

Julie Friebele

From: Marian Gibson <marian.gibson@villageofelwood.com>
Sent: Monday, April 23, 2018 6:41 PM
To: Julie Friebele
Subject: FW: Request for building permit application

Was this sent?

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 East Mississippi Ave.
Elwood, IL 60421
marian.gibson@villageofelwood.com
815 424-1094 (Direct)
815 509-2282 (Cell)
815 423-6861 (Fax)

-----Original Message-----

From: Patrick Robinson <probinson@northpointkc.com>
Sent: Monday, April 16, 2018 4:42 PM
To: julie.friebele@villageofelwood.com; marian.gibson@villageofelwood.com
Subject: Request for building permit application

Marian and Julie

The purpose of this message is to request a building permit application for the land frequently referred to as CIC-East.

We purchased the property from CenterPoint and intend to commence construction on the I-4 zoned land.

Should a pre-development meeting be required, please let me know dates and times when you are available.

Thanks,

Patrick

Sent from my iPhone

Julie Friebele

From: Marian Gibson <marian.gibson@villageofelwood.com>
Sent: Friday, May 11, 2018 10:36 AM
To: Patrick Robinson
Subject: Re: TVs

Perfect have a good weekend.

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 E. Mississippi
Elwood, IL 60421
(815) 424-1095 Direct
(815) 509-2282 Cell
Email marian.gibson@villageofelwood.com

> On May 11, 2018, at 10:20 AM, Patrick Robinson
> <probinson@northpointkc.com> wrote:

>
> We'll get them next week. Tom will give you a call before he stops by.
> Is that ok?

>
> Thanks,

> Patrick

> Sent from my iPhone

>> On May 10, 2018, at 2:34 PM, Marian Gibson
>> <marian.gibson@villageofelwood.com> wrote:

>>
>> Patrick, I notified Tom George that you were TVs and message boards
>> are in the basement of the village hall just wondering when you would
>> like to come and get them?

>>
>> Marian T. Gibson, ICMA-CM
>> Village Administrator
>> Village of Elwood
>> 401 E. Mississippi
>> Elwood, IL 60421
>> (815) 424-1095 Direct
>> (815) 509-2282 Cell
>> Email marian.gibson@villageofelwood.com

Julie Friebele

From: Marian Gibson <marian.gibson@villageofelwood.com>
Sent: Monday, May 14, 2018 5:41 PM
To: Tom George
Subject: Re: TV's

Of course

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 E. Mississippi
Elwood, IL 60421
(815) 424-1095 Direct
(815) 509-2282 Cell
Email marian.gibson@villageofelwood.com

On May 14, 2018, at 4:45 PM, Tom George <tgeorge@northpointkc.com> wrote:

Marian,

If it's okay we will pick up the TV's Thursday or Friday. We will call first.

Tom George

<[image001.jpg](#)> <[image002.jpg](#)>
d: [816.895.8104](tel:816.895.8104) c: [630.258.5299](tel:630.258.5299) e: tgeorge@northpointkc.com

4825 NW 41st Street, Suite 500
Riverside, MO 64150
www.beyondthecontract.com

Julie Friebele

From: Marian Gibson <marian.gibson@villageofelwood.com>
Sent: Wednesday, May 16, 2018 12:49 PM
To: 'Patrick Robinson'
Subject: Emailing: Northpoint parcel
Attachments: Northpoint parcel.jpg

Patrick,

I hope all is well. On parcel 10-11- 29-401- 003 there is some dumping occurring. The parcel is just east of Bissell on Hoff Road at the informal driveway. My experience has been if it is not cleaned up and posted it will continue to grow. Please take a look at the site.

Thanks,

Marian T. Gibson, ICMA-CM
Village Administrator
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Elwood, IL 60421
marian.gibson@villageofelwood.com
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Your message is ready to be sent with the following file or link attachments:

Northpoint parcel

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Julie Friebele

From: Michelle Peterson <mpaerosmth@att.net>
Sent: Wednesday, May 02, 2018 3:12 PM
To: Doug Jenco; Darryl Lab; Dean Lowrance; Mary Matichak; Don Lapaglia; Jasen Melahn; joe.berscheid@villageofelwood.com
Cc: Marian Gibson; Julie Friebele
Subject: Letter

Dear President and Trustees,

In regards to the press release 5/1/18

I understand there is protocol in place. I understand Ms. Gibson has a job to do but in all fairness and utmost respect to everyone, it was stated in the press release most everything was done without the public and or no information was truly given to us... this is true. You left us out. Out to worry, speculate, wonder, think, consider question after question without any inkling what was going on or how the process was being handled in any way shape or form. We were only able to speak at board meetings when we got our 2 minutes to speak, not ask questions. Our questions to us were the most important things to get answers to, not just to speak our minds at meetings. The public hearing is where we got to state our point of view and what we wanted for our village and find out SOME of the proposal but even then the proposal wasn't complete and you trudged forward. No other knowledge or information was shared with the residents, except by FOIA. Updates.. even a small amount of information would have went a very long way to me/us. This was HUGE! And we care and want to understand and know!

I also would like to state I **appreciate** the time **everyone** took in this process but felt very left out as a resident and constituent in this whole process.

I have never disrespected anyone. I have asked to meet with many and or responded to email or phone by those who would talk and meet. Not many took my offer or showed up/cancelled and or emailed back. I greatly appreciate the ones who did, when you did! **Thank you very much!!** I have also spent time via email with Julie, Ms. Gibson and Robbie Day on the budget. I ask what's going on as its all behind the scenes as admitted in the latest press release by Mr. Jenco. That's my governments fault (yours) not mine! I do not enjoy bugging Julie but it's the only way to get information and be informed. Please stop withholding information and be transparent and my FOIA's will stop. **Post all information** on the website. Let us ask questions at the board meetings and or respond to email when we ask questions. I want a conversation with my representatives. I want to be part of the process and I feel as a resident I should have that right to ask and get answers from any of you.

I will ask questions....I will get informed...I will heal. But I want a government that works for me and my beliefs, my values, my community, my house, my village and my money at work so to speak.

I have asked to meet and or emailed many of you in the past with my questions and concerns. If anyone is willing to talk, email or answer questions, I would greatly appreciate that! Let me know and I'll get my questions together and meet or email or whatever. It could even be once a month, and or even once even 2 months depending. There is a group of residents/constituents who would love to have an open "townhall" meeting from time to time if that could even be possible, invite only for residents. We want to understand and feel we do have a voice to our representatives. The last PNZ hearing was actually nice as we felt we could at least talk and get some answers too. I realize and understand every board meeting can't be a Q&A as time limits us.

Thank you for your time
Respectfully,
Michelle Peterson

Julie Friebele

From: Marian Gibson
Sent: Thursday, May 17, 2018 11:29 AM
To: Julie Friebele
Subject: FW: Emailing: Northpoint parcel

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 East Mississippi Ave.
Elwood, IL 60421
marian.gibson@villageofelwood.com
815 424-1094 (Direct)
815 509-2282 (Cell)
815 423-6861 (Fax)

-----Original Message-----

From: Patrick Robinson <probinson@northpointkc.com>
Sent: Wednesday, May 16, 2018 4:57 PM
To: Marian Gibson <marian.gibson@villageofelwood.com>
Subject: Re: Emailing: Northpoint parcel

We'll get it taken care of.

Thanks,

Patrick

Sent from my iPhone

> On May 16, 2018, at 12:48 PM, Marian Gibson
> <marian.gibson@villageofelwood.com> wrote:
>
> Patrick,
>
> I hope all is well. On parcel 10-11- 29-401- 003 there is some
> dumping occurring. The parcel is just east of Bissell on Hoff Road at the
> informal driveway. My experience has been if it is not cleaned up and
> posted it will continue to grow. Please take a look at the site.
> Thanks,
>
> Marian T. Gibson, ICMA-CM
> Village Administrator
> Village of Elwood
> 401 East Mississippi Ave.
> Elwood, IL 60421
> marian.gibson@villageofelwood.com
> 815 424-1094 (Direct)
> 815 509-2282 (Cell)
> 815 423-6861 (Fax)

>
>
>
>
> Your message is ready to be sent with the following file or link
> attachments:
>
> Northpoint parcel
>
>
> Note: To protect against computer viruses, e-mail programs may prevent
> sending or receiving certain types of file attachments. Check your
> e-mail security settings to determine how attachments are handled.
> <Northpoint parcel.jpg>

Julie Friebele

From: Marian Gibson <marian.gibson@villageofelwood.com>
Sent: Thursday, May 17, 2018 9:04 AM
To: 'Patrick Robinson'
Subject: FW: Project Forte - New RFI -- RESPONSES DUE 5/23/18
Attachments: Proejct Forte Questionnaire.xlsx; Project Forte RFP Information.pdf

FYI

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 East Mississippi Ave.
Elwood, IL 60421
marian.gibson@villageofelwood.com
815 424-1094 (Direct)
815 509-2282 (Cell)
815 423-6861 (Fax)

From: Gay, Bryan <Bryan.Gay@illinois.gov>
Sent: Wednesday, May 16, 2018 10:20 PM
Cc: Brent Case (Brent.Case@IntersectIllinois.org) <Brent.Case@IntersectIllinois.org>; Nathan Krout <Nathan.Krout@intersectillinois.org>; Brejla, Erik <Erik.Brejla@illinois.gov>; Pierson, David <David.Pierson@illinois.gov>
Subject: FW: Project Forte - New RFI -- RESPONSES DUE 5/23/18

Dear Economic Developers,

We are happy to share with you a new RFP: **Project Forte**. All responses will be due by **Wednesday, May 23rd at 12:00 PM**.

Attached you will find the RFP information and ***the required site selector excel document to be returned***. Our team was able to talk with the site selection consultant and learn more information than the basic information in the RFP, and have relayed as such below.

Project Overview

A leading manufacturing company is trying determine the optimal location for its next major investment. This is called **Project Forte**. *Per the consultant, the specific industry, product, and client must remain confidential at this time.* Your receipt of this Request for Information ("RFI") indicates that the site selection consultant and client have together pre-qualified Illinois as a location candidate for this project. The invitation to respond is partly due to their thought that Illinois may have the physical capacity and capability to support an investment of this magnitude, but also because it is their belief that Illinois has the economic development and political leadership to be world class in its response to this unique opportunity.

Project Summary and Additions

*FYI – information that was uncovered and/or clarified through conversations with the consultant have been highlighted in **GREEN***

- **Timing:** Shortlisted sites visited by June 2018, final decision by Q3 2018
- **Competition:** Illinois is one of three states to receive this RFP (all three states are located in the Midwest)

- **Building / Site Need:** Must be rail-accessible – existing rail spur on site. Property zoned to allow for manufacturing with available utilities and high-quality road access.
- **Site Size:** If greenfield, must be 60-80 acres
- **Building / Site Type:**
 - Ideal building is a 400k (expandable to 600k) existing facility that has 12" floors and is already serviced by a rail spur
 - Beyond ideal property, no preference as to existing or greenfield other than the site must be operational ASAP (utilities must be currently to site)
- **Lease vs Ownership:** Preference is to own the building / site outright, willing to consider lease to own
- **Capex:** \$50 Million of machinery plus real property costs
- **Employment:** approximately 300 employees
- **Target wages:** 50th to 75th percentile depending on skills
- **Shifts:** 3 Shifts, 24 x 5 operation at start-up, and 24 x 7 after full ramp-up
- **Zoning:** Light manufacturing zones should work in most cases. Minimal air or noise pollution and no outdoor storage
- **Building Height:**
 - Manufacturing process requires infrastructure on the roof that will reach 80'
 - Minimum 26' clear in all areas inside the facility. At least 50,000 SF will require at least 30' clear for warehousing.
- **Transportation:** Rail siding required, excellent interstate access
 - 7-10 rail cars of raw materials IN a week
 - 60-80 trucks of finished product OUT a day
- **Utility Needs:**
 - Water – 400,000 gallons per month
 - Sewer – 300,000 gallons per month
 - Power – 10,000-amp electrical services

Submission Instructions

Please thoroughly review the RFI and additional information and fill out the attached excel document accordingly (File Name: "Project Forte Questionnaire"). Additionally, please include a supplementary letter of support from your community and name the file per their instructions ("State_Community_Letter").

We look forward to many qualified site submissions. We know Illinois will have great options for Project Forte. As always, please don't hesitate to reach out to DCEO or Intersect with any questions or if you need any assistance.

All submittals are due by 12:00 PM on Wednesday, May 23rd

Please Send to the following people: Brent Case (Brent.Case@intersectillinois.org), Nate Krout (Nathan.Krout@intersectillinois.org), Erik Brejla (Erik.Brejla@illinois.gov), and Dave Pierson (David.Pierson@illinois.gov).

On a personal note, please take notice to send the RFI responses to both DCEO and Intersect, but not myself. Friday will be my last day at DCEO. Thank you all for being such great partners. I have thoroughly enjoyed my time at DCEO and working with all of you. Intersect and our team will no doubt continue to do an incredible job. Do not hesitate to reach out to any of them at any time for assistance you might need.

Thanks,
Jared

Bryan Gay
Region Manager – Office of Regional Economic Development
Illinois Department of Commerce & Economic Opportunity
C: 312.805.6716
Bryan.Gay@illinois.gov
www.illinois.gov/dceo



Illinois
Department of Commerce
& Economic Opportunity
Bruce Rauner, Governor

Jared Melamed Dubnow
Director of Business Engagement
Illinois Department of Commerce &
Economic Opportunity
O: 312.793.6843
C: 312.533.7645
Jared.Dubnow@Illinois.gov
www.illinois.gov/dceo

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Project Forte

PROJECT DESCRIPTION AND SPECIFICATIONS

General Project Parameters:

- Capex: \$50 Million of machinery plus real property costs
- Employment: approximately 300 employees
- Target wages: 50th to 75th percentile depending on skills
- Shifts: 3 Shifts, 24 x 5 operation at start-up, and 24 x 7 after full ramp-up
- Zoning: Light manufacturing zones should work in most cases. Minimal air or noise pollution and no outdoor storage
- Potential height of infrastructure on the roof of 80'
- Transportation – rail siding required, excellent interstate access
- Utility Needs:
 - Water – 400,000 gallons per month
 - Sewer – 300,000 gallons per month
 - Power – 10,000-amp electrical services

Timing:

- Anticipate shortlisted sites visit during June 2018 and final decision by Q3 2018.
- Operational date is ASAP but will depend on construction needed.

PROJECT REQUIREMENTS

Site & Building Needs

Site Needs:

- Greenfield Development Site of 60-80 acres.
- Must be rail-accessible, property zoned and shovel-ready with utilities and high-quality road access.

Existing Building:

- Phase 1 requires 400,000 SF (ideally, it's all existing but will consider less if easily expandable). Also require site room for an additional 200,000 SF for future phases (600,000 SF total).
- Must be rail-accessible with a siding in the building if available. Property zoned to allow for manufacturing with available utilities and high-quality road access.
- Building characteristics include:
 - 15,000 SF office
 - Minimum 26' clear in all areas. At least 50,000 SF will require at least 30' clear for warehousing.
 - 40' column spacing
 - Manufacturing area prefer 12" floors (ideally), facilities with 6" floors will require spot equipment foundation reinforcement.
 - Indoor rail siding, up to 7 rail cars per day, inbound only at startup
 - 28 dock doors minimum



Summary of Key Selection Criteria:

Below are some key attributes shortlisted sites/locations will need to demonstrate.

- Existing building suitable for project needs, or a relatively flat, developable or “shovel-ready” site with minimal site grading, wetlands, or remediation needed with single owner and clear path to purchase.
- Site that is either served with necessary infrastructure or has a clear plan to complete final improvements. Access to a public sewer system is preferred.
- Proximity to highways, rail services, commercial airport facilities.
- A strong local economic development partner who can provide all information needed to assess the sites, trouble-shoot issues and answer questions throughout the process.
- Electric power service: Utilities 10,000-amp electrical services.
- Workforce availability and supporting technical college system.
- Negligible natural disaster risk.

SUBMISSION INSTRUCTIONS

Please use the attached RFI “Part 1 – Questionnaire” (Excel format) to provide information for each site submitted. **Compile any supplementary information (flyers, pictures, etc) into a single PDF file and name it as follows: State_Community_Letter**