

**COUNTY OF KENDALL, ILLINOIS  
ECONOMIC DEVELOPMENT COMMITTEE  
Meeting Minutes for Friday, April 30, 2021**

**Call to Order**

The meeting was called to order by Committee Chair Dan Koukol at 8:01a.m.

**Roll Call**

<b>Attendee</b>	<b>Status</b>	<b>Arrived</b>	<b>Left Meeting</b>
Amy Cesich	Present		
Scott Gryder	ABSENT		
Matt Kellogg	ABSENT		
Dan Koukol	Here		
Robyn Vickers	Present		

**Others Present:** County Administrator Scott Koepfel

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

ROLL CALL VOTE

<b>MEMBER</b>	<b>VOTE</b>
Dan Koukol	Yes
Robyn Vickers	Yes
Amy Cesich	Yes

**With three members present voting aye, the motion carried by a vote of 3-0.**

**Approval of February 26, 2021 Meeting Minutes** – Member Cesich made a motion to approve the February 26, 2021 meeting minutes, second by Member Vickers.

ROLL CALL

<b>MEMBER</b>	<b>VOTE</b>
Robyn Vickers	Yes
Amy Cesich	Yes
Dan Koukol	Yes

**With three members present voting aye, the motion carried by a vote of 3-0.**

**Committee Business**

- *Discussion of C-Pace* – Mr. Koepfel explained that The Illinois Energy Conservation Authority has been at the forefront of developing Commercial Property Accessed Clean Energy (C-PACE) programs in Illinois, and approached Kendall County. 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. There is currently

one known business interested in the program in Kendall County. Mr. Koepfel stated that C-PACE, the Department of Energy, and now President Biden 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.

Main barriers to Energy Efficient upgrades are capital, difficulty finding financing resources, and loans secured by mortgages due on sale of property. 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-add Client service, easier Client approval on projects, helps meet schedules for industry-mandated and code-required upgrades, and enable coordination of building systems, likely not possible otherwise, due to financial constraint.

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

**There was consensus by the committee to forward the agreement to the State's Attorney's Office for legal review, and then once the legal review is completed a copy will be sent to C-Pace. The committee also agreed to forward the agreement to the May 18, 2021 County Board meeting for discussion and approval.**

*Discussion of American Rescue Plan Act Funds* – Mr. Koepfel stated that the county will be limited on how the federal funds are spent, and that the Finance Committee has discussed the possibilities of Broadband, that will assist municipalities and also draw large companies such as Facebook and Amazon to the County, Infrastructure, and Water sources for the County, including Boulder Hill.

Mr. Koepfel reviewed a powerpoint with the committee and stated that funding could potentially be spent on Households, Small Business, Non-Profit Organizations, Industrial, Hotels, Sewer, Water, Special Units of local Government, Forest Preserves, Fire Districts, Drainage Districts, Kendall Area Transit, Mental Health, AG Business, Revenue and Park Districts. Mr. Koepfel said the County's top priorities include Small Business, Non-Profits, and Revenue.

Discussions will continue on this topic in EDC and Finance Committee meetings as additional information and spending guidelines are received.

**Updates and Reports** – None

**Chairs Report** – Chair Koukol reported that he attended several Restaurant Revitalization webinars in the last week and has been contacting local restaurants to make them aware of potential funding that will be forthcoming.

**Items for the May 4, 2021 County Board Meeting** - None

**Items for the May 13, 2021 Committee of the Whole Meeting** - None

**Public Comment** – None

**Executive Session** – Not needed

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

<b>Attendee</b>	<b>Vote</b>
Dan Koukol	Yes
Robyn Vickers	Yes
Amy Cesich	Yes

**With three members present voting aye, the motion carried by a vote of 3-0.** There being no objection, the Economic Development Committee meeting was adjourned at 9:15a.m.

Respectfully submitted,  
Valarie McClain  
Administrative Assistant & Recording Secretary