

**Meeting of the Board of Directors  
Upper Illinois River Valley Development  
Authority  
August 12, 2025  
Morris, Illinois**

**Members Present**

Steve Aubry, LaSalle County  
Kevin Considine, Lake County  
Terrence Dee, Gov Appointment  
Melissa Hernandez, Gov Appointment  
Agnes Masnik, DCEO Designee  
Kevin Olson, Grundy County  
Michael Pittman, CMS Designee  
Kurt Schneider, McHenry County  
Estelle Walgreen, Gov Appointment  
Wilson, Putman County  
Theresa Wittenauer, Bureau County

**Members Absent**

Justin Meierkord, Marshall County  
Ted Mesiacos, Kane County  
Peter Olson, Gov Appointment  
Seth Wormly, Kendall County

**Others Present**

Warren Ribley, Executive Director  
Andrew Hamilton, Assistant Executive Director  
Jeff Torricelli, UIRVDA  
Ronni Norton, UIRVDA  
Brian Anderson, Equinix  
John Cronin, Hunter Run LP  
Ethan, WSPY News

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 Member Steve Aubry to approve the agenda as presented. Following discussion, the motion carried. It was moved by Secretary Melissa Hernandez and seconded by Member Steve Aubry to approve the minutes of June 10, 2025, 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 Kurt Schneider and seconded by Treasurer Kevin Considine to approve the Treasurer's Report as presented. Following discussion, the motion carried.

Executive Director Ribley introduced guest Ronni Norton in her supporting role in assisting the Regional Development Authorities. Discussion was held about convening an annual meeting in November for Board members and guests to review and recognize successes achieved by UIRVDA. Executive Director Ribley provided an update on pending projects awaiting final approval.

**Ordinance No. 25-020** – An Ordinance to amend the UIRVDA Enterprise Zone on behalf of TPE IL MH459, LLC community solar project (McHenry County). Generate Capital is a dedicated sustainable renewable energy infrastructure financing entity based in California. Generate Capital is initiating several community solar projects in Illinois. Generate Capital has

partnered with more than fifty project developers and technology companies to build more than 2000 sustainable projects. Generate Capital has served thousands of renewable energy customers in North America, Europe and Latin America. Generate Capital builds, owns, operates, and finances affordable and reliable infrastructure solutions for clean energy, solar, water, waste, transportation, and smart cities' infrastructure technologies. Generate Capital will be the long-term owner of all these community solar projects. Each project will employ 25 positions during the construction phase that will pay prevailing wages. Long-term permanent employment is 3 full-time positions for each project. TPE IL MH459, LLC project is a ground mounted solar array of ~7.5MW DC. Design is expected to begin in Q4 2025, construction is expected to begin in Q1 2026, and project completion is expected in Q4 2026. The installation will consist of modules, inverters, transformers, switchboards, a racking system, an access road and civil stormwater prevention measures. The site will produce energy and provide that energy to local customers. The total project cost is \$12,583,000.

Thereupon, Chairman Kevin Olson presented the Ordinance. It was moved by Secretary Melissa Hernandez and seconded by Member Kurt Scheider to approve the Ordinance as presented. Chairman Kevin 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: Steve Aubry, Kevin Considine, Terrence Dee, Melissa Hernandez, Agnes Masnik, Kevin Olson, Michael Pittman, Kurt Schneider, Estelle Walgreen, Reed Wilson, and Theresa Wittenauer. The following members voted NAY: none. The following members were absent: Justin Meierkord, Ted Mesiacos, Peter Olson, and Seth Wormly. WHEREUPON Chairman Kevin Olson declared the motion carried and the Ordinance adopted and did direct the Secretary to record the same in full in the records of the Authority.

**Ordinance No. 25-021** – An Ordinance to amend the UIRVDA Enterprise Zone on behalf of TPE IL MH637, LLC community solar project (McHenry County). Generate Capital is a dedicated sustainable renewable energy infrastructure financing entity based in California. Generate Capital is initiating several community solar projects in Illinois. Generate Capital has partnered with more than fifty project developers and technology companies to build more than 2000 sustainable projects. Generate Capital has served thousands of renewable energy customers in North America, Europe and Latin America. Generate Capital builds, owns, operates, and finances affordable and reliable infrastructure solutions for clean energy, solar, water, waste, transportation, and smart cities' infrastructure technologies. Generate Capital will be the long-term owner of all these community solar projects. Each project will employ 25 positions during the construction phase that will pay prevailing wages. Long-term permanent employment is 3 full-time positions for each project. TPE IL MH637, LLC project is a ground mounted solar array of ~7.5MW DC. Design is expected to begin in Q4 2025, construction is expected to begin in Q1 2026, and project completion is expected in Q4 2026. The installation will consist of modules, inverters, transformers, switchboards, a racking system, an access road and civil stormwater prevention measures. The site will produce energy and provide that energy to local customers. The total project cost is \$12,408,000.

Thereupon, Chairman Kevin Olson presented the Ordinance. It was moved by Secretary Melissa Hernandez and seconded by Member Kurt Scheider to approve the Ordinance as presented. Chairman Kevin 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: Steve Aubry, Kevin Considine, Terrence Dee, Melissa Hernandez, Agnes Masnik, Kevin Olson, Michael Pittman, Kurt Schneider, Estelle Walgreen, Reed Wilson, and Theresa Wittenauer. The following members voted NAY: none. The following members were absent: Justin Meierkord, Ted Mesiacos, Peter Olson, and Seth Wormly. WHEREUPON Chairman Kevin Olson declared the motion carried and the Ordinance adopted and did direct the Secretary to record the same in full in the records of the Authority.

**Ordinance No. 25-022** – An Ordinance to amend the UIRVDA Enterprise Zone on

behalf of the Poli Film America project (Kane County). This project involves a warehouse expansion of an occupied facility. The expansion area will be utilized as storage to consolidate and increase product storage capacity. This will in turn clear space within the existing facility allowing for future production expansion as planned over the next few years. The existing building is approximately 118,039 square feet. The proposed addition would add another 39,038 square feet to the facility, bringing the total up to 157,077 square feet. Construction scheduling is forecasted to break ground by late September 2025 and be completed in March 2026. Most of the project will fall under as new construction, however a small portion of the scope will be classified as rehabilitation/renovation. Some of the existing facility's precast concrete wall panels will be relocated from their current position and serve as part of the new exterior wall of the expansion, allowing for a more functional and open facility. The remaining sections of the expansion perimeter will be constructed with new precast panels. Expansion to incorporate necessary mechanical, electrical, plumbing, and fire protection, site utilities, and an infiltration pit. Existing structures will tie-into new, such as floor slab, structural steel, roof membrane and framing. Products produced include various types of plastic films for different uses. Examples include protective films for products such as glass, metal, carpeting, automotive, and more. Other industry product examples include agricultural films for greenhouse barriers, dust & dirt protection for products during transport, and stretch films for pallet wrapping machines. The total investment is \$2,672,500. The project will retain 79 employees, create 3 new jobs immediately, and 25 over the next few years. The construction employments will be 65 construction jobs.

Thereupon, Chairman Kevin Olson presented the Ordinance. It was moved by Secretary Melissa Hernandez and seconded by Member Kurt Scheider to approve the Ordinance as presented. Chairman Kevin 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: Steve Aubry, Kevin Considine, Terrence Dee, Melissa Hernandez, Agnes Masnik, Kevin Olson, Michael Pittman, Kurt Schneider, Estelle Walgreen, Reed Wilson, and Theresa Wittenauer. The following members voted NAY: none. The following members were absent: Justin Meierkord, Ted Mesiacos, Peter Olson, and Seth Wormly. WHEREUPON Chairman Kevin Olson declared the motion carried and the Ordinance adopted and did direct the Secretary to record the same in full in the records of the Authority.

**Ordinance No. 25-023** – An Ordinance to amend the UIRVDA Enterprise Zone on behalf of the Tuf-Tite, 605 Tri State LLC project (lake County). The project involves a relocation of Tuf-Tite from Lake Zurich to Gurnee. Tuf-Tite has run out of space and needs to move into a larger location. They currently occupy 162,000 square feet and will be moving into a new location of 300,000 square feet. Tuf-Tite is a privately held US manufacturing company that produces numerous polymer septic and drainage products. The total investment is \$65,000,000 including building acquisition, rehab, new construction, and new equipment. The project will retain 150 jobs and lead to creation of 25 new jobs, as automation efficiencies are realized with the new expansion. The project scope will likely encompass a decommissioning and renovation period of approximately 12-15 months. The project was brought forward by the DCEO Office of Regional Development.

Thereupon, Chairman Kevin Olson presented the Ordinance. It was moved by Secretary Melissa Hernandez and seconded by Member Terry Dee to approve the Ordinance as presented. Chairman Kevin 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: Steve Aubry, Kevin Considine, Terrence Dee, Melissa Hernandez, Agnes Masnik, Kevin Olson, Michael Pittman, Kurt Schneider, Estelle Walgreen, Reed Wilson, and Theresa Wittenauer. The following members voted NAY: none. The following members were absent: Justin Meierkord, Ted Mesiacos, Peter Olson, and Seth Wormly. WHEREUPON Chairman Kevin Olson declared the motion carried and the Ordinance adopted and did direct the Secretary to record the same in full in the records of the Authority.

**Ordinance No. 25-024** – An Ordinance to amend the UIRVDA Enterprise Zone on behalf of the Hunter Run LP Coal City Senior Housing project (Grundy County). Hunter Run is a new construction senior living multifamily residential development in Coal City, Illinois, located at the southwest corner of S. Marguerite St and W Maple St. Hunters Run includes 44 age-restricted townhome units spread through 11 residential buildings, with an additional community building provided for resident enjoyment. Hunters Run will offer high-quality town homes for households making up to 60% of the Area Medium Income, with at least one household member being over the age of 55. Hunters Run is an independent living facility. Each unit will be built in a ranch style and include an attached garage and either one or two bedrooms. Hunters Run development is owned by Hunters Run, LP and is financed through syndication of a 2024 award of 9% low-income housing tax credits from the Illinois Housing Development Authority. The financing for the Limited Partnership and the Development includes Regions Affordable Housing, \$15,144,669\$, Legacy Bank \$2,450,000, Deferred Developer Fee \$702,170, and a ComEd energy grant \$234,486. The closing of Development, Limited Partnership, and all related financing occurred on July 31st, 2025. All municipal approvals for the development, including a development agreement, plat of subdivision, planned unit development ordinance, and special service area designation, have been approved by the Village of Coal City. Preliminary pre-construction began on August 4, 2025, and construction completion is projected for on or about October 1, 2026. Stabilized occupancy is projected on or about January 15, 2027. North Arrow Construction is the general contractor for the development. North Arrow Construction will manage the construction of the development with a dedicated site supervisor, a project manager as well as at least three additional office support staff. North Arrow Construction does not self-perform any trade work. All trade work and materials will be provided by subcontractors and vendors. North Arrow Construction strives to hire local trades and local supplies wherever possible. Over the 15-month construction schedule 110 trade jobs will be working on the construction of this development. The total investment is \$18,531,000 including land acquisition and new investment and will create 3 new jobs.

Thereupon, Chairman Kevin Olson presented the Ordinance. It was moved by Treasurer Kevin Considine and seconded by Member Michael Pittman to approve the Ordinance as presented. Chairman Kevin 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: Steve Aubry, Kevin Considine, Terrence Dee, Melissa Hernandez, Agnes Masnik, Kevin Olson, Michael Pittman, Kurt Schneider, Estelle Walgreen, Reed Wilson, and Theresa Wittenauer. The following members voted NAY: none. The following members were absent: Justin Meierkord, Ted Mesiacos, Peter Olson, and Seth Wormly. WHEREUPON Chairman Kevin Olson declared the motion carried and the Ordinance adopted and did direct the Secretary to record the same in full in the records of the Authority.

**Ordinance No. 25-025** – An Ordinance to amend the UIRVDA Enterprise Zone on behalf of the Equinix data center project (Kendall County). Equinix has developed over 250 data centers in 35 countries across the world. Many of these data centers are housed in large U.S. metropolitan areas, including New York, Los Angeles, Chicago, Dallas, Atlanta, Washington D.C., and others. They are looking to develop multiple data centers projects near Minooka in unincorporated Kendall County, near Ridge Road and Wildy Road. The data center campus will occupy +/- 373 acres of property, of which, approximately one-third is currently in the Village of Minooka, and the remaining two-thirds are currently in unincorporated Kendall County. Equinix has engaged with Village of Minooka officials regarding the possibility of annexing the remaining two-thirds of the site into the Village of Minooka. They are seeking to take potential advantage of benefits afforded by the enterprise zone that are not offered under other state incentives for data center development. The investment in the project is \$5,396,173,438, including land acquisition, new construction, and new equipment. The project

is expected to create 150 jobs according to their application. Equinix will build seven data center facilities, totaling approximately 2 million square feet of floor area. Each of the seven buildings will have a power capacity of 60MW, totaling 420MW once the site is fully built out. In addition to the seven buildings, the site will also house a Com-Ed substation, stormwater detention infrastructure, a regional bike trail extension, and related public and private improvements. Equinix will begin constructing certain public improvements in September 2025, including access roads and stormwater detention infrastructure. Then, Equinix will begin constructing the data center facilities in late 2025, with the seven facilities being built over an estimated seven-year period. Due to the project's scale and significant utility needs, the precise delivery date for each facility will depend on a variety of factors that are currently fluid.

Thereupon, Chairman Kevin Olson presented the Ordinance. It was moved by Treasurer Kevin Considine and seconded by Member Michael Pittman to approve the Ordinance as presented. Chairman Kevin 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: Steve Aubry, Kevin Considine, Terrence Dee, Melissa Hernandez, Agnes Masnik, Kevin Olson, Michael Pittman, Kurt Schneider, Estelle Walgreen, Reed Wilson, and Theresa Wittenauer. The following members voted NAY: none. The following members were absent: Justin Meierkord, Ted Mesiacos, Peter Olson, and Seth Wormly. WHEREUPON Chairman Kevin Olson declared the motion carried and the Ordinance adopted and did direct the Secretary to record the same in full in the records of the Authority.

With no further business, it was moved by Treasurer Kevin Considine and seconded by Secretary Melissa Hernandez to adjourn. The motion carried. The meeting was adjourned at 12:44 p.m.

Respectfully submitted,

Melissa Hernandez, Secretary