

**Meeting of the Board of Directors  
Upper Illinois River Valley Development  
Authority December 13, 2022  
Morris, Illinois**

**Members Present**

Kevin Considine, Lake County  
Appointment  
Terrence Dee, Governor's Appointment  
Melissa Hernandez, Governor's Appointment  
Dan Koukol, Kendall County Appointment  
Ted Mesiacos, Kane 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

**Members Absent**

Michael Guilfoyle, LaSalle County Appointment  
Jason Meierkord, Marshall County Appointment  
Estelle Walgreen, Governor's Appointment  
Theresa Wittenauer, Bureau County Appointment

**Others Present**

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

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 Dan Koukol and seconded by Member Reed Wilson to approve the agenda as presented. Following discussion, the motion carried. It was moved by Member Susan Van Weelden and seconded by Member Michael Pittman to approve the minutes of the September 13, 2022 & November 15, 2022, meeting and the minutes and actions of all previous meetings as presented. Following discussion, the motion carried. The Treasurer's Report was presented. It was moved by Member Reed Wilson and seconded by Member Ted Mesiacos to approve the Treasurer's Report as presented. Following discussion, the motion carried.

**Ordinance 22-017- An Ordinance to add territory to the UIRVDA Enterprise Zone on behalf of Exel Inc. d/b/a DHL Supply Chain** - DHL Supply Chain Project ("DHL") is the leading contract logistics provider in North America. DHL has been actively engaged in selecting a site for a new distribution center to serve its customers in the Chicago market. DHL plans to construct a state-of-the-art facility with features that will accommodate the needs of its diverse client base. Land located at 7076 & 7150 Ridge Road in Plainfield, Na-Au-Say Township, Kane County IL (PIN # 06-12-200-002 and 06-12-200-007) has been identified as an optimal location. The approximately 100-acre site will accommodate development of a distribution facility totaling 1.2 million square feet. The site is already zoned Industrial. Total projects costs are anticipated to just over \$80 million, with \$10 million of those projected costs to include traditional warehouse equipment. At the time of operation, the facility is expected

to employ around 400 full-time management and hourly employees with an anticipated annual payroll of approximately \$17,400,000 and an average wage rate spread across all positions of \$21 per hour.

Thereupon, Chairman Olson read the Ordinance. It was moved by Member Susan Van Weelden and seconded by Member Pete Olson to approve the Ordinance as presented. Chairman 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: Kevin Considine, Terry Dee, Melissa Hernandez, Dan Koukol, Ted Mesiacos, Kevin Olson, Peter Olson, Michael Pittman, Kurt Schneider, Susan Van Weelden, and Reed Wilson. The following members voted NAY: none. The following members were absent: Michael Guilfoyle, Jason Meierkord, Estelle Walgreen, and Theresa Wittnauer. 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 22-018- An Ordinance to add territory to the UIRVDA Enterprise Zone on behalf of Delany Point LP** - Delany Point LP Project is planning to construct a 364-unit market rate multi-family apartment complex located at 36580 Delany Road in Waukegan (Delany Road & Sunset Avenue) and adjacent to Gurnee in Lake County. The complex will consist of three-story construction with underground and surface parking of 75 1-bedroom units. 91 1-bedroom units with a den, 163 2-bedroom units and 35 3-bedroom units. The total construction and land acquisition cost is approximately \$123,850,000. Accompanying the apartment buildings will be significant open space/garden areas, a trail system, a clubhouse with swimming pool and deck area, and a variety of other amenities.

Thereupon, Chairman Olson read the Ordinance. It was moved by Member Peter Olson and seconded by Member Kevin Considine to approve the Ordinance as presented. Chairman 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: Kevin Considine, Terry Dee, Melissa Hernandez, Dan Koukol, Ted Mesiacos, Kevin Olson, Peter Olson, Michael Pittman, Kurt Schneider, Susan Van Weelden, and Reed Wilson. The following members voted NAY: none. The following members were absent: Michael Guilfoyle, Jason Meierkord, Estelle Walgreen, and Theresa Wittnauer. 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 22-019- An Ordinance to add territory to the UIRVDA Enterprise Zone on behalf of Midwest Industrial Funds and its affiliate land ownership entities MIF Geneva Park-M LLC and MIF Geneva Park-J LLC** - Midwest Industrial Funds, MIF Geneva Project ("MIF") through its affiliate land ownership entities (MIF Geneva Park-M, LLC, MIF Geneva Park-J, LLC) has acquired approximately 211 acres of vacant land, generally located at the southwest quadrant of Illinois Route 38 (Roosevelt Road) and Kautz Road in Geneva, Kane County. The total investment for the overall master plan development is approximately \$261,500,000 including land acquisition, infrastructure improvements, building and facility construction, tenant improvements and professional service costs. The investment will be funded by equity (\$104,600,000) and debt financing (\$156,900,000). Once developed, the multiple projects are project to ultimately create between 300 to 2000 jobs based on similar development projects in the region.

Thereupon, Chairman Olson read the Ordinance. It was moved by Member Reed Wilson and seconded by Member Michael Pittman to approve the Ordinance as presented. Chairman 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: Kevin Considine, Terry Dee, Melissa Hernandez, Dan Koukol, Ted Mesiacos, Kevin Olson, Peter Olson, Michael Pittman, Kurt Schneider, Susan Van Weelden, and Reed Wilson. The following members voted NAY: none. The following members were absent: Michael Guilfoyle, Jason Meierkord, Estelle

Walgreen, and Theresa Wittnauer. 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 22-020- An Ordinance to add territory to the UIRVDA Enterprise Zone on behalf of Finch and Barry Properties LLC** - Finch and Barry Properties Inc., Finch Montgomery Project is developing and constructing two motor freight terminal facilities in Montgomery, Kane County, IL to be known as the Montgomery Business Center. These buildings are being constructed on a speculative basis to be occupied by freight and logistics carrier tenants once complete. The first building will be a 31,094 square feet cross-dock truck terminal facility inclusive of approximately 3,300 square feet of office area and 58 dock positions. The site includes parking for up to 71 cars and 98 trailer stalls. The second building is a 49,494 square feet cross-dock truck terminal facility inclusive of approximately 3,300 square feet of office area and 98 dock positions. The site includes parking for up to 126 cars and 161 trailer stalls. Site preparation and utility construction began in August and facility construction is expected to begin in the spring of 2023 and substantial completion slated for October 2023. The total investment is nearly \$26,000,000 in land acquisition and construction. The project is anticipated to create approximately 157 FTE positions. These projected jobs will include a variety of positions from administrative staff, logistics support, forklift operations, facilities management, and short haul daily truck drivers.

Thereupon, Chairman Olson read the Ordinance. It was moved by Member Susan Van Weelden and seconded by Member Dan Koukol to approve the Ordinance as presented. Chairman 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: Kevin Considine, Terry Dee, Melissa Hernandez, Dan Koukol, Ted Mesiacos, Kevin Olson, Peter Olson, Michael Pittman, Kurt Schneider, Susan Van Weelden, and Reed Wilson. The following members voted NAY: none. The following members were absent: Michael Guilfoyle, Jason Meierkord, Estelle Walgreen, and Theresa Wittnauer. 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 22-021- An Ordinance to add territory to the UIRVDA Enterprise Zone on behalf of J.R. Carlson Laboratories Inc.**- J.R. Carlson Laboratories Inc, Carlson Labs Project is a family-owned manufacturer of a variety of nutritional supplements based in Arlington Heights. The Company was founded in 1965 initially focused on Vitamin E supplements. Since then, it has developed a full line of vitamins, minerals, fish oils and other nutritional supplements. To continue its expansion efforts, the Company is purchasing property at 100-120 Schelter Road in Lincolnshire, Lake County IL for \$23,900,000. The property includes a 213,000 square feet warehouse and two office buildings with 174,000 square feet of space. The Company is planning \$15,000,000 of renovations to the buildings and \$8,000,000 of equipment purchases within the next two years. The Company will use the property to produce a variety of dietary supplements. The total investment is \$46,900,000. The Company currently has 150 employees and plans to add at least 15 additional employees once the new facilities become operational.

Thereupon, Chairman Olson read the Ordinance. It was moved by Member Dan Koukol and seconded by Member Reed Wilson to approve the Ordinance as presented. Chairman 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: Kevin Considine, Terry Dee, Melissa Hernandez, Dan Koukol, Ted Mesiacos, Kevin Olson, Peter Olson, Michael Pittman, Kurt Schneider, Susan Van Weelden, and Reed Wilson. The following members voted NAY: none. The following members were absent: Michael Guilfoyle, Jason Meierkord, Estelle Walgreen, and Theresa Wittnauer. 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 Reed Wilson and seconded by Member Susan Van Weelden to adjourn. The motion carried. The meeting adjourned at 12:40 p.m.

Respectfully submitted,  
Melissa Hernandez, Secretary