

Minutes of the regular meeting of the Board of Local Improvements of the Fox River Water Reclamation District held on Wednesday, November 17, 2021 at the Administration Building at 1957 North LaFox, South Elgin, Illinois. Present in the office were President Benjamin Bernal, Vice President Bruce Corn, Clerk-Treasurer Gary Hyman, Trustee Steve Rauschenberger, and Trustee Marty McCormack.

Staff present included Executive Director Bob Trueblood, Technical Services Director Beth Vogt, Assistant Clerk Kim Narvaiz and Attorney Michael Airdo.

President Bernal called the meeting to order at 5:33 P.M.

**APPROVAL OF OCTOBER 20 2021 BOARD OF LOCAL IMPROVEMENT MINUTES**

Trustee Hyman made a motion, seconded by Trustee Rauschenberger, to approve the minutes of the October 20, 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 ANNEXATION PETITION BY IBIS POINT 300  
IRREVOCABLE TRUST FOR 119.27 ACRES FOR BECKETTS LANDING  
SUBDIVISION**

Trustee Rauschenberger made a motion, seconded by Trustee Hyman, to authorize Attorney Airdo to prepare an annexation ordinance for the Becketts Landing Subdivision on behalf of IBIS Point 2003 Irrevocable Trust for approval at a subsequent board meeting. Marc McLaughlin (in person) and Attorney Russell Whitaker (via Zoom) were in attendance representing M/I Homes to answer any questions from the Board members. Trustee Corn asked what the future plans are for the remaining 30 acres that are not being developed. Mr. McLaughlin responded that he does not know as this portion of the land is not for sale by the existing owner and is not needed by M/I Homes for the proposed development.

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

**MOTION TO ACCEPT HOLD HARMLESS LETTER FOR YORK MW, LLC –  
ATLANTIC PACKAGING, 2601 MASON ROAD, ELGIN, ILLINOIS**

Trustee Hyman made a motion, seconded by Trustee Rauschenberger, to accept the Hold Harmless Letter for York MW, LLC – Atlantic Packaging at 2601 Mason Road 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.

**TECHNICAL SERVICES DIRECTOR'S REPORT**

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

- The High Street Logistic Properties development is moving along. A preliminary annexation packet has been submitted and approved. Staff followed up with CMAP. CMAP is no longer involved at all in the FPA process and IEPA does not require FPA modification either.
- President Bernal asked about progress on the Middle Street Pump Station Final Documents. TSD Vogt responded that there is a recapture agreement for the Board to approved later in the meeting. All other items are completed.
- In regards to the Becketts Landing/Cavitt Farms, Trustee Corn asked who is annexing the property and are they annexing the whole property or just part of it. TSD Vogt responded that the petition indicates that the owner for annexation will be Rodney Cavitt and that the entire property will be annexed. Then a portion will be sold to IBIS Point 2003 for development. FRWRD ordinance requires all of the contiguous land under the same ownership to be annexed to FRWRD at this same time.

**ADJOURN**

As there was no additional business, Trustee Rauschenberger made a motion, seconded by Trustee McCormack, to adjourn the meeting at 5:45 P.M. The next meeting is scheduled for 5:30 P.M. Wednesday, December 15, 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