



**COUNTY OF KENDALL, ILLINOIS  
ECONOMIC DEVELOPMENT & ADMINISTRATION**

**Kendall County Office Building, 111 W. Fox Street  
County Board Room 209, Yorkville, IL 60560**

**Wednesday, September 20, 2023 at 5:30pm**

**MEETING AGENDA**

- 1. Call to Order**
- 2. Roll Call:** Elizabeth Flowers (Chair), Scott Gengler, Dan Koukol, Brooke Shanley, Seth Wormley
- 3. \*MOTION (VV) Approval of Agenda**
- 4. Committee Reports and Updates**
  - A. Animal Control Department Update – Director Taylor Cosgrove
  - B. Emergency Management Agency Update – Director Roger Bonuchi
  - C. Revolving Loan Status Update
- 5. New Committee Business**
  - A. **DISCUSSION**: Discussion of Tax Abatement for Karis/Ravago Project
  - B. **DISCUSSION**: Lucky Beef N Dog Loan
- 6. Old Committee Business**
- 7. Chairman’s Report**
- 8. Public Comment**
- 9. Questions from the Media**
- 10. Executive Session**
- 11. Items for Committee of the Whole**
- 12. Action Items for County Board**
- 13. 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*

# Kendall County Animal Control

802 John Street  
Yorkville IL 60560



Bites between 8/1/2023 and 8/31/2023

<u>Date</u>	<u>Pet Name</u>	<u>animalid</u>	<u>Breed</u>	<u>Vaccinated</u>	<u>Altered</u>	<u>Victim/Owner</u>	<u>Multiple Bites</u>	<u>bite severity</u>	<u>euthanized</u>
08/05/2023	UNKNOWN	A040273	DOMESTIC SH	NOT UTD	UNALTERED	VICTIM	UNK	2	No
08/08/2023	DRAX	A030289	GERM SHEPHERD	UTD	UNALTERED	VICTIM	NO	2	No
08/13/2023	CANDY	A039370	POODLE MIN	NOT UTD	UNALTERED	OWNER	NO	2	No
08/13/2023	AZREAL	A039889	DOMESTIC SH	NOT UTD	ALTERED	OWNER	NO	2	No
08/15/2023	UNKNOWN	A040268	MIXED	NOT UTD	UNALTERED	VICTIM	UNK	2	No
08/16/2023	CALCETIN	A014969	CHIHUAHUA SH	UTD	ALTERED	VICTIM	NO	2	No
08/16/2023	CHARLIE	A028370	MIXED	UTD	ALTERED	OWNER	NO	3	Yes
08/21/2023	MARIO	A015734	LABRADOR RETR / MIX	NOT UTD	UNALTERED	VICTIM	NO	2	No
08/21/2023	SEVEN	A036152	GERM SHEPHERD / MIX	UTD	ALTERED	VICTIM	NO	3	No
08/23/2023	BRUNO	A018938	ROTTWEILER	UTD	ALTERED	VICTIM	YES	3	No
08/26/2023	LUIGI	A039970	SC WHEAT TERR / POODLE MIN	UTD	ALTERED	OWNER	NO	2	No
08/27/2023	PACO	A040013	POODLE STND	UTD	UNALTERED	VICTIM	NO	3	No
08/28/2023	PORTLAND	A040266	AUST SHEPHERD	UTD	ALTERED	VICTIM	NO	2	No
08/29/2023	NACHO	A040042	GERM SHEPHERD	NOT UTD	UNALTERED	OWNER	NO	4	Yes
08/31/2023	LOTI	A040057	DOMESTIC SH	NOT UTD	ALTERED	OWNER	NO	4	No
08/31/2023	TIPPY	A040271	DOMESTIC SH	NOT UTD	ALTERED	VICTIM	NO	2	No

Breed	Total
<b>Total</b>	<b>16</b>
<b>CAT</b>	<b>4</b>
DOMESTIC SH	4
<b>DOG</b>	<b>12</b>

Date                      Pet Name                      animalid                      Breed                      Vaccinated                      Altered                      Victim/Owner                      Multiple Bites                      bite severity                       euthanized

		Total
AUST SHEPHERD		1
CHIHUAHUA SH		1
GERM SHEPHERD		2
GERM SHEPHERD / MIX		1
LABRADOR RETR / MIX		1
MIXED		2
POODLE MIN		1
POODLE STND		1
ROTTWEILER		1
SC WHEAT TERR / POODLE MIN		1

## Average Length Of Stay

8/1/2023 - 8/31/2023

*Statistics based off intakes in listed date range. NON LR includes all non live-releases, such as EU, Escaped, Missing, Died, etc.*

*Live Releases Only includes Adoption, Relocate, Rescue, RTO and Transfer outcomes. \*Fosters not factored into totals.*

*Formula: (total amount) / (total average)*

<b>CAT</b>	<b># Animals</b>	<b>Avg Days</b>
<b>ADOPTION</b>	<b>5</b>	<b>17.00</b>
<b>FOSTER*</b>	<b>12</b>	
<b>NON LR</b>	<b>5</b>	<b>5.80</b>
<b>TRANSFER</b>	<b>11</b>	<b>5.73</b>
<b>FOSTER</b>		<b>0.00</b>
<b>Total :</b>	<b>33</b>	<b>7.43</b>

<b>DOG</b>	<b># Animals</b>	<b>Avg Days</b>
<b>ADOPTION</b>	<b>8</b>	<b>10.63</b>
<b>FOSTER*</b>	<b>6</b>	
<b>RTO</b>	<b>13</b>	<b>1.38</b>
<b>TRANSFER</b>	<b>4</b>	<b>4.00</b>
<b>FOSTER</b>		<b>0.00</b>
<b>Total :</b>	<b>31</b>	<b>3.76</b>



## Kennel Comparisons Statistics

### "Intake Comparisons"

8/1/22 to 8/31/22

8/1/23 to 8/31/23

<b>Dogs</b>					
Strays	22	21	↓	4.5 %	
Owner Surrenders	3	10	↑	233.3 %	
<b>Total Dogs Received:</b>	<b>25</b>	<b>31</b>	↑	<b>24.0 %</b>	
<b>Cats</b>					
Strays	4	19	↑	375.0 %	
Owner Surrenders	0	4	↑	400.0 %	
BORN	0	1	↑	100.0 %	
CONFISCATE	0	9	↑	900.0 %	
<b>Total Cats Received:</b>	<b>4</b>	<b>33</b>	↑	<b>725.0 %</b>	
<b>Total Intakes:</b>		<b>29</b>	<b>64</b>	↑	<b>120.7 %</b>

### "Outcome Comparisons"

8/1/22 to 8/31/22

8/1/23 to 8/31/23

<b>Dogs</b>					
Adoption	14	12	↓	14.3 %	
Euthanasia	1	1	↓	- %	
Return to Owner	16	13	↓	18.8 %	
TRANSFER	0	3	↑	300.0 %	
<b>Total Dogs Dispositioned:</b>	<b>31</b>	<b>29</b>	↓	<b>6.45</b>	
<b>Cats</b>					
Adoption	4	15	↑	275.0 %	
Euthanasia	0	3	↑	300.0 %	
DIED	0	1	↑	100.0 %	
TRANSFER	0	11	↑	1100.0 %	
<b>Total Cats Dispositioned:</b>	<b>4</b>	<b>30</b>	↑	<b>650.00</b>	
<b>Total Outcomes:</b>		<b>35</b>	<b>59</b>	↑	<b>68.6 %</b>

Animals in the Shelter on 9/15/2023	CAT	DOG	Total
	32	16	48



## Kennel Comparisons Statistics

### "Intake Comparisons"

1/1/22 to 8/31/22

1/1/23 to 8/31/23

<b>Dogs</b>				
Strays	139	167	↑	20.1 %
Owner Surrenders	37	79	↑	113.5 %
BORN	0	15	↑	1500.0 %
CONFISCATE	3	5	↑	66.7 %
TRANSFER	0	1	↑	100.0 %
<b>Total Dogs Received:</b>	<b>179</b>	<b>267</b>	↑	<b>49.2 %</b>
<b>Cats</b>				
Strays	31	132	↑	325.8 %
Owner Surrenders	0	35	↑	3500.0 %
BORN	0	1	↑	100.0 %
CONFISCATE	0	13	↑	1300.0 %
<b>Total Cats Received:</b>	<b>31</b>	<b>181</b>	↑	<b>483.9 %</b>
<b>Total Intakes:</b>	<b>210</b>	<b>448</b>	↑	<b>113.3 %</b>

### "Outcome Comparisons"

1/1/22 to 8/31/22

1/1/23 to 8/31/23

<b>Dogs</b>				
Adoption	69	109	↑	58.0 %
Euthanasia	8	13	↑	62.5 %
Return to Owner	90	121	↑	34.4 %
DIED	0	1	↑	100.0 %
RELOCATE	1	0	↓	100.0 %
TRANSFER	3	24	↑	700.0 %
<b>Total Dogs Dispositioned:</b>	<b>171</b>	<b>268</b>	↑	<b>56.73</b>
<b>Cats</b>				
Adoption	21	91	↑	333.3 %
Euthanasia	0	10	↑	1000.0 %
Return to Owner	3	7	↑	133.3 %
DIED	0	6	↑	600.0 %
DISPOSAL	0	3	↑	300.0 %
RELOCATE	0	7	↑	700.0 %
TRANSFER	2	43	↑	2050.0 %
<b>Total Cats Dispositioned:</b>	<b>26</b>	<b>167</b>	↑	<b>542.31</b>
<b>Total Outcomes:</b>	<b>197</b>	<b>435</b>	↑	<b>120.8 %</b>

Animals in the Shelter on 9/15/2023	CAT	DOG	Total
	32	16	48

# Kendall County Emergency Management Agency

1102 Cornell Lane, Yorkville Illinois 60560

Roger Bonuchi, Director

Tracy Page, Deputy Director

## Emergency Management Report

**AUGUST 2023**

- **KCEMA Operations**
  - Discussions with Facilities about EOC renovations
  - EMA grant submitted
  - FY 24 budge submitted
  - Editing of general orders continues
  
- **Hazard Mitigation Plan**
  - Ongoing project and assessments.
  - Meeting 3 was held on July 11<sup>th</sup>
  
- **LEPC Committee**
  - LEPC is starting to come together. The first committee meeting will be held in October
  - Emails have been sent to participants
  
- **Nuclear**
  - Attended quarterly regional meeting
  
- **UCP Status (Our command bus)**
  - With festival season upon us the UPC has been deployed to many events
    - National Night Out
    - Helmar Palooza
    - Montgomery Fest
  
- **Meetings/Training/Volunteers/Details**
  - Attended two day HSEEP class in Joliet
  - IEMA County Call Update with IEMA Deputy Director via Zoom, Monthly
  - ILEAS Meetings twice a month
  - ARES Region 3 & 4 EC meeting on the 3<sup>rd</sup> Tuesday of each month via Zoom
  - UCP team lead meeting monthly.
  - State Broadband meeting monthly.
  - State radio “Stakeholders” meeting monthly.



Kendall County Economic Development Commission  
Loan Status  
8/30/2023

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								442,857.14	974,731.78
<u>Law Office Corporation</u> Payment: #89	8/1/2023	104.34			479.47	99.58			
Loan Status: Midland State Bank	3/11/2015	450.56 <u>120,000.00</u> 120,450.56		1.50%	35,172.39	11,213.25	85,278.17	121.97	46,507.61
<u>Lucky's Beef N Dogs</u> Payment: #44	7/12/2023	225.00			164.16	60.84			
Loan Status: BB 286	5/23/2017	32,086.20		2.90%	7,076.50	3,123.50	25,009.70		12,091.96
<u>Grace Holistic Center for Education</u> Payment: #28	7/31/2023	1,332.63			1,142.24	190.39			
Loan Status: Midland State Bank	5/1/2021	100,000.00		3.25%	30,843.27	6,470.37	69,156.73	38.20	37,351.84
<u>Camp Mutty Paws</u> Payment: #16	6/23/2023	727.10			595.86	131.24			
Loan Status: Midland State Bank	5/1/2022	54,100.00		3.50%	9,701.00	2,312.90	44,399.00	7.54	12,021.44
Minooka Water Project	2/7/2023			1.00%					750,000.00
<b>Total Loan Statuses</b>		306,636.76			82,793.16	23,120.02	223,843.60	442,979.11	1,832,704.63

Total Assets (D +E) 2,056,548.23

**Ravago Overview**

Founded in 1961 and headquartered in Arendonk, Belgium, Ravago is the largest global distributor of plastic resin and chemicals. The company is active in polymer and chemical distribution, plastic recycling, and compounding of plastic and elastomeric raw materials. Today, the Ravago group has approximately 8,000 employees and represents over 6,600,000 metric tons of annual polymer sales serving more than 50,000 active customers through 325+ locations across more than 55+ countries. Greater than half of Ravago’s resin volume is sourced out of or sold into North America. Ravago is a private company, owned by the founding family with the 3<sup>rd</sup> generation of family members holding active leadership positions.

Ravago has experienced robust growth over the last decade and expects that growth to continue. The Midwestern United States is a critical and growing part of Ravago’s operations, with particular concentrations of customers in and near Chicago, Milwaukee, St. Louis, Minneapolis, Southern Michigan, and Cleveland.

**The Need for a Centralized and Permanent Home in the Midwest**

Ravago’s largest facilities in the United States include an 800,000 square foot facility in Baytown, Texas (opened in 2018) and a 500,000 square foot facility in Medina, Ohio (opened in 2019). Both projects involved years of effort, extensive private investment, and the support of governmental tax incentives, all of which anchor Ravago for the long-term in Baytown and Medina.

By contrast, Ravago’s current real estate footprint in the Midwest has remained decentralized and unable to keep up with Ravago’s growing Midwest operations. The current Midwest footprint includes numerous third-party warehouses throughout the Chicago metro area, Indiana, Wisconsin, Minnesota, Michigan, Missouri, and Iowa, primarily serviced by truck, not rail. The largest Midwest operation has been at 24210 West 143<sup>rd</sup> Street, Plainfield, Illinois - and Ravago has continuously operated this rail-served location for two decades, since 2003 - but continuing there is no longer viable. Half the Plainfield facility is subject to a lease that is expiring. And, more critically, the facility and associated land and rail facilities cannot accommodate Ravago’s long-term vision: a consolidated, rail-based campus to serve as Ravago’s regional headquarters, primary distribution center serving customers in the Midwest, and hub for distributing products across North America, together with supporting and related production and laboratory functions.

**Selection of Village of Montgomery, Kendall County, Illinois**

Ravago spent more than two years looking for a site that could support this vision. The team evaluated dozens of metro areas, submarkets, and sites within five states. The Chicago area and Milwaukee emerged as the two market areas with the highest concentrations of Ravago customers and active rail networks. Milwaukee and the two other Illinois locations under final consideration (both in Coal City) all had several advantages, but ultimately the Village of Montgomery, in Kendall County Illinois, emerged as the perfect location for the new Midwest Hub. The location will be served by rail, it has the land area necessary to accommodate all of the envisioned phases and projected growth, it will be close to Ravago’s Plainfield employee base, and the Village has proven to be an amazing partner throughout the entitlement and development process.

**Implementation**

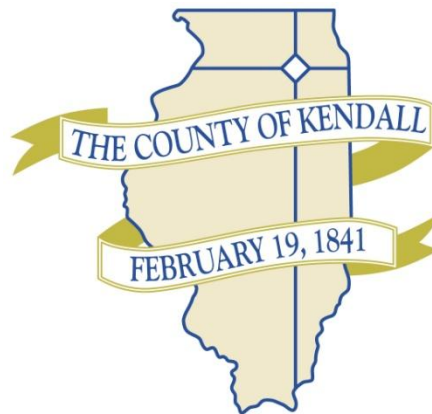
As memorialized in site-specific annexation and zoning ordinances approved by the Village of Montgomery, the Ravago campus will be developed in three phases, each described below.

**First Phase:** During the First Phase, Ravago will be constructing an approximately 500,000 square foot building with associated infrastructure and a railyard. With just this First Phase, the new Midwest Hub will replace Ravago’s current Plainfield operation entirely. Ravago anticipates that the vast majority of the 59 current Plainfield employees will be able to retain their jobs by moving to the Montgomery facility. And, since the First Phase building will be 150,000 square feet larger than the Plainfield site, Ravago will be able to rely less on the scattered third-party warehouses and to hire more employees from the local area. Ravago expects to hire an additional 21 to 31 employees within two years of opening. Not including employee benefits, Customer Service, Packaging/Production Operators, Maintenance Technicians, & Forklift Operators will earn wages of \$20-30/hour. Headquarters personnel and Managers will have salaries ranging from \$60,000 to \$170,000. Over and above labor and land acquisition costs, the construction costs are currently estimated to be \$65 Million, and Ravago is also purchasing \$25 Million of equipment that will be installed in the First Phase Building and used for packaging, transloading, and other functions. Groundbreaking is scheduled for October, 2023, pending final entitlements, with a corresponding estimate that operations will commence by August, 2024.

**Later Phases:** The two later Phases, pending final entitlements, would include: (i) expanding the Phase 1 Building by approximately 300,000 square feet, with supporting infrastructure; creating 10-20 new jobs (with comparable benefit and compensation packages as the First Phase jobs); and investing another \$25 Million to \$40 Million in capital costs; and (ii) constructing an additional 300,000 square-foot building with supporting infrastructure, creating 30-40 additional jobs, and investing another \$35 Million to \$50 Million in capital costs.

- 
- |                        |   |
|------------------------|---|
| <b>Project Totals:</b> | <ul style="list-style-type: none"><li>• <b>Construction of up to 1.1 Million square feet of building area, plus substantial infrastructure.</b></li><li>• <b>Capital Investment between \$150 Million and \$180 Million (not including land and personnel costs).</b></li><li>• <b>120-150 Full-Time jobs (including retention of 59 jobs that could otherwise have left Illinois).</b></li></ul> |
|------------------------|---|

## **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 [kendalledc@co.kendall.il.us](mailto:kendalledc@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: Karis Acquisitions, LLC

Corporate Address: 10 N. Martingale, Suite 450, Schaumburg, IL 60173

Company Contact Person: Jake Finley, CEO

Address: 10 N. Martingale, Suite 450, Schaumburg, IL 60173

Phone: 630-448-9050 ; Email: jfinley@kariscold.com

Fax: \_\_\_\_\_

Proposed Location in Kendall County: Approximately 204 acres of undeveloped land near the southeast corner of Orchard Road and Caterpillar Drive in the Village of Montgomery

PIN #: 02-01-400-007, 02-01-400-003, 02-12-200-003, 03-07-201-003  
South Site - Phase 1: May 1, 2023; Phase 2: 2029; Phase 3: 2025

Proposed start of Construction: North Site - End of 2023

Proposed start up of Operations: July 31, 2024

What product(s) or services will be produced in the proposed facility?

The property is proposed to be developed with two separate facilities. Ravago is the leading prospective purchaser of the southern approximately 100 acres ("South Site") and proposes to develop the South Site as a regional headquarters and distribution center, including manufacturing, rail yard, laboratory, office, and conference center facilities relating to production and distribution of polymers, chemicals, and building materials. The northern approximately 97.6 acres of the property ("North Site") is proposed to be developed as a build-to-suit traditional warehousing/distribution or a build-to-suit cold storage facility.

**EMPLOYMENT**

What specific jobs will be created? If phased employment is planned please provide details. Use additional pages if necessary.

Job Title	Mgt., Supv., or Worker	Occupational Code	Number of Jobs			Wages/ Salaries*	
			Initial	After Year 1	After Year 2	Starting	Maximum
See attached.							

*\*Not Including Benefits*

Explanation and details of work force.

See attached.

**EMPLOYEE BENEFITS**

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

<b>Fringe Benefit</b>	<b>Type of Benefit</b>	<b>Company Portion</b> (Annual %)	<b>Employee Portion</b> (Annual %)
Medical Insurance	See attached.		
Dental Insurance			
Vision Insurance			
Pension Plan Defined Benefit 401(K)			
Disability			
Life Insurance			
Other Benefits (please specify)			



**VALUATION ANALYSIS**

Assessed valuation shall be judged on the basis of impact upon the public services, which will be required (i.e., if judged that impact upon schools, roads, law enforcement, etc., will be great but assessed valuation will be low, a low rating will be assigned.)

Land size	<u>196.7 acres (South Site: 100 acres; North Site: 96.7 acres)</u> South Site - Phase 1: 500,000 sq. ft.; Phase 2: 300,000 sq. ft. Phase 3: 300,000 sq. ft.
Building size	<u>North Site - 1,200,000 sq. ft.</u> South Site - 42' exterior building height, with up to 75' silos
Building height	<u>North Site - To be determined based on end user.</u>
Type of Construction	<u>South Site - Precast concrete</u> <u>North Site - Concrete panel or insulated metal panel (for cold storage user)</u>
Estimated dollar value of sales attributed to site	<u>\$0 - Neither site will be used for retail operations.</u>
Total Investment in new machinery and equipment purchased from local Kendall County businesses	<u>Unknown at this time.</u>

Provide a construction budget that shows the allocation of cost for each phase of the process. See attached.

Is the property one of the following:

New facility	<u> X _____</u>
Expansion of an existing facility	<u> _____</u>
Previously closed facility	<u> _____</u>

The current assessed valuation of the property:

Land	<u>\$101,390 (2021 aggregate EAV)</u>
Improvements	<u>\$0 _____</u>
Total	<u>\$101,390 _____</u>

What is the estimated cost of the completed facilities?

Cost of land and site development	<u>\$ See attached. _____</u>
Cost of buildings	<u>\$ _____</u>
Cost of permanent fixed equipment	<u>\$ _____</u>
Cost of pollution control devices	<u>\$ _____</u>
Cost of non-fixed equipment	<u>\$ _____</u>
<b>Cost of installation/construction</b>	<u>\$ _____</u>
<b>Total Cost</b>	<u>\$ _____</u>

**ESTIMATED MARKET VALUE** \$ 43,933,650.00

*(If application is approved, this value will be incorporated into the Tax Abatement Agreement)*

**IMPACT UPON INFRASTRUCTURE**

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

Planned utilities and infrastructure for both the South Site and North Site are depicted on the enclosed preliminary engineering drawings. Improvements include construction of new public roadway improvements; stormwater drainage and detention facilities; facilities for gas, electric, and public water and sanitary sewer utility service to both sites; and rail yard improvements for the South Site.

How will they be funded?

All improvements will be privately funded. The requested property tax abatement and other development incentives are being requested to offset the private investment necessary to complete both developments. In addition to property tax abatements, Karis is seeking municipal permit fee waivers and municipal utility tax rebates from the Village of Montgomery and extension of the Upper Illinois River Valley Development Authority's (UIRVDA) existing Enterprise Zone to include the entire development site. The UIRVDA Board, at its February 14, 2023 meeting, unanimously supported Karis's request to expand the Enterprise Zone.

**IMPACT UPON THE ENVIRONMENT**

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

The building on the South Site is planned to be LEED Platinum Certified, and solar panels will be installed on the roof for all three building phases. Additional environmental impacts are not known at this time.

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.

See attached.

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.

Unknown at this time.

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.

The development site is located in the Village of Montgomery. The applicant is familiar with the Montgomery Zoning Code and other applicable local ordinances and has applied to Montgomery for approval of a preliminary planned unit development and related zoning and subdivision approvals (see additional information below). The proposed facilities will meet or exceed all applicable local ordinance standards.

**APPROPRIATE LOCATION**

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

Village of Montgomery

What is the current zoning?

B-2 (northern portion) and M-2 (southern portion)

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

Under the Village of Montgomery's 2035 Comprehensive Plan, the southern portion of the site is identified as appropriate for Heavy Industrial development. The northern portion of the site is identified as appropriate for Light Industrial/ Business Park development, with the exception of a small portion fronting on Orchard Road that is planned for Regional Commercial development. The majority of the area planned for Regional Commercial is proposed to remain zoned B-2 and is not part of the proposed development site identified in this application.

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

See attached plans.

I, Jake Finley, 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.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

**County of Kendall  
Application for Tax Abatement**

**Supplemental Information**

**EMPLOYMENT**

*What specific jobs will be created? If phased employment is planned, please provide details.*

**South Site (Phases 1 and 2 only):**

Job Title	Mgt, Spv., or Worker	Occupational Code	Number of jobs			Wages / Salaries (not incl. benefits)	
			Initial	After Year 1	After Year 2	Starting	Maximum
Customer Service	Worker		10	12	14	\$20 / hr	\$30 / hr
Packaging / Production Operators	Worker		35	39	41	\$20 / hr	\$30 / hr
Maintenance Techs	Worker		6	7	8	\$20 / hr	\$30 / hr
Forklift Operators	Worker		20	23	28	\$20 / hr	\$30 / hr
Management	Management		9	9	9	\$60,000	\$170,000
<b>TOTAL</b>			<b>80</b>	<b>90</b>	<b>100</b>		

**North Site (Estimated\*):**

Job Title	Mgt, Spv., or Worker	Occupational Code	Number of jobs			Wages / Salaries (not incl. benefits)	
			Initial	After Year 1	After Year 2	Starting	Maximum
Customer Service	Worker		13	18	19	\$20 / hr	\$30 / hr
Packaging / Production Operators	Worker		36	48	55	\$20 / hr	\$30 / hr
Maintenance Techs	Worker		7	8	8	\$20 / hr	\$30 / hr
Forklift Operators	Worker		25	30	30	\$20 / hr	\$30 / hr
Management	Management		8	9	10	\$60,000	\$170,000
<b>TOTAL</b>			<b>89</b>	<b>113</b>	<b>122</b>		

\* These are conservative estimates. However, the number of jobs, job titles, and wages/ salaries for North Site will depend on the end user.

*Explanation and details of work force.*

**South Site:**

Phase 1 and Phase 2: The facility will function as Ravago's primary plastic resin distribution center to serve customers in the Greater Chicago market. The facility will be utilized to store loaded railcars, transload resin from railcar to bulk truck, package resin from railcar to box, and warehouse packaged resin. The facility will also include a marquee office space with built out conference space to serve as a regional headquarters for Ravago.

- Phase 1: Employee Count: 80-90 (full-time equivalent)
- Phase 2: Expansion of Phase 1 facility: Employee Count: 10-20 additional (full-time equivalent)

Phase 3: The facility will function as Ravago's primary chemical distribution center to serve customers in the Greater Chicago market and will act as a hub to distribute product across North America. The facility will be utilized to store loaded railcars, transfer chemicals from railcar to tote, and warehouse packaged chemicals.

- Phase 3: Employee Count: 30-40 (full time equivalent)

**North Site:**

Karis plans to develop the North site as a built-to-suit dry (traditional) warehousing/ distribution facility or cold storage facility. This type of user is expected to generate at least 100-200 new jobs, and the information provided above is an estimate based on industry standards. The exact number of jobs created, specific job titles, and wages or salaries will be dependent on the end user.

## EMPLOYEE BENEFITS

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

### South Site:

Fringe Benefit	Type of Benefit	Company Portion (Annual %)	Employee Portion (Annual %)
Medical Insurance	PPO United Health Care Choice Plus	~89%	~11%
Dental Insurance	PPO Cigna Dental Coverage	~88%	~12%
Vision Insurance	PPO Cigna Vision Coverage	~0%	~100%
Pension Plan 1. Defined Benefit 2. 401 (K)	1. None 2. 401(k) – Fidelity Investments (Retirement Benefit)	Up to 6% Match	IRS maximum contribution limit is \$22,500. (Age 50+ can contribute an additional \$7,500)
Disability	Voya Short Term Disability (25 weeks)	60% (Up to 2,000 weekly max)	0%
Disability	Voya Long Term Disability (Kicks in on the 26 <sup>th</sup> week)	60% (Up to 10,000 monthly max)	0%
Life Insurance	Voya Basic Life Insurance (2x employee annual wage)	100%	0%
Voluntary Life Insurance	Voya Voluntary Life	0%	100%
Voluntary Supplemental Insurance	Voya Voluntary Insurance (Critical Illness, Accident (off the job), and Hospital Indemnity)	0%	100%
Other Benefits (Please specify)	Wellness Benefits (Employee Assistance Program Smart Dollar Program, Etc.)	100%	0%
Other Benefits (Please specify)	Legal and Identity Insurance	0%	100%
Other Benefits (Please specify)	Educational Incentives (Tuition Reimbursements)	0-100% based on qualification / grades (Cap of \$5,000 per year)	0-100% based on qualification / grades

### North Site:

Detailed information regarding employee benefits will be dependent on the end user.

## VALUATION ANALYSIS

*What is the estimated cost of the completed facilities?*

### **South Site:**

Cost of land and site development:	\$18-\$22 million
Cost of buildings:	Phase 1: \$45-\$55 million Phase 2: \$20-\$30 million Phase 3: \$40-\$50 million
Cost of permanent fixed equipment:	\$20 million (Phase 1 rail improvements)
Cost of pollution control devices:	To be determined.
Cost of non-fixed equipment:	Phase 1: \$30 million Phase 2: \$5 million Phase 3: \$25 million
Cost of installation/ construction:	Included in above numbers
<b>Total Cost:</b>	<b>\$200-\$240 million</b>

### **North Site:**

Cost of land and site development:	\$12.5 million
Cost of buildings:	\$77,500,000 - \$198,000,000
Cost of permanent fixed equipment:	To be determined.
Cost of pollution control devices:	To be determined.
Cost of non-fixed equipment:	To be determined.
Cost of installation/ construction:	To be determined.
<b>Total Cost:</b>	<b>\$90-\$100 million (traditional warehouse/ distribution) \$215 million (cold storage)</b>

## IMPACT UPON INFRASTRUCTURE

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

### **South Site:**

No hazardous chemicals, products, or waste will be used or produced in connection with Phases 1 and 2 of the development.

Phase 3 will include a chemical distribution warehouse with handling and storage of flammable liquids, flammable solids, oxidizers, corrosives, toxic materials, and Class 9 materials. The Phase 3 building will be designed to properly segment materials and with necessary spill containment, fire protection, and dust collection and remediation facilities. All required permits will be obtained in connection with Phase 3 development.

### **North Site:**

Unknown at this time. Any necessary EPA permits and approvals will be obtained as required based on the end user.



To: Scott Koeppel  
From: Jake Finley; Chief Executive Officer, Karis Acquisitions, LLC  
Re: Property Tax Abatement Request Relating to Karis Acquisitions Project (Montgomery, IL)

Hello Mr. Koeppel. My name is Jake Finley and I am the CEO of Karis Acquisitions, LLC (Karis). Karis is the contract purchaser of a 200-acre site in Montgomery and plans to develop that site with a \$280-\$440 million industrial project. We have been working with Charlene Coulombe, the Executive Director of the Montgomery Economic Development Commission (MEDC), concerning our project, including the potential for property tax abatements that we could use to attract industrial end users to the project. Obtaining property tax abatements is important to the viability of our project. In fact, we have already applied to the Upper Illinois River Valley Development Authority (UIRVDA) to extend their Enterprise Zone to include our site – doing so would allow us to seek property tax abatements beyond the general statutory limit that caps total abatements at \$4 million. We are happy to report that the UIRVDA Board, at its meeting last week, unanimously supported our request to expand the Enterprise Zone.

Ms. Coulombe has relayed to us some questions that the County staff posed concerning our property tax abatement request. This memorandum provides some information in response to those questions and further explains the basis for Karis' incentives request.

Attached to this letter is a formal application to the County of Kendall for property tax abatement incentives for the project. However, I understand that the Economic Development and Administration Committee of the County Board meets Thursday to discuss our request and I wanted to get this information to you quickly, in the hope that it will be useful to your discussion with the Committee. While our formal application will include more detail concerning the project, please feel free to contact me if you have any questions about our project or this memorandum.

- 1. County Staff Question: Why is the term and level of the abatement so large?** We expect our project to have a value of between \$200 million and \$250 million. A 3-5 year partial abatement is not sufficiently impactful for such a project. To provide a meaningful incentive for a project of that size, a typical incentive term is 15, 20, or more years. For example, the property immediately east of our parcel (the closed Caterpillar plant) has the benefit of a 23-year TIF district, which is the standard life of a TIF district – and some are as long as 35 years. Also, the UIRVDA Enterprise Zone has an initial term of 15 years and is potentially renewable for another 10 years beyond that. To attract a new, nine-figure development, such as the Karis project, a longer incentive term is necessary for the developer to recoup a meaningful portion of its investment and to compete with other municipalities and counties in the Chicago Metropolitan Area, who are courting the same project and who are willing to offer longer terms. In fact, we are competing against another municipality and county to attract Ravago, an international plastics manufacturer and distributor, who would be the occupant of the south 100 acres of our site.
- 2. County Staff Question: Why are only the School District and County being asked to abate their taxes?** Other taxing districts are also being asked to contribute to the incentives package. We understand that MEDC has asked the Village and Waubonsie Community College to participate in the property tax abatement. In addition, we have had discussions with Village staff about other Village-based incentives, including permit fee waivers and abated municipal utility taxes. If all four of those tax districts (school district, county, community college, and village) agree to incentives, then four of the top five property tax recipients will have agreed to incentives. With respect to Oswego Fire Protection District (the 2<sup>nd</sup> largest property tax recipient), MEDC recommended that we not seek an incentive from them, because the large manufacturing and industrial users that will occupy our site might occasionally require fire protection services – in contrast, they will likely not require any school district, county, or community college services. While Karis does not

object to all taxing districts being included, we want to be practical and time is of the essence. We want to close our deals with Ravago (the expected occupant of the south 100 acres) and the expected industrial user for the north 100 acres before they elect to go elsewhere. If we are compelled to wait until every one of the taxing districts has agreed to an incentive, we risk losing these end users to another county and another municipality.

3. **Claw-Back Provisions:** Karis does not object to a claw-back provision triggered by a business ceasing operations at the site during the term of the abatement agreement. However, the claw-back should be on a sliding scale – e.g., if the term of the abatement agreement is ten years, and a business ceases operations in Year 9, the claw-back should not be 100%; rather the amount of the claw-back should reflect an equitable portion of the amount previously abated. Claw-back provisions tied to other factors (such as the numbers of jobs) are counter-productive because they can be triggered by factors completely out of the control of the business (e.g., workforce shortages and recession), they would hit the business hard at a time when it needs the incentive the most, and they could be triggered, even if the business continues operations and is generating significant EAV.
4. **Appeal of Assessed Value / Objecting to Property Taxes:** For any owner of commercial property, its ability to protect the equitable assessment and taxation of its property is paramount. As such, Karis is generally opposed to waiving any right to appeal the assessed value of its property. However, if the participating taxing districts are willing to agree to a 10-year abatement term, Karis would agree to waive, for the first three years of the abatement, its ability to object to the assessed value of its property. However, Karis must reserve its ability to object to a tax that is beyond the authority of a taxing district (i.e., ultra vires).
5. **Commencement and Term of Abatement by Phase:** Because this is a multi-phase project, the abatement agreement should provide that each phase will have its own abatement period - the abatement for a phase would commence in the first year that the new building(s) within that phase has been assessed. In addition, if the term of an abatement for a particular phase extends beyond the life of the UIRVDA Enterprise Zone, as it may be extended, then the taxing districts will rely on their general property tax abatement authority to abate the remaining years of the term, up to the lesser of the statutory maximum (a cap of \$4 million for all taxing districts) or the amount to be abated in the remaining term. The current term of the UIRVDA Enterprise Zone expires in 2032 and we expect UIRVDA to seek and obtain an extension – the provision described in the preceding sentence would apply only if the term of the UIRVDA Enterprise Zone is not extended.

**Kendall County  
Property Tax Abatement Evaluation Guide**

Company Name:    Karis Ravago    Date:    9/19/2023   

Taxing Districts: School District 308, Oswego FPD, Kendall County, JR College #16, Village of Montgomery, Fox Valley Park, Oswego Library District, Forest Preserve, Bristol Township, Bristol Road, District

Points Assigned

**ECONOMIC IMPACT**

1. Total Jobs Created and/or Retained (1 to 3 years)

10-24	1
25-49	2
50-99	3
<b>100-199</b>	<b>4</b>
200-over	5

2. Total Payroll

\$100,000 - \$499,999	3
\$500,000 - \$999,999	8
\$1,000,000 – \$2,499,999	11
\$2,500,000 - \$4,999,999	14
<b>\$5,000,000 - \$9,999,999</b>	<b>17</b>
\$10,000,000 and over	20

**STRATEGIC IMPACT**

3. Type of Business/Industry

Warehousing	2
Professional/Office (non-retail)	3
<b>Manufacturing</b>	<b>4</b>
Targeted Industries/Headquarters	5
(Add one point for unincorporated areas +1)	

4. Total Investment in new machinery and equipment purchased from local Kendall County businesses *(Subject to Kendall County Sales Tax)*

<b>\$100,000 - \$249,999</b>	<b>3</b>
\$250,000 - \$499,999	6
\$500,000 - \$999,999	9
\$1,000,000 - \$1,999,999	12
\$2,000,000 – and over	15

5. Average Employee Salary

\$18,000 - \$24,999	3
\$25,000 - \$29,000	6
\$30,000 - \$39,000	9
<b>\$40,000 - \$49,999</b>	<b>12</b>
\$50,000 and over	15

6. Benefits

No benefits	0
50% <i>paid by employer</i>	2
<b>75% <i>paid by employer</i></b>	<b>3</b>
90% <i>paid by employer</i>	4
100% <i>paid by employer</i>	5

**FISCAL IMPACT**

7. Total new property tax generated (Annually)

\$30,000 - \$99,000	14
\$100,000 - \$199,000	18
\$200,000 - \$299,999	22
\$300,000 - \$499,000	26
<b>\$500,000 and over</b>	<b>30</b>

8. Infrastructure Improvements

No new public infrastructure needed	2
Private Investment into Public Infrastructure <i>(Contingent upon 100% private investment)</i>	
\$100,000 - \$249,999	3
<b>\$250,000 - \$499,999</b>	<b>4</b>
\$500,000 and over	5

<u>Points Received</u>	<u>Eligible Abatement</u>
45-67	3 yr. (75/50/25%)
<b>68-79</b>	<b>4 yr. (50% each year)</b>
80-100	5 yr. (50% each year)

Total Points: 77 pts

Recommended  
Abatement: 4Year



**COUNTY OF KENDALL, ILLINOIS**

**JENNIFER BREAUT**

**Finance and Budget Analyst**

**KENDALL COUNTY OFFICE BUILDING**

**111 WEST FOX STREET, SUITE 316**

**YORKVILLE, ILLINOIS 60560**

**630.553.4171**

September 20, 2023

Michael Manfre  
119 Hamlet Circle  
Montgomery, Illinois 60538

James A. Manfre  
119 Hamlet Circle  
Montgomery, Illinois 60538

Priscilla Liberatore  
119 Hamlet Circle  
Montgomery, Illinois 60538

RE: Lucky Beef N Dog Non-Payment

Dear Michael Manfre, James A. Manfre, and Priscilla Liberatore:

According to Kendall County's records, you are currently \$4,386.23 behind in payments to Kendall County on your February 5, 2019, loan modification agreement. Please pay \$4,386.23 to the Kendall County Treasurer, 111 W. Fox Street, Yorkville, Illinois 60560, by October 23, 2023. If this payment is not made by October 23, 2023, Kendall County may proceed with any and all remedies available to it under the loan modification agreement.

If you have any questions, please contact the undersigned. As a reminder your regular monthly loan payment amount is \$225.00.

Thank you,

Jennifer Breault

SCHEDULE BASED ON PAYMENTS INCLUDING LATE FEE

date paid	amount paid	interest	late fee5%?	principal	remaining	interest accrued	days between payments	
9/19/18	\$225.00	\$77.54		\$147.46	\$31,938.74	\$0.00	0	
10/15/18	\$225.00	\$65.98		\$159.02	\$31,779.72	\$65.98	26	
11/16/18	\$225.00	\$80.80		\$144.20	\$31,635.52	\$80.80	32	
12/14/18	\$225.00	\$70.38		\$154.62	\$31,480.90	\$70.38	28	
1/16/19	\$225.00	\$82.54		\$142.46	\$31,338.44	\$82.54	33	
2/20/19	\$225.00	\$87.15		\$137.85	\$31,200.59	\$87.15	35	
4/5/19	\$225.00	\$109.07	\$11.25	\$104.68	\$31,095.91	\$109.07	44	
5/1/19	\$225.00	\$64.24	\$11.25	\$149.51	\$30,946.40	\$64.24	26	
6/21/19	\$225.00	\$125.40	\$11.25	\$88.35	\$30,858.05	\$125.40	51	
7/17/19	\$225.00	\$63.75	\$11.25	\$150.00	\$30,708.05	\$63.75	26	
7/24/19	\$225.00	\$17.08		\$207.92	\$30,500.13	\$17.08	7	
9/23/19	\$225.00	\$147.82	\$11.25	\$65.93	\$30,434.20	\$147.82	61	
10/1/19	\$225.00	\$19.34	\$11.25	\$194.41	\$30,239.79	\$19.34	8	
11/18/19	\$225.00	\$115.33	\$11.25	\$98.42	\$30,141.37	\$115.33	48	
11/22/19	\$225.00	\$9.58		\$215.42	\$29,925.95	\$9.58	4	
12/15/19	\$225.00	\$54.69		\$170.31	\$29,755.64	\$54.69	23	
1/23/20	\$225.00	\$92.20		\$132.80	\$29,622.84	\$92.20	39	
2/15/20	\$225.00	\$54.13		\$170.87	\$29,451.97	\$54.13	23	
3/19/20	\$225.00	\$77.22		\$147.78	\$29,304.19	\$77.22	33	
6/23/20	\$225.00	\$223.51	\$1.49	\$0.00	\$29,304.19	\$223.51	96	Short \$9.76 for late fee applied 8/5/2020
8/5/20	\$225.00	\$109.88	\$11.25	\$103.87	\$29,200.32	\$100.12	43	
8/28/20	\$225.00	\$53.36	\$11.25	\$160.39	\$29,039.93	\$53.36	23	
9/28/20	\$225.00	\$71.53	\$11.25	\$142.22	\$28,897.71	\$71.53	31	
10/27/20	\$225.00	\$66.58	\$11.25	\$147.17	\$28,750.54	\$66.58	29	
11/30/20	\$225.00	\$77.67	\$11.25	\$136.08	\$28,614.46	\$77.67	34	
2/9/21	\$225.00	\$161.42	\$11.25	\$52.33	\$28,562.13	\$161.42	71	
3/9/21	\$225.00	\$63.54	\$11.25	\$150.21	\$28,411.92	\$63.54	28	
5/5/21	\$225.00	\$128.67	\$11.25	\$85.08	\$28,326.84	\$128.67	57	
6/23/21	\$225.00	\$110.28	\$11.25	\$103.47	\$28,223.37	\$110.28	49	
9/29/21	\$225.00	\$219.76	\$5.24	\$0.00	\$28,223.37	\$219.76	98	Short \$6.01 for late fee applied 11/22/2021
11/22/21	\$300.00	\$127.10	\$11.25	\$161.65	\$28,061.72	\$121.09	54	
1/27/22	\$225.00	\$147.15	\$11.25	\$66.60	\$27,995.12	\$147.15	66	
5/13/22	\$225.00	\$225.00	\$0.00	\$0.00	\$27,995.12	\$235.77	106	Short \$10.77 interest and 11.25 for late fees applied 7/15/2022
7/15/22	\$225.00	\$162.15	\$11.25	\$51.60	\$27,943.52	\$140.13	63	
7/28/22	\$225.00	\$28.86	\$11.25	\$184.89	\$27,758.63	\$28.86	13	
8/17/22	\$225.00	\$44.11	\$11.25	\$169.64	\$27,588.99	\$44.11	20	
9/26/22	\$225.00	\$87.68	\$11.25	\$126.07	\$27,462.92	\$87.68	40	
10/17/22	\$225.00	\$45.82	\$11.25	\$167.93	\$27,294.99	\$45.82	21	
11/28/22	\$225.00	\$91.08	\$11.25	\$122.67	\$27,172.32	\$91.08	42	
1/18/23	\$225.00	\$110.10	\$11.25	\$103.65	\$27,068.67	\$110.10	51	
3/20/23	\$225.00	\$131.19	\$11.25	\$82.56	\$26,986.11	\$131.19	61	
5/15/23	\$225.00	\$120.07	\$11.25	\$93.68	\$26,892.43	\$120.07	56	
7/12/23	\$225.00	\$123.93	\$11.25	\$89.82	\$26,802.61	\$123.93	58	