

**Meeting of the Board of Directors  
Upper Illinois River Valley Development Authority  
May 14, 2019  
Morris, Illinois**

**Members Present**

Robert Bakewell, Marshall County Appointment  
Kevin Considine, Lake County Appointment  
James Ghiglieri, Governor's Appointment, Marshall  
Michael Guilfoyle, LaSalle County Appointment  
Dennis Hackett, Governor's Appointment, Grundy  
Scott Koepfel, Kendall County Appointment  
Deb Ladgenski, Bureau County Appointment  
Philip McCully, Governor's Appointment, Marshall  
Kevin Olson, Grundy County Appointment  
Kurt Schneider, McHenry County Appointment  
John Shaw, Governor's Appointment, Kendall

**Members Absent**

Josh Potts, CMS Designee

**Others Present**

Andrew Hamilton, Executive Director  
Warren Ribley, Assistant Executive Director  
Bob Vickrey, City of Peru  
Lynn Dubajic, DLK LLC, Yorkville  
Rick Plachetka, Yorkville Commercial Center LLC

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 February 5, 2019 meeting and the minutes and actions of all previous meetings as presented. Following discussion, the motion carried. It was moved and seconded to approve the Treasurer's Report as presented. Following discussion, the motion carried. A moment of silence was offered to reflect on the passing of Board Member William (Bill) Steep.

**Ordinance No: 19-002 – Medline Enterprise Zone Project** - Staff presented the project and Ordinance. Medline Industries Inc. (Medline) has existing locations in Libertyville, Mundelein, Waukegan, and is planning to construct a new facility in Grayslake, Illinois (Lake County). Medline is interested in being included in the Upper Illinois River Valley Development Authority Enterprise Zone (UVEZ). The Company is planning the construction of a new approximate 1.3 million square feet Distribution Center in Grayslake, IL. The project will involve an approximate \$110.5 million capital investment, including land acquisition, construction, equipment and relocation costs that will create an anticipated 250 new full-time jobs. The company desires to include its existing facilities in Libertyville, Mundelein and Waukegan in the UVEZ to access expanded benefits, particularly the utility tax exemption. These facilities currently employ approximately 1,669 employees with an annual utility spend of approximately \$3,380,000. Thereupon, Chairman Olson presented and read the Ordinance. Member Considine moved and Member McCully 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 resolution. Upon the roll being called, the following members voted AYE: Robert Bakewell, Kevin Considine, James Ghiglieri, Michael Guilfoyle, Dennis Hackett, Scott Koepfel, Deb Ladgenski, Philip McCully, Kevin Olson, Kurt Schneider and John Shaw. The following members voted NAY: none. The following members voted present: none. The following members were absent: Josh Potts. WHEREUPON, Chairman Olson declared the motion carried and the Ordinance adopted and did direct the secretary to record the same in full in the records of the Authority.

**Ordinance No: 19-003 – SolAmerica IL LLC Enterprise Zone Project** – Staff presented the project and Ordinance. SolAmerica IL LLC (SolAmerica) is planning the construction of two community

solar projects in unincorporated McHenry County near Marengo and Huntley. These are two of nine solar projects being undertaken by SolAmerica in Illinois. The projects have been approved by the Illinois Power Agency. Each project involves building materials of \$1,651,600 that would be exempted from sales taxes realizing SolAmerica a total savings of \$231,224. Thereupon, Chairman Olson presented and read the Ordinance. Member Bakewell moved and Member Koeppel 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 resolution. Upon the roll being called, the following members voted AYE: Robert Bakewell, Kevin Considine, James Ghiglieri, Michael Guilfoyle, Dennis Hackett, Scott Koeppel, Deb Ladgenski, Philip McCully, Kevin Olson, Kurt Schneider and John Shaw. The following members voted NAY: none. The following members voted present: none. The following members were absent: Josh Potts. WHEREUPON, Chairman Olson declared the motion carried and the Ordinance adopted and did direct the secretary to record the same in full in the records of the Authority.

**Ordinance No: 19-004 – Yorkville Commercial Center LLC Enterprise Zone Project** - Staff presented the project and Ordinance. Yorkville Commercial Center LLC (Yorkville Commercial) is planning the construction of a new Industrial - Commercial building at 1619 Commercial Drive Yorkville, Illinois (Kendall County). The company intends to occupy portions of the facility for their business purposes and make other areas available for lease. The total build-out may involve over 40,000 square feet with an approximate \$3.6 million investment that will create and retain 27 full-time jobs. Thereupon, Chairman Olson presented and read the Ordinance. Member Koeppel moved and Treasurer Hackett 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 resolution. Upon the roll being called, the following members voted AYE: Robert Bakewell, Kevin Considine, James Ghiglieri, Michael Guilfoyle, Dennis Hackett, Scott Koeppel, Deb Ladgenski, Philip McCully, Kevin Olson, Kurt Schneider and John Shaw. The following members voted NAY: none. The following members voted present: none. The following members were absent: Josh Potts. WHEREUPON, Chairman Olson declared the motion carried and the Ordinance adopted and did direct the secretary to record the same in full in the records of the Authority.

**Ordinance No: 19-005 –Hearthside Foods Enterprise Zone Project Adjustment** - Staff presented the project and Ordinance. The UIRVDA Board approved adding the Company to the UVEZ in September 2018. Staff has received feed-back that requires a technical public hearing adjustment and additional approval. Thereupon, Chairman Olson presented and read the Ordinance. Member McCully moved and Member Bakewell 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 resolution. Upon the roll being called, the following members voted AYE: Robert Bakewell, Kevin Considine, James Ghiglieri, Michael Guilfoyle, Dennis Hackett, Scott Koeppel, Deb Ladgenski, Philip McCully, Kevin Olson, Kurt Schneider and John Shaw. The following members voted NAY: none. The following members voted present: none. The following members were absent: Josh Potts. WHEREUPON, Chairman Olson declared the motion carried and the Ordinance adopted and did direct the secretary to record the same in full in the records of the Authority.

**Ordinance No: 19-006 –SIDLYP LLC Enterprise Zone Project Adjustment** - Staff presented the project and Ordinance. The UIRVDA Board approved adding the Company to the UVEZ in September 2018. Staff has received feed-back that requires a technical public hearing adjustment and additional approval. Thereupon, Chairman Olson presented and read the Ordinance. Member McCully moved and Member Bakewell 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 resolution. Upon the roll being called, the following members voted AYE: Robert Bakewell, Kevin Considine, James Ghiglieri, Michael Guilfoyle, Dennis Hackett, Scott Koeppel, Deb Ladgenski, Philip McCully, Kevin Olson, Kurt Schneider and John Shaw. The following members voted NAY: none. The following members voted present: none. The following members were absent: Josh Potts. WHEREUPON, Chairman Olson declared the motion carried and the Ordinance adopted and did direct the 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 12:50 p.m.

Respectfully submitted,  
Andrew Hamilton, Assistant Secretary