

Meeting of the Board of Directors
Upper Illinois River Valley Development Authority
April 2, 2024
Lincolnshire/Morris, Illinois

Members Present

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

Members Absent

Terrence Dee, Governor's Appointment
Michael Guilfoyle, LaSalle County
Peter Olson, Gov Appointment
Seth Wormly, Kendall County

Others Present

Andrew Hamilton, Executive Director
Warren Ribley, Assistant Executive Director
Jeff Torricelli, Government Relations

The meeting was called to order at 12:06 p.m. by Chairman Kevin Olson. Roll call was taken identifying the presence of a quorum. It was moved by Secretary Melissa Hernandez and seconded by Vice-Chairman Reed Wilson to approve the agenda as presented. Following discussion, the motion was approved. It was moved by Director Justin Meierkord and seconded by Secretary Melissa Hernandez to approve the minutes of the February 13, 2024, 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 noted that funds would be transferred from the Chase bank account to the Illinois Funds which is a higher yielding account. It was moved by Secretary Melissa Hernandez and seconded by Vice-Chairman Reed Wilson to approve the Treasurer's Report as presented. Following discussion, the motion was approved.

Assistant Director Ribley reported that Public Act 103-0517 brought the regional development authorities under the auspices of the Governor's Office Executive Ethics Commission (EEC) and the Office of the Executive Inspector General (OEIG). As a result, both Board members and staff have annual training responsibilities and the filing of a Supplemental Statement of Economic Interest. The two separate training courses, one for Ethics and one for Harassment & Discrimination Prevention, are managed by the OEIG, are annual and recurring, follow the calendar year, and are available both paper-based or through an on-line portal. A compliance report is filed at the end of the year. Board members will have 30 days to complete the training. The Supplemental Statement of Economic Interest is required by Executive Order 1509 and administered by the EEC. It has 4 questions, related to any ownership interest in real

estate leased or otherwise to the State, membership on any other Board position, public, private, or nonprofit, and whether the respondent is party to any lawsuit involving the State. This supplement is in addition to the standard Statement of Economic Interest. All Board members and staff are required to file, regardless of the appointing authority. It is due on May 1st of each year and can be filed electronically or by paper response. Copies of the documents will be provided to Board members upon receipt.

It was noted that due diligence is still underway at the staff level on options for applying prevailing wages on UIRVDA approved enterprise zone projects and any potential legal and insurance liability issues. Staff will bring such information to the Board for further consideration.

Chairman Olson noted that the Executive Committee, consisting of Directors Kevin Olson, Red Wilson, Melissa Hernandez, and Kevin Considine, met prior to the Board meeting to consider applications for the position of Executive Director. Only one application was received and that was from Warren Ribley. The Executive Committee recommended the selection of Warren Ribley for the position of Executive Director. The compensation proposed for the position from Respondent Ribley is \$2500 per month, and 33% of total fee income paid to the Authority as an additional administrative fee for additional administrative services. It was noted that the structure represented the current fee structure for Executive Director and support services. Given that there was only one respondent, the Executive Committee recommended that the Board approve the appointment of Warren Ribley as Executive Director as presented, a position that includes the duties as Assistant Secretary, Assistant Treasurer, Ethics Officer, and other duties as chief administrative and operational officer of the Authority.

Following discussion, a motion was made by Vice-Chairman Reed Wilson and seconded by Secretary Melissa Hernandez to approve the motion and authorize the Chairman to execute an agreement for a term to commence on July 1, 2024 and expire June 30, 2025. Thereupon, 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, Melissa Hernandez, Agnes Masnik, Justin Meierkord, Ted Mesiacos, Kevin Olson, Michael Pitman, Kurt Schneider, Estelle Walgreen, Reed Wilson, and Theresa Wittnauer. The following members voted NAY: none. The following members were absent: Terrence Dee, Michael Guilfoyle, Peter Olson, and Seth Wormly. WHEREUPON Chairman Olson declared the motion passed.

Ordinance 24-004- An Ordinance to add territory to the UIRVDA Enterprise Zone on behalf of the Michlig Energy Project. Peru (Bureau County). IL - Michlig Energy will be building a new Propane storage area and a warehouse building and office for the storage of lubricants, parts, and a base of operation in the Bureau, Putnam, and LaSalle County area to serve the needs of their agriculture, commercial and residential clients in North Central Illinois and the Mississippi River Valley. This is all new construction at a new location in Peru IL. Michlig Energy hopes to begin construction in May 2024 and have construction completed by September 2024 complete with all inventories, agriculture parts and a variety of lubricants on site. All equipment and inventory will be new. Examples of their product offerings include home delivered gasoline and diesel fuel, propane, aviation fuel, lubricants and replacement parts for grain drying, heating workshops, warming equipment for livestock, and all maintenance needs from parts to oil filters. Michlig Energy is the only family- owned petroleum retailer in Bureau and Henry Counties in Illinois and is planning to expand into the added area counties. Michlig Energy will be employing 5 new employees at this new location. The current employee count is 26 employees. The total investment is approximately \$551,300. Michlig Energy has held extensive meetings

with the City of Peru during the process of purchasing the property, including the Director of Engineering and Zoning, Corporation Counsel, Liaison to the City Council and Mayor and the Director of Economic Development. The project has received approval for annexation and municipal water and electric extensions.

Thereupon, Chairman Olson presented the Ordinance. It was moved by Vice-Chairman Reed Wilson and seconded by Director 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 to approve. Upon the roll being called, the following members voted AYE: Kevin Considine, Melissa Hernandez, Agnes Masnik, Justin Meierkord, Ted Mesiacos, Kevin Olson, Michael Pitman, Kurt Schneider, Estelle Walgreen, Reed Wilson, and Theresa Wittnauer. The following members voted NAY: none. The following members were absent: Terrence Dee, Michael Guilfoyle, Peter Olson, 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 24-005- An Ordinance to add territory to the UIRVDA Enterprise Zone on behalf of the Geneva Equipment Project, LaSalle (LaSalle County), IL-

Geneva Equipment, established in 2001, is a provider of heavy equipment solutions to a diverse array of industries, including Oil & Gas, Water Remediation, Chemical, Construction, Agriculture, and Environmental Services. Geneva Equipment's original location at 301 Civic Road, LaSalle IL, built in 1994 and spanning 20,000 sq. ft., laid the foundation for the truck dealership that is growing and expanding. Geneva Equipment buys and sells heavy equipment to service to meet the needs of their industrial customers. They also provide collision repair, painting, sandblasting, and aluminum polishing services. This expansion is aimed at elevating the functionality and aesthetics of Geneva Equipment's external facilities. The project aims to expand the parking lot size to accommodate the increase in inventory capacity, ensuring Geneva Equipment remains well-equipped to meet the needs of customers. In addition to installing new fencing, the laying of gravel and concrete will help expand inventory and parking space. The total investment is \$366,000 and will create nine new jobs and retain 13. The intent is to start development in 2024. This project will have a positive impact on the community. Firstly, the creation of jobs stemming from the project will provide employment opportunities for residents, thereby increasing economic growth and promoting financial stability within the community. Additionally, the expansion of inventory and parking space will lead to increased traffic in the area, potentially attracting more customers and visitors to local businesses. Geneva Equipment is securing required permits through the City of LaSalle.

Thereupon, Chairman Olson presented the Ordinance. It was moved by Vice-Chairman Reed Wilson and seconded by Director 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 to approve. Upon the roll being called, the following members voted AYE: Kevin Considine, Melissa Hernandez, Agnes Masnik, Justin Meierkord, Ted Mesiacos, Kevin Olson, Michael Pitman, Kurt Schneider, Estelle Walgreen, Reed Wilson, and Theresa Wittnauer. The following members voted NAY: none. The following members were absent: Terrence Dee, Michael Guilfoyle, Peter Olson, 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 Director Melissa Hernandez and seconded by Director Justin Meierkord to adjourn. The motion carried. The meeting was adjourned at 12:29 p.m.

Respectfully submitted,

Melissa Hernandez, Secretary