

**Meeting of the Board of Directors  
Upper Illinois River Valley Development Authority  
April 12, 2022  
Morris, Illinois**

**Members Present**

Robert Bakewell, Marshall County Appointment  
Kevin Considine, Lake County Appointment  
Pam Cumpata, Kane County Appointment  
Melissa Hernandez, Governor's Appointment, Kane  
Dan Koukol, Kendall County Appointment  
Kevin Olson, Grundy County Appointment  
Peter Olson, Governor's Appointment  
Kurt Schneider, McHenry County Appointment  
Susan Van Weelden, Governor's Appointment  
Estelle Walgreen, Governor's Appointment  
Theresa Wittenauer, Bureau County Appointment

**Members Absent**

Terrence Dee, Governor's Appointment  
Michael Guilfoyle, LaSalle County Appointment  
Reed Wilson, Putman County Appointment

**Others Present**

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 Susan Van Weelden and seconded by Member Estelle Walgreen to approve the agenda as presented. Following discussion, the motion carried. It was moved by Member Susan Van Weelden and seconded by Member Kurt 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 Melissa Hernandez and seconded by Treasurer Bob Bakewell to approve the Treasurer's Report. Following discussion, the motion carried.

**Ordinance No. 22-003 – Venture One Acquisitions LLC Enterprise Zone Project – Huntley, Kane County IL** - Venture One is developing a 729,600 square foot modern precast industrial facility to be known as Venture Park 47 on a greenfield land site in Huntley, IL that will attract new businesses and jobs to the community. The estimated cost of the facility is estimated at \$71,250,000 including land acquisition, new construction, and professional and financing costs. The facility is 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 Susan Van Weelden 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, Melissa Hernandez, Dan Koukol, Kevin Olson, Peter Olson, Kurt Schneider, Susan Van Weelden, Estelle Walgreen, and Theresa Wittenauer. The following members voted NAY: none. The following members were absent: Terrence Dee, Michael Guilfoyle, Reed Wilson.

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 Van Weelden to adjourn. The motion carried. The meeting adjourned at 12:32 p.m.

Respectfully submitted,  
Melissa Hernandez, Secretary