

**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 8:02a.m.

**Roll Call**

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

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

**Approval of Agenda** – Member Koukol asked that the Camp Mutty Paws RLF Application discussion item be moved to the top of the agenda. Member Cesich made a motion to approve the agenda as amended, second by Member Gryder. **With four members present voting aye, the motion carried by a vote of 4-0.**

**Approval of Minutes** –Member Kellogg made a motion to approve the February 25, 2022 meeting minutes, second by Member Gryder. **With four members present voting aye, the motion carried by a vote of 4-0.**

**Committee Business**

- *Discussion of Camp Mutty Paws RLF Application* – Mr. Koeppel briefed the committee on the RLF application for Camp Mutty Paws. The owner is requesting \$54,100. Discussion on the term of 7 years at a rate of 3.5 percent.

Member Kellogg made a motion to approve the application, second by Member Gryder. **With four members present voting aye, the motion carried by a vote of 4-0.**

Mr. Koeppel stated that he would collaborate with Attorney Lisa Coffey on the agreement with Camp Mutty Paws.

- *CPACE Program in Kendall County Presentation* – Mr. Koeppel reported that he has worked with CPACE personnel for several years. Anna Maria Kowalic reviewed the program, and stated that the Illinois Energy Conservation Authority is the program administrator for CPACE.

Ms. Kowalic stated that CPACE financing is up to 100 percent for qualifying commercial property projects, and fixed terms are a maximum of 30 years, and 25 percent.

Ms. Kowalic explained the benefits of the program to local governments including job creation, economic development, and no cost to the County.

To participate in the program, Ms. Kowalic stated that the County needs to pass an ordinance to adopt the program, but there is no requirement for participating municipalities.

Member Gryder made a motion to forward the new CPACE documentation and agreement to the State's Attorney's Office for legal review, second by Member Cesich. **With four members present voting aye, the motion carried by a vote of 4-0.**

- *Discussion of Remaining Small Business Grant Applications* – Mr. Koepfel reported there were an additional 175-200 applications for the Small Business Grant program, but there are no additional ARPA funds.

Mr. Koepfel asked the committee to review the proposed denial letter, and to determine who should author the letter. **There was consensus by the committee that EDC Chair Dan Koukol should be the author for the letters. Administration staff will create and send letters to the applicants that were not awarded a grant.**

- *Discussion of TMF Plastics Property Tax Abatement Application* – Mr. Koepfel explained that about the property in Plano, and said that TMF Management, LLC wants to explain their current building on Galena Road. TMF Management, and TMF Plastic Solutions is the leasee. TMF Plastic Solutions manufactures and distributes plastic products, so the new facility will be an expansion of its current operations. The workforce is primarily machine operators and production laborers. The lease agreement expires on January 1, 2042. Koepfel stated that the abatement would be 75 percent in the first year, 50 percent in second year and 25 percent in the third year. Once the Certificate of Occupancy is issued, the company cannot challenge their taxes for 3 years after abatement period ends. The abatement will be on the new part of construction only.

Member Cesich made a motion to proceed with the process, second by Member Gryder. **With four members present voting aye, the motion carried by a vote of 4-0.**

Mr. Koepfel will ask the State's Attorney's Office to draft the ordinance, and then it will go to the Forest Preserve District for discussion and approval.

- *Discussion of Minooka Water Project* – Discussion of the Minooka Water project to extend water and sewer under Interstate 80 (along Holt Road to Ridge Road) project they've been planning for several years. The Village has approximately 1.5 million ARPA dollars available for utility extensions. There is 9 million additional square footage of warehousing available along that corridor. They are bringing 26 inch sanitary sewer line and 16 inch water main under I-80, freeing up capacity north of I-80 and all the way to Shorewood. Mr. Koepfel stated there is an increased interest in

expansion north of Interstate 80, and the Minooka Board began planning for the extension of water and sewer for the current and possible new warehouse expansions in that area. Minooka is asking the County for a match of 1.5 million to complete the sewer expansion, and the Village will apply for IPA loans to complete the water expansion project.

Discussion on using ARPA funds, and possibly utilizing EDC funds as a grant or loan.

**Committee Member Reports** – None

**Public Comment** – None

**Executive Session** – Not needed

**Adjournment** - Member Gryder made a motion to adjourn, second by Member Cesich. There being no objection, the Economic Development Committee meeting was adjourned at 9:23a.m. by a vote of 4-0.

Respectfully submitted,

Valarie McClain Administrative Assistant and  
Recording Secretary