



COUNTY OF KENDALL, ILLINOIS ECONOMIC DEVELOPMENT COMMITTEE

**KENDALL COUNTY OFFICE BUILDING
111 W. Fox Street; County Board Room; Yorkville
Friday, February 25, 2022 at 8:00a.m.
AGENDA**

- 1. Call to Order**
- 2. Roll Call – Dan Koukol (Chair), Amy Cesich, Scott Gryder, Matt Kellogg, Robyn Vickers**
- 3. Approval of Agenda**
- 4. Committee Business**
 - *Plano Update – Mayor Mike Rennels*
 - *Discussion of Molto Properties Minooka Ridge Tax Abatement Application*
 - *Discussion of Property Tax Abatement*
 - *Review of American Rescue Plan Act Small Business Grant Program Applications*
 - *CPACE Discussion and Update*
- 5. Updates and Reports**
- 6. Chair’s Report**
- 7. Public Comment**
- 8. Executive Session**
- 9. 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

Sandwich Economic Development Corporation
 144 E. Railroad St.
 Sandwich, IL 60548
 Phone: 815-786-6789

Invoice No.

INVOICE

Customer

Name Kendall County Administration
 Address 111 W. Fox Street
 City Yorkville State IL ZIP 60560
 Phone 630-553-4171

Misc

Date 1/7/2022
 Order No. _____
 Rep _____
 FOB _____

| Qty | Description | Unit Price | TOTAL |
|-----|---|------------|-------|
| | General Partnership for Jan 1 2022 - Dec 31 2022 | \$1,000.00 | \$ - |
| | Thank you for your support of the Sandwich Economic Development Corporation | | |
| | Let's have a great 2022 together!!! | | |
| | | SubTotal | |
| | | Shipping | |
| | | TOTAL | |

Payment

Select One...

Tax Rate(s)

Comments

Name _____
 CC # _____
 Expires _____

Office Use Only

The Sandwich Economic Development Corporation is a public/private partnership that facilitates the retention, expansion and attraction of business investment to enhance the economic vitality and quality of life for Sandwich.

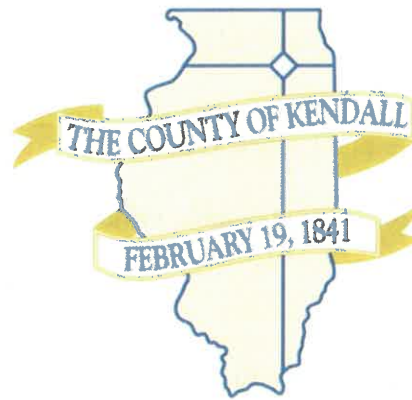
Thank you for your investment in the Sandwich economy!

Kendall County Economic Development Commission
Loan Status
12/31/2021

| Account Name | Last Pymt | A Monthly Payment | | Interest Rate | B Total Paid | | D Principal Balance | E Bank Totals | |
|---|------------|---|----------|---------------|-----------------|-----------|------------------------|------------------|--------------------------------|
| | Loan Date | Principal | Interest | | Principal | Interest | | Interest Earned | Bank Balance includes I earned |
| Surplus - EDC BB #815-535 | | | | | | | | 436,681.38 | 1,690,780.36 |
| <u>Law Office Corporation</u> Payment: #69 | 12/2/2022 | 579.05 | | | 466.48 | 112.57 | | | |
| Loan Status: Midland State Bank | 3/11/2015 | 450.56 <u>120,000.00</u> 120,450.56 | | 1.50% | 28,551.65 | 9,096.49 | 91,898.91 | 107.22 | 37,755.36 |
| <u>Dearborn Café</u> Payment: #74 | 12/2/2022 | 1,024.93 | | | 1,005.41 | 21.28 | | | |
| Loan Status: FNB #2920 | 9/1/2015 | 80,000.00 | | 2.10% | 69,848.96 | 5,995.88 | 10,151.04 | 210.69 | 76,055.53 |
| <u>Lucky's Beef N Dogs</u> Payment: #33 | 11/22/2022 | 225.00 | | | 159.30 | 65.70 | | | |
| Loan Status: BB 286 | 5/23/2017 | 32,086.20 | | 2.90% | 5,059.08 | 2,365.92 | 27,027.12 | | 9,316.96 |
| <u>Grace Holistic Center for Education</u> Payment: #9 | 12/30/2022 | 1,332.63 | | | 1,085.02 | 247.61 | | | |
| Loan Status: Midland State Bank | 5/1/2021 | 100,000.00 | | 3.25% | 9,660.36 | 2,333.31 | 90,339.64 | 0.39 | 11,994.06 |
| Total Loan Statuses | | 332,536.76 | | | 113,120.05 | 17,458.29 | 219,416.71 | 436,999.29 | 1,825,902.27 |

Total Assets (D +E) 2,045,318.98

Kendall County Application for Tax Abatement



This application is an official part of the Tax Abatement process. Incomplete or inaccurate information may be cause for rejection of the application. It also is a representation that the applicant intends to implement the representations made in the application. Failure to implement these representations or to continue them during the term of any Tax Abatement that is offered will be sufficient basis for termination of the Abatement Agreement and repayment of any taxes that have been abated.

This packet should be completed and returned to the Kendall County Office of Administrative Services:

*111 W. Fox Street, Room 316,
Yorkville, IL 60560
Phone: 630.385.3000
Fax: 630.553.4214
E-Mail kendallede@co.kendall.il.us*

Overview

Property Tax Abatement is a way to support and promote the expansion of existing businesses and the location of new businesses to Kendall County. A business that receives approval from a taxing body for an abatement will receive an abatement on a portion of the resulting property tax revenue after expansion, improvement, or new construction is complete and the building is occupied.

Goals and Objectives

The end result of providing tax abatement to a business for an expansion, improvement or new construction should include:

- *Economic Impact*
 - Job creation and retention and capital investment in land, buildings, and equipment
- *Fiscal Impact*
 - Total amount of new estimated property tax generated by the business expansion
- *Strategic Impact*
 - Factors such as the median salary of the employees, total payroll, and the quality of benefits available to the employees
- *Other Impacts*
 - Improvements to existing public infrastructure and/or construction of new public infrastructure

Eligible Projects

- Projects that will be considered for Property Tax Abatement from Kendall County are limited to the following:
 - Warehouse/Distribution/Logistics
 - Office Headquarters and Regional Headquarters
 - Manufacturing
- Preference will be given to projects that result in job creation, increase in property tax base, investment in machinery & equipment when purchased locally, and capital improvements for the expansion of existing buildings.

Process

- It is strongly recommended that the applicant contact the Kendall County Office of Administrative Services to arrange a pre-application meeting with County staff. This gives staff an opportunity to discuss the guidelines, application, process, and agreement provisions with the applicant.
- Once the application has been completed and submitted to the Kendall County Office of Administrative Services, staff will review the application to determine the eligibility of the project.
- Applications are reviewed and scored on a case by case basis on their economic, strategic, and fiscal impacts on a community.

- If it is determined that the project qualifies for an abatement of property taxes, County Staff will present the request to the County’s Economic Development Committee to secure an indication of their support for the project.
- Staff, as well as the applicable local Economic Development Corporation, will make contact to each taxing body having jurisdiction over the subject property for their support of the project and abatement approval.
- If a taxing body expresses support of the project, Staff will develop the agreement for the abatement of property taxes for approval by each governing board of the applicable taxing jurisdictions.

Abatement Terms & Levels

A business receiving a tax abatement is eligible to receive an abatement for a term of three years. The amount abated will be on a sliding scale consisting of 75% abated in year one, 50% abated in year two, and 25% abated in year three.

The term and levels of an abatement may be modified only at the discretion of the governing boards of the taxing bodies.

Clawback Provisions and Verification Audit

A business shall maintain operations at the project location for at a minimum, the length of the abatement term as well as for three years following the final year of the abatement term. During the abatement term businesses are not eligible to file an appeal of assessment of the property, to tender payment under protest, nor to file an objection to the property taxes levied by the taxing bodies. During the three years following the final year of abatement term, businesses are eligible to file an appeal of assessment of the property, tender payment under protest, and file an objection the property taxes levied by the taxing bodies *only* if the Supervisor of Assessments or the Board of Review establishes an assessed value based upon the market value that is less than the Estimated Market Value of the property provided by the applicant within this application.

To verify compliance of the Property Tax Abatement Agreement, a business must submit a payroll summary with listing of either the first name or initial of the employees or a listing of the employees’ ID number along with job titles, salaries, benefits, county of residence, and hiring dates on an annual basis to the Kendall County Office of Administrative Services.

Name of Company: MP Minooka Ridge Industrial LLC

Corporate Address: 18W140 Butterfield Road, Suite 750, Oakbrook Terrace, IL 60181

Company Contact Person: Andrew Karabon

Address: 18W140 Butterfield Road, Suite 750, Oakbrook Terrace, IL 60181

Phone: 630-576-1104

Fax: _____

Proposed Location in Kendall County: (Address # TBD) Midpoint Road, Minooka, IL 60447

PIN #: 09-35-300-006, 09-35-300-007, 09-35-300-002, 09-35-300-001, 09-35-300-008

Proposed start of Construction: Building 1: May 1, 2022 / Building 2: September 1, 2023

Proposed start up of Operations:

Building 1: August 1, 2023 / Building 2: June 1, 2024 What product(s) or services will

be produced in the proposed facility?

To be determined. This is a speculative industrial development and therefore a tenant has not been identified yet. It would be expected that this facility will be leased by a tenant for the purposes of warehousing/distribution or manufacturing.

EMPLOYEE BENEFITS

Please summarize benefits below and attach copies of insurance and pension plans.

| Fringe Benefit | Type of Benefit | Company Portion (Annual %) | Employee Portion (Annual %) |
|---|------------------------|---------------------------------------|--|
| Medical Insurance | | | |
| Dental Insurance | | | |
| Vision Insurance | | | |
| Pension Plan Defined Benefit 401(K) | | | |
| Disability | | | |
| Life Insurance | | | |
| Other Benefits (please specify) | | | |

We do not have any information about employee benefits that might be offered by potential tenants for these buildings.

IMPACT UPON INFRASTRUCTURE

What new or additional utilities and/or infrastructure will be needed?
(Roads, natural gas, rail spurs, etc.)

Midpoint road will be extended further west. Water and sewer services will be brought from their current point in Midpoint further west to serve both buildings.

How will they be funded?

The developer will fund these improvements/infrastructure costs.

IMPACT UPON THE ENVIRONMENT

A. Will there be any pollution of air, water, soil, sound, etc.? If so, please describe?

Not to our knowledge.

B. Will hazardous chemicals, products, or waste be used or produced? If so, please specify and indicate how they will be managed. If an E.P.A. permit is necessary, please attach the permit, or if not yet received, attach a copy of the application.

Not to our knowledge.

C. Will any waivers or exceptions from either Federal or State E.P.A. be needed?

If so, please specify and attach any E.P.A. phase reports.

Not to our knowledge.

D. Are you familiar with Kendall County and other local performance standards? (Refer to Kendall County zoning ordinance and any applicable municipal code.) Will the proposed facility meet or exceed these standards? Please explain.

Yes. We have reviewed both the Village of Minooka and Kendall County zoning ordinances and have confirmed that the planned development will meet or exceed those standards.

APPROPRIATE LOCATION

Which planning and zoning authority (municipality or county) has jurisdiction of this site?

The Village of Minooka

What is the current zoning?

The majority of the site is M-2 and the formerly residential portion is A-1 which is in the process of being rezoned to M-2.

If not currently zoned for the intended use, what is the planned use in the Comprehensive plan?

M-2

Please attach a site plan and a sketch or artists conception of the building(s), landscape plans etc.

Please see the attached.

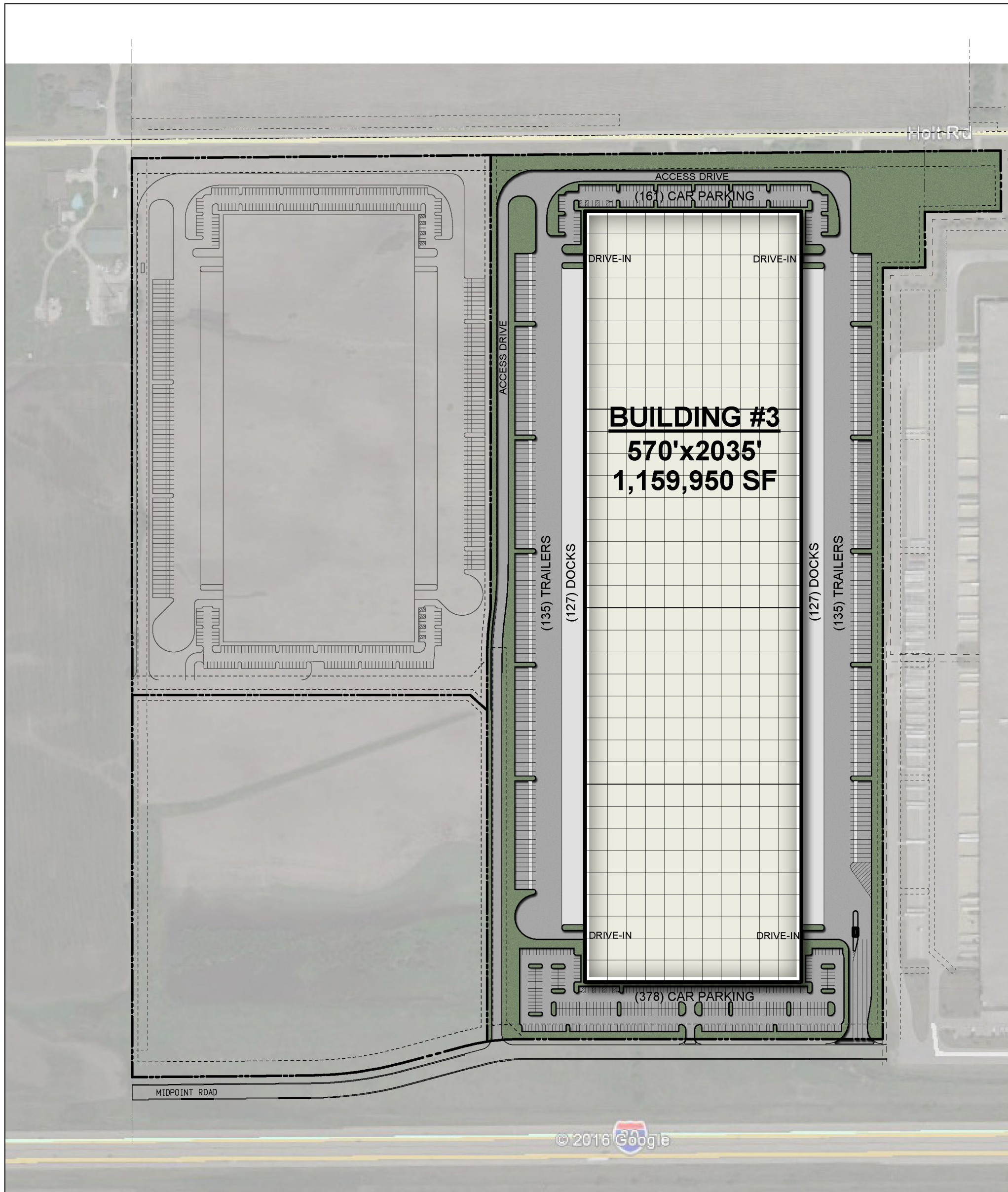
I, Andrew Karabon, certify that I am an official of the applicant business with authority to make application for a property tax abatement, that I have read this application and that the application and any attachments hereto are true and correct. I further understand that inaccurate information or misrepresentations may be cause for rejection of the application: I further understand that failure to implement these representations will be sufficient basis for termination of the abatement agreement and repayment of any taxes, which have been abated.

Andrew Karabon
Signature

February 16, 2022
Date

Development Manager
Title





BUILDING #3
570'x2035'
1,159,950 SF

CONCEPTUAL NEW FACILITY FOR:
NEW OFFICE/WAREHOUSE
 MINOOKA, ILLINOIS

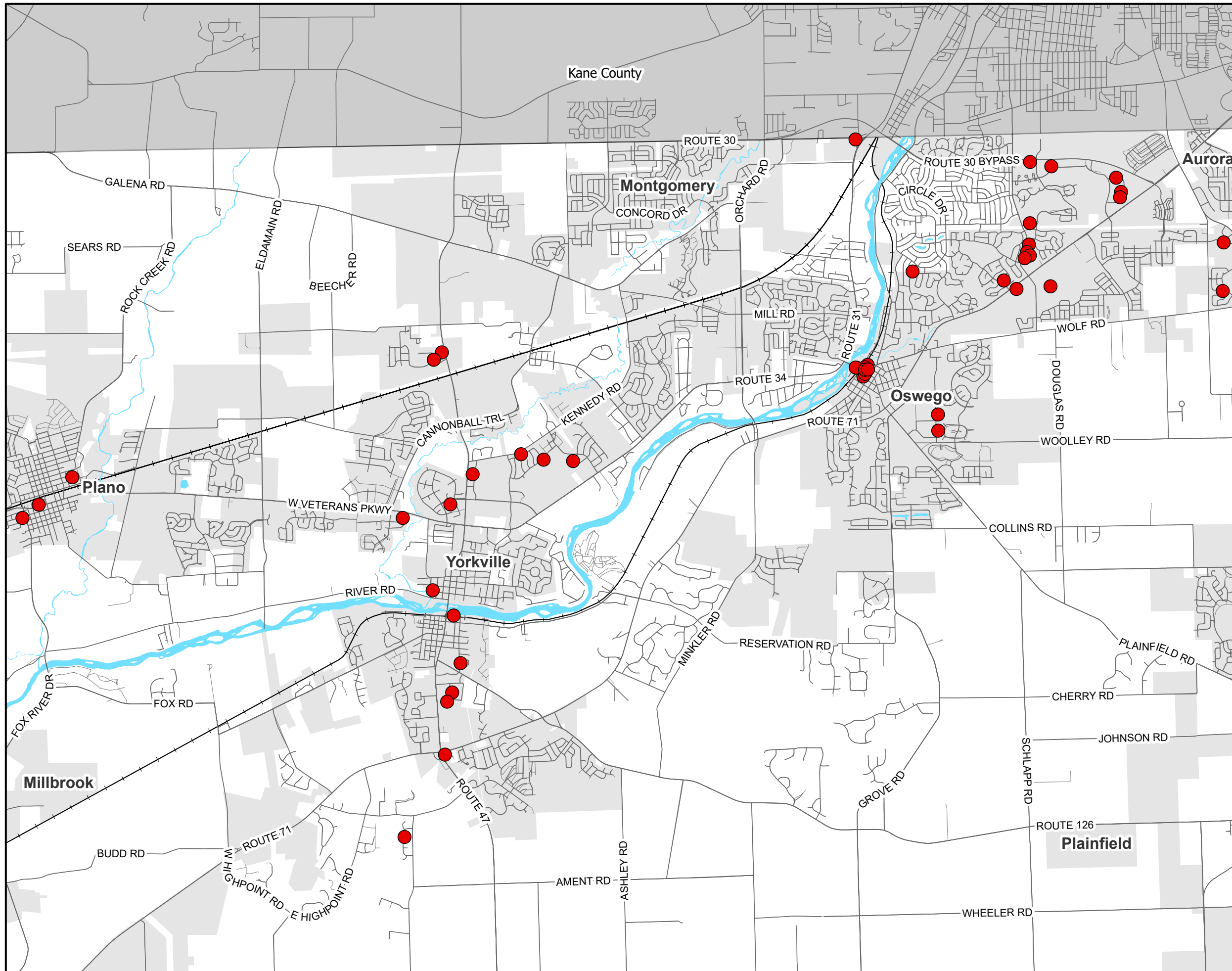
SCHEME A

SITE PLAN

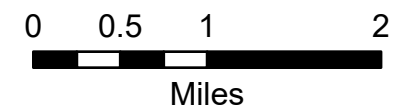
221409 02-11-2022 0' 50' 125' 250' 500'



Small Business ARPA Grant Program First Million



- ARPA Grant Recipients
- Incorporated Areas



Kendall County GIS
111 West Fox Street - Room 308
Yorkville, Illinois 60560
630.553.4212