

**Meeting of the Board of Directors
Upper Illinois River Valley Development
Authority November 15, 2022
Morris, Illinois**

Members Present

Robert Bakewell, Marshall County
Appointment
Kevin Considine, Lake
County Appointment
Michael Guilfoyle, LaSalle County
Appointment
Melissa Hernandez, Governor's Appointment
Dan Koukol, Kendall County
Appointment
Ted Mesiacos, Kane County
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
Kevin Olson, Grundy County
Appointment
Peter Olson, Governor's Appointment
Michael Pittman, CMS Statutory

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 12:05 p.m. by Vice Chairman Michael Guilfoyle. Roll call was taken identifying the presence of a quorum. It was moved by Member Susan Van Weelden and seconded by Member Bob Bakewell to approve the agenda as presented. Following discussion, the motion carried. It was moved by Member Melissa Hernandez and seconded by Member Bob Bakewell to approve the minutes of the September 13, 2022, meeting and the minutes and actions of all previous meetings as presented. Following discussion, the motion carried with Member Ted Mesiacos abstaining. The Treasurer's Report was presented. It was moved by Member Bob Bakewell

and seconded by Member Susan Van Weelden to approve the Treasurer's Report as presented. Following discussion, the motion carried.

Ordinance 22-015- An Ordinance to add territory to the UIRVDA Enterprise Zone on behalf of Aurora AOF LLC - Aurora AOF LLC is planning the purchase, renovation, and new construction of a former bank building located at 301 W Galena Blvd in Aurora, IL. The building is expected to be a single tenant building leased to the State of Illinois for use as governmental offices. The building is currently vacant with no existing employees. The former bank vacated the space and the offices on the second floor are unoccupied. The total new employment expected at the site will be 118. The total investment will be \$5,280,000 (\$700,000 for acquisition, \$2,760,000 rehabilitation, \$1,600,000 new construction, \$220,000 professional services). The existing building is 2-story 20,518 square feet building, plus 10,259 square feet below grade, bank and office building that is currently vacant. The project will be a complete interior demolition and rebuild. All existing mechanical systems will be replaced. The existing drive-through canopy will be demolished and replaced with a single-story 2,500 square feet addition to the existing building. Site work will be completed that includes renovation and reconfiguration of an existing parking lot and addition of landscaping elements. Demolition is expected to commence in November with construction completed by June 2023.

Thereupon, Vice Chairman Guilfoyle read the Ordinance. It was moved by Member Susan Van Weelden and seconded by Member Melissa Hernandez to approve the Ordinance as presented. Vice Chairman Michael Guilfoyle 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, Michael Guilfoyle, Melissa Hernandez, Dan Koukol, Ted Mesiacos, 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, Kevin Olson, Peter Olson, and Michael Pittman. WHEREUPON Vice Chairman Guilfoyle 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 22-016- An Ordinance to add territory to the UIRVDA Enterprise Zone on behalf of Pleasant Grove Solar LLC- UIRVDA originally approved an Ordinance for the Pleasant Grove Solar project, located in Marengo and McHenry County in May 2021. Since that time, the boundaries of the project have changed and the DCEO requires adoption of a new Ordinance reflecting the changes. 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 2,757 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, 7 full-time jobs are estimated to support the operations of the facility. In addition, the solar facility will be monitored remotely 24/7/365. The proposed 300 MW AC solar facility, with a capital investment of approximately \$300,000,000 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 MW 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 Guilfoyle read the Ordinance. It was moved by Member Bob Bakewell and seconded by Member Melissa Hernandez to approve the Ordinance as presented. Vice Chairman Michael Guilfoyle 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, Michael Guilfoyle, Melissa Hernandez, Dan Koukol, Ted Mesiacos, 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, Kevin Olson, Peter Olson, and Michael Pittman. WHEREUPON Vice Chairman Guilfoyle 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 Susan Van Weelden to adjourn. The motion carried. The meeting adjourned at 12:32 p.m.

Respectfully submitted,
Melissa Hernandez, Secretary