

**Meeting of the Board of Directors
Upper Illinois River Valley Development Authority
June 14, 2022
Morris, Illinois**

Members Present

Robert Bakewell, Marshall County Appointment
Kevin Considine, Lake County Appointment
Pam Cumpata, Kane County Appointment
Terrence Dee, Governor's Appointment
Michael Guilfoyle, LaSalle County Appointment
Melissa Hernandez, Governor's Appointment, Kane
Kevin Olson, Grundy County Appointment
Peter Olson, Governor's Appointment
Susan Van Weelden, Governor's Appointment
Estelle Walgreen, Governor's Appointment
Reed Wilson, Putman County Appointment

Members Absent

Dan Koukol, Kendall County Appointment
Kurt Schneider, McHenry County Appointment
Theresa Wittenauer, Bureau County Appointment

Others Present

Andrew Hamilton, Executive Director
Ann Noble, Stifel Nicholas

The meeting was called to order at 12:04 p.m. by Chairman Kevin Olson. Roll call was taken identifying the presence of a quorum. It was moved by Treasurer Bob Bakewell and seconded by Member Reed Wilson to approve the agenda as presented. Following discussion, the motion carried. It was moved by Member Susan Van Weelden and seconded by Member Kevin Considine to approve the minutes of the May 10, 2022, meeting and the minutes and actions of all previous meetings as presented. Following discussion, the motion carried. Treasurer's Report was presented. It was moved by Treasurer Bon Bakewell and seconded by Member Kevin Considine to approve the Treasurer's Report as presented. Following discussion, the motion carried.

Ordinance 22-005 - An Ordinance to add territory to the UIRVDA Enterprise Zone on behalf of the MIF Batavia Douglas Enterprise Zone Project - Midwest Industrial Fund, Inc. is planning the MIF Batavia Douglas Project to construct a new 144,000 square foot speculative industrial warehouse on 9.24 vacant acres at 1225 Douglas Road, Batavia, IL (Kane). The building will include a loading dock area, car parking and utility improvements. The site is currently zoned Light Industrial by the City of Batavia. The shell building will be constructed on a speculative basis and marketed to potential Tenants for light industrial uses, including warehousing, distribution, assembly or light manufacturing. Target construction starts in October 2022 and occupancy in July 2023. The project is \$13.2 million and will create employment opportunities for an

estimated 20 to 150 jobs. The Company is requesting to be added to the Enterprise Zone (UVEZ).

Whereupon, Chairman Kevin Olson read the Ordinance. It was moved by Member Susan Van Weelden and seconded by Member Kevin Considine to approve the Ordinance as presented. Discussion took place. Following discussion, Chairman Kevin Olson proposed the

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question and directed that the roll be called for a vote upon the motion to approve. Upon the roll being called, the following members voted AYE: Robert Bakewell, Kevin Considine, Pam Cumpata, Terrence Dee, Michael Guilfoyle, Melissa Hernandez, Kevin Olson, Peter Olson, Susan Van Weelden, Estelle Walgreen and Reed Wilson. The following members voted NAY: none. The following members were absent: Dan Koukol, Kurt Schneider and Theresa Wittenauer. WHEREUPON Chairman Kevin 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.

Ordinance 22-006 - An Ordinance to add territory to the UIRVDA Enterprise Zone on behalf of the MIF Libertyville Enterprise Zone 45 Project - Midwest Industrial Fund, Inc. is planning the MIF Libertyville 45 Project to construct two speculative industrial facilities totaling 334,000 square feet on 19.15 vacant acres at the former Village of Libertyville Golf Driving Range located at 1900 & 1850 Highway 45, Libertyville, IL (Lake). The buildings will include a loading dock area, car parking and utility improvements. The site is currently zoned Light Industrial by the City of Batavia. The shell building will be constructed on a speculative basis and marketed to potential Tenants for light industrial uses, including warehousing, distribution, assembly or light manufacturing. Target construction starts in July 2022 and occupancy in March 2023. The project is \$30.1 million and will create employment opportunities for an estimated 20 to 150 jobs. The Company is requesting to be added to the Enterprise Zone (UVEZ).

Whereupon, Chairman Kevin Olson read the Ordinance. It was moved by Member Susan Van Weelden and seconded by Member Kevin Considine to approve the Ordinance as presented. Discussion took place. Following discussion, Chairman Kevin Olson proposed the question and directed that the roll be called for a vote upon the motion to approve. Upon the roll being called, the following members voted AYE: Robert Bakewell, Kevin Considine, Pam Cumpata, Terrence Dee, Michael Guilfoyle, Melissa Hernandez, Kevin Olson, Peter Olson, Susan Van Weelden, Estelle Walgreen and Reed Wilson. The following members voted NAY: none. The following members were absent: Dan Koukol, Kurt Schneider and Theresa Wittenauer. WHEREUPON Chairman Kevin 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

Ordinance 22-007 - An Ordinance to add territory to the UIRVDA Enterprise Zone on behalf of the Bright Farms Plano Enterprise Zone Project - Illinois Greenhouse LLC (Bright Farms) is planning to construct four 8- acre Baby Leaf Greenhouse on approximately 120 acres of land located at 1726 Eldamain Road, Plano, IL 60545 in (Kendall). The Company supplies retailers such as Mariano's, Roundy's and Jewel Osco with fresh locally grown lettuce and herbs. Target construction starts in July 2022 and occupancy in June 2023. The project is \$100 million and will create 272 jobs. The Company is requesting to be added to the Enterprise Zone (UVEZ).

Whereupon, Chairman Kevin Olson read the Ordinance. It was moved by Member Susan Van Weelden and seconded by Member Kevin Considine to approve the Ordinance as

presented. Discussion took place. Following discussion, Chairman Kevin Olson proposed the question and directed that the roll be called for a vote upon the motion to approve.

Upon the roll being called, the following members voted AYE: Robert Bakewell, Kevin Considine, Pam Cumpata, Terrence Dee, Michael Guilfoyle, Melissa Hernandez, Kevin Olson, Peter Olson, Susan Van Weelden, Estelle Walgreen and Reed Wilson. The following members voted NAY: none. The following members were absent: Dan Koukol, Kurt Schneider and Theresa Wittenauer. WHEREUPON Chairman Kevin Olson declared the motion carried and the Resolution adopted and did direct Secretary Hernandez to record the same in full

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in the records of the Authority

Ordinance 22-008 - An Ordinance to add territory to the UIRVDA Enterprise Zone on behalf of the Logistics Property Company Enterprise Zone Project - Logistics Property Company, LLC ("LPC") will develop vacant land located at the Southwest Corner of Holt Road and Wabena Avenue in Kendall County. The Village of Minooka has granted preliminary plan approval. The total site consists of approximately 58.5 acres. The development will consist of building a Class A modern logistics facility that has high demand in the market. The cross-docked facility will be developed on a speculative basis by LPC per the proposed site plan. The building will total approximately 935,000 SF and will be designed with maximum flexibility to accommodate up to two tenants. The building will be high image and feature precast concrete panels. The building will have ample car and trailer parking, and truck loading. Access to the site will be by one driveway along Wabena Avenue and two driveways along Holt Road. LPC will be the long term holder of this facility. The new development will be marketed to a wide range of potential users including, but not limited to distribution, manufacturing, light assembly, and corporate headquarters. The project will bring many quality jobs, estimated between 150 to 250 full time jobs, and the state-of-the-art logistics facility will generate significant tax revenue for years to come. Plan are to break ground in the Spring of 2023 with completion set for the Spring of 2024. Logistics Property Company, LLC (LPC) is an industrial real estate company focused on the acquisition, development, and management of modern logistics properties. The group is led by a diverse management team that averages more than 25 years of experience and has developed more than 55.3 million square feet of logistics buildings since 1995. LPC is headquartered in Chicago with more than 70 employees strategically located across eight offices. Its portfolio currently comprises 52 buildings across 23 million square feet in key logistics markets across North America with an estimated end value of more than \$3 billion.

Whereupon, Chairman Kevin Olson read the Ordinance. It was moved by Member Susan Van Weelden and seconded by Member Kevin Considine to approve the Ordinance as presented. Discussion took place. Following discussion, Chairman Kevin Olson proposed the question and directed that the roll be called for a vote upon the motion to approve. Upon the roll being called, the following members voted AYE: Robert Bakewell, Kevin Considine, Pam Cumpata, Terrence Dee, Michael Guilfoyle, Melissa Hernandez, Kevin Olson, Peter Olson, Susan Van Weelden, Estelle Walgreen and Reed Wilson. The following members voted NAY: none. The following members were absent: Dan Koukol, Kurt Schneider and Theresa Wittenauer. WHEREUPON Chairman Kevin 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

Resolution 22-009 – A Resolution authorizing the entering into of an

Intergovernmental Agreement on behalf of the Homeowner's Down Payment Assistance (DAP) Program

– Staff introduced Ms. Anne Noble of Stifel Nicholas describing a program offered to the Illinois Regional Development Authorities to provide a down payment assistance program to Illinois homebuyers. The program would be administered by Stifel in conjunction with the Quad Cities Regional Economic Development Authority. Staff recommends entering into Intergovernmental Agreement to execute and implement the program with regional participating banks. Staff presented a Resolution to adopt an Intergovernmental Agreement in Connection with a Homeowner's Down Payment Assistance Program and Intergovernmental Agreement No. 22-010 between UIRVDA and the Southwestern Illinois Industrial Development Authority in Connection with a Homeowner's Down Payment Assistance Program.

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Whereupon, Chairman Kevin Olson read the Resolution authorizing execution of the Intergovernmental Agreement. It was moved by Member Susan Van Weelden and seconded by Member Kevin Considine to approve the Ordinance as presented. Discussion took place. Following discussion, Chairman Kevin Olson proposed the question and directed that the roll be called for a vote upon the motion to approve. Upon the roll being called, the following members voted AYE: Robert Bakewell, Kevin Considine, Pam Cumpata, Terrence Dee, Michael Guilfoyle, Melissa Hernandez, Kevin Olson, Peter Olson, Susan Van Weelden, Estelle Walgreen and Reed Wilson. The following members voted NAY: none. The following members were absent: Dan Koukol, Kurt Schneider and Theresa Wittenauer. WHEREUPON Chairman Kevin 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

Resolution No. 22-011 – A Resolution Regarding the Scheduling of Meetings for 2023-2024

– Staff proposed a schedule of meetings dates is presented calling for monthly meetings as needed to take official action to be held on the second Tuesday of the month at 12:00 pm. It was moved by Member Terrence Dee and seconded by Member Kevin Considine to approve the Resolution as presented. Discussion took place. Following discussion, Chairman Kevin Olson proposed the question and the motion carried

Administrative Payments of Contractual Obligations – Staff requested Board approval to authorize payments to be processed on the first of the months on contractual agreements on behalf of the Authority. It was moved by Member Terrance Dee and seconded by Member Kevin Considine to approve as presented. Following discussion, the motion carried.

With no further business, it was moved by Member Wilson and seconded by Member Van Weelden to adjourn. The motion carried. The meeting adjourned at 12:52 p.m.

Respectfully submitted,
Melissa Hernandez, Secretary