

**Meeting of the Board of Directors  
Upper Illinois River Valley Development Authority  
March 8, 2022  
Morris, Illinois**

**Members Present**

Robert Bakewell, Marshall County Appointment  
Kevin Considine, Lake County Appointment  
Terrence Dee, Governor's Appointment  
Michael Guilfoyle, LaSalle County Appointment  
Melissa Hernandez, Governor's Appointment, Kane  
Dan Koukol, Kendall County Appointment (Scott Knopple)  
Kevin Olson, Grundy County Appointment  
Peter Olson, Governor's Appointment  
Kurt Schneider, McHenry County Appointment  
John Spiros, Governor's Appointment  
Reed Wilson, Putman County Appointment  
Theresa Wittenauer, Bureau County Appointment

**Members Absent**

Pam Cumpata, Kane County Appointment  
Susan Van Weelden, Governor's Appointment  
Estelle Walgreen, Governor's Appointment

**Others Present**

Andrew Hamilton, Executive Director  
Warren Ribley, Assistant Executive Director

The meeting was called to order at 12:06 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 Bakewell to approve the agenda as presented. Following discussion, the motion carried. It was moved by Treasurer Bakewell and seconded by Member Schneider to approve the minutes of the March 8, 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 Member Wilson and seconded by Member Schneider to approve the Treasurer's Report. Following discussion, the motion carried.

**Ordinance No. 22-002 – MP Minooka Ridge Industrial LLC Enterprise Zone Project – Minooka, Kendall County IL** - Molto Properties, in its capacity as development manager for MP Minooka Ridge Industrial, LLC, is proposing the development of 109 acres located at 1001 Midpoint Road, Minooka, IL into a state-of-the-art industrial park with up to 1,729,593 square feet of building area being developed across two buildings. The development will deliver a high image business park consisting of two bulk warehouse and distribution buildings, totaling 1,159,950 SF and 569,643 SF, respectively. The construction of the first building is expected to commence June 1, 2022, with construction lasting approximately 13 months. The construction commencement for the second building is currently projected to be September 1, 2023, with a

similar construction timeline. The facilities are speculative in nature. The most likely use will be warehousing and distribution or manufacturing for a large regional or national company.

Thereupon, Chairman Olson read the Resolution. It was moved by Treasurer Bakewell and seconded by Member Pete Olson to approve the Ordinance as presented. Discussion took place. Following discussion, Chairman Kevin Olson proposed the question and directed that the roll be

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called for a vote upon the motion to approve. Upon the roll being called, the following members voted AYE: Robert Bakewell, Kevin Considine, Terrence Dee, Michael Guilfoyle, Melissa Hernandez, Dan Koukol, Kevin Olson, Peter Olson, Kurt Schneider, John Spiros, Reed Wilson, and Theresa Wittenauer. The following members voted NAY: none. The following members were absent: Pam Cumpata, Susan Van Weelden, and Estelle Walgreen. 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 Reed to adjourn. The motion carried. The meeting adjourned at 12:26 p.m.

Respectfully submitted,  
Melissa Hernandez, Secretary