

# Corporate Accountability for Tax Expenditures Act 93-552

## Annual Project Progress Reports for 2025

Bonnell Industries, Inc. and Jesse Lee Properties, LLC

Dixon

### I. Development Assistance Agreements Awarded in 2023

	Assistance Amount	Agreement Number
EDGE Tax Credit	10,809,380.00	23 ZCA025

### II. Organization/Project Site Information

Chief Officer or authorized designee	Debra Grobe
Title	HR Manager
Address	1385 Franklin Grove Road
	Dixon, Illinois 61021
	United States
Phone	815-284-3819
E-mail	d.grobe@bonnell.com
Standard Industrial Classification Number (SIC#)	3711
North American Industry Classification System (NAICS)	336999

III. Did the recipient's use of the State Funding reduce employment at any other site in Illinois? No



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### Number of Employees At the Time of Application

Job Classification	Avg Annual Salary	Positions	Full-Time	Part-Time	Temporary
Manufacturing Assembly	52165.00	8	8	0	0
Manufacturing Fab & Welding	65640.00	10	10	0	0
Manufacturing Machine Ops	65563.00	7	7	0	0
Manufacturing Sand & Paint	62194.00	3	3	0	0
Service Techs	56896.00	4	4	0	0
Truck & Equipment Tech	61525.00	9	9	0	0
Manufacturing Maintenance	39088.00	2	2	0	0
Supply Chain Logistics	51197.00	5	5	0	0
Manufacturing Admin	96572.00	3	3	0	0
TE & Service Admin	77710.00	4	4	0	0
Engineering Manufacturing	81625.00	5	5	0	0
Engineering T & E	63316.00	2	2	0	0
Office Purchasing	75121.00	2	2	0	0
Engineering Admin	96917.00	2	2	0	0
Sales & MKTG Admin	70754.00	3	3	0	0
Customer Service	71610.00	3	3	0	0
Inside Sales	71965.00	3	3	0	0
Outside Sales	121292.00	6	6	0	0
Office Admin	146677.00	3	3	0	0
Office Finance	73897.00	5	5	0	0
National Sales	0.00	0	0	0	0
<b>Totals:</b>		<b>89</b>	<b>89</b>	<b>0</b>	<b>0</b>

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Number of Employees As of the Date of the Report (12/31/2025)

Job Classification	Avg Annual Salary	Positions	Full-Time	+/-	Part-Time	+/-	Temporary	+/-
Manufacturing Assembly	47873.00	10	10	2	0	0	0	0
Manufacturing Fab & Welding	51234.00	17	15	5	1	1	1	1
Manufacturing Machine Ops	47863.00	10	10	3	0	0	0	0
Manufacturing Sand & Paint	53248.00	5	3	0	0	0	2	2
Service Techs	51054.00	5	5	1	0	0	0	0
Truck & Equipment Tech	48617.00	12	11	2	0	0	1	1
Manufacturing Maintenance	46769.00	3	2	0	1	1	0	0
Supply Chain Logistics	49940.00	7	7	2	0	0	0	0
Manufacturing Admin	86475.00	4	4	1	0	0	0	0
TE & Service Admin	71240.00	3	3	-1	0	0	0	0
Engineering Manufacturing	74480.00	5	5	0	0	0	0	0
Engineering T & E	64002.00	1	1	-1	0	0	0	0
Office Purchasing	98383.00	1	1	-1	0	0	0	0
Engineering Admin	101697.00	2	2	0	0	0	0	0
Sales & MKTG Admin	37412.00	3	3	0	0	0	0	0
Customer Service	39976.00	4	4	1	0	0	0	0
Inside Sales	70121.00	3	3	0	0	0	0	0
Outside Sales	83823.00	3	3	-3	0	0	0	0
Office Admin	123863.00	4	4	1	0	0	0	0
Office Finance	64533.00	4	4	-1	0	0	0	0
National Sales	85263.00	2	2	2	0	0	0	0
<b>Totals:</b>		<b>108</b>	<b>102</b>	<b>13</b>	<b>2</b>	<b>2</b>	<b>4</b>	<b>4</b>

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Number of Jobs Stated in the Agreement that would be Created at the Site as a Result of Assistance

<b>Job Classification</b>	<b>Avg Annual Salary</b>	<b>Positions</b>	<b>Full-Time</b>	<b>Part-Time</b>	<b>Temporary</b>
Manufacturing Assembly	52165.00	5	5	0	0
Manufacturing Fab & Welding	65640.00	7	7	0	0
Manufacturing Machine Ops	65563.00	3	3	0	0
Manufacturing Sand & Paint	62194.00	1	1	0	0
<b>Totals:</b>		<b>16</b>	<b>16</b>	<b>0</b>	<b>0</b>

## Corporate Accountability for Tax Expenditures Act 93-552

### Annual Project Progress Reports for 2025

Bonnell Industries, Inc. and Jesse Lee Properties, LLC

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**Number of Jobs Stated in the Agreement that would be Retained at the Site as a Result of Assistance**

<b>Job Classification</b>	<b>Avg Annual Salary</b>	<b>Positions</b>	<b>Full-Time</b>	<b>Part-Time</b>	<b>Temporary</b>
Manufacturing Assembly	52165.00	8	8	0	0
Manufacturing Fab & Welding	65640.00	10	10	0	0
Manufacturing Machine Ops	65563.00	7	7	0	0
Manufacturing Sand & Paint	62194.00	3	3	0	0
Service Techs	56896.00	4	4	0	0
Truck & Equipment Tech	61525.00	9	9	0	0
Manufacturing Maintenance	39088.00	2	2	0	0
Supply Chain Logistics	51197.00	5	5	0	0
Manufacturing Admin	96572.00	3	3	0	0
TE and Service Admin	77710.00	4	4	0	0
Engineering Manufacturing	81625.00	5	5	0	0
Engineering T & E	63316.00	2	2	0	0
Office Purchasing	75121.00	2	2	0	0
Engineering Admin	96917.00	2	2	0	0
Sales & MKTG Admin	70754.00	3	3	0	0
Customer Service	71610.00	3	3	0	0
Inside Sales	71965.00	3	3	0	0
Outside Sales	121292.00	6	6	0	0
Office Admin	146677.00	3	3	0	0
Office Finance	73897.00	5	5	0	0
<b>Totals:</b>		<b>89</b>	<b>89</b>	<b>0</b>	<b>0</b>

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## Annual Project Progress Reports for 2025

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### Number of Full-Time Permanent Employees Anticipated To Be Hired at this Site on 12/31/2025

Job Classification	Anticipated Starting Dates	Number of Positions to be Hired in this Category	Average Annual Wage per New Employee	Total New Payroll to be Created
Manufacturing Assembly	8/1/2026	5	\$47,873.00	\$239,365.00
Manufacturing Fab & Welding	8/1/2026	1	\$52,134.00	\$52,134.00
Manufacturing Sand & Paint	8/1/2026	1	\$53,248.00	\$53,248.00
<b>Totals:</b>		<b>7</b>		<b>\$344,747.00</b>

### Job Creation Data Explanatory Notes

If the change (gain/loss) in the number of full-time permanent employees as of the date of the report plus the number of full-time permanent employees anticipated to be hired after date of the report does not equal the number of full-time permanent employees stated in the Agreement that would be created at the site as a result of the assistance, then please explain why not:

The building was not finished in the time the contract stated it would be so we have been slower to hire. We are now in the building with some employees and will be hiring more than originally stated. In addition...the positions we "lost" were sales and management positions and not the positions we originally applied to grow.

**Corporate Accountability for Tax Expenditures Act 93-552**

**Annual Project Progress Reports for 2025**

**Bonnell Industries, Inc. and Jesse Lee Properties, LLC**

**Dixon**

I, Debra Grobe, as the chief officer or authorized designee of the recipient, verify that the information in the progress report contains no knowing misrepresentation of material facts upon which eligibility for development assistance is based. I further certify that, to the best of my knowledge, the recipient is in compliance with the development assistance agreement(s) between, or on behalf of, the recipient and the Illinois Department of Commerce and Economic Opportunity and/or the Illinois Department of Transportation and/or the office of the Illinois State Treasurer

**Signature on File**

\_\_\_\_\_  
Signature

**5/12/2026**

\_\_\_\_\_  
Date

**HR Manager**

\_\_\_\_\_  
Title