

COUNTY OF KENDALL, ILLINOIS
ECONOMIC DEVELOPMENT COMMITTEE
Meeting Minutes for Friday, February 25, 2022

Call to Order

The meeting was called to order by Committee Chair Dan Koukol at 8:00a.m.

Roll Call

Attendee	Status	Arrived	Left Meeting
Amy Cesich	ABSENT		
Scott Gryder		8:12a.m.	
Matt Kellogg	Yes		
Dan Koukol	Here		
Robyn Vickers	ABSENT		

Others Present: Jennifer Karales, Financial Analyst, County Administrator Scott Koeppel, Plano Mayor Mike Rennels

Chair Koukol stated he was unsure if there would be a quorum for the meeting, and therefore, asked Member DeBolt to be present. Member Koukol officially seated Member DeBolt on the committee for the meeting on February 25, 2022.

Approval of Agenda – Member DeBolt made a motion to approve the agenda, second by Member Kellogg. **With three members present voting aye, the motion carried by a vote of 3-0.**

Committee Business

- *Plano Update – Mayor Mike Rennels* – Plano Mayor Mike Rennels briefed the committee on the proposed development of a Gas N’ Wash Convenience Store on the corner of Eldamain and Route 34 in Plano. Mayor Rennels stated that in discussion with Kendall County Engineer Fran Klaas, they could not come to an agreement about the need for full access to the facility at Cummins Road to allow traffic to enter and exit with left and right turns.

There was consensus by the committee to forward the item to the Highway Committee meeting on March 8, 2022 to discuss the access questions. Plano personnel and the Developers will be in attendance.

- *Discussion of Molto Properties Minooka Ridge Tax Abatement Application* – Scott Koeppel reviewed the application with the committee, stating that there would be two separate developments next to each other, one in 2022, and one in 2023 between Holt Road and Interstate 80 in Minooka by the Macy’s Warehouse. The unique thing about this project is that they don’t have an occupant yet, but are confident they will sell the building before they finish building. The developer will assist with payment for water, and sewer expansion and some work on Midpoint Road. Mr. Koeppel and Member Koukol are meeting with the Village of Minooka next week.

Koeppel said that next steps include meeting with the taxing districts which include the School District, Libraries, Kendall County, Fire Protection District, the Village of Minooka and Molto.

Member Kellogg made a motion to approve w the three-year agreement with Molto Properties Ridge Tax Abatement, second by Member Gryder.

Roll Call

Member Koukol – Yes, Member Kellogg – Yes, Member DeBolt – Yes, Member Gryder – Yes. **With four members voting aye, the motion carried by a vote of 4-0.**

Mr. Koeppel was instructed to proceed with meeting the Minooka EDC Director Dan Duffy, and to assist in coordination of the meeting with taxing districts.

- *Discussion of Property Tax Abatement* – Mr. Koeppel reviewed the procedures for Property Tax Abatement, the Abatement Ordinance, and proposed changes to the Scoring Sheet, to add the Public Safety and Transportation Sales Tax component to the sheet. Mr. Koeppel suggested asking Planning, Building and Zoning to research the Transfer Tax for the County.

Member Koukol made a motion to forward the Property Tax Abatement to the State’s Attorney’s Office for legal review, second by Member Gryder. . **With four members voting aye, the motion carried by a vote of 4-0.**

- *Review of American Rescue Plan Act Small Business Grant Program Applications* – Ms. Karales briefed the committee on the twenty applications, the total amount for this group applications, and stated that there were over 400+ applications when the portal closed on February 23, 2022. Mr. Koeppel reminded the committee that an additional \$1,000,000 was approved by the Board in January for the Small Business Grant Program, for a total of \$2,000,000 available to qualifying small businesses in the county.

Member Koukol made a motion to forward the 20 applications to the March 3, 2022 Committee of the Whole meeting for discussion, second by Member Kellogg. **With four members present voting aye, the motion carried by a vote of 4-0.**

- *CPACE Discussion and Update* – There was consensus by the committee to ask CPACE to come to a future EDC meeting to provide Energy Efficient Updates to the committee. A date was not determined.
- *Review of American Rescue Plan Act Small Business Grant Program Applications* – Ms. Karales briefed the committee on the twenty-five applications, and one that did not qualify because the owner owned another business and was already given a grant.

Member Koukol made a motion to forward the next twenty- five applications totaling \$571,252 to the March 15, 2022 County Board meeting for final approval, second by

Member Kellogg. **With four members present voting aye, the motion carried by a vote of 4-0.**

Mr. Koepfel said the next twenty applications will go to the March 10, 2022 Committee of the Whole meeting for discussion, and then forwarded to the March 15, 2022 County Board meeting for approval.

Committee Member Reports – Mr. Gryder reported that Plainfield Village President John Argoudelis and Village Administrator Joshua Blakemore are onboard for the Industrial and Commercial development of Ridge and Johnson Roads, and the development of utilities in the southern portion of Kendall County.

Member Gryder also reported that Morris is interested in developing areas to the north of the City, and hope to attract larger industrial and commercial organizations along the Route 47 corridor.

Member Kellogg reported that the Finance Committee learned that the CPI/Tax Increase is 5 percent, and the EAV is even higher for the County. There will be more discussion on this issue at future Finance meetings.

Public Comment – None

Executive Session – Not needed

Adjournment - Member DeBolt made a motion to adjourn, second by Member Gryder. There being no objection, the Economic Development Committee meeting was adjourned at 9:30a.m. by a vote of 4-0.

Respectfully submitted,

Valarie McClain Administrative Assistant and
Recording Secretary