

# **COUNTY OF KENDALL, ILLINOIS ECONOMIC DEVELOPMENT COMMITTEE**

**Please See Attached Memo for Remote Attendance Instructions**

**Friday, August 28, 2020 at 9:00a.m.  
HYBRID MEETING AGENDA**

- 1. Call to Order**
- 2. Roll Call – Audra Hendrix (Chair), Scott Gryder (Vice Chair), Amy Cesich, Matthew Prochaska, Robyn Vickers**
- 3. Approval of Agenda**
- 4. Approval of July 31, 2020 Meeting Minutes**
- 5. Committee Business**
  - *Discussion of Kendall County Fair Association Loan Pre-Application*
  - *Discussion on C-PACE Program*
- 6. Updates and Reports**
- 7. Chair’s Report**
- 8. Public Comment**
- 9. Executive Session**
- 10. Adjournment**

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

**Kendall County, Illinois**  
**Economic Development Committee Meeting**  
**Friday, August 28, 2020 @ 9:00A.M.**  
**Remote Attendance Instructions**



In accordance with the Governor's Executive Order 2020-07, Kendall County Board Chairman Scott Gryder is encouraging social distancing by allowing remote attendance to the **Kendall County Economic Development Committee Meeting scheduled for 9:00a.m. on Friday, August 28, 2020**. Instructions for joining the meeting remotely are listed below.

If anyone from the public would like to make a comment during the meeting there will be an allotted time on the agenda for public comment, and all of the county board rules of order still apply. We will also accept public comment by emailing: [kcadmin@co.kendall.il.us](mailto:kcadmin@co.kendall.il.us). Members of the public may contact the Kendall County Administration Department prior to the meeting for assistance making public comment at 630-553-4171.

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**Join Microsoft Teams Meeting**

**+1 309-248-0701** United States, Rock Island (Toll)

Conference ID: 947 854 328#

[Local numbers](#) | [Reset PIN](#) | [Learn more about Teams](#) | [Meeting options](#)

**Kendall County**

**Legal**

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**Kendall County Economic Development Meeting Information:**

<https://www.co.kendall.il.us/transparency/agendas-packets-and-meetings-schedules/economic-development-committee>

For information about how to join a Microsoft Teams meeting, please see the following link.

<https://support.office.com/en-us/article/join-a-meeting-in-teams-1613bb53-f3fa-431e-85a9-d6a91e3468c9>

**COUNTY OF KENDALL, ILLINOIS**  
**Economic Development Committee**

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**Remote Meeting Minutes**  
**Friday, July 31, 2020**

**Call to Order**

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

**Roll Call**

<b>Attendee</b>	<b>Status</b>	<b>Arrived</b>	<b>Left Meeting</b>
Amy Cesich	Present		
Scott Gryder	Here		
Audra Hendrix	Here		
Matthew Prochaska	Here		
Robyn Vickers	Here		

**Others Present:** Scott Koeppel, Lindsay Bloos, Anna Maria Kowalik

**Approval of Agenda** – Member Cesich made a motion to approve the agenda, second by Member Gryder.

**Roll Call:** Member Cesich – yes, Member Gryder – yes, Member Hendrix – yes, Member Prochaska – yes, Member Vickers – yes. **With five members present voting aye, the motion carried by a vote of 5-0.**

**Approval of June 26, 2020 Meeting Minutes** – Member Gryder made a motion to approve the June 26, 2020 meeting minutes, second by Member Cesich.

**Roll Call:** Member Gryder – yes, Member Hendrix – yes, Member Prochaska – yes, Member Vickers – yes, Member Cesich – yes. **With five members present voting aye, the motion carried by a vote of 5-0.**

**Committee Business**

- *Presentation on C-PACE in Illinois* – Anna Maria Kowalik, The Illinois Energy Conservation Authority NFP, explained that The Illinois Energy Conservation Authority has been at the forefront of developing Commercial Property Accessed Clean Energy (C-PACE) programs in Illinois. C-PACE is a financing option for commercial property owners to fund energy efficient measures for their properties, offering 100% funding through local and state governments. C-PACE began with the Department of Energy’s desire to partner with the private sector to improve the nation’s aging infrastructure. Acceptable types of commercial property include Retail, Industrial Facilities, Multi-family, Hospitality, Office Affordable Housing and other types on a case-by-case basis.

# COUNTY OF KENDALL, ILLINOIS

## Economic Development Committee

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Some of the main barriers to Energy Efficient upgrades are capital, difficulty finding financing resources, and loans secured by mortgages due on sale of property. Ms. Kowalik stated that with C-PACE, upfront capital is not needed, it allows access to energy efficient technology that might have been unavailable otherwise, energy savings can increase property value and cash flow, lien runs property not with property owner, and up to 25 year term fully amortization.

From the Contractor/Architect perspective C-PACE provides a value-added client service, easier client approval on projects, helps meet schedules for industry-mandated and code-required upgrades, and enables coordination of building systems, likely not possible otherwise, due to financial constraint.

From the Municipal perspective, there is zero cost to "Issuer"/Government Body, and there is economic development and job creation with the approved area, C-PACE is available to all constituents with qualifying properties, and there is increased property value due to modernization.

Discussion on other Counties enrolled in the program, pros and cons of the program and whether this is a program similar to an SSA, public funds being used for public improvements, private equity investment, risks for both types of funding, additional fees and the tax maneuvers for the County.

Member Hendrix suggested forwarding the item to the next Committee of the Whole meeting for discuss by the full Board. Member Cesich voiced that she was against the program, Member Prochaska suggested revisiting the item at the next EDC meeting. Ms. Kowalik will provide additional information and documentation to Mr. Koeppel to share with the committee to assist with future discussions. Mr. Koeppel asked to contact DuPage and McHenry Counties and to review their ordinances and report back to the committee in September. There was consensus to revisit this item at the August 28<sup>th</sup> EDC meeting.

Member Gryder left the meeting at 10:11a.m.

- *Introduction of Lindsay Bloos, Thomas P. Miller & Associates* – Scott Koeppel introduced Lindsay Bloos, our representative from Thomas P. Miller & Associates, who is working with local businesses in the application process of the Downstate Small Business Grant Program for the County.

Ms. Bloos introduced herself by saying she just began with TPMA in July, her previous experience was as a local Chamber of Commerce Director in Indiana. She reported she has been digging into the grant applications, and researching and understanding the program.

- *Update on CURES Act funding* – Mr. Koeppel reported on federal updates and stated that the state has engaged with a consulting company called CROW, to operate the program for the CURES Act program. Mr. Koeppel stated that the County will be submitting the costs for the Thomas P. Miller and Associates consulting fees, and the renovation of the County Jail Multi-Purpose room, both as a result of Covid-19 effects on local businesses, citizens and the necessity to social distance.

**COUNTY OF KENDALL, ILLINOIS**  
**Economic Development Committee**

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- *Discussion of possible Consulting Firm Expense Reimbursement through CURE* – Mr. Koepfel reported that the consulting services provided by Thomas P Miller & Associates will most likely be reimbursed through CURES funds. Our agreement with TPMA is a direct result of the lack of County staff available to process local business Downstate Small Business Grant Program applications.

**Updates and Reports** – None

**Chairs Report** – Member Hendrix again asked the Committee to wear masks and adhere to the other hygiene measures outlined by the Governor’s Office.

**Items for the County Board** - None

**Items for the Committee of the Whole Meeting** - None

**Public Comment** – None

**Executive Committee** – Not needed

**Adjournment** - Member Cesich made a motion to adjourn, second by Member Vickers.

**Roll Call:** Member Prochaska – yes, Member Vickers – yes, Member Cesich – yes, Member Hendrix – yes. **With four members present voting aye, the motion carried by a vote of 4-0.** There being no objection, the Economic Development Committee meeting was adjourned at 10:19a.m.

Respectfully submitted,

Valarie McClain  
Administrative Assistant & Recording Secretary

Kendall County Economic Development Commission  
 Loan Status  
 6/30/2020

Account Name	Last Pymt Loan Date	A		B		C	D	E	
		Monthly Payment Principal	Interest Rate	Total Paid		Principal Balance	Bank Totals		
				Principal	Interest		Interest Earned	Bank Balance includes I earned	
Surplus - EDC BB #815-535							434,197.78	1,700,352.75	
<u>Law Office Corporation</u> Payment: #57 Loan Status: Midland State Bank	3/2/2020 3/11/2015	579.05 450.56 <u>120,000.00</u> 120,450.56	1.50%	459.54	119.51				
<u>Civilian Force Arms</u> Payment: #52 Loan Status: First National Bank	2/4/2020 8/6/2015	1,700.00 90,000.00	2.90%	25,298.53	7,707.32	95,152.03	95.25	33,101.10	
<u>Dearborn Cafe</u> Payment: #56 Loan Status: FNB #2920	3/20/2020 9/1/2015	1,024.93 80,000.00	2.10%	2,000.00	0.00	5,052.64	117.13	91,855.63	
<u>Lucky's Beef N Dogs</u> Payment: #21 Loan Status: BB 286	6/23/2020 5/23/2017	225.00 32,086.20	2.90%	84,947.36	6,791.14	27,982.11	174.22	57,570.32	
				3,172.62	1,552.38	28,913.58		6,841.96	
<b>Total Loan Statuses</b>		<b>312,536.76</b>		<b>165,436.40</b>	<b>21,420.05</b>	<b>157,100.36</b>	<b>434,584.38</b>	<b>1,889,721.76</b>	

**Total Assets**

**2,046,822.12**

Kendall County Economic Development Commission  
 Loan Status  
 7/31/2020

Account Name	Last Pymt Loan Date	A		B		C	D	E	
		Monthly Payment Principal	Interest Rate	Total Paid		Principal Balance	Bank Totals		
				Principal	Interest		Interest Earned	Bank Balance includes I earned	
Surplus - EDC BB #815-535								434,400.20	1,700,555.17
<u>Law Office Corporation</u>									
Payment: #57	3/2/2020	579.05		459.54	119.51				
Loan Status: Midland State Bank	3/11/2015	450.56							
		120,000.00							
		120,450.56	1.50%	25,298.53	7,707.32	95,152.03	95.25	33,101.10	
<u>Civilian Force Arms</u>									
Payment: #52	2/4/2020	1,700.00		2,000.00	0.00				
Loan Status: First National Bank	8/6/2015	90,000.00	2.90%	84,947.36	6,791.14	5,052.64	121.03	91,859.53	
<u>Dearborn Cafe</u>									
Payment: #57	7/2/2020	1,024.93		975.96	48.97				
Loan Status: FNB #2920	9/1/2015	80,000.00	2.10%	52,993.85	5,427.18	27,006.15	176.70	58,597.73	
<u>Lucky's Beef N Dogs</u>									
Payment: #21	6/23/2020	225.00		154.75	70.25				
Loan Status: BB 286	5/23/2017	32,086.20	2.90%	3,172.62	1,552.38	28,913.58		6,841.96	
<b>Total Loan Statuses</b>		<b>322,536.76</b>		<b>166,412.36</b>	<b>21,478.02</b>	<b>156,124.40</b>	<b>434,793.18</b>	<b>1,890,955.49</b>	

**Total Assets** 2,047,079.89

## **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 municipalities 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.

### **Kendall County's Municipal RLF loan**

Kendall County's Municipal 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, as determined by the Economic Development Committee:

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.