

Corporate Accountability for Tax Expenditures Act 93-552

Annual Project Progress Reports for 2025

The Jel Sert Company

West Chicago

I. Development Assistance Agreements Awarded in 2024

	Assistance Amount	Agreement Number
EDGE Tax Credit	1,257,929.29	24 ZCA24009

II. Organization/Project Site Information

Chief Officer or authorized designee	Lori Bottoms
Title	CFO/VP of Finance
Address	Hwy 59 & Conde Street, PO Box 261
	West Chicago, IL 60186
	United States
Phone	6308764726
E-mail	lbottoms@jelsert.com
Standard Industrial Classification Number (SIC#)	2099
North American Industry Classification System (NAICS)	311900

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

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IV. Job Creation and Retention Data

Program Type EDGE Tax Credit

Agreement Number 24 ZCA24009

Assistance Amount 1,257,929.29

Report Header Definitions	
Wages	Average Annual Salary by Classifications
Full-Time	Permanent Full-Time
+/-	Gain or (Loss)

Number of Employees At the Time of Application

Job Classification	Avg Annual Salary	Positions	Full-Time	Part-Time	Temporary
Production	40000.00	500	500	0	0
Managers	85000.00	100	100	0	0
Quality Control	40000.00	200	200	0	0
Machine Operators	40000.00	100	100	0	0
Totals:		900	900	0	0

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

Job Classification	Avg Annual Salary	Positions	Full-Time	+/-	Part-Time	+/-	Temporary	+/-
Production	40000.00	500	500	0	0	0	0	0
Managers	85000.00	100	100	0	0	0	0	0
Quality Control	40000.00	100	100	-100	0	0	0	0
Machine Operators	40000.00	300	300	200	0	0	0	0
Totals:		1000	1000	100	0	0	0	0

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

Job Classification	Avg Annual Salary	Positions	Full-Time	Part-Time	Temporary
Production	40000.00	25	25	0	0
Machine Operators	40000.00	25	25	0	0
Totals:		50	50	0	0

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

Job Classification	Avg Annual Salary	Positions	Full-Time	Part-Time	Temporary
Production	40000.00	500	500	0	0
Managers	85000.00	100	100	0	0
Quality Control	40000.00	200	200	0	0
Machine Operators	40000.00	100	100	0	0
Totals:		900	900	0	0

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
NONE		0	\$0.00	\$0.00
Totals:		0		\$0.00

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:

We had good hiring year for this expansion as new building came online. We are capped at 100 new hires in agreement, but we still plan to hire with turnover that might bring us back to range of 50-100 net new hires.

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I, Lori Bottoms, 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

4/2/2026

Date

CFO

Title