	1808302004	2027301002	2027305011
1502300010	1808302006	2027301005	2027305012
1502400008	1808303001	2027301006	2027305013
1502400008	1808303002	2027301007	2027305014
1502400009	1808303008	2027301008	2027305015
1502400010	1808303009	2027301009	2027305016

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2027305019	2027353002	2027354019	2027377027
2027305020	2027353003	2027354020	2027377028
2027329001	2027353004	2027354021	2027377029
2027329002	2027353005	2027354022	2027377030
2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
2027329008	2027353008	2027354025	2027402005
2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
2027329013	2027353017	2027354029	2027403008
2027332001	2027353018	2027354030	2027403009
2027332002	2027353019	2027354031	2027403010
2027332003	2027353020	2027354032	2027404007
2027333001	2027353021	2027354034	2027404008
2027334001	2027353022	2027354035	2027405005
2027334003	2027353023	2027376001	2027405006
2027334004	2027353024	2027376002	2027426001
2027334005	2027353025	2027376003	2027427007
2027334006	2027353026	2027376004	2027476005
2027334007	2027353027	2027376005	2027476006
2027334008	2027353028	2027376006	2027501001
2027334009	2027353031	2027376007	2027501002
2027335001	2027353032	2027376008	2028328001
2027335002	2027353035	2027376009	2028328006
2027335003	2027353036	2027376010	2028328007
2027335004	2027353037	2027376011	2028328008
2027335005	2027353038	2027376012	2028328009
2027335006	2027353039	2027376013	2028328010
2027335007	2027354001	2027376014	2028328011
2027335008	2027354002	2027376015	2028328014
2027351008	2027354003	2027376016	2028328015
2027351009	2027354004	2027377001	2028328016
2027352003	2027354005	2027377002	2028328017
2027352004	2027354006	2027377007	2028328018
2027352005	2027354007	2027377010	2028328020
2027352008	2027354008	2027377011	2028328023
2027352009	2027354009	2027377014	2028328024
2027352010	2027354010	2027377018	2028328025
2027352013	2027354011	2027377019	2028328026
2027352014	2027354012	2027377020	2028328029
2027352015	2027354013	2027377021	2028328030
2027352017	2027354014	2027377022	2028328031
2027352018	2027354017	2027377023	2028328033
2027353001	2027354018	2027377025	2028328034

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2028329001	2028377011	2028381022	2028455017
2028329002	2028377014	2028381023	2028455018
2028329003	2028377015	2028402014	2028455021
2028329004	2028377016	2028405001	2028455021
2028329007	2028378027	2028405002	2028456002
2028329008	2028379019	2028405003	2028456003
2028329009	2028379045	2028405004	2028456004
2028329010	2028379046	2028405005	2028456005
2028329011	2028379047	2028405014	2028456006
2028329012	2028379050	2028405017	2028456007
2028329013	2028379051	2028405018	2028456008
2028329014	2028379054	2028451001	2028456009
2028329015	2028380001	2028451002	2028456010
2028330003	2028380002	2028451003	2028456011
2028330004	2028380003	2028451004	2028456012
2028330005	2028380004	2028451005	2028456013
2028330006	2028380005	2028451012	2028456014
2028330007	2028380006	2028451013	2028456015
2028330008	2028380007	2028454003	2028457003
2028330009	2028380008	2028454004	2028457008
2028330010	2028380011	2028454005	2028457009
2028330011	2028380012	2028454006	2028457012
2028330012	2028380015	2028454007	2028457015
2028330013	2028380016	2028454008	2028457016
2028330014	2028380017	2028454009	2028457017
2028376001	2028380018	2028454010	2028457022
2028376002	2028380019	2028454011	2028457025
2028376003	2028380020	2028454012	2028457026
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

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

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

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

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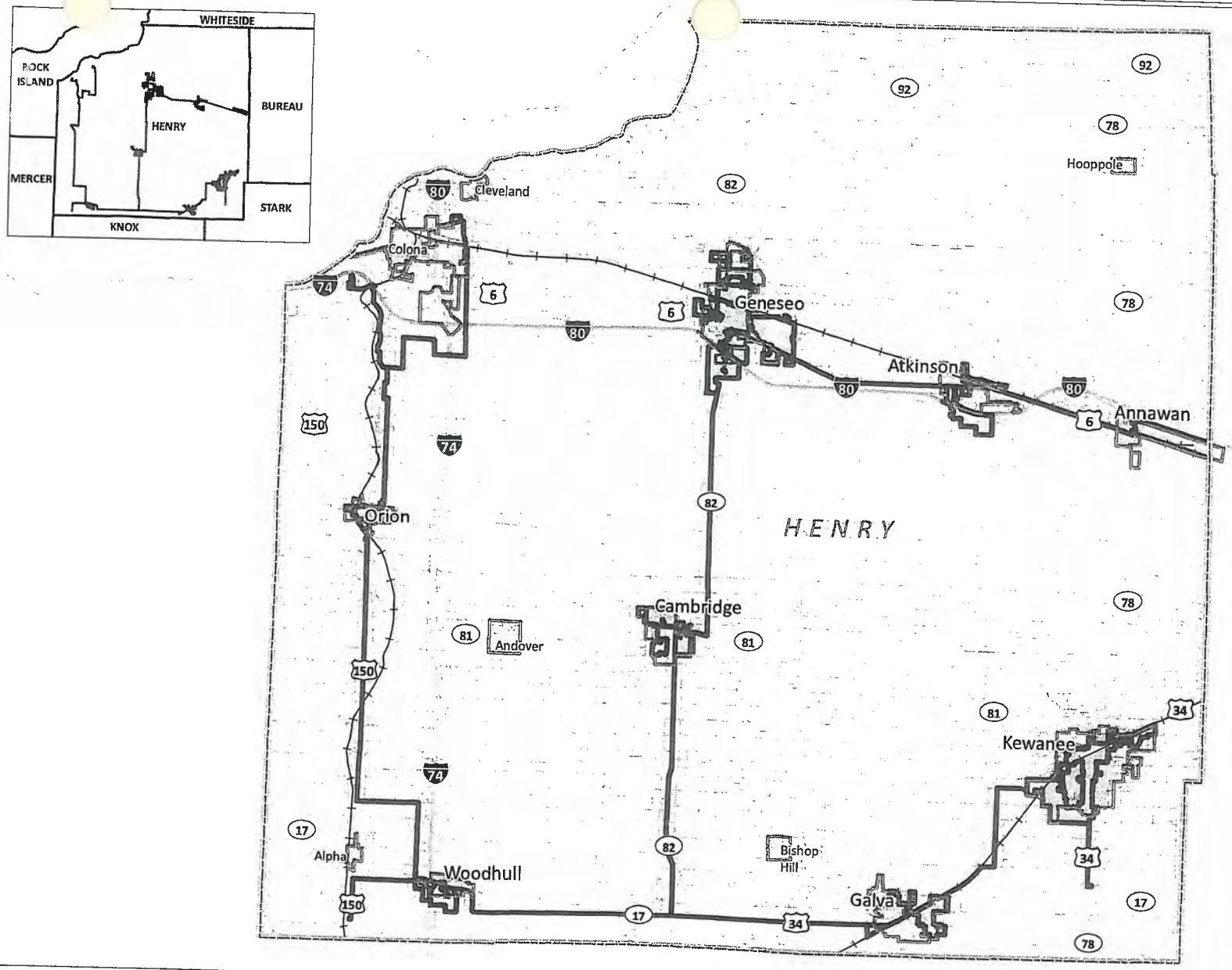
EXHIBIT B
BOUNDARY MAP



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.

Application Certification

THE APPLICANT CERTIFIES THAT:

To the best of my knowledge and belief, data and other information in this application are true and correct, and this document has been authorized by the governing body of the applicant. I further certify that each incentive authorized by the governing body will be implemented and that all necessary administrative procedures will be established and effected.

ORIGINAL SIGNATURES ARE REQUIRED

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Orion — James Cooper

Designating Unit of Government — Chief Elected Official

Village Board President

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Woodhull — Dave Holmes

Designating Unit of Government — Chief Elected Official

Village Board President

Date — Title

Roger Gradert

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Henry County, IL — Roger Gradert

Designating Unit of Government — Chief Elected Official

County Board Chair

Date — Title

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

Ordinance No. 2017-7

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 Village of Orion 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 Village of Orion 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 Village of Orion 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 Village Board of the Village of Orion, 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 Village of Orion.

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 Village Board of the Village of Orion, Illinois. The Village President and Village Clerk of the Village of Orion are hereby authorized to execute and attest to said Intergovernmental Agreement.

SECTION 3. Establishment of Enterprise Zone: The Village of Orion, 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 Village of Orion 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 Village of Orion 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 Village of Orion 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. Village 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 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 Village of Orion 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

SECTION 15. The County 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 COUNTY BOARD OF HENRY COUNTY, ILLINOIS, this 21st day of November, 2017.

ROGER GRADERT, COUTY BOARD CHAIRMAN

ATTEST:

BARBARA LINK, COUNTY CLERK

(SEAL)

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
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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

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

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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
1403200015	1512100027	1817100004	2027304019
1403200016	1512200008	1817100005	2027304021
1403200016	1512200008	1818200011	2027304022
1403200016	1512200009	1818200012	2027304024
1501300011	1512200009	1818200013	2027304025
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1501300015	1807264015	2026300012	2027305003
1501300015	1807264016	2027151009	2027305007
1502300005	1807326001	2027151010	2027305008
1502300005	1807402003	2027151011	2027305009
1502300009	1808100014	2027301001	2027305010
1502300009	1808302004	2027301002	2027305011
1502300010	1808302006	2027301005	2027305012
1502400008	1808303001	2027301006	2027305013
1502400008	1808303002	2027301007	2027305014
1502400009	1808303008	2027301008	2027305015
1502400010	1808303009	2027301009	2027305016

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2027305019	2027353002	2027354019	2027377027
2027305020	2027353003	2027354020	2027377028
2027329001	2027353004	2027354021	2027377029
2027329002	2027353005	2027354022	2027377030
2027329003	2027353006	2027354023	2027402001
2027329007	2027353007	2027354024	2027402004
2027329008	2027353008	2027354025	2027402005
2027329009	2027353013	2027354026	2027403001
2027329010	2027353014	2027354027	2027403002
2027329011	2027353015	2027354028	2027403007
2027329013	2027353017	2027354029	2027403008
2027332001	2027353018	2027354030	2027403009
2027332002	2027353019	2027354031	2027403010
2027332003	2027353020	2027354032	2027404007
2027333001	2027353021	2027354034	2027404008
2027334001	2027353022	2027354035	2027405005
2027334003	2027353023	2027376001	2027405006
2027334004	2027353024	2027376002	2027426001
2027334005	2027353025	2027376003	2027427007
2027334006	2027353026	2027376004	2027476005
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2027334009	2027353031	2027376007	2027501002
2027335001	2027353032	2027376008	2028328001
2027335002	2027353035	2027376009	2028328006
2027335003	2027353036	2027376010	2028328007
2027335004	2027353037	2027376011	2028328008
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2027335006	2027353039	2027376013	2028328010
2027335007	2027354001	2027376014	2028328011
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2027351008	2027354003	2027376016	2028328015
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2027352005	2027354007	2027377010	2028328020
2027352008	2027354008	2027377011	2028328023
2027352009	2027354009	2027377014	2028328024
2027352010	2027354010	2027377018	2028328025
2027352013	2027354011	2027377019	2028328026
2027352014	2027354012	2027377020	2028328029
2027352015	2027354013	2027377021	2028328030
2027352017	2027354014	2027377022	2028328031
2027352018	2027354017	2027377023	2028328033
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2028329001	2028377011	2028381022	2028455017
2028329002	2028377014	2028381023	2028455018
2028329003	2028377015	2028402014	2028455021
2028329004	2028377016	2028405001	2028455021
2028329007	2028378027	2028405002	2028456002
2028329008	2028379019	2028405003	2028456003
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2028329011	2028379047	2028405014	2028456006
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2028458022	2028479027	2032202007	2032228004
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2028459007	2028480008	2032226004	2032228015
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2028459014	2028480015	2032226011	2032230001
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2028459018	2028481003	2032226015	2032230006
2028459019	2028481004	2032226016	2032230007
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List of Parcel ID Numbers
Kewanee / Henry County Enterprise Zone
Henry County, Illinois

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

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

2509226017
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2509226021
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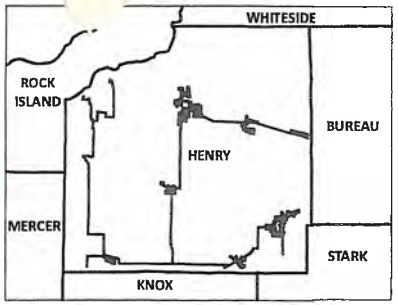
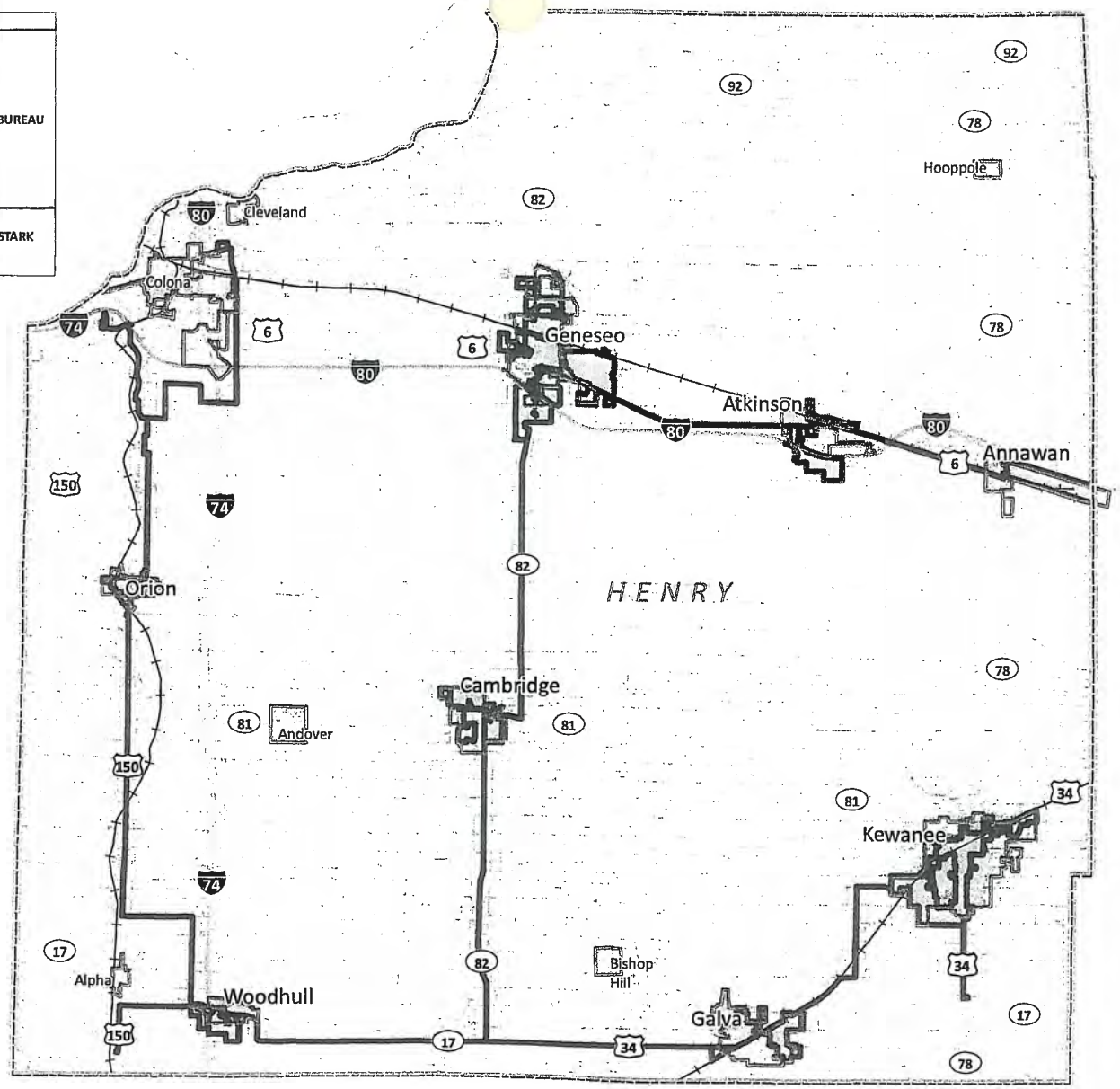
EXHIBIT B
BOUNDARY MAP





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.

EXHIBIT C
CERTIFICATES OF PUBLICATION

NOTICE OF
PUBLIC HEARING
Proposed
Kewanee/Henry
County Enterprise
Zone

Notice is hereby given to all interested parties that a PUBLIC HEARING will be held on Wednesday, **November 1, 2017 at 2:00 p.m.** at Kewanee City Hall, 401 E. Third St., Kewanee, Illinois, in order to receive comments on whether the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and Henry County should create a new Enterprise Zone within the Cities of Kewanee, Galva and Geneseo, the Villages of Annawan, Atkinson, Cambridge, Orion and Woodhull, and unincorporated Henry County, what local plans, tax incentives, and other programs should be established in connection with the proposed Enterprise Zone, and what boundaries should be established for the proposed Enterprise Zone. A copy of the proposed Enterprise Zone boundary map is on file and available for inspection at the following locations, Monday through Friday, during regular business hours.

Kewanee City Hall (401 E. Third St., Kewanee)
Galva City Hall (311 NW 4th Ave. Galva)
Geneseo City Hall (115 S Oakwood Ave, Geneseo)
Annawan Village Hall (304 N Meadow Dr, Annawan)
Atkinson Village Hall (107 W Main St, Atkinson)
Cambridge Village Hall (123 W Exchange St, Cambridge)
Orion Village Hall (1202 4th St, Orion)
Woodhull Village Hall (150 N. Division St. Woodhull)
Henry County Clerk's office (307 W. Center St., Cambridge)

All interested persons will be given an opportunity to be heard at the public hearing, or may provide written comments to Mr. Gary Bradley, City Manager, City of Kewanee, 401 E. Third St., Kewanee, Illinois 61443, prior to or on the date of the hearing.

COUNTY OF HENRY)
STATE OF ILLINOIS)

The undersigned hereby certifies that the STAR COURIER is a daily public secular newspaper of general circulation, printed and published once each and every day, except Sunday and Monday, in the County of Henry, in the State of Illinois, for a period of more than six months prior to the first publication of the annexed notice; and, that said newspaper as defined in Notice By Publication Act (715 ILCS 5/1 and 715 ILCS 5/5); and further certifies that the notice whereof the annexed printed notice is a true copy, was printed and published in said newspaper on the following dates:

10/24/2017

Publication Cost: $95.00

I, Gail Peart being first duly sworn, on her oath states that she is the clerk of the STAR COURIER, that the statements set forth in the foregoing certificate of publication are true, to the best of her knowledge and belief, and that the annexed notice was published as herein specified.

Subcribed and sworn to before me this 24th day of October A.D.,2017

Gail Peart

Katherine M. Werderman

Notary public

OFFICIAL SEAL
KATHERINE M. WERDERMAN
Notary Public - State of Illinois
My Commission Expires 3/01/2019

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 commence 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