

**GREATER EGYPT REGIONAL PLANNING AND DEVELOPMENT COMMISSION, INC.
BOARD OF DIRECTORS MEETING
July 27, 2021**

1. Roll Call

Steve Damron presided and called the meeting to order at 6:30 p.m.

Directors Present - Steve Damron (Chair, Jefferson County); Jeffery Robinson (First Vice Chair, Williamson County); Brian Otten (Second Vice Chair, Perry County via Zoom); Julie Peterson (Third Vice Chair, Jackson County); Fred Kelly (Fourth Vice Chair, Perry County via Zoom); Kathy Lively (Secretary, Herrin); Cindy Humm (Treasurer, Franklin County)

Absent - None

Commission Staff Present - Cary Minnis, Executive Director and Jenny A. Richardson, Administrator, via Zoom

2. Election of Directors

An election of the 2021 Officers for Greater Egypt Regional Planning and Development Commission, Inc. ("Inc.") Board of Directors was held. The following were nominated to serve:

Chair - Steve Damron
First Vice Chair - Jefferey Robinson
Second Vice Chair - Brian Otten
Secretary - Kathy Lively
Treasurer - Cindy Humm

Motion made by Jeffery Robinson and seconded by Julie Peterson to elect the Officers for 2021 as presented. Motion carried by unanimous vote.

3. Second Amendment to Real Estate Purchase and Sale Agreement

Mr. Minnis reported a summary of the Second Amendment to Real Estate Purchase and Sale Agreement discussed during the Commission's Executive Meeting today. The primary purpose of the agreement is to add the Greater Egypt Regional Planning and Development Commission, Inc. a party to the original agreement and the first amendment made by and between the Millennium Destination Development, LLC, assignee of Marion Center Project, LLC and the Greater Egypt Regional Planning and Development Commission. Discussion of proposed agreement held.

Motion made by Jeffery Robinson and seconded by Cindy Humm to approve the Second Amendment to Real Estate Purchase and Sale Agreement as presented. Kathy Lively abstained. Motion carried.

4. Reciprocal Cross Access and Dumpster Easement

Mr. Minnis reported a summary of the Reciprocal Cross Access and Dumpster Easement Agreement and proposed amendments to delete items 6, 7, 8, 9 and 11. The agreement is made by and between the Millennium Destination Development, LLC, assignee of Marion Center Project, LLC, the Greater Egypt Regional Planning and Development Commission, and the Greater Egypt Regional Planning and Development Commission, Inc.

Motion made by Jeffery Robinson and seconded by Julie Peterson to approve the Reciprocal Cross Access and Dumpster Easement Agreement as amended. Kathy Lively abstained. Motion carried.

5. Execution of All Other Agreements, Instruments, and Documents

Mr. Minnis requested authorization to Chair, Steve Damron, to execute all other agreements, instruments, and documents necessary to effectuate the transactions contemplated by the foregoing, and the consummation of the transactions contemplated by the foregoing.

Motion made by Jeffery Robinson and seconded by Julie Peterson authorizing Steve Damron to execute all other agreements, instruments, and documents necessary to effectuate the transactions contemplated by the foregoing, and the consummation of the transactions contemplated by the foregoing. Kathy Lively abstained. Motion carried.

6. Ground Lease

Mr. Minnis reported a summary of the Ground Lease made by and between the Greater Egypt Regional Planning and Development Commission, Inc. (Lessor/Title Owner) and the Greater Egypt Regional Planning and Development Commission (Lessee) approved during the Commission's Board meeting held on July 13, 2021.

Motion made by Cindy Humm and seconded by Julie Peterson to approve the Ground Lease as presented. Kathy Lively abstained. Motion carried.

7. Miscellaneous

Mr. Minnis reported a summary of the plans to update the incorporating documents with the Office of the Illinois Secretary of State including the application to establish a tax-exempt status with the Internal Revenue Service. Reconvene via Zoom on July 30, 2021 to approve amended documents.

8. Adjournment - Motion made by Kathy Lively and seconded by Jeffery Robinson to adjourn the meeting at 7:01 p.m.

Copies of all background documents furnished in connection with this meeting are on file in the office of Greater Egypt Regional Planning and Development, Marion, Illinois.