

Corporate Accountability for Tax Expenditures Act 93-552

Annual Project Progress Reports for 2025

Minnick Illinois, LLC and Gemtoo Enterprises, LLC

New Lenox

I. Development Assistance Agreements Awarded in 2025

	Assistance Amount	Agreement Number
EDGE Tax Credit	0.00	25 ZCA1048

II. Organization/Project Site Information

Chief Officer or authorized designee	Jani Thieme
Title	CFO
Address	222 N Thomas Road
	Fort Wayne, IN 46808-0000
	United States
Phone	2604325031
E-mail	jani@minnickservices.com
Standard Industrial Classification Number (SIC#)	3272
North American Industry Classification System (NAICS)	327390

III. Did the recipient's use of the State Funding reduce employment at any other site in Illinois? No

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IV. Job Creation and Retention Data

Program Type EDGE Tax Credit

Agreement Number 25 ZCA1048

Assistance Amount 0.00

Report Header Definitions	
Wages	Average Annual Salary by Classifications
Full-Time	Permanent Full-Time
+/-	Gain or (Loss)

Number of Employees At the Time of Application

Job Classification	Avg Annual Salary	Positions	Full-Time	Part-Time	Temporary
Precast Production	495456.00	12	12	0	0
Precast Production Supervision	165100.00	2	2	0	0
Maintenance	68640.00	1	1	0	0
Yard	128960.00	3	3	0	0
Delivery	200460.00	3	3	0	0
Aeration Service	267280.00	5	5	0	0
Office	155896.00	3	3	0	0
Estimating	129251.00	2	2	0	0
General Manager	102752.00	1	1	0	0
Outside Sales	120000.00	1	1	0	0
Totals:		33	33	0	0

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Number of Employees As of the Date of the Report (12/31/2025)

Job Classification	Avg Annual Salary	Positions	Full-Time	+/-	Part-Time	+/-	Temporary	+/-
Precast Production	486720.00	11	11	-1	0	0	0	0
Precast Production Supervision	171028.00	2	2	0	0	0	0	0
Maintenance	70720.00	1	1	0	0	0	0	0
Yard	149760.00	3	3	0	0	0	0	0
Delivery	217464.00	3	3	0	0	0	0	0
Aeration Service	302099.00	6	6	1	0	0	0	0
Office	129176.00	2	2	-1	0	0	0	0
Estimating	121264.00	2	2	0	0	0	0	0
General Manager	140000.00	1	1	0	0	0	0	0
Outside Sales	120000.00	1	1	0	0	0	0	0
Totals:		32	32	-1	0	0	0	0

Number of Jobs Stated in the Agreement that would be Created at the Site as a Result of Assistance

Job Classification	Avg Annual Salary	Positions	Full-Time	Part-Time	Temporary
Precast Production	696895.00	15	15	0	0
Precast Production Supervision	75000.00	1	1	0	0
Maintenance	65000.00	1	1	0	0
Yard	104832.00	2	2	0	0
Delivery	76112.00	1	1	0	0
Office	62400.00	1	1	0	0
Estimating	65000.00	1	1	0	0
Outside Sales	120000.00	1	1	0	0
Inside Sales	130000.00	2	2	0	0
Totals:		25	25	0	0

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Number of Jobs Stated in the Agreement that would be Retained at the Site as a Result of Assistance

Job Classification	Avg Annual Salary	Positions	Full-Time	Part-Time	Temporary
Precast Production	486720.00	11	11	0	0
Precast Production Supervision	171028.00	2	2	0	0
Maintenance	70720.00	1	1	0	0
Yard	149760.00	3	3	0	0
Delivery	217464.00	3	3	0	0
Aeration Service	302099.00	6	6	0	0
Office	129176.00	2	2	0	0
Estimating	121264.00	2	2	0	0
General Manager	140000.00	1	1	0	0
Outside Sales	120000.00	1	1	0	0
Totals:		32	32	0	0

Number of Full-Time Permanent Employees Anticipated To Be Hired at this Site on 12/31/2025

Job Classification	Anticipated Starting Dates	Number of Positions to be Hired in this Category	Average Annual Wage per New Employee	Total New Payroll to be Created
Precast Production	2/1/2027	15	\$46,460.00	\$696,900.00
Precast Production Supervision	2/1/2027	1	\$75,000.00	\$75,000.00
Maintenance	2/1/2028	1	\$65,000.00	\$65,000.00
Yard	2/1/2028	2	\$52,416.00	\$104,832.00
Delivery	2/1/2028	1	\$76,112.00	\$76,112.00
Office	1/1/2027	1	\$62,400.00	\$62,400.00
Estimating	2/1/2027	1	\$65,000.00	\$65,000.00
Outside Sales	3/16/2026	1	\$120,000.00	\$120,000.00
Inside Sales	2/1/2027	2	\$65,000.00	\$130,000.00
Totals:		25		\$1,395,244.00

Job Creation Data Explanatory Notes

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If the change (gain/loss) in the number of full-time permanent employees as of the date of the report plus the number of full-time permanent employees anticipated to be hired after date of the report does not equal the number of full-time permanent employees stated in the Agreement that would be created at the site as a result of the assistance, then please explain why not:

We have not moved into our new plant yet, ribbon cutting is scheduled for February 2027. As of 12/31/25, our slow season, we are down one employee from where we were when we applied for the Edge agreement which was in June of 2024, our busy season.

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I, Jani L. Thieme, as the chief officer or authorized designee of the recipient, verify that the information in the progress report contains no knowing misrepresentation of material facts upon which eligibility for development assistance is based. I further certify that, to the best of my knowledge, the recipient is in compliance with the development assistance agreement(s) between, or on behalf of, the recipient and the Illinois Department of Commerce and Economic Opportunity and/or the Illinois Department of Transportation and/or the office of the Illinois State Treasurer

Signature on File

4/29/2026

Signature

Date

Chief Financial Officer

Title