



COUNTY OF KENDALL, ILLINOIS ECONOMIC DEVELOPMENT COMMITTEE

County Office Building
County Board Rooms 209 & 210
111 West Fox Street
Yorkville, IL 60560

Friday, September 15, 2017 at 9:00 AM
MEETING AGENDA

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at (630) 553-4171, a minimum 24-hours prior to the meeting time.

- **Call to Order**
- **Roll Call**
- **Approval of Agenda**
- **Approval of August 18, 2017 Meeting Minutes**
- **Committee Business**
 - *Reconsider Economic Development meeting dates and times*
 - *Revolving Loan Fund Recapture Strategy*
 - *Resolution Declaring October 6, 2017 as Manufacturing Day*
- **Updates and Reports**
 - *Revolving Fund Loans*
 - o *Monthly Loan Statements*
 - *Update: Community Development Block Grant Workshop*
- **Chair's Report**
- **Public Comment**
- **Executive Session**
- **Adjournment**



KENDALL COUNTY ECONOMIC DEVELOPMENT

Memorandum

To: Audra Hendrix, Economic Development Committee Chair; Economic Development Committee
CC: Scott Koepfel, Acting County Administrator
From: Andrez Beltran, Economic Development and Special Projects Coordinator
Subject: September 2017 Committee Report
Date: 9/15/17

Please find below the report for September 2017 on the items of Economic Development Committee.

Committee Business

Reconsider Economic Development meeting dates and times

Due to some confusion on dates and times, the County Board remitted this item back to the Economic Development Committee.

Revolving Loan Fund Recapture Strategy

The State's Attorney Office has returned the Revolving Loan Fund Recapture Strategy. Staff, at direction of the Economic and Board Chairs, has resolved procedural and grammatical areas in need of clarification. Some policy questions must be reviewed and decided upon by the Committee; there is a guide to these questions in the packet.

Resolution Declaring October 6, 2017 as Manufacturing Day

October 6, 2017 is Manufacturing Day. In the packet is a resolution for Committee review and approval to be sent to the County Board on October 3, 2017.

Updates and Reports

Revolving Loan Fund

- *Update: Monthly Loan Statements*

The statements for July are in the packet. There is currently \$1.7 million available to loan. All loans are up to date.

Update: Community Development Block Grant Workshop

On September 6 and 7, Mr. Beltran attended the Community Development Block Grant workshop in Springfield, Illinois. He attended the sessions on Application, Housing Rehabilitation, and Economic Development.

Mr. Beltran will draft a memo summarizing the findings in the future. For economic development, the program has changed significantly. The State is ending Revolving Loan Funds as a program, and has retooled the program into a grant. In addition, the grant is for more established projects, and DCEO has a central role in developing and enforcing the grant agreement.

KENDALL COUNTY ILLINOIS

Economic Development Committee

Meeting Minutes
Friday, August 18, 2017

Call to Order

The meeting was called to order by Chair Audra Hendrix at 9:00 a.m.

Roll Call

Committee Members Present: Chair Audra Hendrix, Lynn Cullick, Matt Kellogg
Committee Members Absent: Elizabeth Flowers, Scott Gryder

Staff Present: Andrez Beltran, Economic Development and Special Projects Coordinator,
Members of the Public:

Approval of Agenda – Member Cullick made the motion to approve the agenda. It was seconded by Member Kellogg. **Approved 3-0.**

Approval of Meeting Minutes – Member Kellogg made a motion to approve the meeting minutes from the June 16 meeting. Seconded by Member Cullick. **Approved 3-0.**

Committee Business

Lucky's Beef N Dogs Reimbursement in the amount of \$1,453

Mr. Beltran explained that due to a clerical error a revised closing cost invoice had not gotten to the County before the closing was made. As such this amount would be reimbursing the overpayment.

Member Cullick made the motion to approve. Member Kellogg seconded. **Approved 3-0.**

Reconsider Economic Development meeting dates and time

Chair Hendrix stated that in an attempt to get more businesses to attend Committee meetings, the time was placed to Fridays at 9 a.m. However, as more businesses have not participated, the Committee should reconsider the time to be more convenient for Committee members. The Committee discussed possible times and conflicts with other Committees.

The Committee settled on the 4th Wednesday of every month at 9:00 a.m. Member Cullick made the motion. Member Kellogg seconded. **Approved 3-0.**

Discussion: 2017 Strategic Planning

Mr. Beltran stated that he had created a vision and mission statement out of the discussion from the previous Committee meetings. The Committee members agreed that both captured the purpose of Kendall County Economic Development.

Chair Hendrix asked the Committee if they wished to put the Strategic Planning on hold until the Recapture Strategy is complete. She continued that as it is a major component of economic development strategy it would be premature to set plan while it was not resolved. The other Committee members agreed.

KENDALL COUNTY ILLINOIS

Economic Development Committee

Updates and Reports

Revolving Fund Loans

- *Monthly Loan Statements*

Mr. Beltran stated all loans are up to date; however due to the earlier meeting this month the statements are not in the packet.

- *Biannual Income Report*

Mr. Beltran handed out the Biannual Income Report. He stated that it was used to project future income uses for the budget season.

Economic Indicator Dashboard

Mr. Beltran stated that the quarterly Economic Indicator Dashboard was included in the packet. He continued that over all signs point to the economy continuing to improve.

Luck Beef n Dogs Grand Opening: August 19, 2017 at 1:00 p.m.

Mr. Beltran stated that Lucky's was having its grand opening that weekend, but would be unable to attend due to a schedule conflict. Chair Hendrix encouraged the members of the Committee to attend as she would try to. Both Member Cullick and Kellogg stated they would go.

Manufacturing Day: October 6, 2017

Mr. Beltran stated that October 6, 2017 is National Manufacturing Day. He explained that participation ranged from resolutions to company tours and other community events. He asked the Committee what type of participation, if any, they would like to do.

The Committee discussed options and if any other events were going on. Mr. Beltran stated he was not aware of any. The committee decided to have a resolution for this year. Chair Hendrix also stated she would like to go on site visits. Member Cullick stated when she visited Win Soon in Oswego it was enlightening. The committee agreed that either Wrigley or Plano Synergy may be good options for future visits.

Chairwoman's Report

Chair Hendrix updated the Committee on the status of the Revolving Loan Fund Recapture Strategy. She stated that the Strategy had returned from the State's Attorney Office, and staff was in the process of addressing the comments they were able.

Public Comment – None

Executive Session - None

Adjournment

At 9:38 a.m., Member Cullick made to adjourn. Chair Hendrix seconded. With no objection, the meeting adjourned.

Respectfully Submitted,

KENDALL COUNTY ILLINOIS

Economic Development Committee

Andrez P. Beltran
Economic Development and Special Projects Coordinator

Questions for the Economic Development Committee

1. Page 3 – Does all documentation for the loan need to be in the Board packet?
2. Page 3 – Who authorizes legal action? (Board, Committee, Chairman, staff?)
3. Page 5 – V – what process should be followed if there's not enough money in the fund to reserve 400k for private loans?
4. Page 6 x – This is confusing and needs to be worded better. What is the intent of the Committee?
5. Page 6 – What can local government loans be used for?
6. Page 7 and start of 8 – Several comments from Leslie and Annie need to be addressed.

ORDINANCE NUMBER 2017 - _____

**AN ORDINANCE AMENDING
THE KENDALL COUNTY REVOLVING LOAN FUND RECAPTURE STRATEGY**

WHEREAS, Kendall County, Illinois (Kendall County) maintains a Revolving Loan Fund (RLF), which was capitalized by the Illinois Department of Commerce and Economic Opportunity's (DCEO) Community Development Assistance program (CDAP), which was in turn funded by the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Program established under the Federal Housing Community Development Act of 1974; and

WHEREAS, HUD recently advised DCEO to review and improve its administration of the RLF program and, per HUD Notice CPD-04-11 issued on October 27, 2004, an RLF capitalized prior to October 1, 1992 no longer holds a federal identity and, thus, may be expended in any manner deemed appropriate by the community; and

WHEREAS, Kendall County's RLF was last capitalized prior to October 1, 1992; and

WHEREAS, on or about October 11, 2016, the DCEO notified Kendall County that Kendall County's RLF is considered dissolved and no further reporting to DCEO is required; and

WHEREAS, the DCEO also notified Kendall County that Kendall County may use the remaining funds in the RLF in whatever manner it deems appropriate; and

WHEREAS, as of the date of adoption of this Ordinance, Kendall County has approximately a \$ reserve balance in its RLF; and

WHEREAS, Kendall County previously adopted a RLF Strategy in October of 2006, which complied with DCEO rules and regulations; and

WHEREAS, the Kendall County Board wants to amend the parameters and procedures for the application, distribution, use, and collection of Kendall County's RLF funds now that Kendall County's RLF is no longer subject to DCEO rules and regulations; and

NOW, THEREFORE, BE IT ORDAINED, by this County Board of Kendall County, Illinois that:

1. The Kendall County Board hereby amends its RLF Strategy (previously approved in October of 2006) and replaces it with the Kendall County Revolving Loan Fund Recapture Strategy ("the Strategy"), which is attached hereto as **Exhibit 1** and incorporated herein by reference.

2. This Ordinance and the Strategy shall be in full force and effective immediately upon its adoption as provided by law.

3. The sections, paragraphs, sentences, clauses and phrases of this Ordinance and the Strategy are severable and, if any phrase, clause, sentence, paragraph, or section of this Ordinance and/or the Strategy are declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity, or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance and the Strategy.

4. This Ordinance and the Strategy may be amended or repealed only by a majority vote of the Kendall County Board members present for said vote.

Passed and adopted by the County Board of Kendall County, Illinois this _____ day of August, 2017.

Scott R. Gryder, Chairman
Kendall County Board

AYES - _____

NAYS - _____

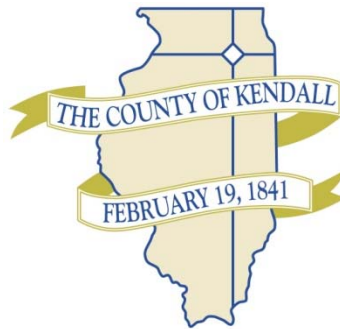
ABSTAIN - _____

ATTEST:

Debbie Gillette, County Clerk
Kendall County, Illinois

KENDALL COUNTY ORDINANCE NO. 17-_____
EXHIBIT 1

COUNTY OF KENDALL
REVOLVING LOAN FUND PROGRAM
RECAPTURE STRATEGY



Kendall County
Office of Administrative Services
111 West Fox Street, Room 316
Yorkville, IL 60560
Phone: 630.553.4171
Fax: 630.553.4214
kendalledc@co.kendall.il.us

Adopted: August _____, 2017

KENDALL COUNTY REVOLVING LOAN FUND RECAPTURE STRATEGY

A. Background

1. Kendall County, Illinois (Kendall County) maintains a Revolving Loan Fund (RLF), which was capitalized by the Illinois Department of Commerce and Economic Opportunity's (DCEO) Community Development Assistance program (CDAP), which was in turn funded by the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Program established under the Federal Housing Community Development Act of 1974.
2. HUD recently advised the DCEO to review and improve its administration of the RLF program and, per HUD Notice CPD-04-11 issued on October 27, 2004, an RLF capitalized prior to October 1, 1992 no longer holds a federal identity and, thus, may be expended in any manner deemed appropriate by the community.
3. Kendall County's RLF was last capitalized prior to October 1, 1992.
4. On or about October 11, 2016, the DCEO notified Kendall County that Kendall County's RLF is considered dissolved and no further reporting to DCEO is required. Also, the DCEO notified Kendall County that Kendall County may use the remaining funds in the RLF in whatever manner it deems appropriate.
5. Accordingly, the Kendall County Board has adopted this Revolving Loan Fund Recapture Strategy ("the Strategy") to amend and update the parameters and procedures for the continued application, distribution, use, and collection of Kendall County's RLF funds.

B. Revolving Loan Fund Goals and Objectives

Kendall County hereby adopts the following goals and objectives for its RLF and the RLF loans granted by Kendall County pursuant to the Strategy:

1. The RLF and RLF loans should stimulate economic growth in Kendall County by assisting with the retention and growth of the existing industrial and commercial base in Kendall County; by providing needed equity to new start-up businesses in Kendall County; and by providing an incentive for established businesses to relocate to Kendall County.
2. The RLF and RLF loans should assist new or existing Kendall County businesses in creating and retaining jobs.
3. The RLF and RLF loans should increase the Kendall County property and sales tax base.

4. The RLF and RLF loans should provide businesses with the opportunity to expand business activities in Kendall County.
5. The RLF and RLF loans should encourage partnerships local, private, financial institutions, Kendall County, and the business seeking the loan.
6. The RLF and RLF loans should encourage and leverage loans to units of local government to create or expand their own Revolving Loan Funds.
7. The RLF and RLF loans should assist Kendall County in growing the Kendall County Revolving Loan Fund.

C. Procedures for Application and Management of RLF Loans

Kendall County hereby adopts the following procedures for the application and management of RLF loans granted by Kendall County pursuant to the Strategy:

1. Pre-Application Procedures.

- a. Any business or unit of local government interested in applying for a Kendall County RLF loan should contact Kendall County’s Economic Development staff to begin the pre-application stage for a Kendall County RLF loan.
- b. Kendall County’s Economic Development staff will then provide and assist the potential applicant with completing Kendall County’s RLF pre-application questionnaire. A true and correct copy of the Kendall County RLF pre-application questionnaire is attached hereto as **Exhibit A**.
- c. Upon the applicant’s completion of the pre-application, Kendall County’s Economic Development staff will promptly present the applicant’s pre-application questionnaire to the Kendall County Board’s Economic Development Committee (“Committee”). The Committee will review the applicant’s pre-application and determine (by a majority vote of the Committee members present) whether to advance the applicant to the RLF application stage, which is set forth in Section C(2) below.

2. Application Procedures.

- a. Upon approval of the pre-application, Kendall County’s Economic Development staff will provide and assist an applicant with completing Kendall County’s RLF loan application. A true and correct copy of the Kendall County RLF loan application is attached hereto as **Exhibit B**.

- b. Upon the applicant's completion of the RLF loan application, Kendall County's Economic Development staff will promptly present the applicant's RLF loan application to the Committee. The Committee will then review the loan application. The Committee may request additional information, reschedule the vote, and/or vote on whether it is recommending approval or denial of the applicant's RLF loan application. The Committee's recommendation for approval of the applicant's RLF loan application requires a majority vote of the Committee members present for said vote.
- c. If the Committee provides a positive recommendation, the applicant's RLF loan application and all supporting documentation will be presented to the Kendall County Board (County Board or Board). The County Board will then review the loan application and all supporting documentation. The County Board may request additional information, reschedule the vote, and/or vote on whether to approve or deny the applicant's RLF loan application. Votes required for passage of each type of loan is specified under the section. .

3. Post-Loan Approval/Collection Procedures

- a. Kendall County's Economic Development staff shall be responsible for the following duties regarding and relating to Kendall County's approved RLF loans:
 - i. Oversee loan processing by performing tasks including, but not limited to the following:
 - A. Gather all of the necessary terms and information required to complete the loan documents;
 - B. Prepare the loan's amortization schedule;
 - C. Provide all loan terms and amortization schedules to Kendall County's legal counsel who will prepare the loan documents (e.g., commitment agreements, liens, title policies, security recordings, transfer tax declarations, amortization schedules and security releases);
 - D. Coordinate and administer the loan closing and recording of all required loan documents;
 - E. Maintain copies of all executed loan documents; and
 - F. Any other duties reasonably necessary to process Kendall County RLF loans.
 - ii. Monitor repayments and all special conditions placed on the RLF loans;

- iii. Timely notify the Committee and Kendall County’s legal counsel of any and all RLF loan delinquencies;
 - iv. Prepare and provide reports and documents, as requested by the County Administrator, Kendall County Board and/or Kendall County’s legal counsel regarding or related to Kendall County’s RLF loans; and
 - v. Serve as the primary contact between Kendall County and the borrowers regarding or relating to Kendall County’s RLF loans.
- b. The Kendall County Treasurer’s Office shall assist the Kendall County Economic Development staff with monitoring repayment and overseeing collections for all Kendall County RLF loans.
 - c. Kendall County is prohibited from forgiving any loan granted through the RLF.
 - d. Kendall County shall pursue all legal remedies to collect and recover debts due from delinquent loans. Legal remedies may include all remedies set forth in the applicable loan documents as well as any and all other remedies permitted pursuant to federal and state laws, including, but not limited to, efforts to collect and pursue the interests of the RLF through bankruptcy court. The Kendall County State’s Attorney’s Office and/or legal counsel designated by the Kendall County State’s Attorney, shall represent Kendall County in all such collection proceedings.
 - e. Kendall County and its elected offices may obtain reimbursement from the RLF for their reasonable and necessary administrative expenses related to the RLF and RLF loans.
 - i. Permitted administrative expenses may include, but are not limited to salaries, supplies, and utilities.
 - ii. To obtain reimbursement for administrative expenses, the expenses must be documented in writing (e.g., a receipt, bill or invoice) and reimbursement must be pre-approved by a majority vote of Kendall County Board members present for said vote.
 - iii. Not more than ten percent (10%) of the annual revenue to Kendall County’s RLF account, or a maximum of \$5,000, whichever is less, may be used for reimbursement of administrative expenses on an annual basis from December 1 through November 30th of the following year.
 - iv. Reimbursements are approved through the annual budget process.

D. Revolving Loan Fund Guidelines

Kendall County hereby adopts the following guidelines for its RLF and the RLF loans granted by Kendall County pursuant to the Strategy:

1. All projects funded, directly or indirectly, with Kendall County RLF monies must be located in Kendall County. No RLF loans shall be approved for projects outside of Kendall County.
2. The Kendall County RLF will provide three different categories of RLF loans: private business RLF loans, local government RLF loans, and Kendall County inter-fund RLF loans for non-economic development purposes. The guidelines for each category of loan is as follows:

a. Private Business RLF Loans

- i. Private Business RLF loans may only be used to assist the existing industrial and commercial base in Kendall County, startup businesses in Kendall County and/or established businesses relocating to Kendall County.
- ii. Private Business RLF loans will be reviewed and processed on a first come, first serve basis as Kendall County expects to receive more applications for more money than is available in the RLF.
- iii. Private Business RLF loan applications that demonstrate the greatest potential for meeting the goals and objectives of the RLF Strategy will be given the highest priority.
- iv. Private Business RLF loan funds may only be used for the following purposes:
 1. Site development/infrastructure extension costs;
 2. Construction of new facility or additions;
 3. Renovation of existing facilities;
 4. Leasehold improvements;
 5. Purchase of new or used machinery or equipment; and/or
 6. Working Capital.
- v. The Kendall County RLF will reserve at least Four Hundred Thousand Dollars (\$400,000) in the total amount of funds available in the RLF each fiscal year to loan for Private Business RLF loans pursuant to this Strategy.
- vi. Projects of a speculative nature are ineligible for Private Business RLF loan funding.

- vii. Private Business RLF loans shall not exceed \$100,000 per loan.
- viii. No private business may receive Private Business RLF loans in a total amount that is no greater than seventy-five percent (75%) of the total amount of RLF funds available for Private Business RLF loans. The 75% threshold shall be calculated based upon the total amount in reserves on the day the Kendall County Board approves the Private Business RLF loan.
- ix. Private Business RLF loans shall have a term of at least three (3) years and no more than seven (7) years.
- x. Private Business RLF loans must have an interest rate between the Federal Prime rate (Prime Rate) and the Prime Rate plus three percent (3%). However, if the Prime rate is less than two percent (2%), the Private Business RLF loan must have an interest rate of at least two percent (2%). The Prime Rate shall be calculated as the Prime rate that exists on the day the loan application is approved by the County Board.
- xi. Full pre-payment is allowed without penalty where only principal and accrued interest to date is due.

b. Local Government RLF loans

- i. Kendall County may award Local Government RLF loans only to applicants who are units of local government (as defined in Article VII, Section 1 of the Illinois Constitution of 1970, as amended), which are located in Kendall County.
- ii. Local Government RLF loans will be reviewed and processed on a first come, first serve basis as Kendall County expects to receive more applications for more money than is available in the RLF.
- iii. Local Government RLF loan applications that demonstrate the greatest potential for meeting the goals and objectives of the RLF Strategy will be given the highest priority
- iv. Kendall County's Local Government RLF loan funds must be used for economic development purposes within Kendall County. "Economic development purposes" are defined as a project that satisfies one or more of the following goals:
 - 1. The project will result in the increase in Equalized Assessed Value for the property located in Kendall County where the project is to be completed;

2. The project creates or retains jobs in Kendall County; and/or
 3. The project directly supports another project that accomplishes either (D)(2)(b)(1) or (D)(2)(b)(2) above.
- v. A borrower must place the approved Kendall County Local Government RLF loan funds into their own unit of local government's Revolving Loan Fund.
- vi. Local Government RLF loans shall have a term of at least three (3) years and no more than seven (7) years.
- vii. Interest rates for Local Government RLF loans must comply with the following guidelines:
1. If the Local Government RLF loan amount is to be used for a project or property located in a non-TIF district, the interest rate must be at least the Federal Prime Rate, unless a lesser rate is approved by a majority vote of the Committee and a majority of the full County Board. The Prime Rate shall be calculated as the Prime rate that exists on the day the loan application is approved by the County Board.
 2. If the Local Government RLF loan amount is to be used for a project or property located (in whole or in part) in a TIF district, the interest rate must be at least the Federal Prime Rate plus one percent (1%).
- viii. A Local Government RLF loan shall not exceed the following amounts:
1. If the Local Government RLF loan is approved by the County Board sometime between June 6, 2017 and June 30, 2019, the maximum amount of the loan shall not exceed the amount determined by using this formula:

(The unit of local government's total population size, as determined by the United States Census Bureau's July 1, 2016 population estimate) x (\$20.00).

Using the above formula, the maximum loan amount available to units of local government in Kendall County is as follows:

Kendall County	Total population 124,695	Maximum Loan Amount
Oswego	33,955	\$679,100
Yorkville	18,451	\$369,020
Plano	11,282	\$225,640
Montgomery*	10,704	\$214,080
Millbrook	337	\$6,740
Millington*	205	\$4,100
Newark	1,000	\$20,000
Lisbon	278	\$5,560
Plattville	233	\$4,660
Minooka*	791	\$15,820
Plainfield*	1,771	\$35,420
Sandwich*	84	\$1,680
Joliet*	10,095	\$201,900

Those with asterisks in the table above are population estimates based off the total population amounts in the U.S. Census Bureau’s July 1, 2016 estimate but include only the portion of said population located in Kendall County, Illinois. The Kendall County GIS and Economic Development calculated these estimates.

2. If the Local Government RLF loan is approved by the County Board after June 30, 2019, the maximum amount of the loan shall not exceed \$750,000 per loan.
- ix. Full pre-payment of Local Government RLF loans is allowed without penalty where only principal and accrued interest to date is due.

c. County Inter-Fund RLF Loans

- i. County Inter-Fund RLF Loans must be used by Kendall County for specific projects funded by Kendall County, which have a defined cost and time frame at the time of loan approval.
- ii. County Inter-Fund RLF Loans shall be for emergency or cash flow purposes when the expense cannot be paid from other Kendall County funds.
 1. An “emergency purpose” is defined as an unforeseen, non-budgeted expense.

2. A “cash flow purpose” is defined as a budgeted project where the budgeted County fund does not have the cash on hand to complete the project.
- iii. A County Inter-Fund RLF Loan amount shall not exceed \$750,000.
- iv. A maximum combined total of \$750,000 of Kendall County’s RLF may be loaned by Kendall County to itself at any time for County Inter-Fund RLF Loans.
- v. County Inter-fund RLF Loans require approval of a majority vote of the full County Board.
- vi. For each approved County Inter-Fund RLF Loan, Kendall County must record a loan document with the Kendall County Clerk’s Office. The loan document must be approved by a majority vote of the full County Board at the time the actual loan is approved by the County Board. The loan document must specify the receiving Kendall County fund; the project name; a description of the project and what the Kendall County Inter-Fund RLF loan will be used for; the total loan amount; the term of the loan; and the interest rate.
- vii. Modification of the loan document and the terms of the County’s Inter-Fund RLF Loan (e.g., amount, term and/or interest rate) shall require a vote of at least three-quarters (3/4) of the full County Board.
- viii. Kendall County must deposit the County Inter-Fund RLF Loan amounts into the specific Kendall County fund, which Kendall County designated to fund the specific project at issue. Kendall County shall not use the County Inter-Fund RLF loan amounts for any purpose other than for the specific project and purpose identified in Kendall County’s loan document.
- ix. County Inter-Fund RLF Loans may not have a term exceeding two (2) years. This is to maintain funds in the RLF for the main purpose of economic development.
- x. Kendall County must begin repayment of its County Inter-Fund RLF loan within twelve (12) months after the County Board approved the loan.

- xi. County Inter-Fund RLF Loans shall have an interest rate at least equal to the Federal Fund Rate at the time the Inter-Fund RLF Loan is approved by the County Board. The County Board may approve an interest rate above the Federal Fund Rate at the time it approves the loan.

Passed and adopted by the County Board of Kendall County, Illinois this ____ day of August, 2017.

Scott Gryder, Chairman
Kendall County Board

AYES - _____
NAYS - _____
ABSTAIN - _____

ATTEST:

Debbie Gillette, County Clerk
Kendall County, Illinois

County of Kendall
Resolution 17 – _____

PROCLAMATION DECLARING OCTOBER 6, 2017 AS MANUFACTURING DAY

WHEREAS manufacturing is a critical component of Kendall County with more than 60 manufacturing firms operating and employing over 3,000 people; and

WHEREAS, manufacturing jobs provide an annual compensation which is significantly higher than the state's average wage; and

WHEREAS manufacturing jobs enable families to realize the dreams of owning a home, educating children and enjoying a secure retirement; and

WHEREAS, Kendall County recognizes the importance of a thriving manufacturing sector, works to fuel economic growth, builds a future for our citizens, and is a strong representative of manufacturing in our state; and

WHEREAS, Kendall County's prosperity depends on the education and vocational opportunities that align with manufacturers' skilled-labor needs; and

WHEREAS, National Manufacturing Day™ will be held on Friday, October 6, 2017, as a celebration of modern manufacturing meant to inspire the next generations of manufacturers; and

WHEREAS, Kendall County desires to extend this manufacturing celebration and educational opportunity through the entire month of October, to allow companies and community and economic development organizations to plan related events that work best for them; and

WHEREAS, manufactures pay millions of dollars annually to support public education, law enforcement, emergency preparedness, public works and other essential services.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF KENDALL COUNTY:

Section 1: October 6, 2017 is proclaimed to be Manufacturing Day in Kendall County.

PRESENTED and ADOPTED by the County Board, this 3th day of October 2017.

Approved:

Attest:

Scott R. Gryder, County Board Chairman

Debbie Gillette, County Clerk and Recorder

Account Name	Note Date Mty Date	A Principal Mnthly Payment	B Interest	C Total Overall Principal	D Paid For Interest	E Loan Balance Last Payment	Interest on Bank Accounts	Bank Balance
Surplus - EDC BB #815-535							422,518.55	1,704,375.52
Law Office Corporation MSB #150038 ** schedule includes the \$450.56	3/11/2015	450.56 <u>120,000.00</u> 579.05	1.50%	10,874.42	3,601.83	109,576.14	2.92	14,479.17
CIVILIAN FORCE ARMS SBI# 3171	8/6/2015	90,000.00 1,613.19	2.90%	32,968.83	4,134.54	57,031.17	18.57	37,121.64
Dearborn Café FNB #2920	8/9/2015	80,000.00 1,024.93	2.10%	21,671.27	2,927.05	58,328.73	11.73	24,610.07
Lucky's Beef N Dogs BB 286	5/23/2017	32,500.00 492.34	2.90%	413.80	73.20	32,086.20	0.00	987.00
		322,950.56		65,928.32	10,736.62	257,022.24	422,551.77	1,781,573.40

includes app fee refund - on aug statement
 CK#3011 APP FEE TR WILL BE ON JULY ST

AVAILABLE TO LOAN

Total Assets 2,038,595.64 BANK BALANCE PLUS LOAN BALANCE

A-B=D
 D+E+Total Assets

Column E	\$1,781,573.40
Tap 10 - _____	\$1,781,573.40
Gr. Admin.	0



180 N. LaSalle Street, Suite 400
 Chicago, IL 60601
 (773) 244-7000 bylinebank.com

PUBLIC FUNDS	
ACCOUNT INFORMATION	
DATE	07/31/2017
ACCOUNT NUMBER	XXX9269

287

00005236 TB912P08011706275400 01 000000000 0067909 002

PAGE 1 OF 2



KENDALL COUNTY TREASURER
 LUCKYS BEEF & DOGS
 111 W FOX RD
 YORKVILLE IL 60560-1621

ACCOUNT SUMMARY		
Previous Statement Balance	06/30/2017	\$500.00
Deposits/Credits	1	\$487.00
Withdrawals/Debits	0	\$0.00
Total Service Charges		\$0.00
Interest Paid		\$0.00
Current Statement Balance	07/31/2017	\$987.00

ACCOUNT HISTORY					
Date	Checks	Transactions	Credits (+)	Debits (-)	Balance
07/14		DEPOSIT	\$487.00		\$987.00





180 N. LaSalle Street, Suite 400
Chicago, IL 60601
(773) 244-7000 bylinebank.com

PUBLIC FUNDS MMA	
ACCOUNT INFORMATION	
DATE	07/31/2017
ACCOUNT NUMBER	XXX5535

270

00003235 TB912P08011706275400 01 000000000 0065908 002

PAGE 1 OF 2

KENDALL COUNTY TREASURER
KENDALL COUNTY EDC
111 W FOX RD
YORKVILLE IL 60560-1621



ACCOUNT SUMMARY		
Previous Statement Balance	06/30/2017	\$1,704,499.02
Deposits/Credits	0	\$0.00
Withdrawals/Debits	1	-\$1,953.00
Total Service Charges		\$0.00
Interest Paid		\$354.50
Current Statement Balance	07/31/2017	\$1,702,900.52

ACCOUNT HISTORY					
Date	Checks	Transactions	Credits (+)	Debits (-)	Balance
07/19	3011	CHECK		\$1,953.00	\$1,702,546.02
07/31		INTEREST CREDITED	\$354.50		\$1,702,900.52

CHECKS			
Check Number	Date	Amount	
3011	07/19	\$1,953.00	
Total Number of Checks 1			Total Amount of Checks \$1,953.00
* Denotes check paid out of sequence			

INTEREST SUMMARY	
Year to Date and Prior Year Interest Reporting	
Interest Paid This Year	\$2,408.07
Interest Withheld This Year	\$0.00
Interest Paid Last Year	\$3,687.80
Interest Withheld Last Year	\$0.00



277

July 17



Contact Information

800.990.5713

fnbil.com

1 First National Bank

Stop: 3118/20
1620 Dodge St
Omaha, NE 68197

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COUNTY OF KENDALL
EDC - DEARBORN CAFE
111 FOX ST
YORKVILLE IL 60560

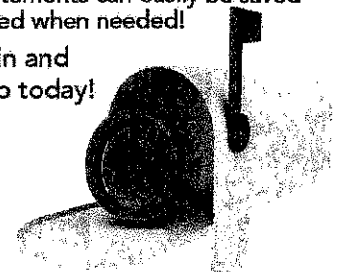


STATEMENT SUMMARY July 1, 2017 through July 31, 2017

		Beginning Balance	Ending Balance
Deposit Accounts			
Business Savings	20355482920	23,584.14	24,610.07
Total on Deposit			\$24,610.07

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Business Savings xxxxxx2920 \$24,610.07 Account Detail

Beginning Balance	\$23,584.14	Days in Statement	31
Total Deposits	\$1,025.93	Annual Percentage Yield Earned	0.05%
Total Withdrawals	\$0.00	Interest Earned this Statement	\$1.00
Ending Balance	\$24,610.07	Interest Paid this Statement	\$1.00
		Interest Paid YTD	\$5.96

Account Activity

✓	Date	Post Date	Description	Deposits	Withdrawals	Daily Balance
			Beginning Balance			23,584.14

FNBC BANK AND TRUST

28 Schoolhouse Road
Yorkville, IL 60560

Last statement: June 30, 2017
This statement: July 31, 2017
Total days in statement period: 31

July 17

276

Page 1 of 1
5219513171
(0)

00002152-MD06920731xc01080796-1OZ01-000000 0

Direct inquiries to:
630 553-2636



COUNTY OF KENDALL
EDC- CIVILIAN FORCE ARMS INC.
111 W FOX ST
YORKVILLE IL 60560

FNBC Bank and Trust
28 Schoolhouse Road
Yorkville, IL 60560

FNBC Business Savings

Account number	5219513171
Low balance	\$33,893.72
Average balance	\$36,547.68
Avg collected balance	\$36,391
Interest paid year to date	\$9.22

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
06-30	Beginning balance			\$33,893.72
07-06	Transfer Credit TRANSFER FROM DEPOSIT ACCOUNT XXXXXX0596	1,613.19		35,506.91
07-07	Deposit TELLER 506	1,613.19		37,120.10
07-31	Interest Credit	1.54		37,121.64
07-31	Ending totals	3,227.92	.00	\$37,121.64

INTEREST INFORMATION

Annual percentage yield earned	0.05%
Interest-bearing days	31
Average balance for APY	\$36,391.58
Interest earned	\$1.54

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Thank you for banking with FNBC Bank and Trust

A 25,506.91

00002152-001-001



United City of Yorkville
 800 Game Farm Road
 Yorkville, Illinois 60560
 Telephone: 630-553-4350
 www.yorkville.il.us

September 8, 2017

Scott Gryder, Chairman (via email to sgryder@co.kendall.il.us)
 Kendall County
 111 W Fox St
 Yorkville, IL 60560

Dear Chairman Gryder,

The United City of Yorkville is interested in extending our downtown tax increment financing district (Downtown TIF) through 2041, and we need your participation to do so. This TIF has not lived up to its expectations for a variety of reasons, and it will not generate large tax revenues for your organization unless it is extended beyond its current expiration in 2029. Please accept this letter as a formal introduction into the request and an offer for the City to formally and/or informally engage you on the matter.

The Downtown TIF was approved in 2006 with your participation, and was expected to produce over \$35,000,000 in new EAV in the downtown area over a 23 year period. Because of the recession, private investment was not successful in any format until Imperial Investments came to the City in 2011 and was able to do several successful and modest projects. Even with the success of Imperial Investments, public and private investment has been a fraction of what was expected. With \$35,000,000 in new EAV over a 23 period, we would have expected to generate over \$4,000,000 in new property taxes for all entities per year and over \$275,000 in new property taxes just for Kendall County. As of tax year 2016, we are only generating \$67,000 in new property taxes for all entities per year, and \$4,500 in new property taxes for Kendall County.

	<u>Expected</u>	<u>Actual</u>	<u>Difference</u>
Total EAV from Investment	\$ 35,000,000	\$ 572,752	\$ 34,427,248
Estimated Annual Property Taxes, All Entities	\$ 4,094,265	\$ 67,000	\$ 4,027,265
Estimated Annual Property Taxes for Entity	\$ 276,815	\$ 4,530	\$ 272,285

This is a significant underperformance of our expectations for the TIF.

While there are still 12 years left on the Downtown TIF, we have heard from both Imperial Investments and other prospective developers that the TIF does not support significant, new projects. Using a fictional development as an example of why the TIF is no longer that helpful to new developments, if someone decided in December 2017 to do a development in the downtown the earliest

they would receive any TIF benefit would likely be in 2020, just nine years short of the close of the TIF. Typical TIF benefits for a large project need to be 12-18 years in order to recoup additional costs associated with downtown redevelopment – whether the City or the developer takes the risk to do so.

The City Council has been discussing ways to offset the impact of the recession and accelerate downtown redevelopment. Some of the properties in the downtown TIF have actually decreased in value since the creation of the TIF In 2006. This means that not only is the property not generating TIF increment for the TIF district, but that your individual property taxes from those properties may be lower than they were in 2006. This negative equity in property values poses a further hurdle for the TIF district by making the time period between redevelopment and positive TIF increment longer than usual. To solve this issue, the City Council has preliminarily discussed a three part TIF process:


- 1) Delete many of the underperforming properties from the existing downtown TIF district
- 2) Seeking an extension of the existing downtown TIF district through 2041
- 3) Creation of a second, larger, and contiguous downtown TIF district that would end in 2041

The City has the authority and resources to complete the first item. The City has the authority and resources to complete the third item, subject to a significant amount of public participation and input – including from your governmental entity. The creation of the second TIF district will be a parallel but separate process for which you will receive notification at a later date. The second item, extension of the existing downtown TIF, requires your formal assistance.

In order to extend any TIF district, special legislation must be approved by the Illinois State Legislature. TIF extensions of up 12 years can be granted through legislation if all taxing entities covered by the TIF District consent to the extension. We think that there is a business case to be made for each taxing entity to consent to the extension of the existing TIF – that business case is illustrated above through the historical underperformance of the TIF district, the potentially large amount of annual revenues should the district develop fully, and the immaterial amounts currently generated by the TIF that would normally go to each taxing entities. We are prepared to present the options to your board at a future meeting, to any depth you wish. We can prepare a detailed presentation which includes everything from TIF basics and long-term strategy, or simply make ourselves available to answer questions. Our staff will reach out to you in the coming weeks to determine what presentation or documents best suits your board needs for further explanation of the above process.

I appreciate your consideration of this matter. I understand it may be a difficult and complex discussion for your board members, but I'm optimistic that our efforts will result in a fully developed, thriving downtown.

Sincerely,


Gary W. Golinski
Mayor



**Illinois
Department of Commerce
& Economic Opportunity**

Bruce Rauner, Governor

MEMORANDUM

Date: August 31, 2017
To: RLF communities
From: David Wortman, Deputy Director, Office of Community Development
Subject: Status update for the Illinois RLF Program

In the early 1980s the State of Illinois began administering a Revolving Loan Fund (RLF) program for local communities capitalized by the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. At the peak of the RLF program, there were over 170 local funds. In 2013, HUD issued a monitoring letter to DCEO finding there was a "failure to demonstrate eligible use of Revolving Loan Funds by Units of General Local Governments (UGLG)." HUD's finding referenced two primary issues: 1) the State could not document the funds were administered according to federal regulations, and 2) the funds were not being actively disbursed, i.e. too large of a percentage of the funds remained in banks, jeopardizing future CDBG funding. The 2013 monitoring finding remains unresolved.

DCEO has been working with HUD for over a year to come to a mutually agreeable conclusion to the open monitoring finding for the RLF program. Following is the proposal that has been submitted to HUD.

RLF PROGRAM PLAN

- 1) Close the remaining 65 RLF funds in January 2018:
 - a. RLF communities return bank balances to DCEO, and
 - b. RLF communities assign outstanding loans to contracted third-party administer for collection of future payments.
- 2) Establish non-competitive CDBG program for former RLF communities:
 - a. Each community will have non-competitive access to CDBG grant funding for up to two projects in the amount of:
 - i. the community's final RLF bank balance that is transferred to the DCEO in January 2018, plus

- ii. the total of the community's outstanding RLF loan portfolio minus the total of the amount of RLF funds lost through default, bankruptcy, write offs, et. al. from October 1, 1992, through the closing of the fund.
- b. Each community will have until December 31, 2020, to enter into grant agreements for the two allowed projects in the non-competitive CDBG program for former RLF communities.
- c. The range of CDBG-eligible projects will be expanded from our normal program. Acceptable projects will include:
 - i. Public Infrastructure projects in low-to-moderate income areas without regard to threat to health and safety, including Design and Activity Delivery elements.
 - ii. Housing Rehabilitation similar to our regular annual program.
 - iii. Economic Development projects, no leverage required.
 - iv. Street improvements including street and storm drains, curb and gutter work, installation of street lights or signs in low-to-moderate income areas.
 - v. Sidewalks including improvements and installation of trash receptacles, trees, benches or lighting when part of a streetscape project in low-to-moderate income areas.
 - vi. Other rehabilitation – Publicly or privately owned commercial/industrial improvements of a commercial building (including façade) or correction of code violations.
- d. Any amount not placed under contract by a community via a grant agreement by December 31, 2020, will be returned to the state's pool of CDBG funding and made available to recipients statewide in our annual competitive program.

We understand that communities have found their local RLFs to be useful tools for economic development. However, we believe that implementing all the federal RLF regulations would greatly reduce effectiveness of the funds. Additionally HUD is requiring any inactive RLF fund to be closed, with the definition of an inactive fund being one that has not issued a loan in the previous 12 months. Imposing that requirement would immediately close 57 of the local RLFs. Given time, as that requirement is continuously imposed, the number of RLFs would be reduced even further. The design of the non-competitive CDBG program for former RLF communities allows local governments to put their RLF dollars to work within their jurisdiction and satisfies HUD requirement for the funds to be active.

Montgomery Village Board Establishes New Development Fund, Committee

Tyler Bachman Sep 12, 2017 Updated 2 hrs ago [Click Here to submit a News Tip or Story](#)



The Montgomery Village Board on Monday (*WSPYnews.com photo by Tyler Bachman*)

The Montgomery Village Board approved a new commercial and industrial development fund at their meeting on Monday night.

Village trustees voted 4-0 to establish the, "Montgomery Development Fund" in the hopes of encouraging new or existing businesses to build or expand their businesses.

Trustees dissolved the, "Revolving Loan Fund" which had been in place running from state grant dollars since the 1980's.

Additionally, a new committee to oversee the new fund was established.

Montgomery Director of Community Development Richard Young spoke about the two parts of the Montgomery Development Fund.

The forgivable loan portion of the fund can be used for items such as, painting, window and door repairs, restoration of historic elements and more.

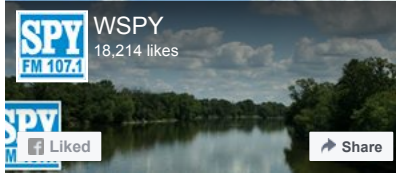
The low interest loan could be used for land or building acquisition, construction or rehabilitation of buildings and the purchase of machinery, among other items.

Director Young said he expects interest from developers, under the new program.

The new committee to oversee the fund will be made up of several village officials, a developer and a banker.

Members include: Old Second Banker Scott Vickers, Village of Montgomery Developer Lloyd Ochenschlager, Montgomery Economic Development Corporation Board member Dr. Neil Schlupp, Village Trustee Doug Marecek and Montgomery Finance Director Justin Van Vooren.

All five were appointed by Montgomery Village President Matt Brolley.



Tyler Bachman