

**Meeting of the Board of Directors  
Upper Illinois River Valley Development  
Authority November 9, 2021  
Morris, Illinois**

**Members Present**

Robert Bakewell, Marshall County  
Appointment  
Kevin Considine, Lake  
County Appointment  
Terrence Dee, Governor's Appointment,  
Lake Michael Guilfoyle, LaSalle County  
Appointment  
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**

Pam Cumpata, Kane County  
Appointment  
John Spiros, Governor's Appointment,  
Lake

**Others Present**

Andrew Hamilton, Executive  
Director  
Warren Ribley, Assistant Executive  
Director  
Mike Donnelly, Carpenters Union

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 Van Weelden and seconded by Member Koukul to approve the agenda as presented. Following discussion, the motion carried. It was moved by Treasurer Bakewell and seconded by Member Reed to approve the minutes of the October 12, 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 Koukul and seconded by Member Van Weelden to approve the Treasurer's Report. Following discussion, the motion carried.

**Bel-Aire Fragrance LLC Enterprise Zone Project - Deerfield, IL** – Staff presented Ordinance No. 21-016 – An Ordinance to expand the UIRVDA Enterprise Zone on behalf of the Bel-Aire Fragrance LLC Project. Bell-Aire Fragrance LLC, also

doing business as Bell Aire Creations, is planning the purchase of an existing structure in Libertyville, Lake County, that will serve as its global corporate headquarters. It will also feature a creative center. The total investment will be \$3,915,000 including acquisition cost of \$1,715,000 and renovation cost of \$2,000,000. This project will result in 15 new jobs and the retention of 50 jobs. Bell Aire recently completed a significant expansion of its manufacturing facility in Round Lake Park. Belle Aire Creations was founded in 1982. Belle Aire is a creative fragrance house offering the latest in perfumery, taste and malodor technology and trends along with excellent service and dependability. Belle Aire strives to innovate and provide clear solutions to the complex technology, fragrance, flavor and ingredient challenges faced by its customer base. Belle Aire's corporate mindset is to establish quality through our team members which ensures product excellence for our partners to collaborate and create for the future. It was moved and seconded to approve the Ordinance as presented, Discussion took place.

Thereupon, Chairman Olson read the Ordinance. It was moved by member Hernandez and seconded by Member Van Weelden 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, Terrence Dee, Michael Guilfoyle, 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: Pam Cumpata 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.

**Oswegoland Seniors, Inc. Bond Project** - Staff presented Resolution No. 21-017 – A Preliminary Inducement Resolution on behalf of the Oswegoland Seniors Project in an amount up to \$1,500,000. Oswegoland Seniors, Inc. is a 501c3 nonprofit organization that is seeking to purchase land and a facility that formerly was a police department and jail facility in the City of Oswego in Kendall County. The facility is currently under private ownership. Oswegoland Senior, Inc. intends to enter into a purchase agreement for the land and facility for \$1,100,000. Some renovations will ultimately be needed with the immediate need of adding an elevator. Oswegoland Seniors, Inc. has approached UIRVDA to issue its Not-For-Profit Revenue Bonds to finance the purchase of the land and facility. The land is approximately 3.55 acres, and the facility is approximately 23,238 square feet. The acquisition will enable Oswegoland Seniors, Inc. to expand its services to multi-county seniors. The Oswego Senior Center (OSC) offers educational, nourishment, health, and wellness services to all seniors in Kendall and surrounding counties. Classes and activities include exercise, fitness, balance strengthening, mindfulness, health screens; education in finance, Medicare benefits, history, Veteran's Benefits, technology, support for caregiving, free VITA tax service; and socialization at luncheons, bingo, trips, bag baseball and crafts. SHIP (Senior Health Insurance Program) Counselors continue to help seniors explore the right Medicare plans to fit their health care needs and the VITA tax services provide many seniors free tax filing. Oswegoland Seniors, Inc. currently employs 7 individuals and expects to expand to 10 following the acquisition.

It was moved and seconded to approve the Resolution as presented, Discussion took place.

Thereupon, Chairman Olson read the Resolution, 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, Terrence Dee, Michael Guilfoyle, 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: Pam Cumpata 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.

**Diversity Ordinance** - Staff presented Ordinance No. 21-018 – An Ordinance Enacting a Policy Statement Expressing a Commitment to Encourage the Development of Business Entities and the Hiring of Individuals Defined a Minorities, Women and Persons with Disabilities. The Illinois Enterprise Zone Act allows for the expansion of an enterprise zone based upon the territory being added to meet three of eleven criteria. One criterion is the demonstration of a substantial plan for using the designation to encourage (i) participation by businesses owned by minorities, women, and persons with disabilities, as those terms are defined in the Business Enterprise for Minorities, Women, and Persons with Disabilities Act; and (ii) the hiring of minorities, women, and persons with disabilities. Applicants are encouraged to provide a policy statement adopted by each unit of government through an ordinance which expresses a commitment to encourage the development of business entities owned by minorities, women and persons with disabilities", as defined under the Business Enterprise for Minorities, Women, and Persons with Disabilities Act (30 ILCS 575/0.01, et seq.). Applicants are encouraged to provide a policy statement adopted by each unit of government through an ordinance which expresses a commitment to encourage the hiring of individuals defined as "minority person", "woman" and "person with disability", as defined under the Business Enterprise for Minorities, Women, and Persons with Disabilities Act (30 ILCS 575/0.01, et seq.). It was moved and seconded to approve the Resolution as presented, Discussion took place.

Thereupon, Chairman Olson read the Resolution. It was moved by member Reed and seconded by Member Koukul to approve the Resolution 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, Terrence Dee, Michael Guilfoyle, 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: Pam Cumpata and John Spiros. 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 Reed to adjourn. The motion carried. The meeting adjourned at 12:54 p.m.

Respectfully submitted,

Melissa Hernandez, Secretary