

**Minutes of the
Meeting of the Board of Directors
Upper Illinois River Valley Development Authority
January 10, 2017
Morris, Illinois**

Members Present

Robert Bakewell, Marshall County Appointment
James Ghiglieri, Governor's Appointment, Marshall
Michael Guilfoyle, LaSalle County Appointment
Dennis Hackett, Governor's Appointment, Grundy
Deb Ladgenski, Bureau County Appointment
Philip McCully, Governor's Appointment, Marshall
Greg Meyers, Kane County Appointment
Kevin Olson, Grundy County Appointment
Kurt Schneider, McHenry County Appointment
Terry Schierholz, Department of Central Management Services
Jeffrey Wilkins, Kendall County Appointment

Members Absent

William Meagher, Governor's Appointment, LaSalle
Thomas Setchell, Governor's Appointment, LaSalle
John Shaw, Governor's Appointment, Kendall
William Steep, Governor's Appointment, LaSalle
Gilbert Tonozzi, Putnam County Appointment
Carrie Zethmayr, Department of Commerce and Economic Opportunity

Others Present

Andrew Hamilton, Executive Director
Lynn Dubajik, Yorkville EDC
Jordan Dorsey, Dover Development/Cedarhurst
Justine Brummel, Goforit Sports

The meeting was called to order at 12:06 p.m. Roll call was made identifying that a quorum was present. It was moved and seconded to approve the agenda. The motion carried. It was moved and seconded to approve the minutes of the October 18, 2016 meeting and the minutes and actions of all previous meetings as presented. The motion carried. It was moved and seconded to approve the Treasurer's Report as presented. The motion carried.

IRS Audit of McHenry County Housing Project - Staff informed the Board that the IRS Audit of the McHenry County Housing Project has closed. No significant findings were issued.

UIRVDA Enterprise Zone - Staff provided information on the proposed designation of the UIRVDA Enterprise Zone. It was moved and seconded to approve Ordinance 17-001 - An Ordinance Establishing an Enterprise Zone Encompassing Contiguous Portions of Territory within the Upper Illinois River Valley Development Authority.

Election of Officers - It was moved and seconded to elect a slate of Officers to serve until replaced: Kevin Olsen – Chairman, Mike Guilfoyle – Vice-Chairman, Greg Meyers – Secretary and Dennis Hackett – Treasurer, Andrew Hamilton as Executive Director, Assistant Secretary/Treasurer and Ethics Officer with authorization to take actions necessary for any or all of those elected to sign on all deposit accounts of the Authority. Following discussion, the motion carried.

Resolution Regarding the Scheduling of Meetings - It was moved and seconded to approve Resolution No. 17-002 – A Resolution Regarding Meeting Dates FY 2017-18. Following discussion, the motion carried.

With no further business, it was moved and seconded to adjourn. The motion carried. The meeting adjourned at 1:26 p.m.

Respectfully submitted,
Greg Meyers, Secretary

**Minutes of the
Meeting of the Board of Directors
Upper Illinois River Valley Development Authority
May 16, 2017
Morris, Illinois**

Members Present

Robert Bakewell, Marshall County Appointment
James Ghiglieri, Governor's Appointment, Marshall
Michael Guilfoyle, LaSalle County Appointment
Dennis Hackett, Governor's Appointment, Grundy
Deb Ladgenski, Bureau County Appointment
Philip McCully, Governor's Appointment, Marshall
William Meagher, Governor's Appointment, LaSalle
Greg Meyers, Kane County Appointment
John Shaw, Governor's Appointment, Kendall
Kevin Olson, Grundy County Appointment
Kurt Schneider, McHenry County Appointment
Andrez Beltran, Kendall County Appointment

Members Absent

Terry Schierholz, Department of Central Management Services
Thomas Setchell, Governor's Appointment, LaSalle
William Steep, Governor's Appointment, LaSalle
Gilbert Tonzzi, Putnam County Appointment
Carrie Zethmayr, Department of Commerce and Economic Opportunity

Others Present

Andrew Hamilton, Executive Director

The meeting was called to order at 12:05 p.m. Roll call was made identifying that a quorum was present. It was moved and seconded to approve the agenda. The motion carried. It was moved and seconded to approve the minutes of the January 10, 2017

meeting and the minutes and actions of all previous meetings as presented. The motion carried. It was moved and seconded to approve the Treasurer's Report as presented. The motion carried.

UIRVDA Enterprise Zone - Staff provided information on the first amendment to the UIRVDA Enterprise Zone to add additional territory.

It was moved and seconded to approve Ordinance 17-003: An Ordinance to Add Territory to the Upper Illinois River Valley Development Authority Enterprise Zone on behalf of Kendall Hospitality, Inc – Yorkville, IL, W. H. Maze Company - Peru, IL, Kaskaskia Development, LLC – Peru, IL, Eagle Materials Inc./Northern White Sand LLC – Peru and American Nickeloid, Inc – Peru, IL. Following discussion, the motion carried.

With no further business, it was moved and seconded to adjourn. The motion carried. The meeting adjourned at 12:57 p.m.

Respectfully submitted,
Greg Meyers, Secretary

**Revised Minutes of the
Meeting of the Board of Directors
Upper Illinois River Valley Development Authority
July 18, 2017
Morris, Illinois**

Members Present

Robert Bakewell, Marshall County Appointment
Andrez Beltran, Kendall County Appointment
James Ghiglieri, Governor's Appointment, Marshall
Michael Guilfoyle, LaSalle County Appointment
Deb Ladgenski, Bureau County Appointment
Philip McCully, Governor's Appointment, Marshall
Greg Meyers, Kane County Appointment
Kevin Olson, Grundy County Appointment
Terry Schierholz, Department of Central Management Services
Kurt Schneider, McHenry County Appointment
John Shaw, Governor's Appointment, Kendall
Gilbert Tonozzi, Putnam County Appointment
Carrie Zethmayr, Department of Commerce and Economic Opportunity

Members Absent

Dennis Hackett, Governor's Appointment, Grundy
William Meagher, Governor's Appointment, LaSalle
Thomas Setchell, Governor's Appointment, LaSalle
William Steep, Governor's Appointment, LaSalle

Others Present

Andrew Hamilton, Executive Director

The meeting was called to order at 11:37 a.m. Roll call was made identifying that a quorum was present. It was moved and seconded to approve the agenda. The motion

carried. It was moved and seconded to approve the minutes of the May 16, 2017 meeting and the minutes and actions of all previous meetings as presented. The motion carried. It was moved and seconded to approve the Treasurer's Report as presented. The motion carried.

UIRVDA Enterprise Zone - Staff provided information on the second amendment to the UIRVDA Enterprise Zone to add additional territory.

It was moved and seconded to approve Ordinance 17-004: An Ordinance to Add Territory to the Upper Illinois River Valley Development Authority Enterprise Zone on behalf of Eagle Materials / Illinois Cement – Peru, IL, Shodeen Development Reserve at Hudson Crossing – Oswego, IL and Leland Farmers Grain – Leland, IL. Following discussion, the motion carried.

UIRVDA Annual Budget – Staff presented information on a proposed budget. It was moved and seconded to approve the following budget as follows: Accounting Fees: \$1,500, Executive Director: \$18,000, Insurance: \$2,000, Legal & Prof. Fees: \$15,000, Lodging: \$3,500, Marketing: \$25,000, Meeting Expenses: \$3,000, Office Expense: \$4,000, Postage: \$4,000, Support Services: \$25,000, Telephone: \$7,000, and Travel: \$6,000. Total budget for the year \$114,000. Following discussion, the motion carried.

With no further business, it was moved and seconded to adjourn. The motion carried. The meeting adjourned at 12:53 p.m.

Respectfully submitted,
Greg Meyers, Secretary

**Revised Minutes of the
Meeting of the Board of Directors
Upper Illinois River Valley Development Authority
October 10, 2017
Morris, Illinois**

Members Present

Robert Bakewell, Marshall County Appointment
Andrez Beltran, Kendall County Appointment
Kevin Considine, Lake County Appointment
James Ghiglieri, Governor's Appointment, Marshall
Michael Guilfoyle, LaSalle County Appointment
Dennis Hackett, Governor's Appointment, Grundy
Deb Ladgenski, Bureau County Appointment
William Meagher, Governor's Appointment, LaSalle
Philip McCully, Governor's Appointment, Marshall
Greg Meyers, Kane County Appointment
Kevin Olson, Grundy County Appointment
Josh Potts, Department of Central Management Services
Kurt Schneider, McHenry County Appointment
John Shaw, Governor's Appointment, Kendall

Members Absent

Thomas Setchell, Governor's Appointment, LaSalle

William Steep, Governor's Appointment, LaSalle
Carrie Zethmayr, Department of Commerce and Economic Opportunity

Others Present

Andrew Hamilton, Executive Director

The meeting was called to order at 12:00 p.m. Roll call was made identifying that a quorum was present. It was moved and seconded to approve the agenda. The motion carried. It was moved and seconded to approve the minutes of the July 18, 2017 meeting and the minutes and actions of all previous meetings as presented. The motion carried. It was moved and seconded to approve the Treasurer's Report as presented. The motion carried.

Welcome New UIRVDA Board Members from Lake County & CMS - Staff welcomes Kevin Considine as the Lake County member and Josh Potts as the CMS Designee on the UIRVDA Board. The board welcomed the new members.

Cambridge Lakes Charter School Project – Staff presented Resolution No. 17-005 – A Bond Resolution on behalf of Cambridge Lakes Learning Center in an amount up to \$22,000,000. Northern Kane Educational Corp. (NKEC) is planning to make capital improvements, acquire approximately 1.65 acres of land, construct a new parking lot and refund debt. Prior deb was used to pay for the costs of the acquisition, design, improvements, construction and equipping of several buildings, the Annex, the tutoring center, the Retherm Link, classrooms and site work for Circle Drive. The Campus is known as the Cambridge Lakes Learning Center on an approximately 15-acre campus located at 900 Wester Boulevard and related addresses at 805-840 Campus Drive and 1115 Cambridge Lakes Drive in Pingree Grove Illinois. The total bonds will not exceed \$22,000,000 and will retain 43 jobs.

Cambridge Lakes Charter School, established in 2007, is a K-8th grade school and middle school with an Academy of 9-12th grade located on a 15-acre campus in Pingree Grove, IL (Kane) and is part of Community Unit School District 300. Students can transfer to the school or out-of-district students can pay tuition. The student teacher ratio rose from 14.9 to 21 in 2015 with approximately 869 students. The school was ranked the #1 Elementary and Middle School in Illinois by niche.com. Schooldigger.com ranks them 115th of 1,309 of Illinois public middle schools.

Thereupon, Chairman Olson presented and read the Resolution. Secretary Meyers moved and Member Bakewell seconded that the resolution as presented and read be adopted. Following discussion, Chairman Olson directed that the roll be called for a vote upon the motion to adopt the resolution. Upon the roll being called, the following members voted AYE: Robert Bakewell, Andrez Beltran, Kevin Considine, James Ghiglieri, Michael Guilfoyle, Dennis Hackett, Deb Ladgenski, William Meagher, Philip McCully, Greg Meyers, Kevin Olson, Josh Potts, Kurt Schneider and John Shaw. The following members voted NAY: None. The following members voted present: none. The following members were absent: Thomas Setchell, William Steep and Carrie Zethmayr. WHEREUPON, Chairman Olson declared the motion carried and the resolution adopted, and did direct the assistant secretary to record the same in full in the records of the Authority.

UIRVDA Enterprise Zone Second Amendment - Staff presented an Ordinance approving a third amendment to the UIRVDA Enterprise Zone to add additional territory.

Ordinance 17-006 is an Ordinance to Add Territory to the Upper Illinois River Valley Development Authority Enterprise Zone on behalf of Eakas Corporation of Peru, IL, Shodeen Development – One Washington Place of Batavia, IL and Shodeen Prairie Centre of St. Charles, IL.

Thereupon, Chairman Olson presented and read the Ordinance. Secretary Meyers moved and Member Ladgenski seconded that the Ordinance as presented and read be adopted. Following discussion, Chairman Olson directed that the roll be called for a vote upon the motion to adopt the Ordinance. Upon the roll being called, the following members voted AYE: Robert Bakewell, Andrez Beltran, Kevin Considine, James Ghiglieri, Michael Guilfoyle, Dennis Hackett, Deb Ladgenski, William Meagher, Philip McCully, Greg Meyers, Kevin Olson, Josh Potts, Kurt Schneider and John Shaw. The following members voted NAY: None. The following members voted present: none. The following members were absent: Thomas Setchell, William Steep and Carrie Zethmayr. WHEREUPON, Chairman Olson declared the motion carried and the resolution adopted, and did direct the assistant secretary to record the same in full in the records of the Authority.

Ottawa Dental Laboratories Project – Staff presented Resolution No. 17-007 – A Preliminary Inducement Resolution on behalf of Ottawa Dental Laboratory in an amount up to \$5,000,000. Ottawa Dental Laboratory, LLC is planning to construct a new facility in Ottawa, IL for the manufacture of denture products. The Company has outgrown their existing facility and need more space to add more employees. The Company has experienced rapid growth and needs to add an additional 11,000 square feet of office, production, training, accounting, customer service, production, shipping and receiving. Future growth is expected in their digital work flow using computer aided design and manufacturing. The method of product processing by analog impressions has been flowing into digital design work flow and producing high volumes. The total project is \$4,500,000 and will create 50 new jobs. Ottawa Dental Laboratory, LLC, established in 1937, is a third generation Illinois Corporation. They currently employ 109 on three shifts in Ottawa, Illinois. The Company built their current facility on 3.5 acres in 1979 that originally was 11,000 square feet. They soon added an additional 11,000 square feet in 1995. They have experienced rapid sales and anticipate it continuing over the next five years.

Thereupon, Chairman Olson presented and read the Resolution. Member McCully moved and Member Bakewell seconded that the resolution as presented and read be adopted. Following discussion, Chairman Olson directed that the roll be called for a vote upon the motion to adopt the resolution. Upon the roll being called, the following members voted AYE: Robert Bakewell, Andrez Beltran, Kevin Considine, James Ghiglieri, Michael Guilfoyle, Dennis Hackett, Deb Ladgenski, William Meagher, Philip McCully, Greg Meyers, Kevin Olson, Josh Potts, Kurt Schneider and John Shaw. The following members voted NAY: None. The following members voted present: none. The following members were absent: Thomas Setchell, William Steep and Carrie Zethmayr. WHEREUPON, Chairman Olson declared the motion carried and the resolution adopted, and did direct the assistant secretary to record the same in full in the records of the Authority.

With no further business, it was moved and seconded to adjourn. The motion carried. The meeting adjourned at 12:40 p.m.

Respectfully submitted,
Greg Meyers, Secretary

**Revised Minutes of the
Meeting of the Board of Directors
Upper Illinois River Valley Development Authority
December 12, 2017
Utica, Illinois**

Members Present

Andrez Beltran, Kendall County Appointment
Kevin Considine, Lake County Appointment
James Ghiglieri, Governor's Appointment, Marshall
Michael Guilfoyle, LaSalle County Appointment
Dennis Hackett, Governor's Appointment, Grundy
Deb Ladgenski, Bureau County Appointment
Greg Meyers, Kane County Appointment
Kevin Olson, Grundy County Appointment
Josh Potts, Department of Central Management Services
Kurt Schneider, McHenry County Appointment
John Shaw, Governor's Appointment, Kendall
Carrie Zethmayr, Department of Commerce and Economic Opportunity

Members Absent

Philip McCully, Governor's Appointment, Marshall
William Meagher, Governor's Appointment, LaSalle
Robert Bakewell, Marshall County Appointment
Thomas Setchell, Governor's Appointment, LaSalle
William Steep, Governor's Appointment, LaSalle

Others Present

Andrew Hamilton, Executive Director

The meeting was called to order at 12:07 p.m. Roll call was made identifying that a quorum was present. It was moved and seconded to approve the agenda. The motion carried. It was moved and seconded to approve the minutes of the July 18, 2017 and November 14, 2017 meetings and the minutes and actions of all previous meetings as presented. The motion carried. The Treasurer's Report was suspended.

UIRVDA Enterprise Zone Ordinance 17-008 - Staff presented the Ordinance regarding the UIRVDA Enterprise Zone to adjust the square mileage of the Zone and reaffirm pervious approvals.

Thereupon, Chairman Olson presented and read the Resolution. Secretary Meyers moved and Member Guilfoyle seconded that the resolution as presented and read be adopted. Following discussion, Chairman Olson directed that the roll be called for a vote upon the motion to adopt the resolution. Upon the roll being called, the following members voted AYE: Andrez Beltran, Kevin Considine, James Ghiglieri, Michael Guilfoyle, Dennis Hackett, Deb Ladgenski, Greg Meyers, Kevin Olson, Josh Potts, Kurt Schneider, John Shaw and Carrie Zethmayr. The following members voted NAY: None.

The following members voted present: none. The following members were absent: Robert Bakewell, Philip McCully, William Meagher, Thomas Setchell and William Steep. WHEREUPON, Chairman Olson declared the motion carried and the resolution adopted, and did direct the assistant secretary to record the same in full in the records of the Authority.

UIRVDA Resolution No. 17-009 a Preliminary Inducement Resolution on behalf of Carl Buddig Co - Staff presented the Resolution. Carl Buddig, Co. (the "Company") is interested in State Tax-Exempt Bonds. The Company has multi-state locational options and will make a location decision in the near future. The Company is planning the potential purchase and renovation of a 260,000 square foot vacant facility in Montgomery, Illinois (Kane County) for the manufacturing of vacuum packed portioned pre-weighted lunchmeats. The project will involve an approximate \$17 million purchase, \$5-7 mil of facility upgrades and \$4.5 mil in equipment for at total of \$26.5 - \$28.5 million project that will create approximately 200 new full-time jobs.

Thereupon, Chairman Olson presented and read the Resolution. Secretary Meyers moved and Member Guilfoyle seconded that the resolution as presented and read be adopted. Following discussion, Chairman Olson directed that the roll be called for a vote upon the motion to adopt the resolution. Upon the roll being called, the following members voted AYE: Andrez Beltran, Kevin Considine, James Ghiglieri, Michael Guilfoyle, Dennis Hackett, Deb Ladgenski, Greg Meyers, Kevin Olson, Josh Potts, Kurt Schneider, John Shaw and Carrie Zethmayr. The following members voted NAY: None. The following members voted present: none. The following members were absent: Robert Bakewell, Philip McCully, William Meagher, Thomas Setchell and William Steep. WHEREUPON, Chairman Olson declared the motion carried and the resolution adopted, and did direct the assistant secretary to record the same in full in the records of the Authority.

UIRVDA Enterprise Zone Ordinance 17-010 - Staff presented an Ordinance. Carl Buddig, Co. (the "Company") is interested in being included in the Upper Illinois River Valley Development Authority Enterprise Zone (the "UIRVEZ"). The Company has multi-state locational options and will make a location decision in the near future. The Company is planning the potential purchase and renovation of a 260,000 square foot vacant facility in Montgomery, Illinois (Kane County) for the manufacturing of vacuum packed portioned pre-weighted lunchmeats. The project will involve an approximate \$17 million purchase, \$5-7 mil of facility upgrades and \$4.5 mil in equipment for at total of \$26.5 - \$28.5 million project that will create approximately 200 new full-time jobs.

Thereupon, Chairman Olson presented and read the Ordinance. Secretary Meyers moved and Member Guilfoyle seconded that the resolution as presented and read be adopted. Following discussion, Chairman Olson directed that the roll be called for a vote upon the motion to adopt the resolution. Upon the roll being called, the following members voted AYE: Andrez Beltran, Kevin Considine, James Ghiglieri, Michael Guilfoyle, Dennis Hackett, Deb Ladgenski, Greg Meyers, Kevin Olson, Josh Potts, Kurt Schneider, John Shaw and Carrie Zethmayr. The following members voted NAY: None. The following members voted present: none. The following members were absent: Robert Bakewell, Philip McCully, William Meagher, Thomas Setchell and William Steep. WHEREUPON, Chairman Olson declared the motion carried and the resolution adopted, and did direct the assistant secretary to record the same in full in the records of the Authority.

With no further business, it was moved and seconded to adjourn. The motion carried. The meeting adjourned at 1:24 p.m.

Respectfully submitted,
Greg Meyers, Secretary