

Minutes of the regular meeting of the Board of Local Improvements of the Fox River Water Reclamation District held on Monday, September 20, 2021 at the Administration Building at 1957 North LaFox, South Elgin, Illinois. **Due to the Governor's Tier II Covid-19 restrictions which limits meeting size to 10 or fewer people, this meeting was conducted via Zoom video and audio conference.** Audio of the meeting was recorded. Present in the office were President Benjamin Bernal, Vice President Bruce Corn, and Trustee Marty McCormack. Present via Zoom were Trustee Rauschenberger and Trustee Hyman.

Staff present included Executive Director Bob Trueblood, Technical Services Director Beth Vogt, and Assistant Clerk Kim Narvaiz. Both Attorney Doug Scheflow and Attorney Michael Airdo were present via Zoom.

President Bernal called the meeting to order at 9:00 A.M.

APPROVAL OF AUGUST 16 2021 BOARD OF LOCAL IMPROVEMENT MINUTES

Trustee Rauschenberger made a motion, seconded by Trustee Hyman, to approve the minutes of the August 16, 2021 Board of Local Improvements as written.

There was no discussion; President Bernal called for a Roll Call vote. Trustees Corn: Aye, Bernal: Aye, Rauschenberger: Aye, McCormack: Aye, Hyman: Aye.

PUBLIC COMMENT

None

OLD BUSINESS

None

NEW BUSINESS

MOTION TO APPROVE IEPA PERMIT APPLICATION FOR THE COURTYARD AT 40, 40 DUPAGE COURT, ELGIN, IL

Trustee Hyman made a motion, seconded by Trustee Rauschenberger, to authorize Executive Director Trueblood to sign the IEPA permit application for The Courtyard at 40 – Apartment Conversion located at 40 DuPage Court in Elgin.

There was no discussion; President Bernal called for a Roll Call vote. Trustees Corn: Aye, Bernal: Aye, Rauschenberger: Aye, McCormack: Aye, Hyman: Aye.

MOTION TO APPROVE ANNEXATION PETITION FOR 31.81 ACRES BY AG-HS DEVELOPMENT PORTFOLIO SUBSIDIARY, LLC FOR A FUTURE INDUSTRIAL DEVELOPMENT, ELGIN, IL.

Trustee McCormack made a motion, seconded by Trustee Corn, to authorize Attorney Airdo to prepare an annexation ordinance for 31.81 acres by AG-HS Development Portfolio Subsidiary, LLC for a future industrial development, Elgin, IL for approval at a subsequent board meeting. Attorney Peter Bazos, Mike Anderson from Haeger Engineering, and Adam Naparsteck from High Street Logistics Properties were all present via zoom to answer any questions from the Board members. Attorney Bazos provided an overview of the project. TSD Vogt requested that Attorney Airdo provide input on the need for an agreement with Sleepy Hollow as the property is outside the District's FPA. Attorney Airdo indicated that an intergovernmental agreement with Sleepy Hollow should suffice.

At the conclusion of discussion; President Bernal called for a Roll Call vote. Trustees Corn: Aye, Bernal: Aye, Rauschenberger: Aye, McCormack: Aye, Hyman: Aye.

TECHNICAL SERVICES DIRECTOR'S REPORT

Technical Services Director Vogt gave an update on development projects, including:

- Ridgeline Property Group, is proposing an industrial development consisting of four industrial buildings to be located on the yet to be annexed Spohr Farm property. Total estimated fees at project closeout are \$929,079.
- Abbott Land and Investment Corp. is proposing to establish a 60-acre site from a larger 127-acre former quarry to construct a trucking service parking facility located on the south side of Bluff City Boulevard. A portion of this lot is in the MWRDGC service area and will not be annexed to FRWRD. A sign off from MWRDGC would be required that sewer service to the portion in the FRWRD service area is acceptable.
- Legend Partners, LLC is proposing a mixed-use redevelopment of the five-story office building at 40 DuPage Court located in downtown Elgin. Legend Partners LLC proposes to renovate and redevelop the 51,630 square foot, mixed-use building as a forty (40) unit apartment building. The conversion is in the connection fee area. An inspection will need to be conducted to determine available credits against new fixture fees.

ADJOURN

As there was no additional business, Trustee Corn made a motion, seconded by Trustee McCormack, to adjourn the meeting at 9:13 A.M. The next meeting is scheduled for 5:30 P.M. Wednesday, October 20th, 2021. President Bernal called for a Roll Call vote. Trustees Corn: Aye, Bernal: Aye, Rauschenberger: Aye, McCormack: Aye, Hyman: Aye.

Respectfully Submitted

Kim Narvaiz, Assistant Clerk

APPROVED:

Benjamin Bernal, President

Gary Hyman, Clerk-Treasurer