

**Meeting of the Board of Directors
Upper Illinois River Valley Development Authority
May 11, 2021
Morris, Illinois**

Members Present

Robert Bakewell, Marshall County Appointment
Kevin Considine, Lake County Appointment via Ron Lanz
Pam Cumpata, Kane County Appointment
Terrence Dee, Governor's Appointment, Lake
Michael Guilfoyle, LaSalle County Appointment
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
Estelle Walgreen, Governor's Appointment, Lake
Susan Van Weelden, Governor's Appointment, Kane
Reed Wilson, Putman County

Members Absent

Scott Koeppel, Kendall County
Director, CMS Designee
Director, DCEO Designee

Others Present

Tyler Coon, Pleasant Grove Solar, LLC
Andrew Hamilton, Executive Director
Warren Ribley, Assistant Executive Director
Ronni Norton, Strategic Alliance

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. The chair was turned over to Vice-Chairman Guilfoyle. It was moved by Member Van Weelden and seconded by member Spiros to approve the Agenda as presented. Following discussion, the motion carried. It was moved by Member Cumpata and seconded by Member Van Weelden to approve the minutes of the February 9, 2021 meeting as amended and the minutes and actions of all previous meetings as presented. Following discussion, the motion carried. Treasurer's Report was suspended.

Ordinance No. 21-006 - Inman Electric Motors, Inc. Project - Inman Electric Motors, located in LaSalle, Illinois (LaSalle County) is planning an expansion of up to nearly \$1,000,000. The project will involve an expansion and renovation of approximately \$685,000 and \$153,800 in new equipment, primarily a permanently affixed overhead crane that will create 2 full-time jobs. The enterprise zone benefits will save the company approximately \$36,000. Inman Electric Motors was founded in 1967 by Sam Inman. Today the facility is more than 75,000 square feet on 3.5 acres of land. Inman Electric Motors has one of the most modern service shops in the country. The capabilities include two 40-ton bridge cranes, four 15-ton bridge cranes, automated coil winding machines, vacuum pressure impregnation, large curing and heat-treating ovens, vibration and dynamic balancing instrumentation, and a 13kV, 3,000 amps test panel. Industries served include manufacturers, mining, steel and cement production, refineries, power generation, public

utilities, and municipalities throughout Illinois, Iowa, and Indiana. Inman Electric Motors is a privately held company and has been owned and managed by the Inman family for three generations. Inman Electric Motors has realized great success by providing personal service and quality work for over 50 years.

Thereupon, Vice-Chairman Mike Guilfoyle presented and read Ordinance No. 21-006. Member Reed Wilson moved and Member Deb Ladgenski seconded that the Ordinance as presented be adopted. Following discussion, Vice-Chairman Guilfoyle 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, Michael Guilfoyle, 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: Scott Koeppel, CMS Designee and DCEO Designee. WHEREUPON Vice-Chairman Mike Guilfoyle 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. 21-007 - Pleasant Grove Solar Project - Pleasant Grove Solar, LLC (PGS), an affiliate of Duke Energy Renewables Solar, LLC, proposes to develop, construct, and operate a solar power generation facility up to 300 MWAC (411 MWDC) located on up to 2,700 acres of leased property. The project will produce and supply locally sourced clean, renewable energy consistent with the renewable energy goals of the Governor Pritzker. The proposed project is located near the intersection of IL 23 and Pleasant Grove Rd, City of Marengo, McHenry County and Boone County, IL on approximately 2,700 acres. The land is mainly agricultural. The proposed site also contains an existing electrical transmission line that bisects the southern portion of the proposed site. The facility will be constructed on previously cleared agricultural land and maintained with year-round vegetative groundcover. Construction or impacts in jurisdictional wetlands and floodplains will be avoided or minimized with limited detrimental environmental impacts. The vegetative groundcover throughout the facility is expected to consist of native grasses and prairie flora, including forbs and other pollinator friendly species, that will benefit soil, water quality, and habitat for bees, butterflies, and other wildlife species. The facility will operate 24/7. The substation will be lit but the photovoltaic field will not have lights and will not produce noise above ambient levels for any local receptors. At the peak, the project could have as many as 300 construction jobs, with a good percentage of the labor being comprised of regional or local hired labor and subcontractors. Post construction, the project will be maintained by full-time on-site operational and maintenance (O&M) staff and traveling technicians to support larger O&M efforts. Depending on the ultimate size of the project, we expect 4-7 full-time jobs to support the operations of the facility. In addition, the solar facility will be monitored remotely 24/7/365. The proposed 300 MWAC solar facility, with a capital investment of approximately \$300 million, will provide a substantial tax benefit to the community, with a long-term boost in revenue via property taxes for the county, township, schools, and any other local districts. The project will span School Districts in both McHenry and Boone Counties. In addition, assuming a 300 MWac size and 35-year project life, PGS would expect to pay approximately \$100 million in lease rent to landowners, a substantial increase over projected agricultural income on the same land. PGS is requesting inclusion in the UIRVDA Enterprise Zone to receive sales tax exemptions on the building materials during construction and an investment tax credit offset on Illinois business income taxes. While the project is near an existing local enterprise zone, the UIRVDA Enterprise Zone has the expansion capacity to include this project unlike the local zone.

Thereupon, Vice-Chairman Mike Guilfoyle presented and read Ordinance No. 21-007. Member Kurt Schneider moved and Member Susan Van Weelden seconded that the Ordinance

as presented be adopted. Following discussion, Vice-Chairman Guilfoyle 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, Michael Guilfoyle, 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: Scott Koeppel, CMS Designee and DCEO Designee. WHEREUPON Vice-Chairman Mike Guilfoyle 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.

With no further business, it was moved and seconded to adjourn. The motion carried. The meeting adjourned at 12:32 p.m.

Respectfully submitted,
Melissa Hernandez, Secretary