

**Meeting of the Board of Directors  
Upper Illinois River Valley Development  
Authority September 13, 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  
Michael Pittman, CMS Statutory  
Kurt Schneider, McHenry County Appointment  
Susan Van Weelden, Governor's  
Appointment Reed Wilson, Putman  
County Appointment  
Theresa Wittenauer, Bureau County Appointment

**Members Absent**

Terrence Dee, Governor's  
Appointment  
Michael Guilfoyle, LaSalle County  
Appointment  
Estelle Walgreen, Governor's Appointment

**Others Present**

Andrew Hamilton, Executive Director  
George Jennings, UIRVDA  
Ronni Norton, Strategic Alliance  
Warren Ribley, Assistant Executive Director  
Jeff Torricelli, UIRVDA

The meeting was called to order at 12:01 p.m. by Chairman Kevin Olson. Roll call was taken identifying the presence of a quorum. It was moved by Member Bob Bakewell and seconded by Member Melissa Hernandez to approve the agenda as presented. Following discussion, the motion carried. It was moved by Member Pete Olson and seconded by Member Reed Wilson to approve the minutes of the August 9, 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 Bob Bakewell and seconded by Member Reed Wilson to approve the Treasurer's Report as presented. Following discussion, the motion carried.

**Ordinance 22-014- An Ordinance to add territory to the UIRVDA Enterprise Zone on behalf of Peru Diamond Development LLC** - Peru

Diamond Development LLC is building a 56-unit senior development for residents 55 and older. The LLC consists of the project's for-profit developer, 3 Diamond Development (3DD), and a non-profit co-sponsor, the Peoria Opportunities Foundation. The project has been awarded Low Income Housing Tax Credits for the new construction. The development consists of ten residential buildings and one community building. The unit mix will be forty-two (42) one-bedroom units and fourteen (14) two-bedroom units. One hundred percent of the building will be income restricted- 12 units at 30% of Area Median Income (AMI) and 44 units at 60% AMI. The project site is located at approximately 927 Wenzel Road, just west of the U.S. Social Security Administration building in Peru, Illinois. The project closed on financing on July 29, 2022. Construction is expected to be complete by 8/31/2023. Total construction costs are \$11,941,782. The owner has assembled an experienced development team. Each team member has a proven track record of delivering on time and on budget.

Thereupon, Chairman Olson read the Ordinance. It was moved by Member Reed Wilson and seconded by Member Bob Bakewell to approve the Ordinance as presented. Chairman Kevin Olson proposed the question and directed that the roll be called for 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 Koukul, Kevin Olson, Peter Olson, Michael Pittman, Kurt Schneider, Susan Van Weelden, Reed Wilson, and Theresa Wittnauer. The following members voted NAY: none. The following members were absent: Terrence Dee, Michael Guilfoyle, and Estelle Walgreen. 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 Bob Bakewell and seconded by Member Reed Wilson to adjourn. The motion carried. The meeting adjourned at 12:16 p.m.

Respectfully submitted,  
Melissa Hernandez, Secretary