

**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.

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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.

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- *Discussion of possible Consulting Firm Expense Reimbursement through CURE* – Mr. Koeppel 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