

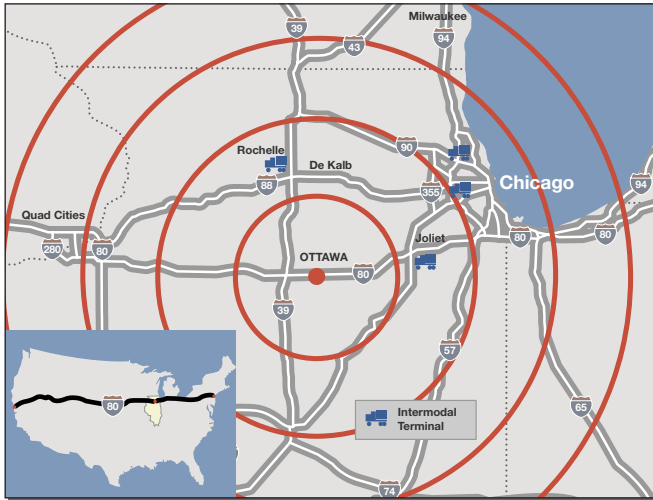
For more information contact:

Ottawa Economic Development Taskforce
100 West Lafayette St.
Ottawa, Illinois 61350
(815-433-0084)

Boyd Palmer, Chairman
b.palmer@ottawachamberillinois.com

www.ottawaindustrialpark.com

Location



Park Facts

<p>Location: Ottawa Industrial Park U.S. Rt. 6 and IL Rt. 71 Ottawa, Illinois 60135</p> <p>Park Area: 536 acres, large sites available</p> <p>Access: Two (2) miles from the complete interchange of I-80 and Rt.71. I-39 just to the west on I-80.</p> <p>Driving Distances: Downtown Chicago 84 miles Midway Airport 73 miles O'Hare Airport 80 miles</p> <p>Rail Service: CSX Transportation</p> <p>Barge Service: ADM Terminal Services</p> <p>Utilities: Ameren IP Nicor Gas SBC (fiber optics)</p>	<p>Economic Incentives: TIF District Enterprise Zone Real Estate Tax Abatement Job Training Upper Illinois River Development Authority (UIRVDA) financing DCCO Grants Strong Labor Force</p> <p>High Quality of Life: Community college Good schools Modern Hospital 4 state parks NO CONGESTION</p> <p>Property Specifics: Improved sites of up to 100 acres @ \$25,000 per acre Land for Sale or B-T-S for Lease</p> <p>Population: Ottawa 18,307 20 mile radius 115,839 30 mile radius 218,777</p>
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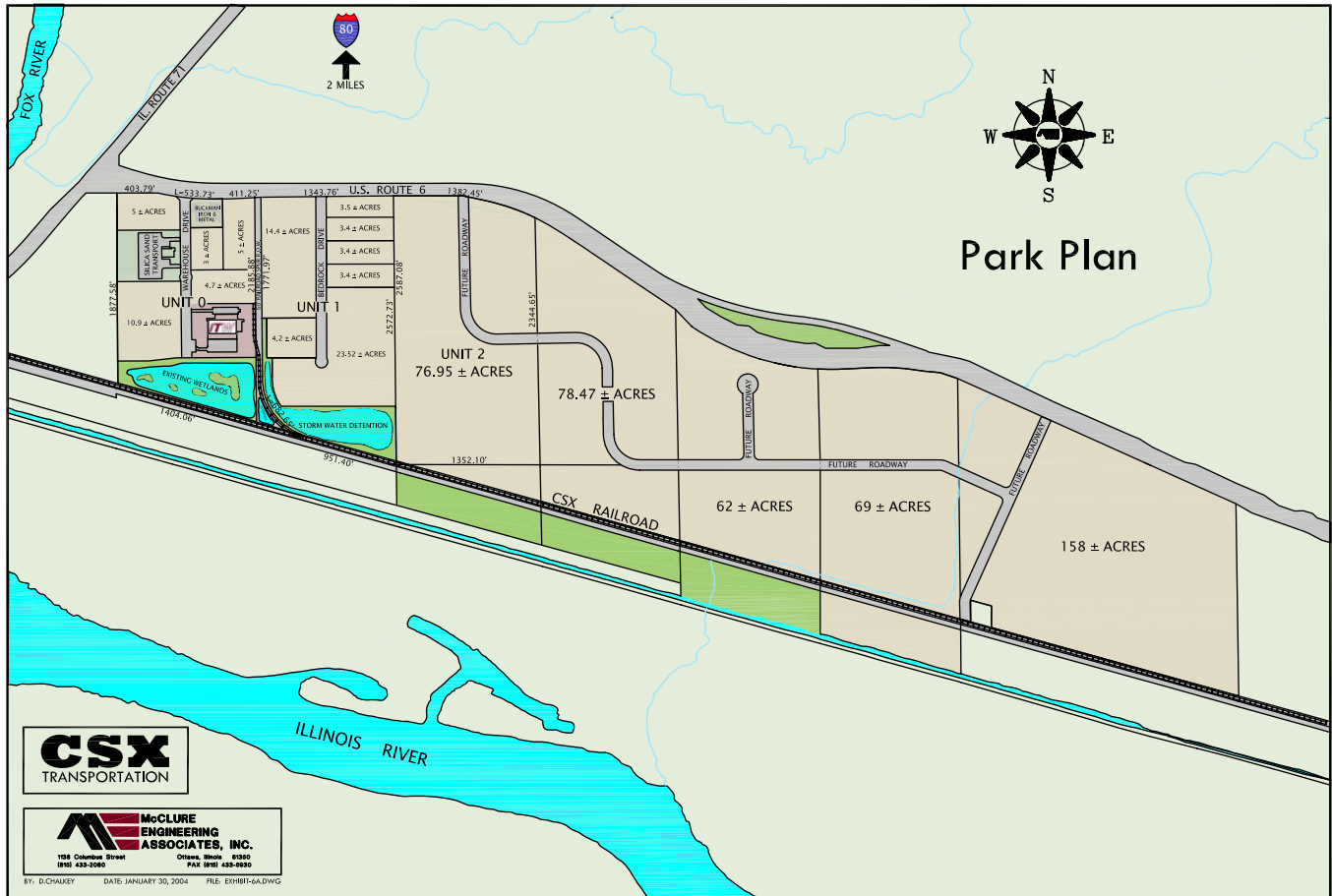
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Park Plan



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Testimonial



“We have found the City Government in Ottawa to be pro-business and very supportive of our company's desire to locate in Ottawa.

LaSalle County has a good employment base from which to draw. We find that the people we hire to be both productive and reliable.

The electric utility, Illinois Power, is a real asset for us. Their service, reliability and rate structure are highlights. We never have a problem with their supply.

A superior business climate combined with a very high quality of life make Ottawa a great place to work and live.”

Michael Burton
Business Unit Manager
Zip-Pak division of
Illinois Tool Works



Incentives

TAX INCREMENT FINANCING

The Ottawa Industrial Park ("OIP") is located in a Tax Increment Financing ("TIF") District. In a TIF District, the increase in real estate taxes - the Increment - generated by a development is shared with the developer, to defray eligible costs. Eligible cost include land, site preparation, engineering, architectural, property reports (environmental, soil tests, etc.), legal, construction interest and job training, etc. (essentially all costs except building costs). The owner of the building can be reimbursed for approximately 50% of their real estate tax bill for up to twenty years.

ENTERPRISE ZONE

Sales Tax Exemption	A state sales tax (6 1/2%) exemption on building materials to be used in the Zone. Materials can be purchased anywhere in Illinois.
Manufacturing Machinery/Equipment Sales Tax Exemption	A state sales tax (6 1/2%) exemption on the purchase of tangible personal property to be used or consumed in the maintenance of manufacturing and assembly equipment. Eligibility is contingent upon levels of business investment and the jobs created or maintained.
Utility Tax Exemption	A state utility tax exemption on natural gas, electricity and charges related to telecommunications.
Investment Tax Credit	A state investment tax credit of 1 1/2% on machinery, equipment and buildings.
Job Tax Credit	\$500 tax credit for each job created for which a dislocated or economically disadvantaged worker is hired. A minimum of five eligible employees must be hired.
State Income Tax Deductions	Individuals, corporations, trusts and estates are not taxes on dividend income for corporations doing substantially all their business in the Zone.

ILLINOIS DEPARTMENT OF COMMERCE AND ECONOMIC OPPORTUNITY ("IDCEO")

EDGE Tax Credit	Three percent (3%) of payroll for ten (10) years.
ETIP Grant	Matching grant for job training of \$500 per employee.

ILLINOIS DEPARTMENT OF EMPLOYMENT SECURITY ("IDES")

Human Resources Functions	Advertising Screening Interviewing
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UPPER ILLINOIS RIVER VALLEY DEVELOPMENT AUTHORITY ("UIRVDA")

UIRVDA is our regional bonding authority, which issues both taxable and tax-exempt bonds for both private development and public infrastructure and public works. UIRVDA offers below market financing for new development.

ILLINOIS VALLEY COMMUNITY COLLEGE ("IVCC")

IVCC offers custom on-site training programs.



Environmental & Utilities (Units I & II - 149 Acres)

ENVIRONMENTAL

ENVIRONMENTAL AUDITS - Phase I audits have been completed for Units II & III (February 3, 2004)

AIR QUALITY - The Ottawa area is in attainment with all federal and state air quality standards.

FLOODING/DRAINAGE - Property is not in the 100-year Flood Plain. Regional stormwater detention pond is owned and maintained by the City of Ottawa. No on-site stormwater detention is needed.

WETLANDS - Wetland delineation study found no wetlands that would need a Corps of Engineers 404 Permit. Received COE sign-off dated September 4, 2003.

ARCHEOLOGY - Phase I Archeological Reconnaissance Survey found no significant artifacts. Received project clearance letter from Illinois Historic Preservation Agency dated July 8, 2003.

ENDANGERED SPECIES

CONSULTATION - No endangered/threatened species present in the vicinity of the project. Received sign-off from Illinois Department of Natural Resources dated May 18, 2003.

UTILITIES

WATER - 12" water main serves the property. Excess system capacity 1 million gallons per day.

SEWER - 10" diameter sewer main serves the property. Excess sewer treatment capacity = 1 million gallons per day
Flow capacity at OIP = 0.5 million gallons per day

POWER

- Ameren IP
12 kV along Route 6 (north side)
34.5 kV along west border of Unit I
34.5 kV along south side and across I&M Canal to Park
138 kV in southeast corner of eventual OIP border,
(1¼ miles east of Unit II)
138kV proposed 1/2 mile west of park

GAS - NICOR. 2" and 4" HP, 240 psi

TELEPHONE - SBC phone available on site. Fiber optic cable to be installed 2004.

DRAINAGE - Stormwater detention facilities to be owned and maintained by the City of Ottawa. No on-site detention required.



SAMPLE TRUCKING RATES

Ottawa, Illinois to...	DEDICATED		BACKHAUL	
	FLAT	VAN	FLAT	VAN
Chicago, IL	400.00	350.00	340.00	300.00
Cincinnati, OH	816.00	747.05	560.40	507.80
Cleveland, OH	955.20	845.95	656.70	597.45
Davenport, IA	400.00	350.00	340.00	300.00
Des Moines, IA	638.40	576.60	438.40	403.25
Detroit, MI	806.40	742.45	553.75	507.80
Green Bay, WI	660.00	597.10	453.20	418.10
Indianapolis, IN	542.40	494.27	450.00	400.00
Louisville, KY	844.80	762.90	581.00	537.40
Milwaukee, WI	450.00	400.00	400.00	375.00
Philadelphia, PA	2011.12	1776.56	1640.00	1467.40
Pittsburgh, PA	1250.40	1104.50	860.00	790.00
St. Louis, MO	568.80	515.00	450.00	425.00

*** Plus Fuel Surcharge**

Ottawa LMA vs State of Illinois

Wage Rates

Occupation	LaSalle County (2006)		Illinois (2006)	
	Entry	Top	Entry	Top
Assembler-Electronic	\$07.85	\$10.77	\$08.58	\$13.79
Assembler-Production	\$10.50	\$20.02	\$07.91	\$15.94
Assembler-all other	\$06.47	\$10.07	\$08.50	\$15.97
Computer Operator	\$09.48	\$15.40	\$11.06	\$23.36
Computer Programmer	\$18.48	\$35.77	\$20.30	\$40.91
Drill or Punch Press Operator	\$10.48	\$16.34	\$09.15	\$15.54
Engineer - Civil	\$25.22	\$32.71	\$22.89	\$33.90
Janitor/Porter/Cleaner	\$06.69	\$11.51	\$07.39	\$10.00
Laborer	\$08.51	\$17.08	\$08.47	\$13.45
Machinist	\$11.64	\$18.30	\$10.68	\$19.13
Maintenance Mechanic	\$11.97	\$18.24	\$11.73	\$24.41
Office Clerk	\$07.39	\$12.11	\$08.16	\$11.62
Secretary	\$07.16	\$11.10	\$08.16	\$11.62
Sheet Metal Worker	\$25.93	\$26.77	\$20.04	\$33.12
Ship-Rec. Clerk	\$09.10	\$14.39	\$08.08	\$15.49
Tool & Die Worker	\$15.85	\$22.62	\$15.08	\$25.97
Warehouse Worker	\$07.36	\$14.99	\$08.00	\$18.21
Welder	\$11.61	\$15.32	\$11.12	\$18.78
Word Processor/Typist	\$07.72	\$17.20	\$09.92	\$17.22

Labor Force

Labor Force Summary for OTTAWA LMA
(LaSalle, Bureau, Putnam)

April 2007

Total Labor Force	80,959
Employed	76,075
Unemployed	4,634
Percentage	5.7 %

Note: Ottawa has lower wages than the state average in fifteen (15) of the eighteen (18) wage categories.



Community Profile

County: County seat of LaSalle County

Population: Ottawa 18,307
20 mile radius 115,839
30 mile radius 218,777

Corporate Neighbors: ITW, IBP, GE Plastics, Mitsubishi Belting, Pilkington Industries, U.S. Silica, PetsMart, ADM Grain, Office Max

Financial Institutions: Seven (7) banks

Healthcare: Community Hospital of Ottawa (124 beds)

Educational Institutions: Illinois Valley Community College
Ottawa Township High School
Marquette High School
Shepherd Junior High
St. Columba Elementary School
St. Patrick Elementary School
Central Elementary School
Jefferson Elementary School
Lincoln Elementary School
McKinley Elementary School

Recreation: Illinois River, Fox River, Illinois & Michigan Canal Heritage Corridor, Starved Rock State Park, Matthiessen State Park, Illini State PPark, Buffalo Rock State Park

