

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

**Members Present**

Kevin Considine, Lake County  
Terrence Dee, Governor's Appointment  
Melissa Hernandez, Gov Appointment  
Agnes Masnik, DCEO Designee  
Jason Meierkord, Marshall County  
Ted Mesiacos, Kane County  
Kevin Olson, Grundy County  
Peter Olson, Gov Appointment  
Michael Pittman, CMS Designee  
Kurt Schneider, McHenry County  
Estelle Walgreen, Governor's Appointment  
Reed Wilson, Putman County

**Members Absent**

Michael Guilfoyle, LaSalle County  
Theresa Wittenauer, Bureau County  
Seth Wormly, Kendall County

**Others Present**

Andrew Hamilton, Executive Director  
Warren Ribley, Assistant Executive Director  
Ronni Norton, Marketing Director

The meeting was called to order at 12:05 p.m. by Chairman Kevin Olson. Roll call was taken identifying the presence of a quorum. It was moved by Member Melissa Hernandez and seconded by Member Reed Wilson to approve the agenda as presented. Following discussion, the motion was approved. It was moved by Member Terrence Dee and seconded by Member Justin Meierkord to approve the minutes of the September 12, 2023, meeting and the minutes and actions of all previous meetings as presented. Following discussion, the motion was approved. The Treasurer's Report was presented. It was moved by Member Melissa Hernandez and seconded by Member Reed Wilson to approve the Treasurer's Report as presented. Following discussion, the motion was approved. Staff presented an update on the implementation of Public Act 103-0517. It was noted that the Authority Leaders had filed Statements of Economic Interest for Calendar Year 2022. The Authority Leaders also disclosed Authority Leader Disclosure Statements to all Board members outlining all sources of outside income as required by the Act. All other provisions of the Act were discussed including the provision to renew the appointment of an Authority Leader on an annual basis and use a public process to solicit applications for the

positions. A schedule was discussed to implement the provision for the Fiscal Year beginning July 1, 2024. The selection process will begin in January 2024. It was suggested by Chairman Olson that an Executive Committee consisting of the Officers of the Authority manage the process and make recommendations to the Board for the selection of Authority Leaders. Following discussion, a motion was made by Member Terrence Dee and seconded by Member Kurt Schneider to authorize the Executive Committee to manage the selection process for Authority Leaders and make recommendations to the full Board for consideration. The motion was approved.

**Ordinance 23-016**- An Ordinance to add territory to the UIRVDA Enterprise Zone on behalf of Acme Industrial Company Project, Carpentersville, IL - Acme Industrial was established in 1914 in Chicago. The company manufactures precision machined components, including no-counter bore drilling bushings and key-locking threaded inserts, for industrial, commercial, aerospace, and military markets. In 1970, Acme Industrial's manufacturing facilities moved to their present location at 441 Maple Avenue in Carpentersville, Illinois. Jergen's Inc., a tooling component manufacturer located in Cleveland, Ohio, purchased Acme Industrial Company in 1973. All the other divisions were sold so that Acme Industrial Company could concentrate on drill bushings. In 2001 Acme Industrial Company purchased one of its oldest competitors, Economy Bushing Company located in Milwaukee, Wisconsin. Economy's bushing production and inventory were moved to the plant in Carpentersville. Since the Acme Industrial's precision manufacturing product lines have expanded including expansions in service to the military and aerospace sectors. Acme Industrial is undertaking an expansion at its Carpentersville manufacturing location. The total investment will be approximately \$4,102, 896. The expansion is expected to create 20 additional jobs and retain 137. Most of the investment is in new construction and building additions, including a parking lot. Through its parent company, Acme Industrial competes for company investments with other affiliates and having access to the enterprise zone assists in controlling costs. The project was brought to UIRVDA by DCEO. The Company is requesting to be added to the UVEZ.

Thereupon, Chairman Olson read the Ordinance. It was moved by Member Melissa Hernandez and seconded by Member Terrence Dee 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, Terrence Dee, Melissa Hernandez, Agnes Masnik, Justin Meierkord, Ted Mesiacos, Kevin Olson, Peter Olson, Michael Pitman, Kurt Schneider, Estelle Walgreen and Reed Wilson. The following members voted NAY: none. The following members were absent: Michael Guilfoyle, Theresa Wittnauer, and Seth Wormly. 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 23-017**- An Ordinance to add territory to the UIRVDA Enterprise Zone on behalf of Black Brothers Company Project, Mendota, IL - The Black Brothers Company (Black Bros. Co), established in 1872, has been synonymous with superior machinery in the laminating and roll coating equipment manufacturing. Black Bros. Co laminating and roll coating equipment has earned a global reputation as the most trusted technology available for a wide array of industries. Besides manufacturing, the Black Bros Co also provides innovative in-house engineering, expert onsite testing and process development, and unparalleled customer support. Black Brothers Company will build an approximately 18,000 square feet pre engineered 24 feet tall Butler building to expand its manufacturing operations. The new structure will be located just north of the Black Bros Co current buildings and will contain an energy-efficient roof and walls. A street facing brick wainscot would be included to enhance esthetics. The total investment for the project is approximately \$4,709,400 including rehabilitation, new construction, new equipment, and professional costs. The interior of the building will be well lit with LED fixtures on occupancy sensor controls. The manufacturing environment will be heated and air-conditioned by ducted, high efficiency, ground mounted equipment. A wet system fire protection piping, and an extended fire

alarm system will also be included. Black Bros Co will combine some of its existing manufacturing equipment and purchase some new machinery. This manufacturing process will be supported by the purchase of 4 new overhead cranes. The foundation will require subsurface, drilled, caisson support. Black Bros. would ideally commence construction of the foundation this year. It is estimated that 6 the construction will take approximately eight months to one year to complete. The project was brought to UIRVDA by the Economic Development Director of Mendota. The Company is requesting to be added to the UVEZ.

Thereupon, Chairman Olson read the Ordinance. It was moved by Member Melissa Hernandez and seconded by Member Terrence Dee 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, Terrence Dee, Melissa Hernandez, Agnes Masnik, Justin Meierkord, Ted Mesiacos, Kevin Olson, Peter Olson, Michael Pitman, Kurt Schneider, Estelle Walgreen and Reed Wilson. The following members voted NAY: none. The following members were absent: Michael Guilfoyle, Theresa Wittnauer, and Seth Wormly. 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 Treasurer Kevin Considine to adjourn. The motion carried. The meeting was adjourned at 12:50 p.m.

Respectfully submitted,

Melissa Hernandez, Secretary