

BOARD MEETING MINUTES

Southwestern Illinois Development Authority
1022 Eastport Plaza Drive, Collinsville, Illinois
Thursday, October 20, 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 5:00 p.m. in SWIDA's office at 1022 Eastport Plaza Drive, Collinsville, IL.
2. **Attendance: Members Present:** James Nations, Reggie Sparks, Greg Kuehnel, Jim Sullivan, Kevin Jemison, Rickie Thomas, Kevin Kaufhold, Erika Kennett and Tom Hoechst. **Members Absent:** John Hipkind, Dave Willey, Ken Tucker and Dave Miller. 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.

Dave Willey joined the meeting at 5:07 p.m.

Ken Tucker joined the meeting at 5:08 p.m.

3. **Approval of Minutes**

Reggie Sparks motions to accept the minutes from the August 18, 2016 board meeting. Erika Kennett seconded the motion. Roll call Vote: Ayes: James Nations, Reggie Sparks, Greg Kuehnel, Jim Sullivan, Kevin Jemison, Ken Tucker, Dave Willey, Rickie Thomas, Kevin Kaufhold, and Tom Hoechst. Nays: None. Members Absent: John Hipkind and Dave Miller. Motion carried.

4. **Approval of Agenda**

Reggie Sparks motioned to accept the board agenda. 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 Mark Mestemacher, JJK Board Member and Pamela Coaxum, Executive Director, JJK. Also attending was a reporter from the Belleville News Democrat.

6. Review of JJK Loan

Pamela Coaxum distributed the JJK Annual Reports and shared the activities of JJK Foundation which now serves 3,000 Children. The board asked questions of Pamela Coaxum and Mark Mestemacher in order to determine whether the \$50,000 JJK loan should be forgiven.

Rickie Thomas motioned that SWIDA forgive the \$50,000 JJK loan and accumulated interest. Ken Tucker seconded the motion. Ayes: James Nations, Greg Kuehnel, Dave Willey, Jim Sullivan, Kevin Jemison, Rickie Thomas, Kevin Kaufhold, Ken Tucker, Dave Willey and Tom Hoechst. Nays: Reggie Sparks. Members Absent: John Hipkind and Dave Miller. Motion carried.

7. Acknowledgement of Metro Landing of Swansea Agreements

Destini Lednicky shared with the SWIDA board that agreements were entered into with Applegate, Thorne-Thomsen P.C. on September 28th, 2016 and SCI Engineering on October 7th, 2016 for services for Metro Landing of Swansea.

8. Acknowledgement of Meredith Home Agreements

Destini Lednicky shared with the SWIDA board that an agreement was entered into with Lafser and Associates on October 1, 2016 for Meredith Home.

9. East Alton Phase II

Jim Sullivan motioned and Greg Kuehnel seconded to:

Authorize Staff and the SWIDA Development Team to negotiate terms and agreements which will secure purchase options on properties necessary for the proposed development.

Authorize Staff and the SWIDA Development Team to form single purpose entities as required at an appropriate time.

Authorize Staff and the SWIDA Development Team to draft and negotiate on a Memorandum of Understanding with Bywater Development Group specific to this development define roles, responsibilities and fee sharing, subject to final approval of the full board.

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 required to make financing applications to IHDA and other agencies or entities needed for project feasibility. 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 – Phase II Defense Area Redevelopment, as attached and incorporated, detailing tasks and estimated

expenses. Leave to use the last unanimous roll call vote. Leave was granted without descent. Motion carried.

10. Bond Fees

Dave Willey motioned to give staff and chairman authority to negotiate future bond fees. Greg Kuehnel seconded the motion. Leave to use the last unanimous roll call vote. Leave was granted without descent. Motion carried.

11. RESOLUTION AUTHORIZING AMENDMENTS TO DOCUMENTS FOR RESIDENTIAL FACILITIES REVENUE BONDS (MCKENDREE UNIVERSITY) SERIES 2010 AND APPROVING CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH.

Tom Hoechst motioned to accept the amendments to the McKendree Bonds. Greg Kuehnel seconded the motion. Leave to use the last unanimous roll call vote. Leave was granted without descent. Motion carried.

12. SWIDA Legal Contract

At this point in the meeting, the SWIDA board went into executive session. After the board came out of executive session, Tom Hoechst motioned that the SWIDA board contract with Attorney Sean Flynn of Gilmore and Bell, PC to be the SWIDA Bond Counsel. Erika Kennett seconded the motion. Leave to use the last unanimous roll call vote. Leave was granted without descent. Motion carried.

13. Distribution of Audit

Mike Lundy explained to the board that there would be a vote at the next SWIDA board meeting to approve the audit.

14. Chairman's Report

Chairman Nations announced that Barbara Johnson had resigned from the SWIDA board. He expressed his appreciation for all of her years of service to the board. He shared that Erika Kennett would be serving as the new SWIDA secretary. Chairman Nations told the board that SWIDA would be receiving the East-West Gateway award at the awards banquet on November 10th.

15. Director and Housing Director's Reports

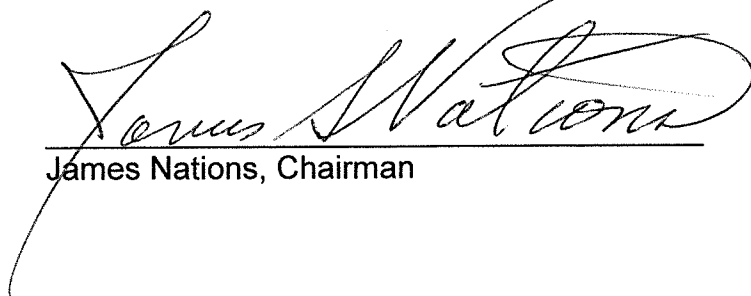
Mike Lundy gave his Director's Report.

16. Treasurer's Report

Refer to audit. Mike Lundy reviewed the financial statements for SWIDA and SWIDA Development Fund for September 2016. Kevin Kaufold motioned to accept the financial statements. Ken Tucker seconded the motion. Leave to use the last unanimous roll call vote. Leave was granted without descent. Motion carried.

Meeting was adjourned at 6:55 p.m.

The Minutes of October 20, 2016 were approved as presented ✓, corrected _____, amended _____ by the members of the SWIDA Board on December 8, 2016.

A handwritten signature in cursive script that reads "James Nations". The signature is written in black ink and is positioned above a horizontal line.

James Nations, Chairman