

Meeting of the Board of Directors
Upper Illinois River Valley Development Authority
January 23, 2024 Lincolnshire/Morris,
Illinois

Members Present

Kevin Considine, Lake County
Terrence Dee, Governor's Appointment
Melissa Hernandez, Gov Appointment
Joseph McKeown, DCEO Designee
Justin 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
Theresa Wittenauer, Bureau County

Members Absent

Michael Guilfoyle, LaSalle County
Reed Wilson, Putman County
Seth Wormly, Kendall County

Others Present

Andrew Hamilton, Executive Director
Warren Ribley, Assistant Executive Director
Jeff Torricelli, Government Relations
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 Kurt Schneider and seconded by Member Estelle Walgreen to approve the agenda as presented. Following discussion, the motion was approved. It was moved by Member Estelle Walgreen and seconded by Member Kurt Schneider 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 Justin Meierkord and seconded by Member Estelle Walgreen to approve the Treasurer's Report as presented. Following discussion, the motion was approved. It was noted that a Request for Proposal for Executive Director Services was posted on the Authority's website, effective January 12, 2024. The deadline for receiving applications is March 1, 2024. Following review by the

Executive Committee, a recommendation will be put forth to the full Board for a term to commence July 1, 2024. Discussion was held on the applicability of prevailing wages to UIRVDA approved enterprise zone projects. It was noted that while state law does not require prevailing wages on enterprise zone projects, some local enterprise zones require the payment of prevailing wages by policy or by Ordinance. The Board directed staff to provide further information to the Board on the matter, including any legal liability and insurance liability issues. Staff will research the matter and bring such information to the Board for further consideration .

Resolution 24-001 - A Preliminary Inducement Resolution on behalf of the Crystal Lake Supportive Living Multi Family Housing project, Crystal Lake, (McHenry County) IL – The project involves the new construction of a 2-4-story 120-unit frail elderly Supportive Living Facility (SLF) and 30-unit SLF Memory Care Wing composed of a mix of masonry and hardy plank panels proposed at the Intersection of Route 14 and Route 176 in Crystal Lake IL, known as 7625 US Route14. The previous use was a nursery named Flowerwood Garden Center. The makeup of the proposed residential units is to be 67 (approximately 350 square foot) studios, and 83 1-bed (425 square feet) units. Of the 67 Studios, 30 will be reserved for SLF Memory Care residents. All the residential units will be leased on a yearly basis, with 100% occupants who meet the threshold of 60% AMI or lower. The community amenities at this location will include, but not be limited to, a restaurant style dining room, an adaptive fitness center, a computer/cyber cafe with individual workstations, laundry facilities, a library/reading room, movie theatre, activity center and game room, beauty shop, physical therapy onsite, and a doctor's office onsite. Lastly, the proposed site plan calls for an interior courtyard for residents along with an outdoor patio with rocking chairs for the summer months. The gross square footage of the proposed 2-4 story SLF is planned for 111,088 square feet. The building envelope is planned to be 25% brick with an assortment of variations of hard plank panels for the 75% left over makeup. The finishes of the residential units will all be high quality with standard granite/quartz throughout the kitchen and bathrooms, high end 6" wide vinyl plank flooring, and high-end plumbing fixtures throughout. The proposed building will have four elevators for the residential units, along with storage at the ground level, many different levels of community space and seventy five parking spaces to meet the Crystal Lake code requirements. The appliances will all be energy star rated, with low flowing plumbing fixtures and higher efficiency HVAC systems providing the necessary green elements to strive to capture the minimum green silver rating. The unit total cost of each unit will be under \$275,000, while maintaining a prevailing-wage rate for wages and benefits to all subcontractors throughout the entire construction period. The total investment for the project is \$39,319,500. The anticipated bond amount is not to exceed \$26,000,000. The development entity is MHDC SLF LLC that has previous experience in developing supportive living facilities in Illinois. The project will also be eligible for 4% low-income tax exemption credits.

Thereupon, Chairman Olson presented the Resolution. It was moved by Member Kurt Schneider and seconded by Member Michael Pittman to approve the Resolution 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, Joseph McKeown, Justin Meierkord, Ted Mesiacos, Kevin Olson, Peter Olson, Michael Pitman, Kurt Schneider, Estelle Walgreen and Theresa Wittnauer. The following members voted NAY: none. The following members were absent: Michael Guilfoyle, Reed Wilson 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 24-002- An Ordinance to add territory to the UIRVDA Enterprise Zone on behalf of Crystal Lake Supportive Living Project, Crystal Lake (McHenry County), IL The Crystal Lake Supportive Living project is also eligible for UIRVDA enterprise zone benefits that will provide a sales tax exemption on all building materials and an .5% investment tax credit offset against State income taxes. Adding enterprise zone benefits further reduces development costs and makes the Crystal Lake site a more attractive investment project. McHenry County, like many across the State, has a shortage of various types of housing across the spectrum. Enterprise zone benefits positively impact the cost equation for the development.

Thereupon, Chairman Olson presented the Ordinance. It was moved by Member Kurt Schneider and seconded by Member Justin Meierkord to approve the Ordinance as presented. Chairman Olson

proposed the question and directed that the roll be called for vote upon the motion 6 to approve. Upon the roll being called, the following members voted AYE: Kevin Considine, Terrence Dee, Melissa Hernandez, Joseph McKeown, Justin Meierkord, Ted Mesiacos, Kevin Olson, Peter Olson, Michael Pitman, Kurt Schneider, Estelle Walgreen and Theresa Wittnauer. The following members voted NAY: none. The following members were absent: Michael Guilfoyle, Reed Wilson, 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 1:09 p.m.

Respectfully submitted,

Melissa Hernandez, Secretary