

**Meeting of the Board of Directors
Upper Illinois River Valley Development Authority
July 13, 2021
Morris, Illinois**

Members Present

Robert Bakewell, Marshall County Appointment
Kevin Considine, Lake County Appointment
Pam Cumpata, Kane County Appointment
Terrence Dee, Governor's Appointment, Lake
Melissa Hernandez, Governor's Appointment, Kane
Deb Ladgenski, Bureau County Appointment
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 Appointment

Members Absent

Michael Guilfoyle, LaSalle County Appointment
Scott Koeppel, Kendall County
Director, CMS Designee
Director, DCEO Designee

Others Present

Andrew Hamilton, Executive Director
Ethan Kruger, WSPY
Warren Ribley, Assistant Executive Director
Patrick Schener, Midwest Industrial

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 by Member Wilson and seconded by Member Van Weelden to approve the Agenda as presented. Following discussion, the motion carried. It was moved by Member Bakewell and seconded by Member Van Weelden to approve the minutes of the May 11, 2021 meeting and the minutes and actions of all previous meetings as presented. Following discussion, the motion carried. Treasurer's Report was suspended.

Ordinance 20-008 - Midwest Industrial Batavia Project – Staff and Pat Schener representing Midwest Industrial presented the project. The Midwest Industrial Fund is planning to construct a new 125,000 Distribution Center Warehouse on 6.85 acres at 1459 Louis Bork Drive, Batavia, IL in the Batavia Business Park in Kane County. The warehouse with associated loading dock area, car parking, utility improvements is zoned General Industrial by the City. The Construction is targeted for September 2021 with occupancy in May 2022. The total project size is \$8.8 million and will create 20 new jobs. The Company is requesting to be added to the Enterprise Zone (UVEZ). Following discussion, Member Ladgenski moved and Member Dee seconded a motion to approve the Ordinance.

Thereupon, Chairman Olson read the Ordinance and 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, Kevin Considine, Pam Cumpata, Terrence Dee, Melissa Hernandez,

Deb Ladgenski, 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: Michael Guilfoyle, Scott Koeppel, CMS Designee and DCEO Designee. WHEREUPON Chairman Olson declared the motion carried and the Ordinance adopted and did direct Secretary Hernandez to record the same in full in the records of the Authority.

Resolution 21-009 Carriage Crossing Preliminary Inducement Resolution – Staff presented the Resolution. The Authority originally approved the project at its meeting in March 2020 just prior to the onset of the COVID-19 pandemic. The project was subsequently delayed but is now ready to move forward. The project scope has decreased slightly from 96 to 78 units and from \$27,000,000 to \$21,000,000.

Carriage Crossing Senior Living - Mundelein, LLC (Carriage Crossing), based in Champaign Illinois, is a new ground-up 80,000 square foot Assisted Living and Memory Care facility located in Mundelein, Illinois. The proposed facility will be constructed on an eight-acre plot of land, consisting of two separate areas of 56 Assisted Living units, and 12 Memory Care units specifically designed to serve residents with Alzheimer's disease. Carriage Crossing will offer, state-of-the-art studio, one-bedroom, one-bedroom deluxe, and two-bedroom apartments. Total construction costs are approximately \$21 million to be financed with bond debt and equity. Once completed, the facility will employ approximately 50 full-time and 20 part-time employees. ORIX Capital is serving as Underwriter and placement agent. Following discussion, Member Considine moved and Member Dee seconded a motion to approve the Resolution.

Thereupon, Chairman Olson read the Resolution and 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, Pam Cumpata, Terrence Dee, Melissa Hernandez, Deb Ladgenski, 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: Michael Guilfoyle, Scott Koeppel, CMS Designee and DCEO Designee. WHEREUPON Chairman Olson declared the motion carried and the Resolution adopted and did direct Secretary Hernandez to record the same in full in the records of the Authority.

With no further business, it was moved by Member Bakewell and seconded by Member Ladgenski to adjourn. The motion carried. The meeting adjourned at 12:29 p.m.

Respectfully submitted,
Melissa Hernandez, Secretary