

**Revised Meeting of the Board of Directors
Upper Illinois River Valley Development Authority
September 11, 2018
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
Philip McCully, Governor's Appointment, Marshall
Greg Meyers, Kane County Appointment
Josh Potts, Department of Central Management Services
Kurt Schneider, McHenry County Appointment

Members Absent

William Meagher, Governor's Appointment, LaSalle
Kevin Olson, Grundy County Appointment
John Shaw, Governor's Appointment, Kendall
William Steep, Governor's Appointment, LaSalle

Others Present

Andrew Hamilton, Executive Director
Warren Ribley, UIRVDA

The meeting was called to order at 12:10 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 June 12, 2018 meeting and the minutes and actions of all previous meetings as presented. The motion carried. The Treasurer's Report was suspended. The motion carried.

Resolution No. 18-028 – A Final Bond Resolution on behalf of the Prairie View and Timber Oaks Project in an amount up to \$63,000,000 - Staff presented the Resolution. The Final Bond Resolution calls for the issuance of up to \$63,000,000 in not-for-profit bonds. Invest in America Veterans Foundation, Inc. is planning the purchase, renovation and improvement of a 334-unit multifamily housing development located at 411 Leah Lane, in the City of Woodstock, McHenry County, Illinois and known as Prairie View Apartments and a 235 units multi-family housing development located at 310 South Route 59 in unincorporated Ingleside, Lake County Illinois known as Timber Oaks. The total project size will be up to \$67,000,000 and create and retain 10 jobs. Invest in America Veterans Foundation, Inc. is a non-profit 501C3 based in Jacksonville, FL. The company was founded to help Veterans. They provide free meals and offer job training to veterans. They own a museum in Cape Coral, Florida, housing for moderate to low income tenants which include veterans and 1,800 rental units in FL, NC, SC and in NV close to a military base. They use cash flow from the housing projects to enhance their mission to assist veterans. Their housing does not exclusively require Veterans only. They typically identify locations that have good relationships with the local Veterans Affairs offices.

Thereupon, Vice-Chairman Guilfoyle presented and read the Resolution. Member Schneider moved, and Member McCully seconded that the resolution as presented and read

be adopted. Following discussion, Vice-Chairman Guilfoyle 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, Philip McCully, Greg Meyers, Josh Potts and Kurt Schneider. The following members voted NAY: none. The following members voted present: none. The following members were absent: William Meagher, Kevin Olson, John Shaw and William Steep. WHEREUPON, Vice-Chairman Guilfoyle declared the motion carried and the Resolution adopted and did direct the secretary to record the same in full in the records of the Authority.

Resolution No. 18-029 – A Preliminary Inducement Resolution on behalf of the Morris Hospital II Project in an amount up to \$60,000,000 - Staff presented the Resolution. Morris Hospital is planning a three-part expansion and modernization plan. The first project is at the Diamond-Coal City single-story multi-specialty outpatient center. The center will be upgraded to contain 13,380 square feet of Imaging, Rehab, Occupational Medicine, Laboratory, Immediate Care, and physician offices. This site is at the northwest corner of Illinois Route 13 and McGinty Road in Diamond, IL. The second improvement will be at the Morris Main Branch Facility at 150 W. High Street, Morris, IL. The Emergency Room will be relocated from the South to the East wing of the hospital, allowing the hospital to grow from mostly semi-private to all private rooms and treatment areas. The relocation of the Emergency Room allows the consolidation and modernization of Imaging and Cardiovascular Services. The Information Technology, Human Resources, Administration, HIM, Business Office, Scheduling, and other departments will relocate offsite to the annex or to other areas in the hospital allowing an increase of the Hospital's patient care footprint. The third project will be at the two-story multi-specialty 15,336 square foot outpatient center in the Southwest corner of Columbus Drive and DeLeon Street in Ottawa, IL that will contain Imaging, Rehab, Occupational Medicine, Laboratory, Immediate Care, and physician offices on the first floor. The 13,369 square foot second story will be shelled out for future physician office growth and consolidation.

Morris Hospital was founded in 1906 by four physicians in Morris, Illinois, a city located 60-miles southwest of Chicago. The Hospital is licensed to operate an 89 bed acute care hospital, primarily serving nineteen surrounding communities, is the only hospital in Grundy County. The Hospital provides a full range of inpatient and outpatient services including medical/surgical, emergency, intensive care, obstetrics, and pediatrics. The Hospital is designated as a Level II Obstetrical Unit with Special Care Nursery and a Level II Trauma Center, HFAP accredited as stroke ready and recognized by the State of Illinois as an Emergency Department approved for Pediatrics. The Hospital has undergone numerous expansions and renovations in its 100 plus year existence, and it continues to expand, renovate and upgrade its facilities to serve its growing markets and expand the types and level of services available. The Hospital also owns and operates twenty-two (22) Healthcare Centers, which are staffed with Internists, Family Practitioners, Pediatricians, an Allergist, Cardiologists, an Endocrinologist, Infectious Disease physician, Neurologists, OB/GYNs and Rheumatologists. The Hospital also owns and operates outpatient centers in Morris, Channahon and Yorkville offering Physical Therapy, Immediate Care and Occupational Medicine. In addition, the Hospital owns three facilities where space is rented out to independent physician practitioners, all of whom are on staff at Morris Hospital. These are located in Morris, Coal City and Minooka.

Thereupon, Vice-Chairman Guilfoyle presented and read the Resolution. Member Schneider moved, and Member McCully seconded that the resolution as presented and read be adopted. Following discussion, Vice-Chairman Guilfoyle 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, Philip McCully, Greg Meyers, Josh Potts and Kurt Schneider. The following members voted NAY: none. The following members voted present: none. The following members were absent: William Meagher, Kevin Olson, John Shaw and William Steep. WHEREUPON, Vice-Chairman Guilfoyle declared the motion carried and the Resolution 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 1:12 p.m.

Respectfully submitted,
Greg Meyers, Secretary