

## BOARD MEETING MINUTES

Southwestern Illinois Development Authority  
1022 Eastport Plaza Drive, Collinsville, Illinois  
Thursday, June 15, 2017

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, Greg Kuehnel, Jim Sullivan, Kevin Jemison, Mark Rabe, Kevin Kaufhold, Erika Kennett, Dave Willey, Reggie Sparks, Ken Tucker and Rickie Thomas. **Members Absent:** Dave Miller. Others present included Mike Lundy, Executive Director; Joe Gasparich, Assistant Executive Director, Destini Lednicky, Housing Director, Teri Rumsey, Administrative Assistant and Sean Flynn, SWIDA Counsel.

**Chairman James Nations stated that there was a quorum.**

### 3. **Approval of Minutes**

Jim Sullivan motioned to accept the minutes from the May 18, 2017 board meeting. Greg Kuehnel seconded the motion. Roll call Vote: Ayes: James Nations, Greg Kuehnel, Ken Tucker, Jim Sullivan, Kevin Jemison, Mark Rabe, Kevin Kaufhold, Rickie Thomas, Erika Kennett, Reggie Sparks and Dave Willey. **Nays:** None. **Members Absent:** Dave Miller. Motion carried.

### 4. **Approval of Agenda**

Reggie Sparks motioned to accept the board agenda. Ken Tucker 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.

### 6. **NOMINATING COMMITTEE NOMINATES SWIDA OFFICERS**

Personnel Committee Chairman, Erika Kennett, stated that the nominating committee nominated the following board members for board positions for fiscal years 2018 and 2019.

Chairman: James Nations  
Vice-Chairman: Reggie Sparks  
Treasurer: Kevin Kaufhold

Secretary: Erika Kennett  
Assistant Secretary: Dave Willey  
1<sup>st</sup> Assistant Secretary: Greg Kuehnel  
2<sup>nd</sup> Assistant Secretary: Rickie Thomas  
3<sup>rd</sup> Assistant Secretary: David Miller  
4<sup>th</sup> Assistant Secretary: Vacant  
Assistant Treasurer: Kennard Tucker  
1<sup>st</sup> Assistant Treasurer: Kevin Jemison  
2<sup>nd</sup> Assistant Treasurer: Jim Sullivan  
3<sup>rd</sup> Assistant Treasurer: Mark Rabe  
4<sup>th</sup> Assistant Treasurer: Vacant

Jim Sullivan motioned to accept the nominations. Dave Willey seconded the motion. Leave to use the last unanimous roll call vote. Leave was granted without descent. Motion carried.

#### **7. SALARY REVIEW COMMITTEE REPORT**

Kevin Kaufhold stated that the salary review committee recommended that the salaried SWIDA employees receive a 3% raise for FY2018 and that the hourly employee receive a \$1.00 per hour raise. Kevin Kaufhold motioned that the board approve these raises. Erika Kennett seconded the motion. Roll call Vote: **Ayes:** James Nations, Greg Kuehnel, Ken Tucker, Mark Rabe, Jim Sullivan, Kevin Jemison, Kevin Kaufhold, Rickie Thomas, Erika Kennett, Reggie Sparks and Dave Willey. **Nays:** None. **Members Absent:** Dave Miller. Motion carried.

#### **8. APPROVAL OF FY2018 MEETING SCHEDULE**

Reggie Sparks motioned to accept the FY2018 Meeting Schedule. Greg Kuehnel seconded the motion. Leave was granted without descent. Motion carried.

#### **9. SEMI-ANNUAL REVIEW OF EXECUTIVE SESSION MINUTES**

Greg Kuehnel motioned to release the executive session minutes. Erika Kennett seconded the motion. Roll call vote: **Ayes:** Kevin Kaufhold, Erika Kennett, Greg Kuehnel, Kevin Jemison and James Nations. **Nays:** Mark Rabe, Reggie Sparks, Jim Sullivan, Dave Willey, Ken Tucker and Rickie Thomas. Motion did not carry.

#### **10. APPROVAL OF FISCAL YEAR 2018 BUDGET**

James Nations asked that this item be tabled in order for there to be more discussion concerning the budget.

**11. AUTHORIZE SWIDA TO ISSUE A LETTER OF INTENT FOR A LOAN TO THE LOFTS ON THE SQUARE PROJECT IN AN AMOUNT NOT TO EXCEED \$450,000**

It was requested that the Board authorize the Chairman and staff to issue a letter of intent for a loan to the Lofts on the Square development for the cost of rehabilitating approximately 3,200 square feet of commercial space on the first floor of the development. The requested amount was up to \$400,000. A specific amount and terms of the loan will be negotiated if it is determined that funds from SWIDA are necessary. Reggie Sparks motioned to issue the letter of intent up to \$400,000. Kevin Kaufhold seconded the motion. Roll call Vote: **Ayes:** James Nations, Mark Rabe, Greg Kuehnel, Ken Tucker, Jim Sullivan, Kevin Jemison, Kevin Kaufhold, Rickie Thomas, Erika Kennett, Reggie Sparks and Dave Willey. **Nays:** None. **Members Absent:** Dave Miller. Motion carried.

**12. TREASURER'S REPORT**

Refer to Audit. Mike Lundy reviewed the financial statements for SWIDA and SWIDA Development Fund for May, 2017. Jim Sullivan motioned to accept the financial statements. Greg Kuehnel seconded the motion. Leave to use the last unanimous roll call vote. Leave was granted without descent. Motion carried.

**13. CHAIRMAN'S REPORT**

Chairman Nations shared that he was very encouraged that members of the Illinois Housing Development Authority visited SWIDA and took a tour of our current housing developments.

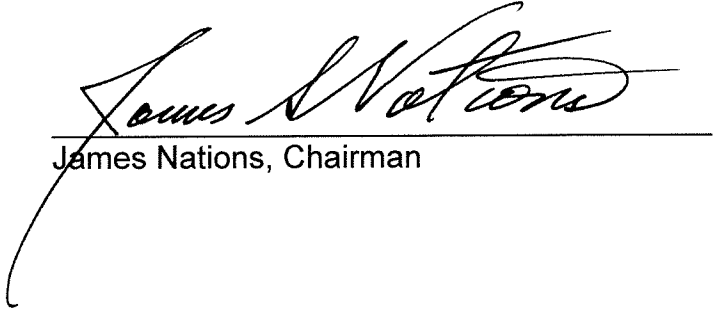
**14. DIRECTOR AND HOUSING DIRECTOR'S REPORTS**

Mike Lundy and Destini Lednicky gave their reports.

**15. Adjournment**

Greg Kuehnel motioned to adjourn the meeting at 5:50. Ken Tucker seconded the motion. Leave to use the last unanimous roll call vote. Motioned carried. The meeting adjourned at 6:07. p.m.

The Minutes of June 15, 2017 were approved as presented ✓,  
corrected \_\_\_\_\_, amended \_\_\_\_\_ by the members of the SWIDA Board on  
September 14, 2017.



A handwritten signature in cursive script, appearing to read "James Nations", is written over a horizontal line. A long, thin, curved line extends from the bottom left of the signature down towards the bottom left of the page.

James Nations, Chairman