

VILLAGE OF ROSEMONT

MINUTES OF REGULAR VILLAGE BOARD MEETING
BOARD OF TRUSTEES
AUGUST 14, 2023

I. AGENDA MEETING

CALL TO ORDER

The agenda meeting of the Board of Trustees of the Village of Rosemont was called to order at 9:16 a.m.

MAYOR'S REVIEW OF REGULAR BOARD MEETING AGENDA ITEMS

1. Mayor Stephens briefly described and summarized each business item on the board meeting agenda.

DISCUSSION

1. Mayor Stephens then discussed:

- Plans for the Harley Davidson building;
- Plans for the Rosemont Theatre property;
- Plans for the Hyatt Place and LaQuinta property;
- Met with an architect in Florida regarding a new venue in the Pearl District;
- Renovation and selling of the Dave & Buster's building;
- Plans for Rosemont School and Rosemont Park District; and
- An early retirement incentive for employees who have the time.

ADJOURNMENT

There being no further items to discuss, the agenda meeting was adjourned at 9:32 a.m.

II. REGULAR BOARD MEETING AT 9:30 A.M.

CALL TO ORDER

The regular meeting of the Board of Trustees of the Village of Rosemont was called to order at 9:34 a.m.

ROLL CALL

In attendance: Mayor Stephens, Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo
QUORUM PRESENT

Others in attendance: Village Attorneys Donahue, Ryan and Clerk Drehobl

APPROVAL OF MINUTES

1. A motion was made by Trustee Minale, seconded by Trustee Pappas to approve the regular board meeting minutes and agenda meeting minutes of July 10, 2023. A vote on the motion was unanimous. Motion carried.

FINANCE COMMITTEE

1. A motion was made by Trustee Dorgan, seconded by Trustee Minale to approve and ratify the following paid bills:

GENERAL FUND	\$	1,752,866.88
PUBLIC SAFETY OFFICER PENSION FUND		0.00
MOTOR FUEL TAX FUND		0.00
SPECIAL SERVICE AREA 2		9,052.40
CONVENTION CENTER		1,551,881.94
ROSEMONT VISITOR AND TOURISM BUREAU		76,846.58
2020 CAPITAL PROJECT FUND		528,977.99
TIF 4		49,164.08
TIF 5		0.00
TIF 6		509,669.45
TIF 7		385,456.77
TIF 8		13,718.00
ALLSTATE ARENA		2,057,606.22
WATER FUND		329,046.20
ROSEMONT HEALTH AND FITNESS		65,321.04
COMMERCIAL PROPERTIES		66,212.19
ENTERTAINMENT DISTRICT		231,281.17
ROSEMONT THEATRE		177,283.30
IMPACT FIELD		168,406.62
TOTAL	\$	7,972,790.83

A vote on the motion:

Aye: Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo

Nay: None

Motion carried.

PROPOSALS FOR THE REMODELING OF THE ADMINISTRATION OFFICE BATHROOMS AT THE ROSEMONT THEATRE

2. A Motion was made by Trustee Dorgan, seconded by Trustee DiMatteo to approve and ratify the proposals for the remodeling of the administration office bathrooms at the Rosemont Theatre with: Trevino Flooring for tile work in the amount of \$32,192.00; SDI Specialties Direct, Inc. for washroom partitions in the amount of \$6,706.00; MVP Plumbing Corp. in the amount of \$12,982.50; Sprovieri's Custom Counters for sinks and counters in the amount of \$2,520.00; Morfin Construction for drop ceilings in the amount of \$8,000.00; and miscellaneous add-ons and allowances in the amount of \$5,000.00 for the total cost of \$67,310.50.

A vote on the motion:

Aye: Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo

Nay: None

Motion carried.

ORDINANCE NO. 2023-8-14 / VILLAGE OF ROSEMONT TO MAKE LOANS FROM ITS GENERAL FUND TO THE SPECIAL TAX ALLOCATION FUND FOR THE BALMORAL/PEARL TIF NO. 8

3. A Motion was made by Trustee Dorgan, seconded by Trustee Minale to approve Ordinance No. 2023-8-14, an Ordinance authorizing the Village of Rosemont to make loans from its general fund to the Special Tax Allocation Fund for the Balmoral/Pearl TIF No. 8 Tax Increment Financing Redevelopment Project Area.

A vote on the motion:

Aye: Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo

Nay: None

Motion carried.

CONTRACT WITH DRN ROSEMONT, LLC. / RENOVATION OF 9501 TECHNOLOGY BOULEVARD

4. A Motion was made by Trustee Dorgan, seconded by Trustee DiMatteo to approve a contract with DRN Rosemont, LLC. for the renovation of 9501 Technology Boulevard at a preliminary guaranteed maximum price not to exceed \$26,500,000.00 subject to adjustment by November 1, 2023, after drawings are 100% complete.

A vote on the motion:

Aye: Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo

Nay: None

Motion carried.

CONTRACT WITH ROSEMONT MASONRY CORP. / RENOVATION OF THE ALLSTATE ARENA ADMINISTRATIVE BUILDING/SKYLINE ROOM

5. A Motion was made by Trustee Dorgan, seconded by Trustee DiMatteo to approve a guaranteed maximum price contract with Rosemont Masonry Corp. for renovation of the Allstate Arena Administrative building/Skyline room in the amount of \$541,546.24.

A vote on the motion:

Aye: Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo

Nay: None

Motion carried.

AGREEMENT WITH BOMARK CLEANING SERVICES / REPLACING THE EXISTING HOLDOVER AGREEMENT FOR CALENDAR YEARS 2022 AND 2023

6. A Motion was made by Trustee Dorgan, seconded by Trustee Minale to approve an agreement with Bomark Cleaning Services replacing the existing holdover agreement for calendar years 2022 and 2023.

A vote on the motion:

Aye: Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo

Nay: None

Motion carried.

AGGREGATION PROGRAM AGREEMENT WITH DYNEGY ENERGY SERVICES, LLC. FOR THE SUPPLY OF ELECTRICITY FOR RESIDENTIAL AND SMALL COMMERCIAL USERS

7. A Motion was made by Trustee Dorgan, seconded by Trustee Price to approve an Aggregation Program Agreement with Dynegy Energy Services LLC. for the supply of electricity for residential and small commercial users in the Village's electric aggregation program.

A vote on the motion:

Aye: Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo

Nay: None

Motion carried.

PUBLIC SAFETY COMMITTEE

PROPOSAL FROM KARL EMERGENCY VEHICLES / PURCHASE OF THREE (3) 2023 4X4 CHEVROLET TAHOE VEHICLES WITH ADDITIONAL EQUIPMENT

1. A Motion was made by Trustee Price, seconded by Trustee Minale to approve a proposal from Karl Emergency Vehicles for the purchase of three (3) 2023 4x4 Chevrolet Tahoe vehicles with additional equipment to meet Village specifications in the amount of \$200,406.87.

A vote on the motion:

Aye: Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo

Nay: None

Motion carried.

MUNICIPAL DEVELOPMENT COMMITTEE

ORDINANCE NO. 2023-8-14B / THIRD AMENDMENT TO LEASE FOR A PORTION OF THE TIF NO. 6 REDEVELOPMENT PLAN AND PROJECT AREA

1. A Motion was made by Trustee Fazio, seconded by Trustee Pappas to approve Ordinance No. 2023-8-14B, an Ordinance ratifying the execution of a Third Amendment to lease for a portion of the TIF No. 6 Redevelopment Plan and Project Area. (TIF 6 – Big Chicken)

A vote on the motion:

Aye: Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo

Nay: None

Motion carried.

ORDINANCE NO. 2023-8-14C / REAL ESTATE PURCHASE AGREEMENT FOR A PORTION OF THE TIF NO. 7 REDEVELOPMENT PLAN AND PROJECT AREA

2. A Motion was made by Trustee Fazio, seconded by Trustee DiMatteo to approve Ordinance No. 2023-8-14C, an Ordinance authorizing the execution of a Real Estate Purchase Agreement for a portion of the TIF No. 7 Redevelopment Plan and Project Area. (TIF 7 – 6608 N. Mannheim)

A vote on the motion:

Aye: Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo

Nay: None

Motion carried.

HEALTH AND LICENSE COMMITTEE

BUILDING AND ZONING COMMITTEE

APPOINTMENTS

1. Mayor Stephens made a motion to confirm the following reappointment to the Board of Trustees of the Public Safety Officers Pension Fund Board:

- Jim Capasso – Public Safety Officers Pension Board to continue serving a term expiring April 30, 2025.

A Motion was made by Trustee Minale, seconded by Trustee Fazio to concur with the appointment to the Public Safety Officers Pension Fund Board. A vote on the motion was unanimous. Motion carried.

2. Mayor Stephens made a motion to confirm the following appointment to the Board of Trustees of the Public Safety Officers Pension Fund Board:

- Lynn Jarog – Public Safety Officers Pension Board, effective immediately for a term expiring April 30, 2025.

A Motion was made by Trustee Dorgan, seconded by Trustee Fazio to concur with the appointment to the Public Safety Officer Pension Fund Board. A vote on the motion was unanimous. Motioned carried.

OLD BUSINESS

NEW BUSINESS

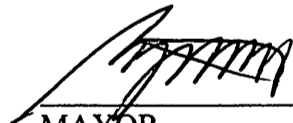
PUBLIC COMMENT

EXECUTIVE SESSION

- Personnel – Section 2(c)(1)
- Appointment/Removal of officers – Section 2(c)(3)
- Purchase or Lease of Real Property – Section 2(c)(5)
- Sale or Lease of Property – Section 2(c)(6)
- Litigation – Section 2(c)(11)
- Approval of Closed Meeting Minutes – Section 2(c)(21)

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 9:46 a.m.



MAYOR

ATTEST:



VILLAGE CLERK

