

COUNTY OF KENDALL, ILLINOIS
ECONOMIC DEVELOPMENT & ADMINISTRATION COMMITTEE
Meeting Minutes for Wednesday September 20, 2023 at 5:30 p.m.

Call to Order The meeting was called to order by Committee Chair Elizabeth Flowers at 5:31 p.m.

Roll Call

Attendee	Status	Arrived	Left Meeting
Elizabeth Flowers	here		
Scott Gengler	here		
Dan Koukol	here		
Brooke Shanley	here		
Seth Wormley		5:38 p.m.	

With four (4) members present a quorum was established at 5:31 p.m.

Staff Present: Latreese Caldwell, Taylor Cosgrove, Brianna Falk, Roger Bonuchi, Matt Asselmeier

Approval of Agenda – Member Shanley made a motion to approve the agenda, second by Member Koukol.
With four (4) members voting aye, the motion was carried by a vote of 4-0.

Committee Reports and Updates

A. Animal Control Department Update – Director of Animal Control Taylor Cosgrove briefed the committee on the latest projects in the Animal Control department. She will be sure to include the latest financial reports at the next meeting. The rabies quarantines agreement signed by the County Board on September 5th, so they are now able to take in animals. She is working with the Sheriff’s department to procure one of their unused vehicles to replace the AC minivan.

B. Emergency Management Agency Update – Director of EOC Roger Bonuchi briefed the committee on the August 2023 EMA report included in the packet (page7).

C. Revolving Loan Status Update- Latreese Caldwell explained that all loans are current, except for one, Lucky’s Beef N Dogs will have its own discussion later in the meeting. Minooka Water Project is included on the spreadsheet even though no money has been drawn on it.

New Committee Business

A. DISCUSSION: Discussion of Tax Abatement for Karis/Ravago Project
 Director of PBZ Matt Asselmeier briefed the committee that Karis is requesting an incentive larger than what the County normally offers in terms of tax abatements. Karis provided information to the County and can be found starting on page 9 of the packet which includes an official application for the tax abatement. Mr. Asselmeier and Budget and Finance Analyst Jennifer Breault worked on a calculation using the Kendall County Property Tax Abatement Evaluation Guide for the Karis Ravago application (page 26 of packet). It was calculated as 77 points, based on their application, and eligible for a 4-year (50% each year) abatement. Ms. Kate Coxworth, from JLL industrial broker representing Karis spoke to the committee on why they are asking for a larger tax abatement. Committee members asked Ms. Coxworth questions on the project including the impact of truck traffic on Orchard Road and the size/scope of the project. Ravago is the tenant for the southern 100 acres of the 204-acre site and they have started the project on the site. Ravago is consolidating midwestern operations, they are looking to build a 300-rail car yard campus to serve as their regional headquarters and primary distribution center on this site.

The committee is asking for the site plan and traffic study for this three-phase project. Karis/Ravago are seeking the larger tax abatement on the whole property not just the southern 100 acres, as they are competing with other sites that are part of a TIF district with abatements can be as long as 23 years. Member Wormley stated that he would only be willing to give the 4-year abatement. Member Shanley agreed that a 4-year abatement for this project is appropriate and not the 10-year abatement they asked for.

B. DISCUSSION: Lucky Beef N Dog Loan

Deputy County Administrator Latreese Caldwell briefed the committee on the status of Lucky Beef N Dog loan from the County (page 28). Jennifer Breault drafted a letter to the owners of Lucky Beef N Dog asking for the payments that are in arrears. Staff are asking for approval from this committee to send the letter out.

Member Koukol made a motion to approve staff sending the re-payment letter to Lucky Beef N Dog., second by Member Wormley. **With five (5) members voting aye, the motion was carried by a vote of 5-0.**

Old Committee Business – None

Chairman's Report – Human Resources department is currently running a background check on the candidate for the Economic Development Coordinator position. If everything is good, the candidate will start the position on October 3, 2023.

Public Comment – None

Questions for the Media- None

Executive Session –

For the purpose of the review of discussion of minutes of meetings lawfully closed under the Open Meetings Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes by Section 2.06. 5ILCS 120-2/21

Member Wormley made a motion to move into Executive Session, second by Member Gengler. **With 5 members voting aye, the motion was carried by a vote of 4-1.**

Roll Call

Attendee	Vote Status
Elizabeth Flowers	aye
Scott Gengler	aye
Dan Koukol	no
Brooke Shanley	yes
Seth Wormley	yes

Items for the Committee of the Whole Meeting – None

Action Items for County Board- None

Adjournment – Member Shanley made a motion to adjourn, second by Member Gengler. **With five (5) members present in agreement; the meeting was adjourned at 6:10 p.m.**

Respectfully submitted,
Sally A. Seeger
Administrative Assistant