

**Meeting of the Board of Directors
Upper Illinois River Valley Development
Authority August 9, 2022
Morris, Illinois**

Members Present

Robert Bakewell, Marshall County
Appointment Kevin Considine, Lake
County Appointment Pam Cumpata,
Kane County Appointment
Michael Guilfoyle, LaSalle County
Appointment
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 Reed
Wilson, Putman County Appointment
Theresa Wittenauer, Bureau County Appointment

Members Absent

Terrence Dee, Governor's
Appointment
Melissa Hernandez, Governor's
Appointment, Kane

Others Present

Andrew Hamilton, Executive Director
George Jennings, UIRVDA
Matt Lafolle, Austin Consulting
Ronni Norton, Strategic Alliance
Warren Ribley, Assistant Executive Director
Katie Rieglman, Austin Consulting
Jeff Torricelli, UIRVDA

The meeting was called to order at 12:00 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 Dan Koukol to approve the agenda as presented. Following discussion, the motion carried. It was moved by Member Dan Koukol and seconded by Member Susan Van Weelden to approve the minutes of the June 14, 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 Kurt Schneider and seconded by Member Dan Koukol to approve the Treasurer's

Report as presented. Following discussion, the motion carried.

Ordinance 22-012- An Ordinance to add territory to the UIRVDA Enterprise Zone on behalf of 319 IL-83 LLC- 319 IL 83 will construct and operate an Auto Luxury Spa. The total investment is \$7,020,200. The facility will employ 12 individuals in total, with 3-6 individuals during normal operating hours. A minimum of 3 employees at any given time would always be present at the facility with a maximum of 6 during peak hours. The proposed facility is unique in structure as it has brick facade, towers, unique lighting, and a state-of-the art tunnel system. The aesthetics are more akin to a modern-day bank. The structure is neither a copy or identical in design to any other structure or facility nearby. The height, width, depth, and breadth will not create a distraction. Rather, the design is made to create the cohesion of the surrounding business district. The ground, land, and property where the facility will be constructed and operated creates diversity generally and provides coupling and complimentary element to its surroundings. The business corridor of Mundelein has several commercial properties adjacent to the facility that has their own unique niche. This facility is designed to be a complimentary addition. This Mundelein site was chosen for its vibrant corridor and easy to maneuver and navigate design. Applications are pending with the Village of Mundelein for zoning changes, site plan approval and building permits.

Thereupon, Chairman Olson read the Ordinance. It was moved by Member Considine and seconded by Member Schneider to approve the Ordinance as presented. 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, Michael Guilfoyle, Dan Koukul, Kevin Olson, Peter Olson, Kurt Schneider, Susan Van Weelden, Estelle Walgreen, Reed Wilson, and Theresa Wittnauer. The following members voted NAY: none. The following members were absent: Terrence Dee, and Melissa Hernandez, 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.

Ordinance 22-013- An Ordinance to add territory to the UIRVDA Enterprise Zone on behalf of Plumrose USA Inc. Plumrose USA, Inc. dba Swift Prepared Foods proposes to expand production of its sous vide (vacuum sealed) products with a 20-year lease and build out of a 173,400-sf shell building in North Aurora. The project is being considered based on the need to increase production of the company's sous vide (vacuum sealed) products. The project will include an investment of approximately \$26M in tenant improvements, funded by the tenant, to convert the shell building to a USDA food production facility and installation of approximately \$35M in new production machinery and equipment. Swift Prepared Foods anticipates a construction commencement date in October 2022. Swift expects to start production in 2024 and reach 204 employees by 2027.

Thereupon, Chairman Olson read the Ordinance. It was moved by Member Considine and seconded by Member Schneider to approve the Ordinance as presented. 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, Michael Guilfoyle, Dan Koukul, Kevin Olson, Peter Olson, Kurt Schneider, Susan Van Weelden, Estelle Walgreen, Reed Wilson, and Theresa Wittnauer. The following members voted NAY: none. The following members were absent: Terrence Dee, and Melissa Hernandez, 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.

With no further business, it was moved by Member Koukol and seconded by Member Reed to adjourn. The motion carried. The meeting adjourned at 12:16 p.m.

Respectfully submitted,
Andrew Hamilton, Assistant Secretary