

**Minutes of the
Meeting of the Board of Directors
Western Illinois Economic Development Authority
March 21, 2019
Jacksonville, Illinois**

Members Present

H. O. Brownback, Cass County
Bob Bucher, Fulton County
Terry Denison, Morgan County
Sal Garza, DCEO Designee
Monte Graham, Governor's Appointment
Robin Johnson, Warren County
Mike McLaughlin, Adams County
Terry Pope, Hancock County
Shawn Rennecker, Pike County
L. Scott Schwerer, McDonough County
Ken Walker, Mason County
Ed Teefey, Brown County

Members Absent

Tiffany Cole, Governor's Appointment
Brad Flatt, Chair, Henderson County
Mac McClland, Chair, Schuyler County
Bob Schafer, Scott County

Others Present

Andrew Hamilton, Executive Director
Warren Ribley
Jeff Torricelli

The meeting was called to order at 6:40 p.m. A motion was made and seconded to approve the agenda. Following discussion, the motion carried. It was moved and seconded to approve the minutes of the October 18, 2018 meeting and all previous meetings. Following discussion, the motion carried. It was moved and seconded to approve the Treasurer's Report. Following discussion, the motion carried.

Ordinance No: 19-001 – An Ordinance to Add Territory to the WIEZ on behalf of Natures Grace & Wellness. Staff presented the project. Natures Grace and Wellness LLC is planning an \$8.3 million expansion to its cannabis cultivation facility in Vermont, Fulton County, Illinois. This expansion will be adjacent to its current property that already is included in the WIEDA enterprise zone. This expansion will add adjacent territory in McDonough County. Natures Grace and Wellness plans to expand its current buildings by adding approximately 100,000 square feet. The expansion will consist of 8 greenhouses, commercial kitchen, commercial labs and other production areas. Cannabis products, including flower and infused products will be produced out of the expansion. Natures Grace and Wellness intends to purchase security cameras, commercial lab equipment, processing

equipment, HVAC equipment and commercial kitchen equipment. Natures Grace and Wellness will maintain 100% occupancy of the building.

The project is expected to create 30-100 construction jobs and 50-100 full-time jobs. They are requesting the WIEZ be expanded to assist on their project. Thereupon, Chairman Brownback presented and read Ordinance No: 19-001. It was moved by Monte Graham and seconded by Terry Pope to approve the Ordinance as presented. Discussion took place. Chairman Brownback directed that the roll be called for a vote upon the motion to adopt the ordinance. Upon the roll being called, the following members voted AYE: H. O. Brownback, Bob Bucher, Terry Denison, Sal Garza, Monte Graham, Robin Johnson, Mike McLaughlin, Terry Pope, Shawn Rennecker, L. Scott Schwerer, Ken Walker, and Ed Teefey. The following members voted NAY: None. The following members voted PRESENT: None. The following members were ABSENT: Tiffany Cole, Brad Flatt, Mac McClland and Bob Schafer. WHEREUPON, Chairman Brownback declared the motion carried, the ordinance adopted, and did direct the Secretary to record the same in full in the records of the Authority.

Ordinance No. 19-0002 – An Ordinance to Add Territory to the WIEZ on behalf of Prentice Farmers Elevator Company.- Staff presented the Ordinance. Prentice Farmers Grain Company currently operates four grain elevators in Morgan (Prentice, Strawns Crossing), Cass (Philadelphia) and Menard Counties (Tallula), in addition to finalizing purchase of an additional elevator in Chapin (Morgan County). Prentice is interested in joining the WIEDA enterprise zone to take advantage of the natural gas wheeling tax exemption and the building materials sales tax and investment tax credit for anticipated expansions. Their natural gas expenditures range from \$40,000-\$250,000 annually. Their annual routine capital expenditures are approximately \$300,000; however, an expansion project of adding an additional grain storage bin can cost between \$1-2 million. Prentice currently has grain storage capacity of 4.5 million bushels of grain and will an additional 1 million with the Chapin acquisition. Prentice currently employs 14 full- time employees and expects to add 4 additional in the near future. Thereupon, Chairman Brownback read the Ordinance. It was moved by L. Scott Schwerer and seconded by Monte Graham to approve the Ordinance as presented. Discussion took place. Chairman Brownback directed that the roll be called for a vote upon the motion to adopt the ordinance. Upon the roll being called, the following members voted AYE: Bob Bucher, Terry Denison, Sal Garza, Monte Graham, Robin Johnson, Mike McLaughlin, Terry Pope, Shawn Rennecker, L. Scott Schwerer, Ken Walker, and Ed Teefey. The following members voted NAY: None. The following members voted PRESENT: H. O. Brownback. The following members were ABSENT: Tiffany Cole, Brad Flatt, Mac McClland and Bob Schafer. WHEREUPON, Chairman Brownback declared the motion carried, the ordinance adopted, and did direct the Secretary to record the same in full in the records of the Authority.

Resolution No. 19-003 – A Resolution to adopt a Schedule of Board Meetings for 2019 / 2020 - Staff presented the Ordinance. Thereupon, Chairman Brownback read the Ordinance. It was moved by L. Scott Schwerer and seconded by Monte Graham to approve the Resolution as presented. Discussion took place. Chairman Brownback directed that the roll be called for a vote upon the motion to adopt the ordinance. Upon the roll being called, the following members voted AYE: H. O. Brownback, Bob Bucher, Terry Denison, Sal Garza, Monte Graham, Robin Johnson, Mike McLaughlin, Terry Pope, Shawn Rennecker, L. Scott Schwerer, Ken Walker, and Ed Teefey. The following members voted NAY: None. The following members voted PRESENT: None. The following members were ABSENT: Tiffany Cole, Brad Flatt, Mac McClland and Bob Schafer. WHEREUPON, Chairman Brownback declared the motion carried, the ordinance adopted, and did direct the Secretary to record the same in full in the records of the Authority.

Ordinance No. 19-004 – An Ordinance to adopt a Policy regarding Diversity - Staff presented the Ordinance. Thereupon, Chairman Brownback read the Ordinance. It was moved by Terry Denison and seconded by Terry Pope to approve the Ordinance as presented. Discussion took place. Responsibility for implementation of the Ordinance shall be with the Executive Director. Chairman Brownback directed that the roll be called for a vote upon the motion to adopt the ordinance. Upon the roll being called, the following members voted AYE: H. O. Brownback, Bob Bucher, Terry Denison, Sal Garza, Monte Graham, Robin Johnson, Mike McLaughlin, Terry Pope, Shawn Rennecker, L. Scott Schwerer, Ken Walker, and Ed Teefey. The following members voted NAY: None. The following members voted PRESENT: None. The following members were ABSENT: Tiffany Cole, Brad Flatt, Mac McClland and Bob Schafer. WHEREUPON, Chairman Brownback declared the motion carried, the ordinance adopted, and did direct the Secretary to record the same in full in the records of the Authority.

2019 Budget Presentation- Staff presented the proposed budget as a discussion item. Discussion took place. Further action was deferred.

Organizational Staffing Structure Contractual Agreements - Staff presented the proposed revised organizational structure to enter into separate contractual agreements with an Assistant Executive Director and a Director of Governmental Relations. It was moved by Ken Walker and seconded by L. Scott Schwerer to approve the Contractual Agreements as presented. Discussion took place. Chairman Brownback directed that the roll be called for a vote upon the motion to adopt the contractual agreements. Upon the roll being called, the following members voted AYE: H. O. Brownback, Bob Bucher, Terry Denison, Sal Garza, Monte Graham, Robin Johnson, Mike McLaughlin, Terry Pope, Shawn Rennecker, L. Scott Schwerer, Ken Walker, and Ed Teefey. The following members voted NAY: None. The following members voted PRESENT: None. The following members were ABSENT: Tiffany Cole, Brad Flatt, Mac McClland and Bob Schafer. WHEREUPON, Chairman Brownback declared the motion carried, the ordinance adopted, and did direct the Secretary to record the same in full in the records of the Authority.

With no further business, it was moved and seconded to adjourn. Following discussion, the motion carried. The meeting adjourned at 8:27 p.m.

Respectfully submitted,
Mike McLaughlin, Secretary