

**Meeting of the Board of Directors  
Upper Illinois River Valley Development Authority  
October 12, 2021  
Morris, Illinois**

**Members Present**

Robert Bakewell, Marshall County Appointment  
Pam Cumpata, Kane County Appointment  
Terrence Dee, Governor's Appointment, Lake  
Melissa Hernandez, Governor's Appointment, Kane  
Dan Koukul, Kendall County Appointment  
Kevin Olson, Grundy County Appointment Peter  
Olson, Governor's Appointment, Kendall Kurt  
Schneider, McHenry County Appointment  
Susan Van Weelden, Governor's Appointment, Kane  
Estelle Walgreen, Governor's Appointment, Lake Reed  
Wilson, Putman County Appointment

**Members Absent**

Kevin Considine, Lake County Appointment  
Michael Guilfoyle, LaSalle County Appointment  
John Spiros, Governor's Appointment, Lake

**Others Present**

Andrew Hamilton, Executive Director  
Warren Ribley, Assistant Executive Director

The meeting was called to order at 12:09 p.m. by Chairman Kevin Olson. Roll call was taken identifying the presence of a quorum. It was moved by Member Koukul and seconded by Member Van Weelden to approve the agenda as presented. Following discussion, the motion carried. It was moved by Member Wilson and seconded by Member Van Weelden to approve the minutes of the September 14, 2021, 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 Reed and seconded by Member Wilson to approve the Treasurer's Report. Following discussion, the motion carried.

**GTI Ogelsby** - GTI Oglesby, a cannabis cultivation subsidiary of Green Thumb Industries located in LaSalle County, was added to the UIRVDA Enterprise Zone in August 2020. That initial project was a 150,000 square foot expansion to the original facility that added additional cultivation and production capacity. That project added an additional 125 jobs to the region. The original facility that was constructed prior to being added to the enterprise zone was 70,000 square foot facility and employed 50 individuals. GTI is now proposing an additional expansion within the same parcel footprint covered under the 2020 addition to the enterprise zone. GTI Oglesby is now proposing an additional expansion project not included in the 2020 application. This expansion will be an additional \$41,000,000 investment in new construction and equipment and the creation of 50 additional jobs. The expansion will include additional processing, production, and packaging areas and equipment through final completion, testing and validation. The improvements will also include updating cultivation spaces, equipped with fully automated environmental building controls, high efficiency LED light fixtures, and high efficiency mechanical systems. Because this is a new expansion project, an administration fee will be paid to UIRVDA for processing of the application,

registration of the project with the IL Department of Revenue and issuance of new and additional sales tax exemption certificates.

**Marseilles Property Lease Renewal** - At the September meeting the Board approved a motion authorizing staff to negotiate a new 5-year lease renewal with an up to 10% rent escalator and with terms substantially like the expired lease. Terms were presented to the lessee that have been accepted and signed. The new lease rate is \$46,725 annually (\$3893.75 monthly), representing a 10% increase. A copy of the new lease is included in the packet. It was moved and seconded to approve the lease as presented. Thereupon, Chairman Olson proposed the questions 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, Pam Cumpata, Terrence Dee, Melissa Hernandez, Dan Koukul, Kevin Olson, Peter Olson, Kurt Schneider, Susan Van Weelden, Estelle Walgreen, and Reed Wilson. The following members voted NAY: none. The following members were absent: Kevin Considine, Michael Guilfoyle and John Spiros. 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.

**2903 Kirk Road LLC (Mr. Bubbles Car Wash, Aurora)** - 2903 Kirk Road LLC d/b/a Mr. Bubbles Car Wash will construct a new state of the art automatic car wash facility on the north side of Aurora near Butterfield Road. The facility will also offer retail sales of auto care products. The investment is \$6.7 million including land acquisition, construction costs, equipment and contingencies and professional services. The project will be financed by bank loans and developer equity. The proposed car wash is well suited to this location, will have a positive financial impact on the neighboring businesses and will contribute and encourage development and improvement of the surrounding properties. The proposed car wash utilizes environmentally friendly procedures and uses biodegradable products. The business provides a needed service to the public. The car wash facility is consistent with the Comprehensive Plan of the City of Aurora. The design and architecture will enhance the neighborhood and is expected to increase the value of surrounding real estate within the neighborhood, specifically the commercial properties and will not adversely impact any residential properties. The business will be owned by two individuals with development overseen by Car Wash Pro Designers who has overseen two other UIRVDA enterprise projects in Algonquin and Peru. The project is expected to employ 18 individuals.

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, Pam Cumpata, Terrence Dee, Melissa Hernandez, Dan Koukul, Kevin Olson, Peter Olson, Kurt Schneider, Susan Van Weelden, Estelle Walgreen, and Reed Wilson. The following members voted NAY: none. The following members were absent: Kevin Considine, Michael Guilfoyle and John Spiros. 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.

**Fiscal Year 2022 UIRVDA Operating Budget** - Each Fiscal Year staff presents an operating budget for the upcoming year. Included in the Board packet is a copy of the proposed budget and a five-year overview of previous budgets. With respect to the past fiscal year, revenues exceeded projections by \$119,000 (\$282,750 projected, \$401,866 actual). Total expenditures were less than budgeted by \$35,760 (73% of budget, \$1340,000 projected, \$98,240 actual). Net income last year was \$127,512. For the current fiscal year, total revenues are projected at \$369,635, which reflects a 5- year running average. On the expenditure side, three options are presented. Option C is the prior year budget representing the low option

(134,000). Option B is the midrange option at \$176,500. Option C is the top range option at \$220,500. Both Options B and C realign some of the line-items to bring them into line with historic spending. They also propose some levels of increase in the Marketing and Support Services lines and add a new line for Regional and State memberships. In all scenarios there is a set-aside of reserves for a "rainy day fund". It was moved and seconded to approve Option A annual budget as follows: Accounting - \$2,500, Executive Director - \$18,000, Insurance - \$5,000, Professional Fees - \$15,000, Lodging – \$2,000, Marketing - \$50,000, Regional Memberships - \$40,000, State Memberships – \$12,500, Meetings – \$4,000, Office - \$5,000, Postage - \$5,000, Support Services - \$50,000, Telephone – 6,500, Travel - \$5,000 and Non-recurring Economic Modeling Expenses - \$50,000, Total \$270,500.

Thereupon, Chairman Olson read the Ordinance 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, Pam Cumpata, Terrence Dee, Melissa Hernandez, Dan Koukul, Kevin Olson, Peter Olson, Kurt Schneider, Susan Van Weelden, Estelle Walgreen, and Reed Wilson. The following members voted NAY: none. The following members were absent: Kevin Considine, Michael Guilfoyle and John Spiros. WHEREUPON Chairman Olson declared the motion carried 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 Wilson and seconded by Member Bakewell to adjourn. The motion carried. The meeting adjourned at 1:08 p.m.

Respectfully submitted, Melissa Hernandez, Secretary