

**COUNTY OF KENDALL, ILLINOIS
ECONOMIC DEVELOPMENT COMMITTEE
Meeting Minutes for Friday, March 29, 2022**

Call to Order

The meeting was called to order by Committee Chair Dan Koukol at 8:02a.m.

Roll Call

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

Others Present: Jennifer Karales, Financial Analyst, County Administrator Scott Koeppel

Approval of Agenda – Member Kellogg made a motion to approve the agenda, second by Member Vickers. **With four members present voting aye, the motion carried by a vote of 4-0.**

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

Committee Business

- *Discussion of Camp Mutty Paws RLF Loan* – Mr. Koeppel stated there was an issue with an unpaid utility bill with the City of Yorkville, but that the owner paid the amount in full on April 28, 2022, and brought a copy of the receipt to him.

Mr. Koeppel also stated there was concern about the collateral, a rental property with \$45, 000 mortgage due. Discussion on the property, and the potential revenue generated from the property. **There was consensus for Mr. Koeppel to request a copy of the mortgage paperwork from the owner, and to continue with the application process and collaboration with Attorney Lisa Coffey on the agreement.**

- *Discussion of Molto Properties Property Tax Abatement* – Scott Koeppel updated the committee on the Molto agreement, and stated that Molto has asked for a fourth and fifth year of abatement with sales tax and specific number of employees included. Mr. Koeppel is preparing to send the latest proposal/agreement to the State’s Attorney’s Office for review, and then on to the taxing bodies before final County Board approval. Mr. Koeppel clarified that there will be two agreements, one for each newly proposed Molto building. **There was consensus by the committee for Mr. Koeppel to proceed with the process.**

- *Discussion of TMF Plastics Property Tax Abatement Application* – Mr. Koepfel stated that TMF Plastic Solutions new facility will be an expansion of its current operations, and the lease agreement expires on January 1, 2042. TMF states that they will add 30 employees over a three-year period with ten new jobs each year. Mr. Koepfel is to ask for range of rate of pay for 30 jobs proposed and include that information in the contract.

Koepfel explained that the abatement process for TMF will be base year of value (the year before the occupancy permit) and explained the formula for the first and second tax years. The abatement will be on the new part of construction only.

There was consensus by the committee that Mr. Koepfel would forward the latest version of the agreement with the changes to TMF for review, and to the taxing bodies, prior to State’s Attorney’s Office review and then to the County Board for final approval.

- *Review and Approval of Anthony Salerno dba Salerno's Red Hots RLF Pre-Application* – Mr. Koepfel reported that he received the pre-application on April 25, 2022, and that Mr. Salerno was asking for a \$50,000 loan to purchase an ice cream machine and food truck.

Anthony Salerno Jr. explained that Salerno’s Red Hots is exclusively a carry-out business that has been in Yorkville for three-years. Mr. Salerno gave a brief history of the thirty-year family business, which began as hot dog carts and ice cream carts.

Mr. Salerno would purchase the food truck from Arts, for the price of \$9,950 plus sales tax, for a total of \$20,000. Mr. Salerno stated that he planned to use the equity in his home, and the equipment as collateral. Mr. Salerno reported that food truck equipment can be ordered and received in 1-2 days; with installation in approximately two weeks after purchase.

Discussion on the actual cost of the truck and equipment and the requested loan amount. The committee agreed that the loan would be for a period of seven years at three and one-half percent, with scheduled monthly payments. Mr. Salerno would be required to approach a financial institution and to comply with all other County offices or departments regarding permitting, and health inspections.

Member Vickers made a motion to approve the full-application process, second by Member Gryder. With five members present voting yes, the motion carried, and Mr. Salerno will proceed with the full application process and include the true costs of the equipment.

Committee Member Reports – None

Public Comment – None

Executive Session – Not needed

Adjournment - Member Gryder made a motion to adjourn, second by Member Vickers. There being no objection, the Economic Development Committee meeting was adjourned at 8:50a.m. by a vote of 5-0.

Respectfully submitted,

Valarie McClain Administrative Assistant and
Recording Secretary