

**Revised Meeting of the Board of Directors  
Upper Illinois River Valley Development Authority  
January 12, 2021  
Morris, Illinois**

**Members Present**

Robert Bakewell, Marshall County Appointment  
Craig Canfield, CMS Designee  
Kevin Considine, Lake County Appointment  
Terrence Dee, Governor's Appointment, Lake  
Melissa Hernandez, Governor's Appointment, Kane  
Scott Koepfel, Kendall County  
Kevin Olson, Grundy County Appointment  
Peter Olson, Governor's Appointment, Kendall  
Kurt Schneider, McHenry County Appointment  
John Spiros, Governor's Appointment, Lake  
Susan Van Weelden, Governor's Appointment, Kane  
Estelle Walgreen, Governor's Appointment, Lake  
Reed Wilson, Putman County

**Members Absent**

Pam Cumpata, Kane County Appointment  
Michael Guilfoyle, LaSalle County Appointment  
Deb Ladgenski, Bureau County Appointment  
Michael Negron, DCEO Designee

**Others Present**

Andrew Hamilton, Executive Director  
Warren Ribley, Assistant Executive Director  
Ron Lantz, Lake County Partners

The meeting was called to order at 12:03 p.m. by Chairman Kevin Olson. Roll call was taken identifying the presence of a quorum. It was moved and seconded to approve the Agenda as presented. Following discussion, the motion carried. It was moved and seconded to approve the minutes of the October 20, 2020 meeting and the minutes and actions of all previous meetings as presented. Following discussion, the motion carried. The Treasurer's Report was presented. It was moved and seconded to approve the Treasurer's Report. Following discussion, the motion carried.

**Prairie View Timber Oaks Refunding Bond** – Staff reported the Prairie View Timber Oaks refunding project closed on December 2, 2020. The Authority received \$152,450 in issuance fees. In 2018, UIRVDA issued a \$60,400,000 Multi-Family Housing Bond on behalf of America Veterans Foundation, Inc. (AVF) to purchase and upgrade the 334-unit Prairie View housing development in Woodstock, IL (McHenry County) and the 235-unit Timber Oaks housing development in Ingleside (Lake County). That created 10 new jobs. AVF is a non-profit company based in Florida that assists veterans by providing free meals, job training and housing. They operate over 1,800 units nationwide. They requested a refunding of the 2018 bonds. Staff congratulates the Board with a special thanks to Chairman Olson and Secretary Hernandez for their help on the transaction.

**Procter & Gamble Project - Enterprise Zone Approval** – Warren Ribley, Assistant Executive Director, reported on the State Certification for the UVEZ Procter & Gamble Company

(P&G) project of the construction of a 1,000,000 square foot distribution center on a 149-acre site near Morris Illinois (Grundy County). The Illinois location was selected from a site search led by Jones Lang LaSalle that included southern Wisconsin, northwest Indiana, and the Chicagoland area. The distribution center will be built adjacent to the Morris Municipal Airport on the northwest corner of Route 47 and Airport Road, approximately 3-miles north of Interstate 80. Construction is set to begin in December 2020 and be completed in August 2021. The DC will employ over 200 individuals, including 25 management personnel (wage range \$70,000 - \$180,000), 32 supervisors and skilled professionals (wage range \$50,000-\$75,000), and 148 hourly workers (wage range \$37,000-\$50,000). The total investment is \$128 million, including \$8 million in land acquisition, \$68 million in construction, \$49 million in equipment and \$3 million in architecture and engineering. The estimated savings from the enterprise zone benefit is approximately \$4,281,250. P&G was founded in 1837 and is a leading manufacturer of well-known consumer and household products including Dawn, Tide, Bounty, Swiffer, Febreze, Spic & Span, Comet, Charmin, Pampers, Crest, Pepto Bismol, Ivory, and Mr. Clean to name a few. P&G is headquartered in Cincinnati Ohio and had net sales exceeding \$67 billion in 2019. P&G operates a manufacturing facility in North Chicago and customer business (sales) center in Rosemont.

**Venture One Real Estate Project Enterprise Zone Approval** - Warren Ribley, Assistant Executive Director, reported on the State Certification for the UVEZ Venture One Real Estate project. They are developing a 195,300 square foot industrial facility to be known as Route 60 Logistics Center on a greenfield land site in Mundelein, IL. The land will be acquired by USRLP Mundelein, LLC. The modern precast facility will attract new businesses and jobs to the community. Venture One has a track record in attracting high quality businesses and providing modern functional facilities. Lake County has a diverse mix of companies that benefit from a large labor force and has long been recognized as a premier location for corporate HQ facilities, hi-tech manufacturing firms, pharmaceutical companies, distribution and warehouse operations and small business start-ups. Meridian Design Build, the general contractor, will create over 100 construction jobs during the construction of the facility. The facility will house an estimated 150 new full-time jobs based on the facility size and available auto parking. Construction will commence upon approval and the estimated completion is July 2021. The total investment for the project is \$18,165,000 including \$4,575,000 for land acquisition, \$2,600,000 in new construction, and \$2,400,000 in building materials. Venture One is a locally owned and operated developer and investor specializing in the industrial property sector and has been one of the most active industrial developers and investors in the Chicago Market. During 2019/2020, Venture One Real Estate executed four industrial build-to-suits and three other developments totaling 3.95 million square feet worth approximately \$450 million. Venture One Real Estate is a real estate private equity fund manager, developer and operating company specializing in the industrial property sector. Headquartered in Chicago, Venture One manages a series of discretionary value-add investment funds that target opportunities throughout the Midwest, owns and manages over seven million square feet and controls over 1,000 acres of land in corporate business parks in the greater Chicagoland area.

**Auto Kleen Project Enterprise Zone Approval** - Warren Ribley, Assistant Executive Director, reported on the State Certification for the UVEZ Tri-MD Inc. Project dba Auto-Kleen Express Car Wash (Auto-Kleen) They will construct an automobile car wash development on a 6.6-acre parcel at 2201 Algonquin Road on the east side of Algonquin, IL in McHenry County. The parcel will be subdivided into three lots for the car wash, an auto tire and repair shop, and a fast-food restaurant. Auto-Kleen is a minority owned company. The property is in the Village limits and is zoned as a General Business District. The Village Board approved the project last month citing the need for new business development in the eastern part of the Village. The total

investment for the car wash project is \$4,940,000 including land acquisition, new construction and equipment, landscaping, infrastructure and architecture and engineering. The project will create 8 full-time jobs. The project will be financed by equity and a bank loan. The estimated savings from the enterprise zone is \$130,865. Staff wishes to congratulate the board with a special thanks to the Illinois Department of Commerce and Economic Opportunity (DCEO) for their help and approval with the projects.

Warren Ribley, Assistant Executive Director, wants to provide a special thanks to Board Member Michael Negron and the Illinois Department of Commerce and Economic Opportunity for their help with the UVEZ projects.

**Ordinance No 21-001 – AZ Polymers LLC Enterprise Zone Expansion** – Warren Ribley, Assistant Executive Director, presented a new UVEZ Project he has been working on with Member Kevin Considine and Ron Lantz, of the Lake County Partners. AZ Polymers LLC is planning to manufacture high quality plastic substrates in polycarbonate and acrylic. The Company is purchasing the land in Gurnee, IL (Lake) for approximately \$1,205,000. They plan to construct an 85,000 sq. ft. facility on 4.81 acres with construction slated to begin in early March 2021. The building cost is \$6,000,000 with an anticipated completion date by early October 2021. AZ Polymer is purchasing a highly advanced extrusion line manufactured in Germany that will produce plastic substrate to their desired quality, including a variety of auxiliary equipment needed to operate the extrusion line. The total equipment cost is \$8,000,000. All equipment will be completed and shipped to Gurnee by November 2021 with installation completed by end of year 2021. Production and sales will begin in Jan 2022. The total investment is \$15,205,000 and will employ 17 new full-time positions. The owner and operator of the new company, AZ Polymers, is currently an executive at United Plastics Inc. (UPI), also located in Gurnee. UPI is a supplier of plastics raw materials to the plastics manufacturing industry worldwide. UPI buys, sells, and processes plastic materials, specializing in plastics recycling. UPI will supply AZ Polymers.

Staff presented an Ordinance to add territory to the Enterprise Zone. Thereupon, Chairman Kevin Olson presented and read the Ordinance. Member Susan Van Weelden moved, and Member Peter Olson seconded that the Ordinance as presented 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, Craig Canfield, Kevin Considine, Terrence Dee, Melissa Hernandez, Scott Koeppel, Kevin Olson, Peter Olson, Kurt Schneider, John Spiros, Susan Van Weelden, Estelle Walgreen and Reed Wilson. The following members voted NAY: none. The following members were absent: Pam Cumpata, Michael Guilfoyle, Deb Ladgenski and Michael Negron. WHEREUPON Chairman Kevin Olson declared the motion carried and the Ordinance adopted and did direct Secretary Melissa Hernandez to record the same in full in the records of the Authority.

**Ordinance No 21-002 – Lindsay Windows Illinois LLC Enterprise Zone Expansion** - Staff presented a new UVEZ Project. Lindsay Windows Illinois LLC is planning the purchase of land and building located at 55 South Constitution in Aurora, IL to allow for an expansion of its existing operations. The total project investment including the land, building purchase, renovations and new equipment is \$3,850,000. Renovations to the new facility will include a new roof, solar, lighting, office space and new docks to expand production and employment. Lindsay Windows is relocating to this larger facility from 50 South Street in North Aurora. Thirty-two existing employees will relocate to the new expanded facility and an additional 50 employees will be hired within two years. Lindsay Windows manufacturers vinyl windows. Staff will present an Ordinance to add them to the Enterprise Zone.

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Member Peter Olson seconded that the Ordinance as presented 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, Craig Canfield, Kevin Considine, Terrence Dee, Melissa Hernandez, Scott Koeppel, Kevin Olson, Peter Olson, Kurt Schneider, John Spiros, Susan Van Weelden, Estelle Walgreen and Reed Wilson. The following members voted NAY: none. The following members were absent: Pam Cumpata, Michael Guilfoyle, Deb Ladgenski and Michael Negron. WHEREUPON Chairman Kevin Olson declared the motion carried and the Ordinance adopted and did direct Secretary Melissa Hernandez to record the same in full in the records of the Authority.

**Resolution No 21-003 – A Resolution Regarding Volume Cap** - Staff presented the Resolution to request \$15,000,000 in Volume Cap allotment from the Illinois Governor's Office of Management and Budget. Thereupon, Chairman Kevin Olson presented and read the Resolution. Member Kevin Considine moved, and Member Estelle Walgreen seconded that the Resolution as presented 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, Craig Canfield, Kevin Considine, Terrence Dee, Melissa Hernandez, Scott Koeppel, Kevin Olson, Peter Olson, Kurt Schneider, John Spiros, Susan Van Weelden, Estelle Walgreen and Reed Wilson. The following members voted NAY: none. The following members were absent: Pam Cumpata, Michael Guilfoyle, Deb Ladgenski and Michael Negron. WHEREUPON Chairman Kevin Olson declared the motion carried and the Resolution adopted and did direct Secretary Melissa Hernandez 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 12:49 p.m.

Respectfully submitted,  
Melissa Hernandez, Secretary