

BOARD MEETING MINUTES

Southwestern Illinois Development Authority
1022 Eastport Plaza Drive, Collinsville, Illinois
Thursday, August 18, 2016

1. **Call to Order** The Board Meeting of the Southwestern Illinois Development Authority Board of Directors was called to order by Chairman James Nations at approximately 6:00 p.m. in SWIDA's office at 1022 Eastport Plaza Drive, Collinsville, IL.
2. **Attendance: Members Present:** James Nations, Reggie Sparks, Greg Kuehnelt, Barbara Johnson, Jim Sullivan, Kevin Jemison, Rickie Thomas, Kevin Kaufhold and Tom Hoechst. **Members Absent:** Dave Willey, John Hipskind, Dave Miller and Ken Tucker. Others present included Mike Lundy, Executive Director; Joe Gasparich, Assistant Executive Director, Destini Lednicky, Housing Director and Teri Rumsey, Administrative Assistant.

Chairman James Nations stated that there was a quorum.

Chairman Nations introduced new board member, Rickie Thomas.

3. Approval of Minutes

Reggie Sparks motions to accept the minutes from the June 16, 2016 board meeting. Barbara Johnson seconded the motion. Roll call Vote: Ayes: James Nations, Reggie Sparks, Greg Kuehnelt, Barbara Johnson, Jim Sullivan, Kevin Jemison, Rickie Thomas, Kevin Kaufhold and Tom Hoechst. Nays: None Members Absent: Dave Willey, John Hipskind, Dave Miller and Ken Tucker. Motion carried.

4. Approval of Agenda

James Nations stated changes in Item 6 on the agenda: Item 6A would become item 6C. Item 6B would become Item 6D. Item 6C would become item 6A. Item 6D would become item 6B. Reggie Sparks motioned to accept the board agenda as changed. Tom Hoechst seconded the motion. Leave to use the last unanimous roll call vote. Leave was granted without descent. Motion carried.

5. Public Comment

No Public Comment.

Chairman Nations introduced the guests that were present at the meeting. Present were Sean Flynn, attorney, of Gilmore and Bell, P.C. Also present were David Dodson and Aaron Burnett, both of ByWater Development.

6. Review Meredith Home

- A. To authorize Chairman and Staff to engage Gilmore & Bell as SWIDA's general legal counsel for the Meredith Home Redevelopment.

- B. To authorize Staff and the SWIDA Development Team to form single purpose entities as required at an appropriate time.
- C. To authorize Staff and the SWIDA Development Team to work on the Redevelopment Agreement and, upon approval, authorize the Chairman to execute the Redevelopment Agreement between the City of Belleville and the SWIDA single purpose entity, as mentioned in the previous motion, for the Meredith Home proposal as previously submitted and accepted by the City of Belleville.
- D. To authorize Staff and the SWIDA Development Team to procure cost estimates, review, negotiate and engage, upon approval of the Chairman, by contract or proposal, accepted third parties for the purposes of predevelopment work to 1) have building placed on the National Register of Historic Places making it eligible for Historic Rehabilitation Tax Credits; and 2) following gaining historic status making financing application to IHDA. Predevelopment expenses shall be capped at the estimated amount and Board approval would be required for any expenses over and above approved amount of \$60,000.00. Reference Table A – Meredith Home Redevelopment, as attached and incorporated, detailing tasks and estimated expenses.

Destini Lednicky noted that the application and predevelopment funds expended are reimbursable subject to the funding award. Barbara Johnson motioned to approve all four motions for the Meredith Home. Jim Sullivan seconded the motion. Leave to use the last unanimous roll call vote. Leave was granted without descent. Motion carried.

7. Discussion of Loans (JJK and Redevelopment Commission)

Chairman Nations asked the board if they wanted to ask for repayment, forgive the loans or delay a decision.

Kevin Kaufhold motioned that the Redevelopment Commission loan be removed from our books. Barbara Johnson seconded the motion. Leave to use the last unanimous roll call vote. Leave was granted without descent. Motion carried.

Concerning the JJK loan, Tom Hoechst motioned that a JJK representative be invited to the next SWIDA board meeting and asked to bring a certified copy of their audit. Greg Kuehnel seconded the motion. Leave to use the last unanimous roll call vote. Leave was granted without descent. Motion carried.

8. Metro Landing of Swansea

A. Subject to a funding approval by IHDA, authorize staff, with approval by the Chairman, to engage various professionals for design, civil engineering, further environmental assessment, real estate review, initial legal work and payment of required financing fees to IHDA. The total post –award expenses are estimated at \$480,000. Reference Table B – Metro Landing of Swansea, as attached and incorporated, detailing tasks and estimated expenses. This amount shall not be exceeded without Board approval.

B. Subject to a funding approval by IHDA, authorize staff and the SWIDA Development Team, including the LIHTC transactional legal counsel, to manage the closing process and authorize the Executive Director to execute and deliver all project financing and closing documents.

Greg Kuehnel motioned to approve both motions for Metro Landing of Swansea. Tom Hoechst seconded the motion. Leave to use the last unanimous roll call vote. Leave was granted without descent. Motion carried.

9. Approval of FY2017 Budget

Tom Hoechst motioned to approve the SWIDA FY2017 Budget. Greg Kuehnel seconded the motion. Leave to use the last unanimous roll call vote. Leave was granted without descent. Motion carried.

10. Possible Board Meeting Time Change to 5:00

Reggie Sparks motioned to change the SWIDA Board Meeting time from 6:00 p.m. To 5:00 p.m. Jim Sullivan seconded the motion. Leave to use the last unanimous Roll call vote. Leave was granted without descent. Motion carried.

11. Consideration of Previous Tabled Items.

No action taken.

12. Personnel Salaries

At this point in the meeting (6:50 p.m.), the Board went into Executive Session.

The Board came out of Executive Session at 7:07p.m.

Kevin Kaulfold motioned to give the staff the salary raises that were discussed. Tom Hoechst seconded the motion.

13. Chairman's Report

Chairman Nations thanked everyone for all of the hard work that has been put into the Metro Landing of Swansea and Meredith Home projects.

14. **Executive Director and Housing Director's Reports**

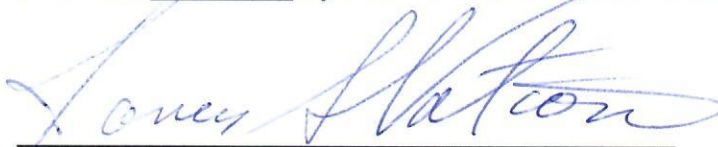
Mike Lundy gave his Director's Report.

15. **Treasurer's Report**

**Refer to audit. Mike Lundy reviewed the financial statements for SWIDA and SWIDA Development Fund for July, 2016. Jim Sullivan motioned to accept the financial statements. Tom Hoechst seconded the motion. Leave to use the last unanimous roll call vote. Leave was granted without descent.

Meeting was adjourned at 7:35 p.m.

The Minutes of the Southwestern Illinois Development Authority Board Meeting held on August 18, 2016 were approved as presented ✓, corrected , amended by the members of the SWIDA Board on October 20, 2016.

A handwritten signature in blue ink, appearing to read "James Nations", is written over a horizontal line.

James Nations, Chairman