

**Meeting of the Board of Directors  
Upper Illinois River Valley Development  
Authority  
February 14, 2023  
Morris, Illinois**

**Members Present**

Kevin Considine, Lake County  
Appointment  
Terrence Dee, Governor's  
Appointment  
Michael Guilfoyle, LaSalle County  
Appointment  
Melissa Hernandez, Governor's Appointment  
Agnes Masnik, DCEO  
Jason Meierkord, Marshall County Appointment  
Ted Mesiacos, Kane County  
Appointment  
Peter Olson, Governor's Appointment  
Michael Pittman, CMS Statutory  
Kurt Schneider, McHenry County Appointment  
Susan Van Weelden, Governor's Appointment  
Estelle Walgreen, Governor's Appointment  
Reed Wilson, Putman County  
Appointment  
Seth Wormly, Kendall County

Appointment

**Members Absent**

Kevin Olson, Grundy County Appointment  
Theresa Wittenauer, Bureau County Appointment

**Others Present**

Andrew Hamilton, Executive Director  
Warren Ribley, Assistant Executive Director  
Jeff Torricelli, UIRVDA  
Dan Alexander, EMSA  
Matt Norton, Karis Acquisitions  
Brian Corde, General Mills Operations  
Ann Rybka, General Mills Operations  
B Bohne, Karis Acquisitions  
Jacob Hekner, Karis Acquisitions  
D Golgfried, Ravago  
Greg Ananetti, Henry Broch & Co  
Jason Karamd, Karis Acquisitions  
Brett Johnson, Whiteridge Trails Golf Club  
Jake Finley, Karis Acquisitions  
Matt Gordo, Ravago

The meeting was called to order at 12:03 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 Estelle Walgreen to approve the agenda as presented. Following discussion, the motion carried. It was moved by Vice Chairman Michael Guilfoyle and seconded by Member Susan Van Weelden to approve the minutes of the December 13, 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 Estelle Walgreen and seconded by Member Kurt Schneider to approve the Treasurer's Report as presented. Following discussion, the motion carried.

**Resolution 23-001- A Final Bond Resolution not to exceed \$16,500,000 on behalf of the Elgin Math & Science Academy, located in Elgin, Kane County IL-** The Elgin Math & Science Academy Charter School, Elgin Math Project (Academy) is financing improvements and debt refunding to expand educational opportunities on its campus located at 1600 Dundee Avenue, Elgin IL. The anticipated project cost and bond issuance is not to exceed \$16,500,000. The expansion project is to finance capital improvements to the existing "Administration Building" to convert it into classroom space. This will add up to four new classrooms, with office space, and enable the Academy to increase its student population from 468 to 504 students and to operate as a K-8 learning environment, now limited to K-7<sup>th</sup>. This is made possible in part by a recently awarded a 5-year renewal of its LEA Charter School license by the Illinois State Board of Education. Another portion of the financing will refund an existing debt of an approximate \$7 million taxable loan with the Illinois Facilities Fund, proceeds of which were used to make improvements to the buildings and grounds of its existing campus both when the Academy was founded in 2018, and in 2021 when the Middle School was brought online after renovations, and when other campus buildings were improved. This transaction is expected to close by the end of March 2023.

Thereupon, Vice Chairman Guilfoyle read the Ordinance. It was moved by Member Susan Van Weelden and seconded by Member Seth Wormly to approve the Ordinance as presented. Vice Chairman 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: Kevin Considine, Terry Dee, Michael Guilfoyle, Melissa Hernandez, Justin Meierkord, Ted Mesiacos, Peter Olson, Michael Pittman, Kurt Schneider, Susan Van Weelden, Estelle Walgreen, Reed Wilson, and Seth Wormly. The following members voted NAY: none. The following members were absent: Kevin Olson 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 23-002- An Ordinance to add territory to the UIRVDA Enterprise Zone on behalf of the Karis Acquisitions LLC Project – Montgomery IL, (Kendall County)** - Karis Acquisitions, LLC, Karis Acquisitions Project is currently under contract to purchase approximately 204 acres of undeveloped land generally located near the southeast corner of Orchard Road and Caterpillar Drive in Montgomery,

Illinois. The entire property is within the current corporate limits of the Village of Montgomery and is adjacent to the former Caterpillar facility. Karis is planning two primary developments on the overall site, north and south site development. The first site, on approximately 100 acres, is in discussion with Ravago, a privately held company headquartered in Belgium, to purchase and operate a facility for manufacture and distribution of polymers, chemicals, and building materials on the southern portion of the Property, approximately 100 acres. Ravago is the largest global distributor of plastic resin and chemicals. The company is active in polymer and chemical distribution, plastic recycling, and compounding of plastic and elastomeric raw materials. Greater than half of Ravago's resin volume is sourced out of or sold into North America. Ravago has indicated that the South Site is their preferred site, but the final decision between this location and an alternative site will come down to their ability to secure satisfactory development incentives. Ravago anticipates a 3-phase development approach, initially constructing a 500,000 square feet manufacturing and distribution facility (Investment-\$75-90 million, 80-90 jobs, 7/24 completion). The second phase would be an additional 300,000 square feet development for distribution (Investment \$30-40 million, 30-40 jobs, 12/25 completion). The third phase would consist of an expansion of the initial facility (Investment \$25-40 million, 10-20 jobs, 7/29 completion). The second site is the northern portion approximately 104 acres, as a build-to-suit warehouse/distribution or cold storage facility. Karis will submit preliminary site plan to the Village of Montgomery and to seek rezoning of the North Site from Business District to Manufacturing District. Approximately 5.75 acres of land is proposed to remain zoned Business for future retail development fronting Orchard Road. Karis is currently pursuing four active clients for the north site, anticipating a completed construction date of July 2024. The anticipated investment, depending on the tenant is between \$80-90 million for a more traditional warehouse/distribution facility and up to \$200 million for a cold storage facility. Anticipated employment is between 100-200 jobs.

Thereupon, Vice Chairman Guilfoyle read the Ordinance. It was moved by Member Terry Dee and seconded by Member Michael Pittman to approve the Ordinance as presented. Vice Chairman 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: Kevin Considine, Terry Dee, Michael Guilfoyle, Melissa Hernandez, Justin Meierkord, Ted Mesiacos, Peter Olson, Michael Pittman, Kurt Schneider, Susan Van Weelden, Estelle Walgreen, Reed Wilson, and Seth Wormly. The following members voted NAY: none. The following members were absent: Kevin Olson 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 23-003- An Ordinance to add territory to the UIRVDA Enterprise Zone on behalf of the General Mills Operations LLC Project, Geneva IL (Kane County)** - General Mills (GMI), General Mills Project is a global producer of food products and has some of the most recognizable brands in the industry. Their fruit snacks have been a popular item and as such the company is now evaluating locations across its manufacturing footprint that could potentially house the expansion of manufacturing and packaging lines to accommodate the growth in demand for the

products. One of the plants being considered for this project is at 2089 Pillsbury Drive, Geneva, IL and currently a dry cake mixes production facility operated by a third-party contract manufacturer. If the Geneva location is chosen, the total investment would be \$180,000,000, including \$30 million to construct an additional 80,000 square feet manufacturing/packaging facility and warehousing space, and \$150 million for the food processing and wire racking machinery and equipment required for the new fruit snack production lines. Various road and ingress/egress improvements are proposed by the City of Geneva to provide efficiency in truck/employee traffic flow, and to improve traffic flow for other nearby tenants. The proposed site will also require significant utility upgrades in order ensure that adequate power can be served to the site. The expansion is expected to create 103 new positions within two years. A location decision is expected by the end of March 2023 with construction to begin shortly thereafter, with an occupancy date anticipated for June 2024.

Thereupon, Vice Chairman Guilfoyle read the Ordinance. It was moved by Member Susan Van Weelden and seconded by Member Justin Meierkord to approve the Ordinance as presented. Vice Chairman 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: Kevin Considine, Terry Dee, Michael Guilfoyle, Melissa Hernandez, Justin Meierkord, Ted Mesiacos, Peter Olson, Michael Pittman, Kurt Schneider, Susan Van Weelden, Estelle Walgreen, Reed Wilson, and Seth Wormly. The following members voted NAY: none. The following members were absent: Kevin Olson 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 23-004- An Ordinance to add territory to the UIRVDA Enterprise Zone on behalf of the Whitetail Ridge Golf Club LLC Project Oswego IL (Kendall County)**- The Whitetail Ridge Golf Dome will be owned and operated by the principal members of Whitetail Ridge Golf Club located in Yorkville. Staffing will include over 10 full-time employees, plus roughly 20-30 part-time employees. The total investment is \$5,120,000 including land acquisition (\$300,000), new construction (\$3 million), equipment (\$1.625 million), and professional and soft costs. It will be located at 3360 Station Drive in Oswego, Kendall County IL. The Whitetail Ridge Golf Dome will provide the region with a climate-controlled space for golf during the winter and early spring months from October-April annually. The Whitetail Ridge Golf Dome will be the first Golf Dome in the region powered by Trackman Range, accommodating up to 100 yards of ball flight while simultaneously simulating any additional flight. The target audience for the Whitetail Ridge Golf Dome will be golfers within the Chicagoland Area and Suburbs. The facility will attract the golfers who produce over 1 million rounds of golf during the spring to early fall outdoor season, to their indoor facility that can host 120 golfers per hour, during the late fall to early spring months. The Whitetail Ridge Golf Dome will have a flexible opening and closing date structure as the seasonal climate fluctuations will dictate hard opening and closing dates. The target will be to operate from mid-October through mid-April annually, with the season extended as dictated by weather. The Dome will be operating 7 days a week, excluding some holidays. The facility will provide golfers a climate-controlled space to play rounds of golf, games, and practice, and enjoy food & beverage and sports

entertainment in a fully heated 70,000 sq. ft. Dome, extending the golf season to 12 months of the year in the Chicagoland Area. Food and beverage services will be available in an attached 60-seat restaurant. In addition, the food and beverage service model will focus on quality and speed of service with mobile ordering from the golfer's hitting bays, avoiding long waits for staffed servers taking orders.

Thereupon, Vice Chairman Guilfoyle read the Ordinance. It was moved by Member Susan Van Weelden and seconded by Member Reed Wilson to approve the Ordinance as presented. Vice Chairman 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: Kevin Considine, Terry Dee, Michael Guilfoyle, Melissa Hernandez, Justin Meierkord, Ted Mesiacos, Peter Olson, Michael Pittman, Kurt Schneider, Susan Van Weelden, Estelle Walgreen, Reed Wilson, and Seth Wormly. The following members voted NAY: none. The following members were absent: Kevin Olson 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 23-005- An Ordinance to add territory to the UIRVDA Enterprise Zone on behalf of the Henry Broch & Co Project Waukegan, UL (Lake County)-**

Henry Broch Foods, founded in 1941, is one of the largest and most successful U.S.-based international food ingredient, processing and co-packing companies, sourcing quality natural ingredients from growers around the world. Their food products are used for a wide range of applications, including spice and seasoning blends, batters and breading, bakery blends, sauces, soups, salad dressings, flavors, extracts and colors, fruit juices, flavored beverages, jams and jellies, prepared meats, entrees, ethnic foods, pasta, rice and grains, pizza, and snack foods. Henry Broch & Co purchased a 200,000 square foot building at 3600 Sunset Avenue in Waukegan IL in the fall of 2017. That building was essentially gutted and refurbished to become Henry Broch's largest manufacturing facility in 2019. Business growth is now requiring even more manufacturing space and greater capacity production for Henry Broch's customer manufactured products. Ground was broken in 2022 and Henry Broch has embarked on constructing a new 180,000 square foot manufacturing building on the same property as the 200,000 square foot manufacturing facility. Estimated time of completion is later 2023. The total investment is nearly \$32,000,000. Current employment at 3600 Sunset Avenue is 328. An additional 150-200 new jobs are expected to be created upon completion of the expansion.

Thereupon, Vice Chairman Guilfoyle read the Ordinance. It was moved by Member Kevin Considine and seconded by Member Terry Dee to approve the Ordinance as presented. Vice Chairman 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: Kevin Considine, Terry Dee, Michael Guilfoyle, Melissa Hernandez, Justin Meierkord, Ted Mesiacos, Peter Olson, Michael Pittman, Kurt Schneider, Susan Van Weelden, Estelle Walgreen, Reed Wilson, and Seth Wormly. The following members voted NAY: none. The following members were absent: Kevin Olson 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 Kurt Schneider and seconded by Member Kevin Considine to adjourn. The motion carried. The meeting adjourned at 12:54 p.m.

Respectfully submitted,  
Melissa Hernandez, Secretary