Dear CED Investor:

2017 has been another outstanding year of economic development in Will County and its communities. By almost any measure, Will County has again led Illinois in economic growth — with over 6,200 new jobs and 21 million square feet in industrial and commercial space occupied, representing an investment of almost $1 billion. In 2017 alone, the Will County Center for Economic Development (CED) worked with over 90 businesses considering locations or expansions in Will County. Companies such as Amazon, Mars, IKEA, General Mills and UPS have all built new facilities in Will County, demonstrating a confidence in our future. Will County is a beacon for business and industry in a State that today is facing many challenges.

Much of this success can be credited to the work of the CED. For 36 years the CED has provided guidance and assistance to thousands of companies looking for a location to grow. Through the CED’s many programs and services, its trove of current and accurate data, and vital government relations, businesses get the access and information they need to plan for a profitable future.

None of this would be possible without the support of our Investors. Because of you, the CED is able to provide individuals and organizations in both the private and public sectors the opportunity to create a local economy that is thriving, creating wealth and ensuring a high quality of life for Will County residents. This is important work and the CED is proud to be your partner in these efforts.

On behalf of the CED Board of Directors, I want to thank you for your time and financial commitment to the continued success of the CED.

Thomas Osterberger
Chairman of the Board

2017 BY THE NUMBERS

The CED provided assistance to over ninety businesses in 2017 in their search for a site or a building to locate or expand. Through our corporate and government relations at the national, state and regional level, the CED is able to market and leverage the County’s assets resulting in new jobs, investment and new taxes for our local communities.

<table>
<thead>
<tr>
<th>New Jobs:</th>
<th>Total Square Footage:</th>
<th>Total New Investment:</th>
</tr>
</thead>
<tbody>
<tr>
<td>6,200+</td>
<td>21M+</td>
<td>$900M+</td>
</tr>
</tbody>
</table>

NEW SPECULATIVE CONSTRUCTION SHOWS CONFIDENCE IN WILL COUNTY

Investor confidence in Will County remained very strong in 2017. Over 11.5M square feet of speculative industrial space was constructed, representing an investment in over $460M. Because of this, Will County can meet the facility needs of most companies of any size and type faster than the competition.

THE SECRET TO WILL COUNTY’S SUCCESS

The reason for Will County’s continued success in job creation, new construction and investment is really no secret at all:

- **Location, Location, Location:** Attractive to businesses in logistics, health care, energy, food and manufacturing, Will County provides one-day market access to over one-third of the U.S. population.
- **Transportation Assets:** Will County is the largest inland port of North America, served by five Class I railroads, three intermodal facilities, four interstate highways, three navigable waterways and 1,500 miles of pipeline. If you need it moved, Will County delivers.
- **Abundant, Skilled Workforce:** As part of the Chicago Metropolitan Region of ten million people, businesses in Will County have access to highly skilled workers for occupations in industries that want to grow.

Thomas Osterberger
Partner
Kavanagh, Grumley & Gorbold, LLC
BNSF INVESTS BIG IN WILL COUNTY AND THE ENVIRONMENT

The BNSF Railway continues their multiyear expansion at its Logistics Park Chicago Intermodal Facility in Elwood. They recently added six widespread cranes and six stacking cranes that operate on newly constructed production tracks. These cranes produce zero emissions on-site and significantly reduce the number of trucks needed to move containers in the rail yard. They also generate electricity while they work, which recharges internal batteries and conserves electricity.

WILL COUNTY'S BUSIEST AIRPORT

Since the Joliet Regional Port District assumed ownership of the Lewis University Airport in 1989, more than $80M has been invested to meet the expanding needs of corporate aircraft. The airport logs more than 100,000 takeoffs and landings annually, offers two runways, one of which is 6,500 feet long and provides services for Lewis University's Aviation & Transportation Department programs. The Port District is seeking funding from the Federal Aviation Administration for construction of an air traffic control tower which would benefit economic development in the region.

PLAINSFIELD PARK-N-RISE EXPANDING

Groundbreaking took place in late fall on a new 441-space lot served by the Pace Suburban commuter bus network, which continues to see strong demand to take riders to downtown Chicago via I-55.

DOUG PRYOR JOINS THE CED

Doug Pryor joined the CED in June as its new Vice President of Economic Development. Doug is managing the CED's economic development program, which is focused on business retention, expansion and new business recruitment.

He also heads up the CED’s Economic Development Council.

PACE PARTNERS WITH WILL COUNTY BUSINESSES

Pace developed special routes to provide transportation to the CenterPoint Intermodal Center and the Amazon Fulfillment Centers in Joliet. Additionally, Pace and Amazon collaborated to provide a route to and from their new Monee facility, which employs over 2,500 people. Pace is addressing the changing needs of Will County’s workforce through additional routes, new and expanded parking facilities, and other logistical enhancements.

UPS COMES TO LOCKPORT

A new packaging distribution facility that reflects 300,000 square feet and a $40M investment opened in September. Three hundred employees will work from this location.

BUILT FIELD IN MONEE APPLIES DRONE TECHNOLOGY

Unmanned aircraft (drones) are helping drive deer, coyotes and foxes off active airport areas, along with birds out of flightpaths. Hanson Professional Services is managing the airport and the safety program. The drones use ultra-high frequency noise, which encourages the wildlife to leave the area.

JOLIET JUNIOR COLLEGE—ROMEOVILLE CAMPUS

The expansion is the first major construction since it opened in 1993, adding more than 49,000 square feet. Students are now able to complete a full Associate of Science degree entirely at the Romeoville Campus.

WASHINGTON UNIVERSITY CHOOSES WILL COUNTY AND THE ENVIRONMENT

Washington University in St. Louis has decided to open a new student center within the region.

NEW METRA STATION SET TO OPEN

The Village of Romeoville will have another transportation link to the city with the first new station on the Heritage Corridor line since 1984. The $4.9M project is expected to open in early 2018.

LEWIS UNIVERSITY BUILDING NEW FOCAL POINT FOR STUDENTS, FACULTY & STAFF

The new 26,000-square-foot Student Center is being named in honor of President Emeritus Brother James Gaffney, FSC, the longest-serving president in Lewis history. Amenities will include student leadership offices, multicultural services, space for student organizations and government, and an upper floor dining hall. The center is currently under construction and expected to open fall 2018.

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WILL COUNTY 2017 HAPPENINGS

AMAZON CHOOSES WILL COUNTY!

5 Facilities
Joliet (2), Romeoville, Monee, Crest Hill
3.3 Million Square Feet
7,000 Jobs
“We place our fulfillment centers close to customers to provide the fastest possible delivery times, and the growth in Illinois is directly tied to our increasing customer demand,” said Akash Chauhan, Vice President of Amazon’s Northern America Operations. “Illinois is a great state to do business and we are happy to be expanding there to serve customers.”

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JOLIET GATEWAY TRANSPORTATION CENTER – GROUNDWORK FOR THE FUTURE!

The new Joliet Gateway Transportation Center will serve more than 800,000 passengers annually via Metra’s Rock Island and Heritage Corridor lines and Amtrak service. The new multimodal transit hub provides improved safety for all by separating passenger and freight traffic, reducing freight train stoppages by modernizing signalization and freeing the tracks of passengers. This project also lays the groundwork for future transit-oriented development in downtown Joliet such as additional office, residential and commercial projects.

WILL COUNTY – PRIVATE JOB CREATION LEADER

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**WILL COUNTY PUBLIC SAFETY COMPLEX**

The $32M, 85,000-square-foot complex will house offices of the WC Sheriff and Emergency Telephone System Board and include a new consolidated 911 dispatch for 31 police and fire agencies. Five hundred members of the Sheriff’s staff will be housed here.

**IKEA – NEW 1.2 MILLION SQ. FT. DISTRIBUTION CENTER**

Joliet’s IKEA distribution center will open summer 2018. This Midwest distribution hub is the first of two twin warehouses planned for the site. As part of IKEA’s sustainability initiative, this building will house Illinois’ largest rooftop solar array and will use 100 percent LED lighting. This project will represent the fifth significant investment by IKEA in Illinois.

**GROUNDBREAKING AT SILVER OAKS HOSPITAL**

Silver Cross is partnering with US HealthVest to build a two-story, 68,000-square-foot, 100-bed behavioral health hospital to be called Silver Oaks Hospital. The facility will bring 200 new health care jobs to Will County.

**MARS BUILD TO SUIT ARRIVES**

This 1.4 million-square-foot development, opened in summer 2017, features a 336,000-square-foot, 42-degree cooler cooled with ammonia refrigeration and was built to achieve LEED Gold Certification.

**HITS CHICAGO AT BALMORAL PARK**

In its inaugural year, HITS Chicago at Balmoral Park’s reception was a huge success not only from a community perspective, but for competitors as well. In its 13-week season, HITS Chicago hosted thousands of exhibitors from around the world, awarded hundreds of ribbons, donated to local charities and saw many Olympic athletes compete at the historic Balmoral Park.

**DIAGEO CELEBRATES 50 YEARS IN PLAINFIELD**

Diageo, the world’s largest producer of spirits and a key producer of beer is celebrating 50 years of being located in Plainfield. This facility is home to both Diageo’s Technical Center and a complete state-of-the-art production operation.

**WILL COUNTY TOPS METRO CHICAGO COUNTIES IN NEW MANUFACTURING JOBS!**

According to the U.S. Bureau of Labor Statistics, Will County manufacturing employment has surpassed its previous high in 2008 by 3 percent. This is the largest increase in all Chicago metro counties.

**What We Learned:**
- Freight is critical to the economic success of Will County – 57 percent of all private sector jobs in the County are freight dependent.
- Freight moving through Will County is critical to the economy of the State and the nation (see chart above).
- Continued expansion of the freight industry without planning and infrastructure will impact safety, traffic and quality of life in the County.
- Will County needs regional, state and federal support to move this freight safely and efficiently across the region and the country.

**What Do We Do:**
- Fund the transportation priority projects identified in the plan by securing needed resources at the federal, state and local level.
- Improve east-west highway connectivity in the County to reduce traffic on local roads.
- Clearly identify a truck route network throughout the County.
- Create a public-private partnership with companies in the distribution and logistics industry to assist with workforce training and mobility.
- Coordinate transportation needs with land-use planning that is sensitive to communities and the environment.

For more information on the Will County Community Friendly Freight Mobility Plan, visit: willcountyfreight.org
For 36 years the CED has provided businesses and local governments with programs and services that have resulted in a more diversified Will County economy. As the only Countywide economic development organization, businesses benefit from a “one-stop shop” service delivery approach. The CED is responsive to the specific needs of a company and is mindful of the “speed to market” track most projects follow today. Working relationships with local governments allows the CED to provide guidance for companies not familiar with Will County. When business succeeds, our community succeeds.

INVESTORS:

ANNUAL REPORT TO INVESTORS: The 2016 Annual Report featured a look back at 2016 CED activities and plans for 2017. Todd Maisch, President & CEO of the Illinois Chamber of Commerce, addressed the group. The Frank Turk, Jr. Award was presented to Paul Pawlak, President of Silver Cross Hospital.

GUIDANCE & SERVICES:

Programs

• Business retention/recruitment
• Marketing and outreach
• Economic development conferences, summits, community training seminars
• Government affairs: local, state and federal lobbying
• Will County Property Tax Abatement

Guidance

• Business prospect coordination with public and private stakeholders and prospect management
• Federal, state and local government contacts/introductions
• Commercial/industrial broker and developer contacts/introductions

Services

• Site and building information
• Labor force statistics and demographic reports
• Education and training resources
• Utility and infrastructure information
• Business taxes and fees (analysis, comparisons, etc.)
• Federal, state and local incentive programs
• Development entitlement process
• Customized research

WILL COUNTY CED BOARD OF DIRECTORS

Kavanagh, Grumley & Gorbold, LLC
Thomas Osterberger* CHAIR
First Community Financial Bank
Steve Randich* VICE CHAIR
Filotto Professional Services
Robert F. Filotto* TREASURER
Kavanagh, Grumley & Gorbold
Michael W. Hansen* GEN COUNSEL
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Jeff Adduci
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CIBC
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Heartland Bank and Trust
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Randy Conroy
Hollywood Casino
Joliet
Bill Hayes*
Joliet Area Chamber of Commerce
Howard Hamilton
Joliet Arsenal Development
Rick Kwan斯基
Joliet Junior College
Judy Mitchell*
Legat Architects
Patrick Bronson
Lewis University
David Livingston*
McCelly Bennett Commercial
Ariza Gupta MD
Midland States Bank
Christine Uram
Murer Consultants Inc.
Lyndean Lenhoff
NAI Hiffman
Adam D. Roth
Nicor Gas
Joe DelReal
Olivieri Brothers Inc.
John Olivieri
Pace Suburban Transit
Elizabeth Gonzalez
Paine/Wetzel Associates, Inc.
Gerald Sullivan
Presentation St. Joseph Medical Center
Robert Erickson*
Rasmussen College
Diane Nowaczyk
Robert E. Hamilton Consulting Engineers, Inc.
Howard Hamilton
Rettigter, Tonell & Assoc.
Rodney Tonelli*
Schneider Logistics
Billy Foreback
Silver Cross Hospital
Ruth Colby*
The Herald-News/Shaw Media
Kavanagh, Grumley & Gorbold
Steve Vanisko
Shaw Media
The Herald-News
Bill Hayles*
Will County Board
Randy Conroy
Harrah’s Joliet Casino & Hotel
Mark Schneidewind
Will County Governmental League
John D. Noak
Will County Reg. Office of Education
Shawn Walsh
Will County Regional Medical Society
Dr. Theodore M. Kanellakes (ret.)
Willett, Hofmann and Associates
Daniel Malinowski
Workforce Investment Board
Caroline Portlock

WILL COUNTY CED

2017 KEY EVENTS

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THE 10TH GLOBAL LOGISTICS SUMMIT: The summit brought together private and public sector leaders in the transportation, distribution and logistics industries to discuss key issues and opportunities regarding freight movement in Will County and northeastern Illinois.

THE CED EYE-OPENER BREAKFAST: CED investors, local and state government leaders, and guests heard John Greuling’s insight on new development, infrastructure and initiatives focused on promoting economic development in Will County.

ECONOMIC REPORT ON REAL ESTATE: INDUSTRIAL DEVELOPMENT: This CED event focused on today’s fast-changing market, and also provided a glimpse into the future of industrial development. Attendees looked at industrial real estate trends nationally, regionally and in Will County.

*Denotes Executive Committee
THANK YOU TO OUR 2017 CED INVESTORS

Abri Credit Union
Aces Truck Parking
Adler Roofing and Sheet Metal, Inc.
AECOM
Alan Chen Surgical Associates, P.C.
Alpha Media
Amazon
AMITA Health Adventist Medical Center Bolingbrook
AT&T Illinois
Autobahn Country Club
Award Emblem Manufacturing Co.
Beaver Creek Enterprises
Benedictine University
BMO Harris Bank
BNSF Railway Company
Cadence Premier Logistics
Caterpillar, Inc.
Catholic Education Foundation
Caton Commercial Real Estate
Cawley Chicago Real Estate
CCS International
CEMCON, Ltd.
CenterPoint Properties
Chicagoland Speedway & Route 66 Raceway
CIBC
Citgo Petroleum/PDV Midwest Refining
City of Braidwood
City of Crest Hill
City of Joliet
City of Lockport
City of Wilmington
Claron Hotel Banquet & Convention Center
CliftonLarsonAllen LLP
Coldwell Banker Hospitality-Bell
ComEd – An Exelon Company
Cornerstone Services, Inc.
County of Will
Crown Lift Trucks
Cullinan Properties
D Construction, Inc.
D’Arcy Motors
Damco Distribution Services, Inc.
Davis Machine Company, Inc.
DeVry University
Diversified CPC International
Dollar Tree Distribution Center
Dow Chemical Company
Duke Realty Corp.
DuPage Medical Group
Edward-Elmhurst Healthcare
Edward Jones Investments
Eilon Partners
Empowerment & Employer Services
Enbridge Energy Partners
Environmental Recycling & Disposal Service
Exelon Nuclear
ExxonMobil Joliet Refinery
Farnsworth Group
FCL Builders
Filotto Professional Services
First Community Bank
First Midwest Bank
First Presbyterian Church
G&W Electric Company
Gallagher Asphalt, Inc.
Gantertz Investment Company
Goodwin & Associates Real Estate LLC
Governors State University
Greater Joliet Area YMCA
Hanson Professional Services Inc.
Harrah’s Joliet Casino & Hotel
Heartland Bank
and Trust
Hillel Investment Properties
Hollywood Casino Joliet
Hometown National Bank
HR Green Company
IDI Gazeley
Interstate Warehousing Inc.
J.S. Alberico Construction Co., Inc.
James V. Smith & Associates
Joliet Area Community Hospice
Joliet Area Historical Museum
Joliet Catholic Academy
Joliet Junior College
Joliet Park District
Joliet Township High School District 204
Jones Lang LaSalle
Kavanagh Grumley & Gorbold LLC
L. DeGeus & Associates, Inc.
LaForgeHolcim
Legat Architects
Lewis University
Liberty Property Trust
M.J. Electric LLC
Manpower Inc.
Markel Office Furniture/Div. of Warehouse Direct
Marquette Properties, Inc.
McCloy Bennett Commercial
Midland States Bank
ML Realty Partners LLC
Murer Consultants Inc.
NAL Hiffman
Newmark Knight Frank
Nicor Gas
Northern Builders, Inc.
NorthPoint Development
NRG Energy
Olivieri Brother Architects
ONEOK
Ozinga Bros. Inc.
Pace Suburban Transit
Paine/Wetzel Associates, Inc. – TCN Worldwide
Partners Warehouse of Illinois
Pewag Inc. USA
Pivotal Staffing
Pizzi Properties
Prairie State College
Present St. Joseph Medical Center
PrideStaff
Providence Bank & Trust
Rasmussen College
Republic Services (Allied Waste)
RME Audio Video, Inc.
Robert E. Hamilton Consulting Engineers
Robinson Engineering, Ltd.
Route 66 Food-N-Fuel
Rueffiger, Tonelli & Associates
Ryan Companies
Schneider Logistics
Securitas USA
Silver Cross Hospital
SomerCor 504
Starwood Retail Partners
Stepan Company
Strand Associates, Inc.
The Birches
The Disability Resource Center
The Herald-News/Shaw Media
The Horton Group
The Lane Construction Corporation
The Lombard Company
The Scoular Company TranSystems
Three Rivers Association of Realtors
Three Rivers Construction Alliance:
— Contractors Assoc. of Will & Grundy Counties
— Will & Grundy Building Trades Council
Troy Township Office
Turk Furniture
Union Pacific Railroad
United Way of Will County
University of St. Francis
UPS
US Bank
Venture One Real Estate LLC
Village of Beecher
Village of Channahon
Village of Coal City
Village of Diamond
Village of Frankfort
Village of Lemont
Village of Manhattan
Village of Minoa
Village of Mokena
Village of Monee
Village of New Lenox
Village of Orland Park
Village of Park Forest
Village of Peotone
Village of Plainfield
Village of Romeoville
Village of Shorewood
Vulcan Materials
Waste Management
Wright and Company
Will County Lodging Association
Willett, Hofmann & Associates, Inc.
Will Grundy County Medical Society
Workforce Investment Board of Will County
Workforce Services Division of Will County
WSO
WSP
To improve the quality of life for all residents in Will County by recruiting new companies offering high quality jobs and solid tax base while assisting existing businesses to retain and add jobs.