

**Meeting of the Board of Directors  
Upper Illinois River Valley Development Authority May 13, 2025  
Morris, Illinois**

Members Present

Steve Aubry, LaSalle County  
Terrence Dee, Gov Appointment  
Melissa Hernandez, Gov Appointment  
Agnes Masnik, DCEO Designee  
Justin Meierkord, Marshall County  
Kevin Olson, Grundy County  
Peter Olson, Gov Appointment  
Michael Pittman, CMS Designee  
Kurt Schneider, McHenry County  
Estelle Walgreen, Gov Appointment  
Reed Wilson, Putman County

Members Absent

Kevin Considine, Lake County  
Ted Mesiacos, Kane County  
Theresa Wittenauer, Bureau County  
Seth Wormly, Kendall County

Others Present

Warren Ribley, Executive Director  
Andrew Hamilton, Assistant Executive Director  
Ron Lanz, Lake County Partners  
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 Vice Chair Reed Wilson and seconded by Steve Aubry to approve the agenda as presented. Following discussion, the motion carried. It was moved by Member Terry Dee and seconded by Member Kurt Schneider to approve the minutes of May 13, 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 Vice Chair Reed Wilson and seconded by Member Justin Meierkord to approve the Treasurer's Report as presented. Following discussion, the motion carried.

Executive Director Ribley reminded members of the obligation to complete the Ethics and Harassment & Discrimination Prevention training and the Supplemental Statement of Economic Interest for 2025. There was no pending old business.

Ordinance 25-018 - An Ordinance to add territory to the UIRVDA Enterprise Zone on behalf of the Fox Lake Crossing Apartments Project, Fox Lake, IL (Lake) - The Fox Lake Crossings Apartments project (Fox Lake Crossing LLC), located in Fox Lake, Lake County, Illinois is a proposed development of 154 units of rental residential apartment housing located between Big Hollow Road and Bayview Drive along the US Route 12 Frontage Road. The project is located on four parcels of currently undeveloped land, consisting of approximately 9.5 acres. The apartment buildings will be a combination of

one and two bedrooms and one- and two-bathroom units in seven different buildings. The project will be phased in and constructed as demand dictates. Initial construction is anticipated to begin in the summer of this year (2025). The total investment is more than \$40,000,000. The project is anticipated to create 85 construction jobs and 10 full time jobs upon completion of the project. The developer has been informed about our prevailing wage policy.

Thereupon, Chairman Kevin Olson presented the Ordinance. It was moved by Member Pete Olson and seconded by Member Justin Meierkord 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, Terrence Dee, Melissa Hernandez, Agnes Masnik, Justin Meierkord, Kevin Olson, Peter Olson, Michael Pittman, Kurt Schneider, Estelle Walgreen, Reed Wilson. The following members voted NAY: none. The following members were absent: Kevin Considine, Ted Mesiacos, Theresa Wittenauer, 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 Member Pete Olson to adjourn. The motion carried. The meeting was adjourned at 12:19 p.m.

Respectfully submitted, Melissa Hernandez, Secretary