

COUNTY OF KENDALL, ILLINOIS
ECONOMIC DEVELOPMENT COMMITTEE
Meeting Minutes for Friday, August 26, 2022 at 8:00 a.m.

Call to Order

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

Roll Call

Attendee	Status	Arrived	Left Meeting
Amy Cesich	Present		
Scott Gryder	Yes		9:00 a.m.
Matt Kellogg	Yes		9:16 a.m.
Dan Koukol	Yes		
Robyn Vickers	Here		

Others Present: County Administrator Scott Koeppel, Jennifer Karales, Financial Analyst, Matt Asselmeier, PBZ Senior Planner.

Approval of Agenda – Member Cesich made a motion to approve the agenda, second by Member Vickers. **With five members voting aye, the motion carried by a vote of 5-0.**

Approval of April 29, 2022 Meeting Minutes – Chair Koukol made a motion to approve the April 29, 2022 meeting minutes, second by Member Vickers. **With five members voting aye, the motion carried by a vote of 5-0.**

Committee Business

- *Discussion of Future Land Uses Along Route 47 in Kendall and Lisbon Townships* – Chair Koukol stated that County Administrator Koeppel fields many phone calls from industrial and commercial developers searching for projects and ideas along the Route 47 corridor. The right of way purchases are moving forward and landowners have been contacted.

The Lisbon sewer plan was discussed and Chair Koukol and Mr. Koeppel would like to bring this issue to COW for a possible consensus by the Board to pass before bringing this to the Region Plan Commission.

Future Land Use maps were discussed to change the zoning of Route 47 in Lisbon Township to commercial from agriculture. Some of the land owners in the impacted areas have organized a group to discuss farmland protection and are exploring creating agricultural conservation zones. Currently they are still reviewing the maps that were provided to them.

Member Cesich made a motion to further discuss changes to the Future Land Use maps at the next COW meeting on September 15th, second by Member Vickers.

Roll Call

Attendee	Status
Amy Cesich	Yes
Scott Gryder	Yes
Matt Kellogg	No
Dan Koukol	Yes
Robyn Vickers	Yes

With five members present and four voting aye, the motion carried by a vote of 4-1.

- *Discussion of Request from Boyd Ingemunson Concerning the Law Office* – Chair Koukol met with Boyd Ingemunson who is wanting to make interest only payment on his loan for six months. His plan is to sell tickets in advance for his shows and reorganize his business to attract more venue type organized events.

Member Kellogg made a motion to allow the Law Office of Boyd Ingemunson to make interest only payments on his current loan for six months, second by Member Gryder.

Roll Call

Attendee	Status
Amy Cesich	Yes
Scott Gryder	Yes
Matt Kellogg	Yes
Dan Koukol	Yes
Robyn Vickers	No

With five members present and four voting aye, the motion carried by a vote of 4-1.

- *Discussion of DHL Property Tax Abatement Application* – County Administrator Scott Koepfel briefed the committee on DHL’s agreement with the Village of Plainfield to have water and utility hook ups to land that they purchased for a warehouse. DHL’s abatement application is not asking the school or the Village of Plainfield taxes to be abated and to only abate the County portion of the taxes. Mr. Koepfel thinks this is a great project for the County and the Village of Plainfield.

Motion made by Member Gryder to send the decision to abate the county portion of the taxes on the DHL property tax abatement application to the State’s Attorney and forward to the County Board for approval, second by Member Cesich.

- *Discussion of ARPA Small Business Grants* – Chair Koukol stated that the ARPA grant program was a success this year and discussed with the committee whether or not to continue funding the program for the ARPA Budget 2023. Mr. Koepfel stated that roughly 100 to 200 requests were not funded this year due to depletion of ARPA funds.

The Committee decided to delay the grant program for a year to see if more funding could be available for Budget 2024. The committee would like to come up with a plan to promote small businesses. Chair Koukol noted this topic will be added back on the agenda for discussion in August 2023.

Jennifer Karales, Financial Analyst drafted an amendment to the agreement whereas the businesses will have to reflect how the grant money allocated to them was actually and properly spent.

Member Kellogg made a motion to amend the grant agreement, second by Member Cesich. This will be on next month's agenda for consensus with the County Board.

Roll Call

Attendee	Status
Amy Cesich	Yes
Scott Gryder	Yes
Matt Kellogg	Yes
Dan Koukol	Yes
Robyn Vickers	Yes

- *Discussion of Approval of CPACE Program in Kendall County*– Mr. Koeppl briefed the committee on the CPACE program which is a financial structure in which commercial building owners borrow money for energy efficiency, renewable energy, or other projects and make repayments via an assessment on their property tax bill. Mr. Koeppl discussed the proposal with the committee. Currently there is a Senior Living Community under development in Oswego who is requesting to use this program very soon.

Mr. Koeppl made a motion to send the proposal for the CPACE program to the County Board, second by Vickers. **With three members voting aye, the motion carried by a vote of 3-0.**

Updates and Reports – Mr. Koeppl briefed the committee on other property tax abatements. Property Logistics LLC has dropped their project due to the expensive cost of capital. Moto has delayed their project due to delayed supply chain and the hope of interest rates to come down. TMF Plastic Solutions in Plano is moving forward and has been approved. Mr. Koeppl plans on sending both the Moto and Plastic Solutions agreements to the County Board for final approval by the end of the year.

Member Vickers has concerns with future traffic congestion on Wolfs crossing and Douglas Roads because of the rental housing project under development.

Chairs Report – Chair Koukol would like ARPA funding to go to the Wolf Crossing project. He also mentioned the traffic congestion on Wolf Rd. and has concerns with a developer who would like to build another large housing project along this road.

Member Vickers discussed the drainage ditches funding project.

Items for the County Board – None

Items for the Committee of the Whole Meeting - None

Public Comment – None

Executive Committee – Not needed

Adjournment - Member Vickers made a motion to adjourn, second by Member Cesich. **With three members present in agreement, the meeting was adjourned at 9:40 a.m.**

Respectfully submitted,
Sandy Washkowiak, Administrative Assistant