



FLOSSMOOR

Welcoming. Beautiful. Connected.

Village of Flossmoor
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Mayor
Michelle I. Nelson

Trustees
Joni Bradley-Scott
Gary Daggett
Brian Driscoll
Rosalind Henderson Mustafa
George Lofton
James Mitros

Village Clerk
Gina A. LoGalbo

Village Manager
Bridget A. Wachtel

AGENDA
FOR THE REGULAR MEETING OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF FLOSSMOOR, ILLINOIS
MONDAY, APRIL 15, 2024 – 7:30 PM
VILLAGE HALL

Join Zoom Meeting

[https://us02web.zoom.us/j/82615976110?](https://us02web.zoom.us/j/82615976110?pwd=UjBpZFFleWc1U09NTm9pVzM0VGluUdz09)
[pwd=UjBpZFFleWc1U09NTm9pVzM0VGluUdz09](https://us02web.zoom.us/j/82615976110?pwd=UjBpZFFleWc1U09NTm9pVzM0VGluUdz09)

ID: 826 1597 6110 Passcode: 60422 Or join by phone (312) 626-6799

CALL TO ORDER

ROLL CALL

CITIZENS PRESENT WISHING TO ADDRESS THE BOARD

RECOGNITIONS AND APPOINTMENTS

- 1. Introduction and Ceremonial Swearing in of Officer Nicholas Mayden**

A PUBLIC HEARING ON THE ADOPTION OF THE FISCAL YEAR 2024-2025 BUDGET

ACTION ITEMS

- 2. Consideration of the Adoption of the Fiscal Year 2024-2025 Budget**
- 3. Consideration of an Ordinance Requesting Conveyance of Real Estate Commonly Known as 1439 Lawrence Crescent from the Homewood Flossmoor Park District to the Village of Flossmoor, Cook County, Illinois**

CONSENT AGENDA

- 4. Approval of the Minutes of the Regular Meeting Held on April 1, 2024**
- 5. Approval of the Minutes of the Special Meeting Held on April 9, 2024**
- 6. Presentation of Bills for Approval and Payment as Approved by the Finance Committee (April 15, 2024)**

7. Consideration of a Contract Extension with Smitty's Tree Service for the FY25 Parkway Tree Services
8. Consideration of a Contract Extension with Allscape, Inc. for Landscape Maintenance Services for Fiscal Year 2025
9. Consideration of a Contract Extension with Country Club Cleaning, Inc. for the FY25 Janitorial Services
10. Consideration of an award of a Contract for the FY24 Village Hall Flooring Replacement Project
11. Consideration of a Resolution for Fiscal Year 2025 IDOT Motor Fuel Tax Maintenance
12. Consideration of a Resolution Endorsing the Mayor's Monarch Pledge
13. Consideration of a Resolution of the Village of Flossmoor, Cook County, Illinois, Approving an Agreement with the Retail Coach
14. Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Amending Chapter 150, Article 9 of the Village of Flossmoor Municipal Code
15. Consideration of a Resolution Authorizing the Village of Flossmoor to Participate in the Cook County No Cash Bid Program (1835 Dixie Highway)

REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS

DISCUSSION ITEMS

OTHER BUSINESS

16. A Motion to go into Executive Session to Discuss the Employment of Specific Individuals, Property Acquisition, and Litigation

ADJOURNMENT OF MEETING

FOR PERSONS WITH DISABILITIES: If you plan on attending a Village Board meeting and need an accommodation, please call the Village Hall at 708-798-2300 or TDD 708-647-0179 at least one full business day prior to the meeting.

TO: Bridget Wachtel, Village Manager
FROM: Keith Taylor, Deputy Chief
DATE: April 15, 2024
SUBJECT: Introduction and Ceremonial Swearing in of Officer
Nicholas Mayden



Police Officer Nicholas Mayden began his employment with the Flossmoor Police Department (FPD) as a part-time Community Service Officer (CSO) in March of 2022. Within a few months, CSO Mayden also served simultaneously as part-time community service officers with the Matteson and Richton Park Police Departments respectively. During this time period, we were all impressed by Officer Mayden's dedication to law enforcement and his determination to become a Flossmoor police officer. In June of 2023, CSO Mayden applied for a position as a full-time police officer with the FPD and was hired in November of 2023. Officer Mayden graduated from the Southwestern Illinois College Police Academy on December 22, 2023, and began the FPD Field Training Program (FTP) on December 26, 2024. Officer Mayden completed the FTP on March 22, 2024 and began solo patrol on March 25, 2024.

Officer Mayden is a graduate of Homewood-Flossmoor High School and Lexus College, where he studied automotive technology and became a certified mechanic. Officer Mayden comes from a law enforcement family. His father, Michael Mayden, recently retired after serving the Village of Olympia Fields for over thirty years as a firefighter and a police officer. Officer Mayden desires to eventually be a detective, and if he applies the same dedication and determination he displayed in becoming a Flossmoor police officer, I have no doubt he will be successful in this endeavor. Congratulations Officer Mayden and keep up the great work!

I respectfully request Clerk LoGalbo administer the Oath of Office to Officer Nicholas Mayden.

TO: Mayor Nelson and Board of Trustees
FROM: Bridget Wachtel, Village Manager
DATE: April 15, 2024
SUBJECT: Adoption of the FY25 Budget



The Village Board has discussed the draft Fiscal Year 2025 budget during the last three Village Board meetings, and you will conclude your review at the April 15 Village Board meeting with the adoption of the budget. Also, at the April 15 meeting, we will hold the Public Hearing on the Fiscal Year 2025 budget. Modifications to the draft budget are summarized in the following attached documents:

1. A spreadsheet listing the final budget totals including all adjustments
2. A spreadsheet listing the adjustments made to the draft FY 2025 budget
3. Summary spreadsheets for the General Fund and Water and Sewer Fund

Another copy of the FY 2025 budget was provided to the Board with the adjustments that have been made to the budget since the initial presentation in March. Below is a chart depicting the proposed final budget fund summary totals. For those funds utilizing fund balance, fund balance is available and, in some cases, has been saved in previous years and set aside to fund projects.

FINAL DRAFT BUDGET SUMMARY
FISCAL YEAR 2025

	Revenues	Expenditures	Allocated Fund Balance*
General	\$17,2147,387	\$20,162,005	\$2,914,618
Water Operations	\$3,493,685	\$2,928,372	-
Sewer Operations	\$1,133,789	\$1,197,815	\$64,026
Sanitary Sewer Rehabilitation	\$365,900	\$280,341	-
Storm Sewer	\$597,480	\$594,208	-
Capital Equipment	\$1,248,869	\$2,443,937	\$1,195,068
Municipal Parking Lots	\$109,810	\$212,098	\$102,288
Motor Fuel Tax	\$400,250	\$9757,892	\$357,642
Fire Pension	\$668,482	\$425,200	-
Police Pension	\$1,970,460	\$1,816,983	-
11-501 (J) Fund	\$250	\$2,300	\$2,050
9-1-1	\$194,000	\$194,000	-
Debt Service	\$1,129,019	\$1,130,518	\$1,499
Drug Forfeiture	\$1,000	\$1,600	\$600
Public Art Program	\$10,700	\$10,300	-
Foreign Fire Insurance	\$25,500	\$34,700	\$9,200
Public Safety Donations	\$100	\$6,600	\$6,500
Rebuild Illinois Bond	-	\$297,148	\$297,148
2021 Streets & Storm Sewer Improvements	\$52,525	\$6,362,875	\$6,310,350
2021 GO Refunding Bonds	-	-	-

ARPA	\$25,000	-	-
FEMA Fire Station Alerting	-	-	-
Library	\$1,643,654	\$1,803,076	\$159,422
TOTAL	\$30,317,860	\$40,661,968	

*Each fund has an adequate fund balance to cover each respective revenue gap.

You will note from this single-year snapshot that the FY 2025 expenditures exceed the FY 2025 revenues, the majority of which is the newest bond whose proceeds are in the 2021 Streets and Storm Sewer Improvement Fund. The first projects being completed with the bond proceeds received in Fiscal Year 2021 were completed in Fiscal Year 2023: street resurfacing and the bond's share of the first phase of the Flossmoor Road Viaduct Project, which was the Berry Lane Drainage Improvement Project. The monies allocated in Fiscal Year 2025 are for the second phase of the Flossmoor Road Viaduct Project. Analysis at the fund level reveals that the additional expenditures are attributable to several reasons, including planned capital projects or carryover funds for projects which were not completed in Fiscal Year 2023. For example, the General Fund, which accounts for the majority of the expenses associated with Village operations, reflects a \$2,914,618 budgeted total deficit inclusive of a \$1,079,208 operating deficit. The total deficit has been planned to be covered by fund balance including set-asides in the Finance and Facilities Plan. Capital projects accounted for in the General Fund that are in total or in part being carried over to Fiscal Year 2025 total \$1,977,253, of which \$1,285,000 in grant monies are also being carried over to the new fiscal year. In addition to the Fiscal Year 2025 projects in the Capital Plan, some one-time non-operating expenses are being carried over from Fiscal Year 2024 to Fiscal Year 2025. One-time operating expenses carried over include the historic building survey, Flossmoor Centennial expenses and document scanning totaling \$79,616. The operating deficit is largely attributable to the following: cost increases attributable to the inflationary market; an increase in the Capital Equipment Fund contribution; increased information technology costs; contracted fire personnel; wage and step adjustments; and approximately \$22,000 in operating expense carryovers. These budgeted deficits follow a projected deficit for Fiscal Year 2024 in the amount of \$504,491 in operating and \$1,087,676 in total fund.

These budgeted deficits have been projected through our Five-Year Financial Analysis. The Village has been in this position before and has taken thoughtful and successful measures to remain financially solvent. The short-term budget modifications that the Board made for Fiscal Year 2025 will bring \$325,000 in relief to the General Fund, but they are not sustainable long-term. The Village will need to evaluate revenue opportunities to sustain our levels of service or re-evaluate our service/expense levels to match our revenues.

The traction in the turnaround in the health of the Water and Sewer Fund had been encouraging following the water main and Vollmer Reservoir improvements until these past few years. Following water main replacement and repairs to the Vollmer Road Reservoir, the

Village's purchased to bill ratio climbed to 83% (up from 59%) but has unfortunately been dwindling down ever since and is currently 77%. From an operating perspective, the fund is projected to end Fiscal Year 2024 with an operating surplus of \$564,267 and a total surplus of \$233,267. The Fiscal Year 2024 budget accounted for \$331,000 in expenses for the water meter project. Given the projected positive total fund balance for Fiscal Year 2024, staff will evaluate using an additional \$100,000 in fund balance for the meter project, thereby saving an additional \$100,000 in the General Fund. The fund is budgeting an operating and total fund surplus of \$501,287 in Fiscal Year 2025, with no capital projects budgeted for next year. We will all be eagerly anticipating the impact of the new meters on improving the accounting of water usage.

A couple of capital projects are planned for in FY 2025 using General Fund monies, including completing the reconstruction associated with the Brookwood Bridge and Butterfield Road Culvert, the Central Business District Roadway, Pedestrian and Streetscape Improvements and the Flossmoor Road Viaduct Drainage Improvements, all of which are offset by grants. Additional bond funds will first be allocated to the stormwater improvements to the Flossmoor Road viaduct; remaining monies will be considered for a second phase of street resurfacing in a subsequent year. A complete list of the Village's Capital Plan projects can be found in the Finance and Facilities Plan in the Appendix section of the budget.

The Village has successfully received grants to not only offset operating expenses, like the salaries of the Fire Department Captains and equipment like a public safety drone and security cameras, but also to assist with large capital projects. Grant funding that offsets Village operating revenues provides the opportunity for Village revenue to support other daily operations or be set aside for rainy days and emergencies. Capital improvement grants can offset Finance and Facilities Plan set-asides which in turn creates an opportunity to fund other capital projects. A more detailed review of our grant opportunities can be found in the Finance and Facilities Plan in the Appendix of the annual budget.

Overall, the Village of Flossmoor remains in good fiscal health; however, the Village must remain diligent to where our financial planning must be used to proactively respond to the anticipated deficits. Our success has been rooted in sound financial planning combined with an incremental yet responsive approach to fluctuating economic impacts. In economic climates in which many private businesses and public agencies have cut services, we are proud to report that we have been able to sustain current service levels, which has been a main objective of the Village Board. Areas of financial concern moving forward continue to be the pull-back of State shared revenues, decreasing and flat revenues dependent upon the economy, the impact of pensions and unfunded mandates combined with the pressure of increasing operating costs which are exacerbated in an inflationary market and infrastructure costs and needs. Diligent financial management has and will ensure the continuation of the highest level of service to our residents for as long as possible.

Fiscal Year 2025 should be another exciting and productive year for the Village of Flossmoor. Staff looks forward to working with the Board and the community in meeting all of our goals.

Attachments:

Spreadsheet listing final budget totals including all adjustments

Spreadsheet listing the adjustments made to the draft FY 25 budget

General Fund Summary (dated April 11, 2024)

Water and Sewer Fund Summary (dated April 11, 2024)

VILLAGE OF FLOSSMOOR
FINAL BUDGET SUMMARY TOTALS
FY 25 BUDGET

4/12/2024

Fund	REVENUES			EXPENDITURES						NET
	Original	Final		Original	<		>		Final	
	Budget	3/4/24	Budget	Budget	Additional	Personnel	Finance &		Budget	
	VB Mtg	Adjustments	VB Mtg	3/4/24	Funding	Budget	Fac. Plan	Adjustments	4/15/24	
General	15,642,064	1,605,323	17,247,387	17,972,068	-	370,863	-	1,819,074	20,162,005	(2,914,618)
MFT	400,250	-	400,250	707,892	-	-	-	50,000	757,892	(357,642)
Rebuild Illinois Bond	-	-	-	-	-	-	-	297,148	297,148	(297,148)
ARPA	25,000	-	25,000	-	-	-	-	-	-	25,000
TIF	-	-	-	-	-	-	-	-	-	-
Debt Service	1,129,019	-	1,129,019	1,130,518	-	-	-	-	1,130,518	(1,499)
Storm Sewer	545,050	52,430	597,480	534,208	-	-	-	60,000	594,208	3,272
Water Operations	3,134,450	359,235	3,493,685	2,925,727	-	-	-	2,645	2,928,372	565,313
San Sewer Oper	965,115	168,674	1,133,789	1,024,998	-	-	-	172,817	1,197,815	(64,026)
San Sewer Rehab	365,900	-	365,900	232,016	-	-	-	48,325	280,341	85,559
Police Pension	1,970,460	-	1,970,460	1,816,983	-	-	-	-	1,816,983	153,477
Fire Pension	668,482	-	668,482	425,200	-	-	-	-	425,200	243,282
Capital Equipment	1,177,617	71,252	1,248,869	2,050,420	-	-	-	393,517	2,443,937	(1,195,068)
2021 Str & St Sew	52,525	-	52,525	4,959,217	-	-	-	1,403,658	6,362,875	(6,310,350)
2021 GO Ref Bds	-	-	-	-	-	-	-	-	-	-
FEMA Fire St Alert	-	-	-	-	-	-	-	-	-	-
Pub Safe Donation	100	-	100	6,600	-	-	-	-	6,600	(6,500)
11-501 (J)	250	-	250	2,300	-	-	-	-	2,300	(2,050)
Drug Forfeiture	1,000	-	1,000	1,600	-	-	-	-	1,600	(600)
Public Art Program	10,700	-	10,700	10,300	-	-	-	-	10,300	400
Foreign Fire Insur	25,500	-	25,500	34,700	-	-	-	-	34,700	(9,200)
E911	194,000	-	194,000	194,000	-	-	-	-	194,000	-
Municipal Pkg Lots	109,810	-	109,810	187,098	-	-	-	25,000	212,098	(102,288)
Library	1,643,654	-	1,643,654	1,803,076	-	-	-	-	1,803,076	(159,422)
TOTAL	28,060,946	2,256,914	30,317,860	36,018,921	-	370,863	-	4,272,184	40,661,968	(10,344,108)

Note: Figures include final review upon completion of detailed line item budget

< None in FY 25

> Per Salary Spreadsheet on 4.5.2024

*New accounts and/or allocation changes made during Board FFP discussion - None in FY25

Attachment: budget summary attachment (Adoption of the FY 25 Budget)

FY 24-25 BUDGET
ADJUSTMENTS
Date 4/10/2024

Description	Account Number	Amount	Original Budget	Revised Budget	Notes
IDOT/FHA-Brookwood Bridge/Butterfield Crk Grant	01-00-3-440	1,234,698	-	1,234,698	fy 25 carryover per J Brunke 3-22
IDOT/FHA-Brookwood Bridge/Butterfield Crk Grant	01-00-3-440	(1,234,698)	1,234,698	-	fy 24 projection change per J Brunke 3-22
Cook Co – Inv in Cook CBD Grant	01-00-3-442	20,000	-	20,000	fy 25 carryover per J Brunke 3-22
Cook Co – Inv in Cook CBD Grant	01-00-3-442	(20,000)	20,000	-	fy 24 projection change per J Brunke 3-22
Cook Co – Inv in Cook CBD Grant #2	01-00-3-445	55,000	-	55,000	fy 25 carryover per J Brunke 3-22
Cook Co – Inv in Cook CBD Grant #2	01-00-3-445	(55,000)	55,000	-	fy 24 projection change per J Brunke 3-22
DCEO – Brumley Drive Street Grant	01-00-3-457	95,625	-	95,625	fy 25 carryover per J Brunke 3-22
DCEO – Brumley Drive Street Grant	01-00-3-457	(95,625)	95,625	-	fy 24 projection change per J Brunke 3-22
DHS – Flossmoor Rd Viaduct Grant Federal	01-00-3-462	200,000	-	200,000	fy 25 carryover per J Brunke 3-22
DHS – Flossmoor Rd Viaduct Grant Federal	01-00-3-462	(200,000)	200,000	-	fy 24 projection change per J Brunke 3-22
Historic Building Survey	01-41-7-711	9,616	-	9,616	fy 25 carryover per Jonathan Bogue 3-28
Historic Building Survey	01-41-7-711	(9,616)	12,000	2,384	fy 24 projection change per Jonathan Bogue 3-28
Flossmoor Centennial	01-41-7-715	20,000	25,000	45,000	fy 25 carryover per Jonathan Bogue 3-28
Flossmoor Centennial	01-41-7-715	(20,000)	25,000	5,000	fy 24 projection change per Jonathan Bogue 3-28
Laserfiche Old Document Scanning	01-42-7-712	-	50,000	50,000	fy 25 budget change per Vill Bd mtg 4-1
Laserfiche Old Document Scanning	01-42-7-712	(50,000)	50,000	-	fy 24 projection change per Jonathan Bogue 3-28
Uniforms & Related Supplies - Turnout gear	01-49-3-612	13,000	53,000	66,000	fy 25 carryover per Chief Kopec 3-26
Uniforms & Related Supplies - Turnout gear	01-49-3-612	(13,000)	48,640	35,640	fy 24 projection change per Chief Kopec 3-26
Hose & Pager Supplies - Hose, appliances and nozzles	01-49-3-617	9,000	17,500	26,500	fy 25 carryover per Chief Kopec 3-26
Hose & Pager Supplies - Hose, appliances and nozzles	01-49-3-617	(9,000)	30,260	21,260	fy 24 projection change per Chief Kopec 3-26
Brookwood Bridge - Reconstruction	01-55-7-761	1,000,000	-	1,000,000	fy 25 carryover per J Brunke 3-22
Brookwood Bridge - Reconstruction	01-55-7-761	(1,000,000)	1,104,180	104,180	fy 24 projection change per J Brunke 3-22
Brookwood Bridge – Const. Observ. Services	01-55-7-769	85,000	-	85,000	fy 25 carryover per J Brunke 3-22
Brookwood Bridge – Const. Observ. Services	01-55-7-769	(85,000)	110,418	25,418	fy 24 projection change per J Brunke 3-22
Water Meter Replacement Program	01-55-7-771	627,253	-	627,253	fy 25 carryover per J Brunke 3-22
Water Meter Replacement Program	01-55-7-771	(627,253)	627,253	-	fy 24 projection change per J Brunke 3-22
Water Supply System Improvements	01-55-7-779	65,000	679,300	744,300	fy 25 carryover per J Brunke 3-22
Water Supply System Improvements	01-55-7-779	(65,000)	80,000	15,000	fy 24 projection change per J Brunke 3-22
Flossmoor Road Viaduct Engineering	01-55-7-781	200,000	-	200,000	fy 25 carryover per J Brunke 3-22
Flossmoor Road Viaduct Engineering	01-55-7-781	(200,000)	200,000	-	fy 24 projection change per J Brunke 3-22
Annual Street Maintenance	01-60-4-635	(150,000)	150,000	-	fy 25 budget change per Vill Bd mtg 4-1
Leaf Collection Program	01-63-4-654	(25,000)	25,000	-	fy 25 budget change per Vill Bd mtg 4-1
Sidewalk Replacement Program	01-65-6-683	(100,000)	200,000	100,000	fy 25 budget change per Vill Bd mtg 4-1
Crack Sealing	02-01-4-636	50,000	-	50,000	fy 25 budget change per Vill Bd mtg 4-1
Flossmoor Road Viaduct Engineering	03-01-7-701	297,148	-	297,148	fy 25 carryover per J Brunke 3-22
Flossmoor Road Viaduct Engineering	03-01-7-701	(297,148)	397,148	100,000	fy 24 projection change per J Brunke 3-34
Stormwater Utility Fees	07-00-4-407	52,430	535,000	587,430	fy 25 rate increase to \$2.47 (\$.22) per 4-1 VB mtg
1344 Brassie Drainage Improvement	07-01-7-761	60,000	-	60,000	fy 25 budget change per J. Brunke 3-22
Water Sales	08-00-4-401	359,235	2,990,000	3,349,235	fy 25 rate increase to \$14.09 (\$1.50) per 4-1 VB mtg
Sewer Sales	08-00-4-410	168,019	940,000	1,108,019	fy 25 rate increase to \$4.80 (\$.74) per 4-1 VB mtg
Sewer System Maintenance	08-21-6-677	170,000	100,000	270,000	fy 25 carryover per J Brunke 3-22
Sewer System Maintenance	08-21-6-677	(170,000)	170,000	-	fy 24 projection change per J Brunke 3-22
Sanitary Sewer Rehab Maintenance	09-01-6-677	48,325	60,000	108,325	fy 25 carryover per J Brunke 3-22
Sanitary Sewer Rehab Maintenance	09-01-6-677	(48,325)	60,000	11,675	fy 24 projection change per J Brunke 3-22
Computer Equipment	16-01-7-730	9,500	-	9,500	fy 25 carryover per Jonathan Bogue 3-28

Attachment: budget summary attachment (Adoption of the FY 25 Budget)

Computer Equipment	16-01-7-730	(9,500)	362,575	353,075	fy 24 projection change per Jonathan Bogue 3-28
Copier	16-01-7-742	21,000	-	21,000	fy 25 carryover per Jonathan Bogue 3-28
Copier	16-01-7-742	(21,000)	21,000	-	fy 24 projection change per Jonathan Bogue 3-28
CCTV System and Cameras	16-01-7-748	80,000	-	80,000	fy 25 carryover per DC Taylor 3-26
CCTV System and Cameras	16-01-7-748	(80,000)	80,000	-	fy 24 projection change per DC Taylor 3-26
Municipal Building Maintenance	16-01-7-767	280,000	27,000	307,000	fy 25 carryover per J Brunke 3-22
Village Hall – Carpet	16-01-7-767	100,000	see above	100,000	fy 25 carryover per J Brunke 3-22
Village Hall – Bay Doors – Fire Station	16-01-7-767	90,000	see above	90,000	fy 25 carryover per J Brunke 3-22
Village Hall Hardware – Door Replacements	16-01-7-767	20,000	see above	20,000	fy 25 carryover per J Brunke 3-22
PWSC – Parking Lot	16-01-7-767	50,000	see above	50,000	fy 25 carryover per J Brunke 3-22
Misc. Village – Roof Kedzie Booster Station	16-01-7-767	20,000	see above	20,000	fy 25 carryover per J Brunke 3-22
Municipal Building Maintenance	16-01-7-767	(280,000)	335,000	55,000	fy 24 projection change per J Brunke 3-22
Flossmoor Road Viaduct Engineering	17-01-1-703	60,318	-	60,318	fy 25 carryover per J Brunke 3-22
Flossmoor Road Viaduct Engineering	17-01-1-703	(60,318)	60,318	-	fy 24 projection change per J Brunke 3-22
Brumley Dr Construction	17-01-4-745	798,340	-	798,340	fy 25 carryover per J Brunke 3-22
Brumley Dr Construction	17-01-4-745	(798,340)	798,340	-	fy 24 projection change per J Brunke 3-22
Brumley Dr Const. Observ. Services	17-01-4-746	120,000	-	120,000	fy 25 carryover per J Brunke 3-22
Brumley Dr Const. Observ. Services	17-01-4-746	(120,000)	120,000	-	fy 24 projection change per J Brunke 3-22
1439 Lawrence Crescent	17-01-4-474	425,000	-	425,000	fy 25 new account - budget change per BW
North Commuter Lot Patching and Seal Coating	40-32-7-703	25,000	-	25,000	fy 25 carryover per J Brunke 3-22
North Commuter Lot Patching and Seal Coating	40-32-7-703	(25,000)	25,000	-	fy 24 projection change per J Brunke 3-22
Transfer to Capital Equipment Fund	01-xx-9-916	65,205	767,588	832,793	fy 25 carryovers impact on transfers
Transfer to Capital Equipment Fund	08-10-9-916	2,897	122,454	125,351	fy 25 carryovers impact on transfers
Transfer to Capital Equipment Fund	08-20-9-916	3,150	157,575	160,725	fy 25 carryovers impact on transfers
Transfer from General Fund	16-00-9-401	65,205	767,588	832,793	fy 25 carryovers impact on transfers
Transfer from General Fund	16-00-9-408	2,897	122,454	125,351	fy 25 carryovers impact on transfers
Transfer from General Fund	16-00-9-409	3,150	157,575	160,725	fy 25 carryovers impact on transfers
Total Adjustments		932,188			
Total Adjustments Less Personnel Line Items		932,188			
Total Adjustments less fy 24 projection changes		6,529,028			(less personnel line items & fy 24 budget projections)

VILLAGE OF FLOSSMOOR
GENERAL FUND SUMMARY
FY 25 BUDGET

4/11/24

Description	FY 25 Budget	FY 24 Projections	FY 24 Budget*
TOTAL REVENUE	17,247,387	13,069,526	15,781,610
Less:			
IDOT/FHA-Brookwood Br/Buttld Cr Grant	(1,234,698)	-	(1,234,698)
Cook Co-Inv in Cook CBD Grant	(20,000)	-	(20,000)
OJP Bulletproof Vest Grant	(1,650)	-	(1,800)
Cook Co - Inv in Cook CBD Grant #2	(55,000)	-	(55,000)
IDOT ITEP Grant - CBD Streetscape Improvements	(1,184,456)	-	-
DCEO-Flossmoor Rd Viaduct Grant #1	(500,000)	-	(500,000)
DCEO-Brumley Drive Street Grant	(95,625)	-	(95,625)
DCEO-Flossmoor Rd Viaduct Grant #2	(1,000,000)	-	(1,000,000)
DHS-Flossmoor Rd Viaduct Grant	(200,000)	-	(200,000)
IRMA-Work Zone Safety Grant	-	(2,000)	-
OSFM-Small Equipment Grant	-	(25,785)	(25,785)
IRMA - PPE Grant	-	(2,500)	-
Trees Forever 0 ILL Replant Restore Grant	-	(1,500)	-
IL State Attorney Organized Retail Crime	-	(36,550) **	(85,000)
Class 8 Developer Payments	(90,000)	(92,303)	(69,533)
OPERATING REVENUE	12,865,958	12,908,888	12,494,169
TOTAL EXPENDITURES	20,162,005	14,157,202	18,026,832
Less:			
Legislative	(89,616)	(32,384)	(87,000)
Executive	(50,000)	(8,750)	(62,850)
Finance	-	-	-
Planning & Zoning	-	-	-
Police	(25,000)	-	(25,000)
Public Safety Reception/Records	-	-	-
Fire	-	(38,285)	(37,785)
Building	-	-	-
PW Admin:			
Brookwood Bridge - Engineering	-	(317)	-
Brookwood Bridge - Construction	(1,000,000)	(104,180)	(1,104,180)
Brookwood Bridge - Const Observ	(85,000)	(25,418)	(110,418)
CBD Streetscape Improvements	(38,500)	(27,742)	(66,500)
CBD Streetscape Improvements - Construction	(1,333,570)	-	-
CBD Streetscape Improvements - Const. Observ. Serv.	(117,600)	-	-
Water Meter Replacement Program	(627,253)	-	(627,253)
Water Supply System Improvements	(744,300)	(15,000)	(80,000)
Flossmoor Rd Viaduct - Engineering	(200,000)	-	(200,000)
Flossmoor Rd Viaduct - Construction	(1,500,000)	-	(1,500,000)
PW Streets:			
Brumley Drive Reconstruct - Engineering	-	-	-
Brumley Drive Reconstruct - Construction	-	(95,625)	(95,625)
PW Building Maintenance:			
Village Hall Board Room Furniture	(6,000)	-	(36,000)
Village Hall Mun. Complex Improvements	(200,000)	(358,033)	(358,033)
Public Works Salt Storage Bin	(200,000)	-	(200,000)
PWSC Security Fence	-	(38,089)	(4,905)
OPERATING EXPENDITURES	13,945,166	13,413,379	13,431,283
NET OPERATING	(1,079,208)	(504,491)	(937,114)
NET TOTAL GENERAL FUND	(2,914,618)	(1,087,676)	(2,245,222)

Note: Figures subject to final review upon completion of detailed line item budget

*Amended budget; includes budget amendments: Total Rev=55000; Total Exp=489293

**IL AG Grant total is \$85,000 - offset 48,500 of operating costs (LPR + OT)

Attachment: budget summary attachment (Adoption of the FY 25 Budget)

VILLAGE OF FLOSSMOOR
WATER & SEWER FUND SUMMARY
FY 25 BUDGET

4/11/24

<u>Description</u>	<u>FY 25 Budget</u>	<u>FY 24 Projections</u>	<u>FY 24 Budget*</u>
TOTAL REVENUE	4,627,474	4,151,917	4,074,480
Less:			
None	<u>-</u>	<u>-</u>	<u>-</u>
OPERATING REVENUE	<u>4,627,474</u>	<u>4,151,917</u>	<u>4,074,480</u>
TOTAL EXPENSES	4,126,187	3,918,650	4,117,018
Less:			
Capital Outlay/Non-Operating:			
Water Meter Replacement Program	<u>-</u>	<u>(331,000)</u>	<u>(331,000)</u>
OPERATING EXPENSES	<u>4,126,187</u>	<u>3,587,650</u>	<u>3,786,018</u>
NET OPERATING	<u>501,287</u>	<u>564,267</u>	<u>288,462</u>
NET TOTAL WATER & SEWER FUND	<u>501,287</u>	<u>233,267</u>	<u>(42,538)</u>

Note: Figures subject to final review upon completion of detailed line item budget

**Amended budget; includes budget amendments: Total Rev=0; Total Exp=(31000)*

Attachment: budget summary attachment (Adoption of the FY 25 Budget)

TO: Bridget Wachtel, Village Manager
FROM: John Brunke, Public Works Director
DATE: April 15, 2024
SUBJECT: Consideration of an Ordinance Requesting Conveyance
of Real Estate Commonly Known as 1439 Lawrence
Crescent from the Homewood Flossmoor Park District
to the Village of Flossmoor, Cook County, Illinois



FLOSSMOOR

The Flossmoor Road Viaduct Drainage Improvement project design is moving along. The first part of Phase 2 of the overall project includes the construction of a detention basin behind the Heather Hill Elementary School. This basin is very important because it will store rainwater from the Viaduct and the Berry Lane area during heavier storm events. On Monday, April 8, the Flossmoor School District 161 Board of Education approved the easement for the proposed detention basin behind the Heather Hill Elementary School. The next step in this phase of the project is to move ahead with the purchase of the Homewood Flossmoor Park District tennis courts parcel located just north of the Heather Hill Elementary School, commonly known as 1439 Lawrence Crescent.

In July of 2023, the Village had an appraisal completed for the parcel, which is attached for your reference. The total value of the parcel with the tennis courts is \$425,000. The Village presented this value to the HF Park District for consideration, and they agreed to sell the property to the Village for the proposed detention basin project. The HF Park District further committed to relocating the tennis courts to Highland Park in the southern end of the Heather Hill neighborhood.

The Village Attorney has prepared the attached ordinance and real estate purchase and sale agreement for your consideration. The agreement has also been reviewed by the HF Park District Attorney. Also attached for reference is the plat of survey for the parcel.

With the above information in mind, Staff is recommending that the Mayor and Board of Trustees approve the purchase of this parcel in the amount of \$425,000 for the Flossmoor Road Viaduct Drainage Improvements Project. The funding for the land acquisition for the basin will be accounted for in the 2021 Streets and Storm Sewer Improvement Fund.

ORDINANCE NO. _____

**AN ORDINANCE REQUESTING CONVEYANCE OF REAL ESTATE COMMONLY KNOWN AS 1439
LAWRENCE CRESCENT FROM THE HOMEWOOD FLOSSMOOR PARK DISTRICT TO THE VILLAGE
OF FLOSSMOOR, COOK COUNTY, ILLINOIS**

PREAMBLES

- A. The Village of Flossmoor ("Village") is an Illinois municipality operating pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1 et seq. ("Municipal Code") and other applicable law.
- B. The Homewood Flossmoor Park District is an Illinois unit of government operating pursuant to the Illinois Park District Code, 70 ILCS 1205/1-1 et seq. (the "Park District Code") and other applicable law.
- C. The Park District is the owner in fee simple of that certain one-acre parcel of real property commonly known as 1439 Lawrence Crescent, Flossmoor, Illinois 60422, legally described and depicted in **Exhibit A** (the "Park District Parcel").
- D. The Local Government Property Transfer Act, 50 ILCS 605/1, et seq. ("Transfer Act") authorizes any municipality (defined therein to include Illinois cities, villages, and park districts) to transfer real estate to another municipality that has determined and declared the real estate to be necessary or convenient for it to use, occupy, or improve for any public purpose, upon the passage by the vote of 2/3 of the members of the legislative body of the transferor municipality then holding office and duly recorded in the office of the recorder in the county in which said real estate is located.
- E. In order to effectuate conveyance of the Park District Parcel pursuant to the Transfer Act, the Village and the Park District are prepared to enter into that certain Real Estate Purchase and Sale Agreement attached hereto as **Exhibit B** ("Purchase and Sale Agreement").
- F. Prior to conveying the Park District Parcel to the Village pursuant to the terms of the Transfer Act and the Purchase and Sale Agreement, the Village must first adopt an ordinance requesting that the Park District convey the Park District Parcel to it, and the Park District must thereafter adopt a resolution authorizing conveyance of the Park District Parcel to the Village, among other requirements.

NOW THEREFORE, BE IT AND IT IS HEREBY ORDAINED by the Board of Trustees of the Village of Flossmoor, Cook County, Illinois, as follows:

Section 1. Incorporation of Recitals and Exhibits. The recitals set forth above are hereby deemed findings of fact and are incorporated into this Ordinance as if they were fully set forth in this Section 1. All exhibits referenced in this Ordinance are hereby incorporated into this Ordinance by this reference.

Section 2. Village Board Findings and Determinations. The Board of Trustees of the Village of Flossmoor hereby finds, determines, and declares that it is necessary, convenient and in the public interest for the Village of Flossmoor to acquire the Park District Parcel from the Homewood Flossmoor Park District, subject to and in accordance with the terms and conditions of the Real Estate Purchase and Sale Agreement attached hereto as **Exhibit B**.

Section 3. Village Request for Conveyance. The Board of Trustees of the Village of Flossmoor hereby requests the Board of Park Commissioners of the Homewood Flossmoor Park District, Flossmoor, Illinois take any and all actions necessary and appropriate to transfer and convey the Park District Parcel to the Village of Flossmoor, Illinois, by good, sufficient, and recordable deed, and deliver all other customary seller's documents of conveyance, subject to the terms, conditions and contingencies contained in, and in strict accordance with, the Purchase and Sale Agreement and the Transfer Act.

Section 4. Village Approval of Real Estate Purchase and Sale Agreement and Delivery to Park District. The Board of Trustees of the Village of Flossmoor hereby approves the Real Estate Purchase and Sale Agreement attached hereto as **Exhibit B** and authorizes and directs the Mayor and Village Clerk to execute said Purchase and Sale Agreement and for the Village Clerk to deliver an executed copy of same to the Homewood Flossmoor Park District Park Board Secretary.

Section 5. Further Action and Direction. The Village The Board of Trustees further directs the Mayor, Village Clerk, and all other necessary and proper Village staff and legal counsel for the Village to prepare, execute and deliver such documentation as may be required, and to take any and all actions necessary and appropriate to effectuate the conveyance of the Park District Parcel to the Village of Flossmoor, by good, sufficient, and recordable instruments of conveyance in accordance with the terms, provisions and conditions of the Purchase and Sale Agreement.

Section 6. Repealer. Any other policy, motion, resolution, or ordinance of the Village that conflicts with any of the provisions of this Ordinance shall be and are hereby repealed to the extent of such conflict.

Section 7. Effective Date. This Ordinance shall be in full force and effect upon its passage and approval by the Village Board of Trustees of the Village of Flossmoor, Cook County, Illinois.

PASSED THIS ____ day of _____, 2024.

AYES: _____

NOES: _____

ABSENT: _____

ABSTAINED: _____

PASSED: _____

APPROVED: _____

PUBLISHED: _____

APPROVED:

Mayor

ATTEST:

Village Clerk

EXHIBIT A
SUBJECT PROPERTY LEGAL DESCRIPTION

That part of Outlot "D" of Heather Hill 1st Addition, being Raymond L. Lutgert's Sub'n of that part of Section 12, Township 35 North, Range 13, East of the 3rd P.M., according to the Plat thereof recorded the 5th day of March, A.D., 1964, as Document #19064933, in Cook County, Illinois, described as follows:

Beginning at the S' Westerly corner of Lot 10, Block 7 of Heather Hill 1st Addn.; thence S' Easterly along the S' Westerly line of Lot 10, 203.26 feet to the S' Easterly corner of said Lot 10; thence S' Westerly along the Westerly Right-of-way line of the Illinois Central Railroad, 179.22 feet to a point; thence N' Westerly along a straight line, 298.93 feet to the point of intersection with the Southerly Right-of-way line of Lawrence Crescent, said point being 187.91 feet S' Westerly of the S' Westerly corner of said Lot 10 (as measured along the Southerly R.O.W. line of Lawrence Crescent); thence N'easterly along the Southerly R.O.W. line of Lawrence Crescent to the point of beginning.

EXHIBIT B**REAL ESTATE PURCHASE AND SALE AGREEMENT**

This Agreement (“Agreement”) is hereby made this _____ day of _____, 2024 (“Effective Date”), by and between Homewood Flossmoor Park District (“Seller”), and Village of Flossmoor (“Buyer”). Buyer and the Seller are hereinafter sometimes individually referred to as a “Party” and collectively referred to as the “Parties”.

RECITALS

- A. Seller is an Illinois park district organized and operating pursuant to the Illinois Park District Code, 70 ILCS 1205/1-1 et seq.
- B. Buyer is an Illinois non-home rule municipality created and operating pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1 et seq.
- C. Seller is owner of record of an approximately one (1) acre parcel of real property commonly known as 1439 Lawrence Crescent, Flossmoor, Illinois 60422, legally described in **Exhibit A** (the “Subject Property”).
- D. Buyer wishes to acquire the Subject Property from Seller and Seller desires to convey the Subject Property to the Buyer.
- E. The Local Government Property Transfer Act, 50 ILCS 605/1, et seq. (“Transfer Act”) authorizes any municipality (defined therein to include Illinois villages and park districts) to transfer real estate to another municipality that has determined and declared the real estate to be necessary or convenient for it to use, occupy, or improve for any public purpose, upon the passage by the vote of 2/3 of the members of the legislative body of the transferor municipality then holding office, and duly recorded in the office of the recorder in the county in which said real estate is located.
- F. Article VII, Section 10 of the 1970 Illinois Constitution authorizes units of local government such as municipalities and park districts to contract or otherwise associate among themselves in any manner not prohibited by law or by ordinance.
- G. Section 3 of the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/3 provides that any powers, privileges or authority exercised, or which may be exercised by a unit of local government may be exercised and enjoyed jointly with any other unit of local government where not prohibited by law.
- H. Section 5 of the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/5 further provides that any one or more units of local government may contract to perform any governmental service, activity or undertaking which any unit of local government entering into the contract is authorized by law to perform, provided that such contract shall be authorized by the governing body of each Party to the contract.
- I. To effectuate conveyance of the Subject Property pursuant to the Transfer Act, the Buyer and Seller are prepared to enter into this Purchase and Sale Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, it is hereby agreed as follows::

SECTION ONE. RECITALS. The foregoing recitals are fully incorporated into this Agreement. All exhibits referenced in this Agreement are hereby incorporated into this Agreement and made a part thereof.

SECTION TWO. CONVEYANCE OF REAL ESTATE.

- A. **CONVEYANCE.** Park District hereby agrees to sell and convey to Buyer and Buyer hereby agrees to purchase from Park District, subject to and pursuant to the provisions of this Agreement, fee simple title in and to the Subject Property together with all easements, alleys, rights, privileges, tenements, hereditaments uses and interests appurtenant to the Property (collectively the “Appurtenances”).
- B. **PURCHASE PRICE.** The purchase price for the Property shall be an amount equal to the sum of Four Hundred Twenty Five Dollars and no cents (\$425,000.00) (“Purchase Price”) plus or minus prorations as set forth in this Agreement.
- C. **POSSESSION.** Possession of the Property shall be delivered to Buyer on the Closing Date.
- D. **TITLE INSURANCE.** Buyer has obtained, at its sole cost and expense, an owner’s title insurance commitment number JT-23-2886 dated September 22, 2023 (the “Commitment”) from the Fidelity National Title Insurance Company (“Title Company”) in the amount of the Purchase Price, covering title to the Property and all improvements. In the event the Commitment reflects encumbrances (except for encumbrances of a definite or ascertainable amount that Seller covenants and agrees will be removed at or prior to closing by payment from sales proceeds), or other conditions not acceptable to Buyer in its discretion (“Defects”), and Buyer so notifies Seller in writing of any Defects within fourteen (14) days after the Effective Date, Seller shall have thirty (30) days from the date of Buyer’s written notice to Seller of such Defects within which to cure the Defects. If Seller fails to remove or obtain a title endorsement over the Defects, then Buyer may accept the Defects or Buyer may terminate this Agreement by written notice to Seller in which case the Parties shall be released from further obligation and liability hereunder. If Buyer does not notify Seller of any Defects within fourteen (14) days from the Effective Date, the Commitment shall be considered acceptable to Buyer and Buyer shall take title subject to the encumbrances and conditions contained therein. Buyer shall be solely responsible to pay the cost of the Commitment and all related charges.
- E. **SURVEY.** Buyer has obtained, at its sole cost and expense, a plat of survey for the Subject Property from Baxter & Woodman dated September 8, 2023. In the event the Survey shall reflect any matters not acceptable to Buyer in its discretion (“Survey Defects”), and Buyer so notifies Seller in writing of any Defects within fourteen (14) days after the Effective Date, Seller shall have thirty (30) days from the date of Buyer’s written notice to Seller of such Survey Defects within which to cure the Survey Defects. If Seller fails to cure the Survey Defects to Buyer’s satisfaction, then Buyer may accept the Survey Defects or Buyer may terminate this Agreement by written notice to Seller and the Parties shall be released from further obligation and liability hereunder. If Buyer does not notify Seller of any Defects within fourteen (14) days from the Effective Date, the Survey shall be considered acceptable to Buyer and Buyer shall take title subject to any encumbrances and conditions contained therein. Buyer shall be solely responsible to pay the cost of the Survey and all related charges.
- F. **DUE DILIGENCE AND CONTINGENCIES.** Buyer shall have the right to independently investigate all aspects of the Property for a period of fourteen (14) days following the Effective Date (the “Due Diligence Period”). If at any time during the Due Diligence Period, Buyer is not

satisfied with its due diligence, Buyer may terminate this Agreement by written notice to Seller in which case the Parties shall be released from further obligation and liability hereunder. Before Buyer performs any subsurface investigation of any kind on the Subject Property, the Parties shall enter into a temporary access and indemnification agreement ("Temporary Access Agreement"). The Temporary Access Agreement will provide Buyer with access to perform subsurface due diligence on the Subject Property for a specified period of time, terminating not later than the last day of the Due Diligence Period. The Access Agreement shall require Buyer to indemnify Seller for any and all losses, causes, damages, injuries, and expenses arising from Buyer's due diligence activities and provide insurance on mutually agreed terms.

G. **BUYER'S AND SELLER'S WARRANTIES AND REPRESENTATIONS:** To induce the other Party to execute, deliver and perform this Agreement, Seller and Buyer each make certain representations and warranties to the other Party as follows:

1. Seller is an Illinois unit of local government, duly organized, validly existing and in good standing under the laws of the State of Illinois.
2. Seller has full right, power and authority to enter into this Agreement and to perform its obligations hereunder without the necessity of obtaining consent from any other person or entity.
3. Buyer is an Illinois municipal corporation, duly organized, validly existing and in good standing under the laws of the State of Illinois.
4. Buyer has full right, power and authority to enter into this Agreement and to perform its obligations hereunder without the necessity of obtaining consent from any other person or entity.
5. All bills and invoices for labor and material of any kind contracted for or incurred by Seller relating to the Subject Property have been paid in full, (provided that 150% of any disputed bills, invoices or amounts may be escrowed at Closing, with said escrowed funds to be released upon receipt of final waivers of lien and/or waivers of claim from the materialmen, laborers or other service or material providers claiming payment), and there are no mechanic's liens or other claims outstanding or available to any party in connection with the Subject Property, except such liens or other claims as may arise as a result of any act of Buyer.
6. There is no action, suit, proceeding or governmental or administrative investigation pending or, to the best of the knowledge of Seller, threatened against Seller which might, severally or in the aggregate, materially and adversely affect the Subject Property. There is no threatened litigation, condemnation or special assessment affecting the Subject Property;
7. The Property will at the time of Closing be in substantially the same condition as on the Effective Date, normal wear and tear, and any change in condition arising from the actions or omissions of Buyer excepted.
8. The execution and delivery of this Agreement by Seller and the consummation of the transaction contemplated herein have been duly authorized by Seller and (i) neither the execution and delivery of this Agreement nor the consummation of the transaction contemplated herein will violate any ordinance of Seller's Board of Park

Commissioners; and (ii) the individuals signing this Agreement and all other documents executed or to be executed pursuant hereto on behalf of Seller are duly authorized to sign the same on Seller's behalf and to bind Seller thereto.

9. The execution and delivery of this Agreement by Buyer and the consummation of the transaction contemplated herein have been duly authorized by Buyer's Board of Trustees, and (i) neither the execution and delivery of this Agreement nor the consummation of the transaction contemplated herein will violate any ordinance of Buyer's Board of Trustees; and (ii) the individuals signing this Agreement and all other documents executed or to be executed pursuant hereto on behalf of Buyer are duly authorized to sign the same on Buyer's behalf and to bind Buyer thereto.
10. Other than Buyer's rights, there are no options or rights in any party to purchase, or acquire any ownership interest in the Property, and the Property is not subject to any executory contracts of sale, rights of first refusal, options or lease.

H. CLOSING.

1. Closing Date: Subject to each Party's right to terminate hereunder, Closing or escrow payout shall be completed not later than thirty (30) days after expiration of the Due Diligence period established in Section 2F of this Agreement.
2. Conditions: The obligations of the Parties under this Agreement shall be subject to satisfaction of the following conditions ("Conditions") at or prior to Closing, any of which may be waived by the Party to which the benefit of the Condition shall run. In the event that Closing does not occur due to any of the following Conditions not being met, either Party may (in its sole and absolute discretion) terminate this Agreement by written notice to the other Party.
 - a. Buyer's approval of an ordinance requesting conveyance of the Subject Property in accordance with the Transfer Act and approving this Agreement; delivery of said ordinance to Seller.
 - b. Seller's approval of a resolution authorizing conveyance of the Subject Property by a 2/3rds majority of the members of Seller's Board of Park Commissioners and approval of this Agreement; delivery of said resolution to Buyer.
 - c. The representations and warranties of each Party contained herein shall have been true and correct in all material respects as of the date hereof and shall be true and correct in all material respects as of Closing.
 - d. Buyer and Seller shall have each performed all terms and conditions required by this Agreement to be performed by them at or prior to Closing.

- e. Seller's execution and delivery at closing of closing documents legally adequate to vest in Buyer all of Seller's right, title and interest in and to the Subject Property free and clear of all liens, claims and encumbrances except those described on the Survey, Title Commitment, environmental assessment, or as otherwise discovered and accepted by Buyer.
 - f. No facts have come to the attention of either Party or their respective counsel which would lead said Party to believe that any representation or warranty made by said Party in this Agreement is incorrect, false or misleading or that, as of Closing, said Party has failed to perform any duty contained in this Agreement.
3. Closing Details: The Closing shall be held at a mutually acceptable office of the Title Company and in the absence of any agreement thereon at the offices of the Title Company in, or closest to the City of Naperville.
- g. Documents. Seller and Buyer shall deliver at Closing the following executed documents, in form and content acceptable to the Party to whose benefit such document runs:
 - i. Deed. A recordable Special Warranty Deed conveying good and marketable title to the Property from the Seller to Buyer, in the condition required by this Agreement subject only to the following (Permitted Exceptions).
 - a. General real estate taxes not yet due and payable as of the closing date.
 - b. Special assessments not yet due and payable as of the date of closing; building and building line restrictions, conditions and covenants of record, zoning laws and ordinances.
 - c. All exceptions to title, survey defects, and property conditions approved by Buyer in accordance with Section 2 of this Agreement.
 - ii. Title Insurance Policy. ALTA Owner's Policy of Title Insurance in the amount described in Section 2 above, dated as of the date of Closing, insuring that title is vested in Buyer, including coverage in the amount specified in Section 2. The cost of such Policy shall be borne by the Buyer.
 - iii. Affidavits. Affidavit(s) stating that: (1) except as disclosed to Buyer in writing, there are no unrecorded or oral leases or agreements affecting the Subject Property; (2) Seller is not a foreign person or entity, and (3) such other affidavits as Buyer or the Title Company may reasonably require, including, but not limited to, an ALTA Statement and Affidavit of Title.
 - iv. Closing Statement. Four (4) signed copies of a closing statement.

- v. Authority. Such evidence or documents as may be reasonably required by Buyer, or the Title Company evidencing the status and capacity of Seller and Buyer and the authority of the person or persons who are executing the various documents on behalf of Seller and Buyer in connection with the purchase and sale of the Property.
- vi. Governmental Undertaking. Buyer agrees to provide full disclosure in accordance with 50 ILCS 105/3.1 and thereby agrees to complete and execute the Disclosure of Ownership Affidavit, a copy of which is attached hereto and incorporated herein as **Exhibit B**.
- vii. Other Documents. Such other documents required by this Agreement and/or which Buyer, governmental law, regulation, or the Title Company may reasonably require.
- h. Payment. Buyer shall pay the Purchase Price set forth in Section 2B hereof (plus or minus prorations) to Seller at Closing.
- i. Real Estate Taxes. Seller represents and warrants that the Subject Property is exempt from general and special real estate taxes. In the event that any taxing authority imposes any general or special real estate taxes, leasehold taxes or other taxes impacting the Property, such taxes shall be the sole responsibility of the Seller for the relevant tax period through the date of the Closing. Any general or special real estate taxes billed in the period prior to Closing but not due and owing until after Closing shall be paid by the Buyer, after proration as of the date of Closing based on 105% of the most recently ascertainable tax bill.
- j. Transfer Taxes. The Parties anticipate this transaction will be exempt from any transfer taxes or sales taxes. Any transfer tax or sales tax, including tax(es) on the Deed, shall be paid by the respective Parties pursuant to applicable state, county, and local law/custom.
- k. Recording Fees. Buyer shall pay the cost to record the Deed. Recording any documents needed to clear title shall be at Seller's expense.
- l. Brokers. Each party hereto represents to the other party that no broker was involved in this transaction or is due a commission, fee or charge with respect to the transaction contemplated hereby. Each party shall indemnify and hold the other party harmless from all damages, judgments, liabilities and expenses (including reasonable attorneys' fees) arising from any claims or demands of any broker, agent or finder with whom the indemnifying party is claimed to have dealt with for any commission or fee alleged to be due in connection with this Agreement. The representations and indemnities contained in this Sub-section shall survive Closing.
- m. Escrow Fees. Any escrow and/or closing fees charged by the Title Company shall be divided equally between Seller and Buyer and paid at Closing including, without limitation, any "New York Style" closing fees if either Party elects to have a New York Style closing. In the event of such election, the Parties agree to sign and deliver GAP undertakings in the form customarily required by the Title Company.

- I. **POSSESSION.** Seller shall deliver possession of the Subject Property at Closing.
- J. **AS-IS, WHERE-IS.** BUYER SHALL ACCEPT THE PROPERTY IN AN "AS-IS" AND "WHERE-IS" CONDITION AS OF THE CLOSING, AND BUYER AGREES THAT EXCEPT AS OTHERWISE EXPRESSLY SET FORTH IN SECTION 2G HEREOF, SELLER HAS NOT AND DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, EXPRESS OR IMPLIED, TO BUYER REGARDING THE PROPERTY, THE CONDITION OF THE PROPERTY OR THE FITNESS OF THE PROPERTY FOR ANY INTENDED OR PARTICULAR USE, ANY AND ALL SUCH REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, BEING HEREBY EXPRESSLY WAIVED BY BUYER AND DISCLAIMED BY SELLER. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, EXCEPT AS OTHERWISE SET FORTH IN SECTION 2G HEREOF, NO REPRESENTATION, WARRANTY, UNDERTAKING, AGREEMENT OR PROMISE, WHETHER EXPRESS OR IMPLIED OR OTHERWISE, HAS BEEN MADE BY SELLER TO BUYER WITH RESPECT TO THE SUBJECT PROPERTY, INCLUDING BUT NOT LIMITED TO, THE SIZE, USE OR TYPE OF LAND, ANY FINANCIAL INFORMATION PERTAINING TO THE OWNERSHIP OR OPERATION OF THE SUBJECT PROPERTY OR ANY OTHER MATTER. BUYER REPRESENTS AND WARRANTS TO SELLER THAT EXCEPT AS OTHERWISE EXPRESSLY SET FORTH IN SECTION 2G HEREOF, BUYER HAS NOT BEEN INDUCED TO EXECUTE THIS CONTRACT BY ANY ACT, STATEMENT OR REPRESENTATION OF SELLER OR ITS AGENTS, EMPLOYEES, OFFICIALS OR REPRESENTATIVES. BUYER WAIVES ANY CLAIM THAT MAY EXIST FOR PATENT AND/OR LATENT DEFECTS.
- K. **DEFAULT, REMEDIES.** In the event Buyer defaults under the terms and conditions of this Agreement and Seller is not in default hereunder, Buyer shall have thirty (30) days after receipt of written notice of default from Seller to cure the default, provided that in the event Buyer has, within said initial thirty (30) day period, commenced to cure the default identified in the notice of default, Buyer shall have such additional time as may be reasonably necessary to cure the default. In the event the default has not been cured within the prescribed period of time, Seller shall be entitled to terminate this Agreement, as Seller's sole and exclusive remedy.

In the event Seller defaults under the terms and conditions of this Agreement and Buyer is not in default of this Agreement, Buyer shall deliver a written notice to Seller stating the default of Seller and the action required by Seller to cure such default. Said notice shall provide that if said identified default is not cured to Buyer's reasonable satisfaction within thirty (30) days after Seller's receipt of such notice (and the date of Closing shall be delayed, if necessary, until satisfaction), then Buyer may either (a) terminate this Agreement by written notice to Seller and thereupon Buyer may seek specific performance as its sole and exclusive remedy, it being agreed to by and between the Parties that legal remedies are insufficient to make Buyer whole in the event of Seller's default.

SECTION THREE. MUTUAL COOPERATION.

- A. General Obligation. Buyer and Seller shall each take all actions reasonably necessary and appropriate to carry out the provisions of this Agreement and to aid and assist the other Party in carrying out the terms and objectives of this Agreement, including, without limitation, the giving of such notices, the holding of such public meetings, and the pursuit of such government

approvals as may be necessary to enable Buyer's and Seller's compliance with the terms and provisions of this Agreement and as may be necessary to give effect to the terms and objectives of this Agreement and the intentions of the Parties as reflected by said terms.

SECTION FOUR. GENERAL PROVISIONS.

- A. **Notices.** All notices required or permitted to be given under this Agreement must be given by: (i) personal delivery; (ii) deposit in the United States mail, enclosed in a sealed envelope with first class postage thereon; or (iii) deposit with a nationally recognized overnight delivery service, addressed as stated in this Section 4. The address of any Party may be changed by written notice to the other Party. Any mailed notice will be deemed to have been given and received within three days after the same has been mailed and any notice given by overnight courier will be deemed to have been given and received upon receipt. Notices and communications to the Parties must be addressed to, and delivered to, the following addresses:

If to Buyer:	Village Clerk Village of Flossmoor 2800 Flossmoor Road Flossmoor, Illinois 60422 Tel: 708) 798-2300 Email:
With a copy to:	Kathleen Field Orr Ottosen, DiNolfo, Hasenbalg & Castaldo, Ltd. 1804 N. Naper Boulevard Naperville, Illinois 60563 Tel: (312) 382-2113 Email: kfo@ottosenlaw.com
If to District:	Mr. Doug Boehm Executive Director Homewood Flossmoor Park District 3301 Flossmoor Road Flossmoor, Illinois 60422 Tel: (708) 957-0300 Email: dboehm@hfparks.com
With a copy to:	Mr. Steven B. Adams Robbins Schwartz 55 W. Monroe St., Suite 800 Chicago, Illinois 60603-5144 Tel: (312) 332-7760 Email: sadams@robbins-schwartz.com

- B. **Amendment.** No amendment or modification to this Agreement will be effective until it is reduced to writing and approved and executed by all Parties to this Agreement in accordance with all applicable statutory procedures.
- C. **Non-Waiver.** Except as otherwise provided herein, no term or condition of this Agreement will be deemed to have been waived unless such waiver is expressed in writing, and the waiver of any condition or the breach of any terms will not be a waiver of any subsequent breach of the same or any other term or condition. The failure of either Party at any time to exercise any right granted to such Party shall not be deemed or construed to be a waiver of, or void or affect either Party's right to enforce that right or any other right in the future.
- D. **No Waiver of Tort Immunity.** Nothing contained in this Agreement shall constitute a waiver by the Seller or Buyer of any right, privilege or defense which it has under statutory or common law, included but not limited to the Illinois Local Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101 *et seq.*
- E. **Severability.** The invalidity of any section, paragraph or subparagraph of this Agreement shall not impair the validity of any other section, paragraph or subparagraph. If any provision of this Agreement is determined to be unenforceable, such provision shall be deemed severable and the Agreement may be enforced with such provision severed or as modified by such court.
- F. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties and incorporates and supersedes any and all prior written and oral agreements, negotiations and understandings between the Parties.
- G. **No Third Party Beneficiaries.** This Agreement is entered into solely for the benefit of the contracting parties, and nothing in this Agreement is intended, either expressly or impliedly, to provide any right or benefit of any kind whatsoever to any person and/or entity who is not a party to this Agreement or to acknowledge, establish or impose any legal duty to any third party.
- H. **Captions and Paragraph Headings.** Captions and paragraph headings are for convenience only and are not a part of this Agreement and shall not be used in construing it.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties hereto have caused this instrument to be executed on the date first above written.

SELLER:

BUYER:

HOMEWOOD FLOSSMOOR PARK DISTRICT

VILLAGE OF FLOSSMOOR, ILLINOIS

By: _____
 President,
 Board of Park Commissioners
 Homewood Flossmoor Park District

By: _____
 Village Mayor
 Village of Flossmoor, Illinois

ATTEST:

ATTEST:

By: _____
 Board Secretary

By: _____
 Village Clerk

BUYER AND SELLER ACKNOWLEDGEMENTS

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for Cook County, Illinois, do hereby certify that _____ and _____, both personally known to me to be the same persons whose names are subscribed to the foregoing Agreement, each appeared before me this day in person and acknowledged that, as Village President and Village Clerk they signed and delivered this Agreement, pursuant to the authority granted to them by the corporate authorities of the Village of Flossmoor, Illinois, as their free and voluntary act for the uses and purposes set forth in the Agreement.

Given under my hand and official seal this ____ day of _____ 20__.

Notary Public

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____ and _____, personally known to me to be the same persons whose names are subscribed to the foregoing Agreement, each appeared before me this day in person and acknowledged that, as Park Board President and Park Board Secretary they signed and delivered this Agreement, pursuant to the authority granted to them by the corporate authorities of the Homewood Flossmoor Park District, Flossmoor, Illinois, as their free and voluntary act for the uses and purposes set forth in the Agreement.

Given under my hand and official seal this ____ day of _____ 20__.

Notary Public

EXHIBIT A
SUBJECT PROPERTY LEGAL DESCRIPTION

That part of Outlot "D" of Heather Hill 1st Addition, being Raymond L. Lutgert's Sub'n of that part of Section 12, Township 35 North, Range 13, East of the 3rd P.M., according to the Plat thereof recorded the 5th day of March, A.D., 1964, as Document #19064933, in Cook County, Illinois, described as follows:

Beginning at the S' Westerly corner of Lot 10, Block 7 of Heather Hill 1st Addn.; thence S' Easterly along the S' Westerly line of Lot 10, 203.26 feet to the S' Easterly corner of said Lot 10; thence S' Westerly along the Westerly Right-of-way line of the Illinois Central Railroad, 179.22 feet to a point; thence N' Westerly along a straight line, 298.93 feet to the point of intersection with the Southerly Right-of-way line of Lawrence Crescent, said point being 187.91 feet S' Westerly of the S' Westerly corner of said Lot 10 (as measured along the Southerly R.O.W. line of Lawrence Crescent); thence N'easterly along the Southerly R.O.W. line of Lawrence Crescent to the point of beginning.

EXHIBIT B
[50 ILCS 105/3.1 Governmental Undertaking]

Attachment: 111623 - Updated REAL ESTATE SALE AND PURCHASE AGREEMENT -- HFPD SALE TO VILL OF FLOSSMOOR - Clean final 4868-

Village Clerk Certification

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Flossmoor, Cook County, Illinois, and as such I am the keeper of the records and files of the Board of Trustees of said Village.

I further certify that the foregoing is a full, true, and complete copy of an

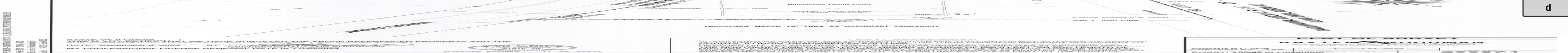
**ORDINANCE REQUESTING CONVEYANCE OF REAL ESTATE
COMMONLY KNOWN AS 1439 LAWRENCE CRESCENT, FLOSSMOOR, ILLINOIS
FROM THE HOMEWOOD FLOSSMOOR PARK DISTRICT TO THE
VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS**

adopted at a duly called Regular Meeting of the Village Board of Trustees of the Village of Flossmoor, held at Flossmoor, Illinois, at 7:30 p.m., the _____ day of _____, 2024.

I do further certify that the deliberations of the Board of Trustees on the adoption of said Ordinance were conducted openly, that the vote on the adoption of said Ordinance was taken openly, that said meeting was called and held at a specified time and place convenient to the public, that notice of said meeting was duly given to all news media requesting such notice, that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and with the provisions of the Illinois Municipal Code, as amended, and that the Board of Trustees has complied with all the provisions of said Act and said Code and with all the procedural rules of the Board.

IN WITNESS WHEREOF I hereunto affix my official signature at Flossmoor, Illinois, this _____ day of _____, 2024.

Village Clerk
Village of Flossmoor
Cook County, Illinois



The Gorman Group, Ltd.

Real Estate Research and Analysis

708.799.4200

1200 W. 175th Street
East Hazel Crest, IL 60429
www.gormangrp.com
info@gormangrp.com

July 13, 2023

John S Brunke, PE, CFM
Public Works Director
Village of Flossmoor
Flossmoor, IL

Re: 1439 Lawrence Crescent
Flossmoor, IL 60422
31-12-215-017-0000

Dear Mr. Brunke:

At your request, The Gorman Group has prepared an appraisal, presented in a restricted appraisal report format for the above-captioned property.

The objective of this analysis is to provide an independent and supportable basis to determine the market value for the subject property for internal business decisions. No other users or use is intended or should be inferred.

This appraisal is presented in restricted format and has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP") of The Appraisal Foundation, and with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute. As such, it does not present discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of the discussion contained in this report is specific to the needs of the client and for the intended use stated herein. The appraiser is not responsible for unauthorized use of this report, IT IS INTENDED ONLY FOR THE USE OF THE CLIENT; others may not understand it.

The real property interest appraised is the fee simple estate, unencumbered.

Attachment: Lawrence Crescent Flossmoor - Restricted Report (1439 Lawrence Cr Purchase - Ordinance)

Type of Value and Definition of Value

Public Interest Value – Historically, public interest value has been used as a general term covering a family of value concepts that relate the highest and best use of a property with noneconomic uses. (Other terms for similar concepts include natural value, intrinsic value, aesthetic value, scenic value and preservation value.) The analysis of public interest value tends to be driven social, political and public policy goals rather than economic principles.¹

Timeline

The effective date of the appraisal is July 10, 2023. The property was inspected on July 10, 2023. Property History....there are no records of these properties having been sold or offered for sale within the past three years.

Methodology

We considered the three traditional valuation approaches: cost, sales comparison, and income. In the case of the subject property and estimating the Public Use Value, we concluded that the appropriate methodology is to utilize a reproduction cost estimate.

Scope of Work

Information necessary to complete this assignment has been obtained from an inspection of the property, the local multiple listing service, public tax records and proprietary information either owned by the Gorman Group Ltd., or purchased from outside sources.

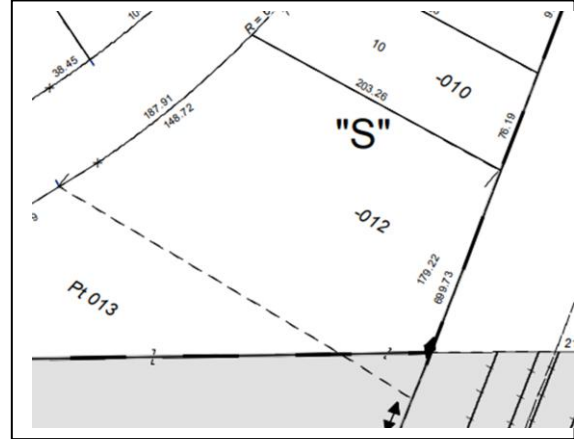
Search parameters such as dates of sales, locations, sizes, types of properties and distances from the subject started with relatively narrow constraints and were expanded until we either retrieved data sufficient (in our opinion) to estimate market value, or until we believed that we had reasonably exhausted the available pool of data. At our discretion some data was used without personal verification if, in our opinion, the data appeared to be correct. In addition, we considered any appropriate listings or properties found through observation during the appraiser's data collection process. Data found is contained within our files.

This appraisal employs no hypothetical conditions. This appraisal employs no extraordinary assumptions. Any use of hypothetical or extraordinary assumptions may change the results of our analysis.

¹ Appraisal Institute, the Appraisal of Real Estate, 14th ed. (Chicago, Appraisal Institute, 2013),

Brief Property Description

The properties are located on the east side of Lawrence Crescent. The site is slightly irregular with 148.72 feet of frontage and a total square footage of approximately 44,850 square feet (no survey was provided). The site is improved with two tennis courts.



Highest and Best Use

The highest and best use of the site is for continuation of the existing use, recreation.

Market Conditions

Prices in the area have been relatively stable. There are currently 17 homes for sale with an average list price of \$380,681.00 and an additional 22 homes under contract with average asking prices of \$330,650.00. In the previous 12 month 137 homes have been sold with a median price of \$320,000.00.

Valuation Conclusions

Based on our analysis, we have developed an opinion that the market value of the subject properties as of July 10, 2023, is \$425,000.00. The underlying land contributes about \$75,000.00 to the tennis facility,

Four Hundred Twenty-Five Thousand Dollars
\$425,000.00

Report Use

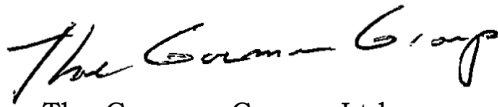
This report is intended to be used for internal decision-making purposes and it should not be used in connection with any other matter.

This report was prepared under the direction of Robert Gorman, MAI, MRICS, a Principal in The Gorman Group. To the best of our knowledge and belief, the statements of fact contained in this report are true and

correct. The Gorman Group has no present or contemplated future interest in property, or any other interest which might prevent us from performing an unbiased valuation.

It has been a pleasure to assist you on this assignment. If you have any questions concerning the analysis or if The Gorman Group can be of further assistance, please do not hesitate to call.

Respectfully submitted,



The Gorman Group, Ltd.

CERTIFICATE OF APPRAISAL

I certify that, to the best of my knowledge and belief:

1. This appraisal report has been prepared for the exclusive benefit of the client. It cannot be used or relied upon by any other party.
2. The statements of fact contained in this report are true and correct.
3. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
4. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
7. The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of:
USPAP - Uniform Standards of Professional Appraisal Practice, and
SPP-AI - Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute
9. The use of this report is subject to the requirements of the Appraisal Institute relating to its review by duly authorized representatives.
10. Robert C Gorman has made a personal inspection of the property that is the subject of this report.
11. No one provided significant professional assistance to the person(s) signing this report.
12. I do not authorize the out-of-context quoting from or partial reprinting of this appraisal report. Further, neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser nor the name of the firm with which he is connected, or any reference to the Appraisal Institute) shall be reproduced, published, or disseminated to the public through advertising media, public relations media, news media, or another public means of communication, without the prior written consent of the appraiser signing this report.
13. The Appraisal Institute conducts a continuing education program for its

designated members. As of the date of this report, Robert C Gorman has completed the requirements of the continuing education program of the Appraisal Institute.

14. I have performed no other services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

The Gorman Group Ltd., an Illinois Corporation

by:  _____

Robert C Gorman, MAI, MRICS

President

Illinois Certified General Appraiser

License Number 553.00002

Expires September 30, 2023

REAL PROPERTY APPRAISAL ASSUMPTIONS AND LIMITING CONDITIONS

“Report” means the appraisal or consulting report and conclusions stated therein, or a letter opinion, to which these Assumptions and Limiting Conditions are annexed.

“Subject properties” means the subject of the report.

“Appraiser(s)” means the employee(s) of The Gorman Group, Ltd. who prepared and signed the included certificate.

The report has been made subject to the following assumptions and limiting conditions:

Assumptions and Limiting Conditions

- It is assumed that the construction and use of the appraised property, if improved, complies with all public authorities having jurisdiction, including but not limited to the National Environmental Protection Act and any other applicable federal, state, municipal, and local environmental impact or energy laws or regulations.
- The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.
- It is assumed that the title to this property is good and marketable. No title search has been made, nor have we attempted to determine ownership of the property. The value opinion is given without regard to any questions of title, boundaries or encroachments. It is assumed that all assessments are paid. We assume the property to be free and clear of liens and encumbrances except as noted.
- The legal description, if included herein, should be verified by legal counsel before being relied upon or used in any conveyance or other document.
- We are not familiar with any engineering studies made to determine the bearing capacity of the land. Improvements in the area appear to be structurally sound. It is therefore assumed that soil and subsoil conditions are stable unless specifically outlined in this report.
- Any exhibits in the report are intended to assist the reader in visualizing the property and its surroundings. The drawings are not intended as surveys and

no responsibility is assumed for their cartographic accuracy. Drawings are not intended to be exact in size, scale or detail.

- Areas and dimensions of the property may or may not have been physically measured. If data is furnished by the principal or from plot plans or surveys furnished by the principal, or from public records, we assume it to be reasonably accurate. In the absence of current surveys, land and/or building areas may be based upon representations made by the owner's agents, the client, public records, or via scaling from aerial photographs. No attempt has been made to render an opinion or determine the status of easements that may exist. No responsibility is assumed for discrepancies which may become evident from a licensed survey of the property.
- Our value opinion involves only the real estate and all normal building equipment if any improvements are involved. No consideration was given to personal property, (or special equipment), unless stated.
- It is assumed that the property is subject to lawful, competent and informed ownership and management unless noted.
- Information in this report concerning market data was obtained from buyers, sellers, brokers, attorneys, trade publications or public records. To the extent possible, this information was examined for accuracy and is believed to be reliable. Dimensions, areas or data obtained from others is believed correct; however, no guarantee is made in that the appraiser did not personally measure same.
- Any information, in whatever form, furnished by others is believed to be reliable; however, no responsibility is assumed for accuracy.
- The physical condition of any improvements described herein was based on visual inspection only. Electrical, heating, cooling, plumbing, sewer and/or septic system, mechanical equipment and water supply were not specifically tested, but were assumed to be in good working order and adequate, unless otherwise specified. No liability is assumed for the soundness of structural members, since no engineering tests were made of same. The roof(s) of structures described herein are assumed to be in good repair unless otherwise noted. The existence of potentially hazardous material used in the construction or maintenance of the building, such as urea formaldehyde foam insulation and/or asbestos insulation, which may or may not be present on the property, has not been considered. In addition, no deposits of toxic wastes, unless specifically mentioned herein, have been considered. The appraiser is not qualified to detect such substances and suggests the client seek an expert opinion, if desired.

- It is specifically noted that the appraiser(s) have not conducted tests to determine the presence of, or absence of Radon. We are not qualified to detect the presence of Radon gas, which requires special tests and therefore must suggest that if the buyer is suspect as to the presence of Radon or any other potentially hazardous substances, he or she should take steps to have proper testing done by qualified firms who have the equipment and expertise to determine the presence of this substance in the property.
- If the client has any concern regarding the structural, mechanical or protective components of the improvements described herein, or the adequacy or quality of sewer, water, or other utilities, it is suggested that independent contractors or experts in these disciplines be retained by said client, before relying upon this appraisal.
- Separate allocations between land and improvements, if applicable, represent our judgment only under the existing utilization of the property. A re-evaluation should be made if the improvements are removed or substantially altered, and the land utilized for another purpose.
- All information and comments concerning the location, neighborhood trends, construction quality and costs, loss in value from whatever cause, condition, rents, or any other data for the property appraised herein, represent the estimates and opinions of the appraiser formed after an examination and study of the property.
- Any valuation analysis of an income stream has been predicated upon financing conditions as specified herein, which we have reason to believe are currently available for this property. Financing terms and conditions other than those indicated may alter the final value conclusions.
- Expenses shown in the Income Approach, if used, are estimates only, and are based on past operating history if available, and are stabilized as generally typical over a reasonable time period. If we were not provided any income or expense information, we have estimated them based upon our experience in the market.
- The appraiser is not required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been made previously thereto. If the appraiser(s) is subpoenaed pursuant to court order, the client will be required to compensate said appraiser(s) for his time at his regular hourly rates, plus expenses.
- All opinions, as to values stated, are presented as the appraiser's considered opinion based on the information set forth in the report and his experience. We assume no responsibility for changes in market conditions or for the inability of the client or any other party to achieve their desired results based

upon the appraised value. Further, some of the assumptions made can be subject to variation depending upon evolving events. We realize some assumptions may never occur and unanticipated events or circumstances may occur. Therefore, actual results achieved during the projection period may vary from those in our report.

- Appraisals made subject to satisfactory completion of construction, repairs, alterations, remodeling or rehabilitation, are contingent upon completion of such work in a timely manner using good quality materials and workmanship and in substantial conformity to plans or descriptions or attachments made hereto.
- It is agreed that the liability of the appraiser/consultant to the client is limited to the amount of the fee paid as liquidated damages. The appraiser/consultant responsibility/liability is limited to the client, and use of this appraisal by any other party is prohibited. Further, there is no accountability, obligation, or liability to any third party.
- A signatory of this appraisal is a State Licensed (Certified) appraiser. State and Federal Privacy Laws control the use and distribution of each appraisal report to protect any confidential information that might be contained therein. Therefore, except as herein provided, the party for whom this appraisal report was prepared may not distribute copies of this appraisal report. Nor shall selected portions of this appraisal report be given to third parties without prior written consent of the signatories of this appraisal report.
- Neither all nor any part of this appraisal report shall be disseminated without the prior written consent of the signatories of this appraisal report.
- Acceptance of and payment for the report constitutes acceptance of all the provisions contained herein.

Extraordinary Assumptions

An extraordinary assumption is defined as "an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal or economic characteristics of the subject property or about conditions external to the subject properties, such as market conditions or trends, or the integrity of data used in an analysis" (USPAP).

Hypothetical Conditions

A hypothetical condition is defined as "that which is contrary to what exists, but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject properties or about conditions external to the subject properties, such as market conditions or trends, or the integrity of data used in an analysis" (USPAP).

ADDENDA

Qualifications of Appraiser



The Gorman Group, Ltd.

Real Estate Research and Analysis

GORMANGROUP

Robert C Gorman, MAI
Amanda E. Wilson, MAI
Robert J Anton, Jr., MAI
Kimberly A Redelman CGA
Brian M Masterson, SRA, CGA

1200 W. 175th Street
E. Hazel Crest, IL 60429
(708) 799-4200
rcgorman@gormangrp.com
www.gormangrp.com

Professional Qualifications Robert C. Gorman, MAI

National

Appraisal Foundation, State Regulatory Advisory Board, 10-year past member

State of Illinois

State of Illinois Real Estate Appraiser Licensing Board, Former Chairman, Multiple Terms
Certified General Appraiser # 553.000002
Registered Real Estate Broker, State of Illinois

Other States

Indiana - Registered Real Estate Appraiser/Broker, Certified General Appraiser # CG 69201470
Wisconsin - Certified General Appraiser and Licensed Appraiser # 281
Michigan - State Certified General Appraiser # 1201003260
Florida - State Certified General Appraiser # RZ 263

Appraisal Institute

Member- MAI 6966
Legislative Committee (local), Chairman 1986 - 1995
Local Chapter, Director - 1991-1993
Government Relations (national) 1990 - 1994
Legislative Task Force (national) 1986 - 1990

Royal Institution of Chartered Surveyors

Member- MRICS 1294941

Associations/Organizations

National Golf Foundation
Illinois Association of Certified Real Estate Appraisers, Director
Illinois Association of Real Estate Educators, Founding Member
Illinois Association of Realtors, Chairman
Indiana Association of Realtors

Professional Education

Robert Gorman has met all of the continuing education requirements for the states in which he is licensed.

Classifications of Real Estate Appraised (Partial List)

Golf Courses	Partial Interests
Car Washes (contemporary)	Restaurants
Office Buildings	Commercial Buildings
Manufacturing Facilities	Medical Centers

Warehouses
Mobile Home Parks
Industrial Condominiums
Easements
Adult Congregate Living Facilities
Vacant Land

Office Condominiums
Subdivisions
Shopping Centers
Historic Properties
Service Stations
Financial Institutions

Special or Interesting Projects

Airport Lands – Solar Array, ME
Roaring Fork Golf Course, CO
Hazardous Waste Treatment Facilities - Siting Study
Lake Calumet Airport - Neighborhood Analysis
Crescent Dune - Michigan City, IN
Globally Rare Land, MI
Ronald Reagan's Childhood Home, IL
Car Museum, LaPorte, IN
Car Washes, Coon Rapids, WI
Private Airport, Hinckley, MN

Airport FBO, NM
Wastewater Treatment Facility, SD
“Sin Strip” - Calumet City, IL
Frankfort Airport, IL
Ringling Hotel, Sarasota, FL (historic)
50,000 SF Restaurant, IL
Wright/Dunbar Museum, Dayton, OH
Potomac Airport, Berkley Springs
(included an island), WV
Olympia Fields County Club, IL

Clients (Partial List)

U.S. Army Corps of Engineers
U. S. Dept. of Interior
U.S. National Park Service
U.S. Dept. of Commerce
State of Illinois – General Assembly
Southern Illinois Airport Authority
Amtrak
The Nature Conservancy
Izaak Walton League
Habitat for Humanity

State of Illinois – Central Management
Federal Deposit Insurance Corp. (FDIC)
Small Business Administration (SBA)
Office of Special Trustee for American
Indians/Department of Interior
Resolution Trust Corporation (RTC)
University of San Francisco
Calumet River Basin Authority
Shirley Heinze Foundation
Homewood-Flossmoor Park District

Forest County Potawatomi Community
Northern Illinois Gas Company
NIPSCO
U. S. Silica
Times-Mirror Corporation
Safety-Kleen Corporation
SPSS, Inc.
Patrick Engineering

South Shore Hospital
State Farm Insurance
Humana
Acme Steel Company
Kane, McKenna & Associates
Hollywood Casino
Heller Financial
Ingalls Hospital

City of Gary
Village of Tinley Park
Village of Frankfort
Village of Libertyville
Village of Dolton
Village of Oak Park
City of Calumet City
Village of Glenwood
Village of Berwyn
City of Benton Harbor, MI

City of Aurora
Village of Oak Lawn
Village of Homewood
Village of Richton Park
Village of Riverdale
Village of Midlothian
City of Blue Island
City of Harvey
Village of Homewood
City of Elgin

Qualifications of
Robert C. Gorman, MAI

City of Oak Forest
Thornton Township
School District 154, Thornton
School District 122, Oak Lawn
School District 140, Tinley Park
CUSD 220, Oregon IL
School District 157 C, Frankfort, IL
School District 92, Lockport, IL

Village of Matteson
Prairie State College
School District 149, Calumet City
South Suburban College
School District 33C, Homer Twn, IL
School District 161, Frankfort, IL
School District 151, South Holland

Royal Bank of Scotland
Northern Trust
Charter One
Bank of America
BankFinancial
First Financial Bank
Pinnacle Bank
CNB Bank & Trust
First Personal Bank
Centrue Bank
LincolnWay Community Bank
Marquette Bank
First Bank of Manhattan

Citicorp
The Private Bank
National City Bank
First Midwest Bank
Harris Bank
Centier Bank
First Bank of Manhattan
First Trust Bank
First Community Bank & Trust
Merchants & Manufacturers Bank
LaSalle State Bank

Other clients include Attorneys, Developers and Corporations

Books

Fundamentals of Real Estate Appraisal, Technical Editor

Instructor (former)

Real Estate Appraisal
Real Estate Sales and Brokerage
Advanced Principles of Real Estate

Real Estate Contracts and Conveyances
Basic Real Estate Transactions

Expert Witness

Circuit Court of Cook County, Chancery Division
U.S. District Court, Northern District of Indiana
U.S. District Court for the Northern District of Illinois, Eastern Division
U.S. Bankruptcy Court Northern Illinois District of Illinois, Eastern Division

The Appraisal Institute conducts a voluntary program of continuing education of its designated members. Robert C. Gorman has completed the continuing education program.

More information about Robert C. Gorman can be found on the corporate website
www.GormanGrp.com



Approval of the Minutes of the Regular Meeting Held on April 1, 2024

The Minutes will be made available to the Public on the Village website, www.flossmoor.org following their adoption at a scheduled meeting.



Approval of the Minutes of the Special Meeting Held on April 9, 2024

The Minutes will be made available to the Public on the Village website, www.flossmoor.org following their adoption at a scheduled meeting.

VILLAGE OF FLOSSMOOR
4/15/2024
CLAIMS LIST SUMMARY

HAND CHECKS	\$888.13
INVOICES	<u>\$398,787.46</u>
TOTAL	<u><u>\$399,675.59</u></u>

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 04/16/24

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
ABC PLUMBING HEATING & COOLING								
032924		03/29/24	\$150.00		REFUND 739 BRAEMAR PERMIT PE23-0101 CANCELLED	01-00-2-431	ELECTRICAL PERMITS	\$150.00
VENDOR TOTAL:								\$150.00
AIR ONE EQUIPMENT INC								
205267		04/02/24	\$709.00		E19 TIC CHARGER	01-49-3-615	SMALL TOOLS & EQUIPMENT	\$709.00
205082P		04/01/24	\$1,746.00		E119 FOAM NOZZELS & SUPPLIES	01-49-3-617	HOSE AND PAGER SUPPLIES	\$1,746.00
205081P		04/01/24	\$1,746.00		SQUAD 19 FOAM NOZZLE & SUPPLIES	01-49-3-617	HOSE AND PAGER SUPPLIES	\$1,746.00
205080P		04/01/24	\$1,746.00		T19 FOAM NOZZLE & SUPPLIES	01-49-3-617	HOSE AND PAGER SUPPLIES	\$1,746.00
205079P		04/01/24	\$1,746.00		E19 FOAM NOZZLE & SUPPLIES	01-49-3-617	HOSE AND PAGER SUPPLIES	\$1,746.00
VENDOR TOTAL:								\$7,693.00
AIRY'S INC.								
29051		03/22/24	\$21,000.00		WORK DONE AT BUTTERFIELD LIFT STATION PAYMENT 1 & 3	09-01-6-677	SAN SEWER REHAB MAINTENANCE	\$21,000.00
VENDOR TOTAL:								\$21,000.00
ALLSCAPE INCORPORATED								
241225		03/15/24	\$1,500.00		FY24 LANDSCAPE CONTRACT MAINTENANCE	01-60-6-678	LANDSCAPE MAINTENANCE	\$1,500.00
VENDOR TOTAL:								\$1,500.00

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 04/16/24

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
AMAZON CAPITAL SERVICES								
	1XD669N7FHRV	03/25/24	\$174.33		CLEANING SUPPLIES	01-49-3-616	CLEANING SUPPLIES	\$174.33
	17KGTJK64K77	03/25/24	\$72.98		FILTER FOR BOTTLE FILLER	01-49-3-605	OPERATING SUPPLIES	\$72.98
	19PG6G3TGW3V	03/26/24	\$33.79		PRINTER INK CARTRIDGE	01-50-3-601	OFFICE SUPPLIES	\$33.79
	1696LLLQKC79	03/27/24	\$75.44		SAFETY VESTS/CLAY BEADS BRACELET MAKING KIT	01-41-4-652	COMMUNITY SERVICE ACTIVITIES	\$55.74
						01-41-4-651	COMMUNITY RELATIONS COMMISSIO	\$19.70
	1NJYQV41JRM7	03/27/24	\$1,019.62		TV & TV MOUNT/WRIST REST WITH MOUSE PAD	16-01-7-730	COMPUTER EQUIPMENT	\$53.99
						01-42-3-601	OFFICE SUPPLIES	\$15.64
	1YYW6VMT3TTN	03/27/24	\$20.77		REPLACEMENT BATTERY FOR HYANDHELD BARCODE SCANNER	16-01-7-730	COMPUTER EQUIPMENT	\$949.99
	1CYQFPFP7YQP	03/28/24	\$6.39		SCISSOR HOLSTER BAG	01-48-6-670	OFFICE EQUIPMENT MAINTENANCE	\$20.77
	13JPQ7YT9NPM	03/28/24	\$44.76		COFFEE RESTOCK	01-50-3-601	OFFICE SUPPLIES	\$6.39
	1WMLGLJT3PR4	03/13/24	\$34.47		OFFICE SUPPLIES FOR WHITEBOARDS / CLEANER & ERASER	01-67-3-605	OPERATING SUPPLIES	\$44.76
	1VT7MF9JMNLI	03/30/24	\$53.99		COMPUTER EQUIPMENT	01-42-3-601	OFFICE SUPPLIES	\$8.38
						01-43-3-601	OFFICE SUPPLIES	\$26.09
	1DHLMCVN3QYT	04/02/24	\$105.99		FOR AED & DUTY BAG STORAGE	16-01-7-730	COMPUTER EQUIPMENT	\$53.99
						01-50-3-605	OPERATING SUPPLIES	\$105.99
							VENDOR TOTAL:	\$1,642.53
ANDREAS DARLAS MEDIA								
1		02/09/24	\$187.50		4-HOUR MEDIA TRAINING SEMINAR	01-42-5-661	TRAINING	\$187.50
							VENDOR TOTAL:	\$187.50

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 04/16/24

Vendor Name Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
BAXTER & WOODMAN, INC. 0256992	03/19/24	\$1,002.23		CBD RD & PED PH 1 FY24	01-55-7-762	CBD STREETSCAPE IMPROVEMENTS	\$1,002.23
	03/19/24	\$47,941.19		VIADUCT BASIN FY 24	03-01-7-701	FLOSSMOOR RD VIADUCT ENGINEER	\$47,941.19
	03/19/24	\$2,036.25		WATER METER REPLACEMENT CS	01-55-7-771	WATER METER REPLACEMENT PROG	\$2,036.25
	03/19/24	\$341.25		2023 FEMA HMGP/BUYOUTS/PROTECT	01-55-4-630	PROFESSIONAL SERVICES	\$341.25
						VENDOR TOTAL:	\$51,320.92
BENJISTAR 04012024	04/01/24	\$1,005.90		APRIL 2024	01-00-0-219	HEALTH INSURANCE PAYABLE	\$1,005.90
						VENDOR TOTAL:	\$1,005.90
BETTENHAUSEN & ASSOCIATES LLC 040524	04/05/24	\$14,831.25		PROFESSIONAL SERVICES 1/24/24 - 4/3/24	01-43-4-630	PROFESSIONAL SERVICES	\$14,831.25
						VENDOR TOTAL:	\$14,831.25
BLUE-COLLAR SUPPLY CO. 03202024	03/20/24	\$224.94		UNIFORMS & RELATED SUPPLIES: NICHOLS	01-60-3-618	SAFETY EQUIPMENT & SUPPLIES	\$224.94
						VENDOR TOTAL:	\$224.94
BUILDING AUTOMATION SOLUTIONS SI2089488	04/02/24	\$2,200.00		ALARM POINT FOR NEW GENERATOR	01-67-6-680	MAINTENANCE CONTRACTS	\$2,200.00
						VENDOR TOTAL:	\$2,200.00
C.O.P.S. TESTING SERVICE INC. 108714	12/29/23	\$450.00		PD PRE-EMPLOYMENT EVAL: K. ABRON	01-48-4-630	PROFESSIONAL SERVICES	\$450.00
						VENDOR TOTAL:	\$450.00

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 04/16/24

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
CALUMET CITY PLUMBING								
62233		03/28/24	\$106,076.69		PAYOUT #4 - WTER METER REPLACEMENT PROJECT			
						08-11-7-749	WATER METER REPLACEMENT PROG	\$52,050.60
						08-21-7-749	WATER METER REPLACEMENT PROG	\$31,832.00
						01-55-7-771	WATER METER REPLACEMENT PROG	\$22,194.09
							VENDOR TOTAL:	\$106,076.69
CANON SOLUTIONS AMERICA , INC.								
6007513657		03/27/24	\$13.34		BZ COPIER MAINTENANCE-BASE 3/27/24-4/26/24			
						01-53-6-670	OFFICE EQUIPMENT MAINTENANCE	\$13.34
6007511564		03/27/24	\$305.08		BZ COPIER MAINTENANCE USAGE 12/27/23-3/26/24			
						01-53-6-670	OFFICE EQUIPMENT MAINTENANCE	\$305.08
6007513661		03/27/24	\$13.34		FD COPIER MAINTENANCE BASE 3/27/24-4/26/24			
						01-49-6-677	EQUIPMENT SERVICE CONTRACTS	\$13.34
6007511567		03/27/24	\$122.12		FD COPIER MAINTENANCE USAGE 12/27/23-3/26/24			
						01-49-6-677	EQUIPMENT SERVICE CONTRACTS	\$122.12
							VENDOR TOTAL:	\$453.88
CDW GOVERNMENT, INC.								
QH69395		03/21/24	\$153.98		FD IPS DIGITAL SIGNAGE			
						01-49-3-607	COMPUTER EQUIPMENT & SUPPLIES	\$153.98
QH69398		03/21/24	\$189.23		FD SAMSUNG DYNAMIC CRYSTAL 4K TV			
						01-49-3-601	OFFICE SUPPLIES	\$189.23
QF89089		03/18/24	\$23.62		OFFICER LEVY ADOBE PC			
						01-48-6-673	VILLAGE SHARED IT MAINTENANCE	\$23.62
							VENDOR TOTAL:	\$366.83
C&H PRECISION WEAPONS								
10761		04/01/24	\$154.45		FIREARM RED DOT OPTICS TOOL			
						01-48-3-612	UNIFORMS & RELATED SUPPLIES	\$154.45
							VENDOR TOTAL:	\$154.45
AVIS COLEMAN								
032624		03/26/24	\$40.00		VEHICLE STICKER REFUND			
						01-00-2-420	VEHICLE STICKERS	\$40.00
							VENDOR TOTAL:	\$40.00

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 04/16/24

Vendor Name Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
COMCAST							
0001890 032324	03/23/24	\$80.09		FD XFINITY 4/1/24-4/30/24	28-01-4-639	COMCAST SERVICE	\$80.09
						VENDOR TOTAL:	\$80.09
COMED							
6568992000 032624	03/26/24	\$49.31		STERLING TOWER POWER 2/27/24-3/26/24	08-11-4-631	ELECTRIC, POWER, AND LIGHT	\$49.31
0025482000 032624	03/26/24	\$60.66		CENTRAL DR ALLEY LIGHTS POWER 2/27/24-3/26/24	02-01-4-630	ELECTRIC, POWER, AND LIGHT	\$60.66
6725003000 032624	03/26/24	\$26.08		CBD PEDESTAL POWER 2/27/24-3/26/24	40-33-4-634	MISCELLANEOUS SERVICES	\$26.08
3022002111 032624	03/26/24	\$208.22		HEATHER ROAD LIFT STA POWER 2/27/24-3/26/24	08-21-4-631	ELECTRIC, POWER, & LIGHT	\$208.22
0236797000 032924	03/29/24	\$248.12		SYLVAN LIFT STATION POWER 3/1/24-3/29/24	08-21-4-631	ELECTRIC, POWER, & LIGHT	\$248.12
2118742000 032924	03/29/24	\$616.95		DARTMOUTH LIFT STATION POWER 3/1/24-3/29/24	08-21-4-631	ELECTRIC, POWER, & LIGHT	\$616.95
7107178111 032924	03/29/24	\$149.92		COMMONS LIFT STATION POWER 3/1/24-3/29/24	08-21-4-631	ELECTRIC, POWER, & LIGHT	\$149.92
2619082222 032924	03/29/24	\$124.98		HOMWOOD METER VAULT POWER 3/1/24-3/29/24	08-11-4-631	ELECTRIC, POWER, AND LIGHT	\$124.98
9135458000 032924	03/29/24	\$902.54		COMMONS/MEINHEIT POWER 3/1/24-3/29/24	08-11-4-631	ELECTRIC, POWER, AND LIGHT	\$902.54
0994561222 040224	04/02/24	\$1,156.09		MFT STREET LIGHT POWER 2/27/24-3/26/24	02-01-4-630	ELECTRIC, POWER, AND LIGHT	\$1,156.09
						VENDOR TOTAL:	\$3,542.87
CORE & MAIN LP							
U439233	02/23/24	\$3,321.38		B-BOX LID / WMRP METER ACCESSORIES - TOUCH PADS	08-11-6-675	WATER SYSTEM MAINT & REPAIRS	\$23.38
					08-11-7-749	WATER METER REPLACEMENT PROG	\$3,298.00
U527602	03/18/24	\$1,170.00		WMRP - METER ACCESSORIES - WASHERS	08-11-7-749	WATER METER REPLACEMENT PROG	\$1,170.00
						VENDOR TOTAL:	\$4,491.38

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 04/16/24

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
RICHARD G. CRUSOR, JR.	032824	03/28/24	\$330.00		ADMIN HEARING OFFICER 3/14/24	01-44-4-646	LOCAL ADJUDICATION SERVICES	\$330.00
							VENDOR TOTAL:	\$330.00
DAILY SOUTHTOWN	14526823 032824	03/28/24	\$112.99		FD SUBSCRIPTION RENEWAL THRU 6/27/24	01-49-5-660	DUES AND SUBSCRIPTIONS	\$112.99
							VENDOR TOTAL:	\$112.99
DELUXE	16038648	03/21/24	\$130.46		WATER DEPT DEPOSIT TICKETS	08-10-4-635 08-20-4-635	PRINTING	\$97.85
							PRINTING	\$32.61
							VENDOR TOTAL:	\$130.46
EBEL'S ACE HARDWARE	350575	04/01/24	\$95.16		PROP BUILD FOR MAN VS MACHINE	01-49-5-664	TRAINING MATERIALS	\$95.16
							OPERATING SUPPLIES	\$23.37
							SPECIAL POLICE COMMODITIES	\$36.84
ELECTRICAL SYSTEMS INC	11051	03/28/24	\$3,003.22		UPS INSTALL CONFERENCE & COMMITTEE ROOM	01-67-4-634	MISCELLANEOUS SERVICES	\$3,003.22
							VENDOR TOTAL:	\$3,003.22
ELMER & SON LOCKSMITHS INC	414791	03/21/24	\$202.00		SERVICE CALL-MASTERKEY CYLINDER	01-67-3-620	REPAIR SUPPLIES	\$202.00
							VENDOR TOTAL:	\$202.00

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 04/16/24

Vendor Name		Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
EVT TECHNOLOGIES									
6889			03/25/24	\$385.00		E119 KNOXBOX INSTALL	01-49-7-736	KEYSECURE SYSTEM	\$385.00
6890			03/25/24	\$385.00		E19 KNOX BOX INSTALL	01-49-7-736	KEYSECURE SYSTEM	\$385.00
6891			03/26/24	\$385.00		SQ19 KNOXBOX INSTALL	01-49-7-736	KEYSECURE SYSTEM	\$385.00
6895			03/26/24	\$385.00		T19 KNOXBOX INSTALL	01-49-7-736	KEYSECURE SYSTEM	\$385.00
6898			03/27/24	\$599.65		NEW ANTENNAS FOR RADIO AND CELLULAR	16-01-7-749	CAPITAL EQUIPMENT-FIRE	\$599.65
6899			03/27/24	\$1,748.80		U19 NEW CONSOLE	01-49-3-621	COMMUNICATIONS EQUIPMENT	\$1,748.80
								VENDOR TOTAL:	\$3,888.45
EXPERT CHEMICAL & SUPPLY INC									
960659			03/29/24	\$492.59		SOAP & GARBAGE BAGS	01-67-3-616	CLEANING SUPPLIES	\$492.59
								VENDOR TOTAL:	\$492.59
FORD OF HOMEWOOD									
5015093			02/23/24	\$89.30		BEZEL/NUT-SPRINGS/SCREWS & WASHERS	01-60-6-671	MAINTENANCE AND SUPPLIES	\$89.30
								VENDOR TOTAL:	\$89.30
GRAINGER, INC.									
90074648925			04/03/24	\$39.60		MEN'S HIP WADERS	01-60-3-612	UNIFORMS & RELATED SUPPLIES	\$39.60
								VENDOR TOTAL:	\$39.60
GRANICUS									
182030			04/01/24	\$443.78		MINUTE TRAQ 4/1/24-4/30/24	01-41-4-645	PAPERLESS AGENDA SOFTWARE SERV	\$443.78
								VENDOR TOTAL:	\$443.78

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 04/16/24

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
HISKES, DILLNER, O'DONNELL,	20592	04/01/24	\$82.50		2021 NO CASH BID THRU 3/31/24			
						01-44-4-644	OTHER LEGAL SERVICES	\$82.50
	20593	04/01/24	\$165.00		ACQUISITION/NO CASH BID-1835 DIXIE HIGHWAY THRU 3/31/24			
						01-44-4-644	OTHER LEGAL SERVICES	\$165.00
VENDOR TOTAL:								\$247.50
HOMEWOOD DISPOSAL SERVICE INC								
	87701749	03/25/24	\$538.40		CUSTOMER #60-1101			
						01-67-4-654	SCAVENGER AND DISPOSAL SERVICE	\$538.40
VENDOR TOTAL:								\$538.40
HOMEWOOD DISPOSAL SERVICE INC								
	8499216 040124	04/01/24	\$14.50		YARD WASTE STICKERS CUST #10-13341-MARCH 2024			
						01-00-2-424	YARD WASTE STICKERS	\$14.50
VENDOR TOTAL:								\$14.50
HOMEWOOD DISPOSAL SERVICE INC								
	8782147	04/01/24	\$385.53		VH REFUSE REMOVAL CUST #10-13317			
						01-67-4-654	SCAVENGER AND DISPOSAL SERVICE	\$385.53
VENDOR TOTAL:								\$385.53
HOMEWOOD DISPOSALSERVICE INC								
	8758415	03/08/24	\$163.66		DPW REFUSE REMOVAL ACCT #10-13143			
						01-67-4-654	SCAVENGER AND DISPOSAL SERVICE	\$163.66
	8782144	04/01/24	\$377.73		DPW REFUSE REMOVAL ACCT #10-13143			
						01-67-4-654	SCAVENGER AND DISPOSAL SERVICE	\$377.73
VENDOR TOTAL:								\$541.39
OSCAR J. HUNTER								
	032924	03/29/24	\$40.00		VEHICLE STICKER REFUND			
						01-00-2-420	VEHICLE STICKERS	\$40.00
VENDOR TOTAL:								\$40.00
INTERNATIONAL CODE COUNCIL								
	1001861170	03/29/24	\$833.88		ICC 2024 CODE BOOKS			
						01-53-3-602	BOOKS AND MAPS	\$833.88
VENDOR TOTAL:								\$833.88

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 04/16/24

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
INVOICE CLOUD								
189120241		01/31/24	\$219.95		INVOICE CLOUD 1/1/24-1/31/24	08-10-4-654	CUSTOMER PAYMENT PORTAL	\$164.96
						08-20-4-654	CUSTOMER PAYMENT PORTAL	\$54.99
189120242		02/29/24	\$207.85		INVOICE CLOUD 2/1/24-2/29/24	08-10-4-654	CUSTOMER PAYMENT PORTAL	\$155.89
						08-20-4-654	CUSTOMER PAYMENT PORTAL	\$51.96
189120243		03/31/24	\$217.85		INVOICE CLOUD 3/1/24-3/31/24	08-10-4-654	CUSTOMER PAYMENT PORTAL	\$163.39
						08-20-4-654	CUSTOMER PAYMENT PORTAL	\$54.46
VENDOR TOTAL:								\$645.65
KIESLER'S POLICE SUPPLY INC.								
IN235644		03/26/24	\$931.50		AMMO	01-48-3-621	AMMUNITION	\$931.50
VENDOR TOTAL:								\$931.50
KONICA MINOLTA								
292811133		03/28/24	\$10,683.75		PD COPIER & SUPPLIES	16-01-7-748	CAPITAL EQUIPMENT-POLICE	\$10,683.75
VENDOR TOTAL:								\$10,683.75
M.E. SIMPSON COMPANY, INC.								
42187		03/31/24	\$20,832.00		HYDRANT MAINTENANCE & FLOW TESTING FY24 CONTRACT	08-11-6-678	FIRE HYDRANT FLOW TEST & MTCE	\$20,832.00
42190		03/31/24	\$14,999.00		WATER VALVE CONTRACT 3/4/24-3/13/24	08-11-6-680	WATER VALVE CONTRACT MTCE	\$14,999.00
VENDOR TOTAL:								\$35,831.00
MACQUARIE EQUIPMENT CAPITAL INC.								
174842		04/08/24	\$1,874.00		TELEPHONE LEASE AGRMT #1906979001- 3/29/24 TO 4/28/24	01-42-4-637	TELEPHONE	\$211.76
						01-43-4-637	TELEPHONE	\$140.55
						01-48-4-637	TELEPHONE	\$648.40
						01-50-4-637	TELEPHONE	\$140.55
						01-49-4-637	TELEPHONE	\$352.34
						01-53-4-637	TELEPHONE	\$112.40
						01-55-4-637	TELEPHONE	\$267.90
VENDOR TOTAL:								\$1,874.00
Communication: Presentation of Bills for Approval and Payment as Approved by the Finance Committee (April 15, 2024) (CONSENT AGENDA)								

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 04/16/24

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
MENARDS	3149	03/18/24	\$11.98		COPPER COUPLINGS	08-11-3-605	OPERATING SUPPLIES	\$11.98
							VENDOR TOTAL:	\$11.98
MENARD'S-HOMEWOOD	74477	03/21/24	\$38.99		DPW-A17 TACTICAL TIEDOWNS	01-55-3-605	OPERATING SUPPLIES	\$38.99
					1/3 HP SUBMERSIBLE SUMP PUMP W/VERTICAL SWITCH			
	74559	03/22/24	\$179.99			09-01-6-677	SAN SEWER REHAB MAINTENANCE	\$179.99
							VENDOR TOTAL:	\$218.98
MUNICIPAL EMERGENCY SVCS	IN1951907	10/23/23	\$7,996.96		TURN OUT GEAR CAMILLI/THACKER	01-49-3-612	UNIFORMS & RELATED SUPPLIES	\$7,996.96
							VENDOR TOTAL:	\$7,996.96

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 04/16/24

Vendor Name		Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
MONARCH AUTO SUPPLY INC		6981620659	04/01/24	\$179.00		P25 AIR FILTER /STROBE LIGHT	01-60-6-671	MAINTENANCE AND SUPPLIES	\$59.66
							08-11-6-671	MAINTENANCE AND SUPPLIES	\$59.67
							08-21-6-671	MAINTENANCE AND SUPPLIES	\$59.67
6981620676			04/01/24	\$161.44		P26 SPARK PLUG	01-60-6-671	MAINTENANCE AND SUPPLIES	\$40.36
							09-01-6-671	MAINTENANCE AND SUPPLIES	\$40.36
							08-11-6-671	MAINTENANCE AND SUPPLIES	\$40.36
							08-21-6-671	MAINTENANCE AND SUPPLIES	\$40.36
6981620678			04/01/24	\$159.80		P26 REPLACEMENT STROBE	01-60-6-671	MAINTENANCE AND SUPPLIES	\$39.95
							09-01-6-671	MAINTENANCE AND SUPPLIES	\$39.95
							08-11-6-671	MAINTENANCE AND SUPPLIES	\$39.95
							08-21-6-671	MAINTENANCE AND SUPPLIES	\$39.95
6981620791			04/02/24	\$335.12		T21 & P26 MAINTENANCE	01-60-6-671	MAINTENANCE AND SUPPLIES	\$83.78
							09-01-6-671	MAINTENANCE AND SUPPLIES	\$83.78
							08-11-6-671	MAINTENANCE AND SUPPLIES	\$83.78
							08-21-6-671	MAINTENANCE AND SUPPLIES	\$83.78
6981608992			11/10/23	\$782.31		VEHICLE MAINTENANCE SUPPLIES/PD 519 BUMPER REPAIR	01-60-6-671	MAINTENANCE AND SUPPLIES	\$198.96
							08-11-6-671	MAINTENANCE AND SUPPLIES	\$198.96
							08-21-6-671	MAINTENANCE AND SUPPLIES	\$198.96
							01-48-6-671	VEHICLE MAINTENANCE & SUPPLIES	\$185.43
							VENDOR TOTAL:		\$1,617.67
MUNICIPAL GIS PARTNERS INC		7264	03/31/24	\$5,746.45		GIS STAFFING	01-55-4-650	GIS CONSORTIUM	\$5,746.45
							VENDOR TOTAL:		\$5,746.45
NEXT DAY PLUS		5299229	02/13/24	\$35.84		DPW COPIER MAINT FEB BASE	01-55-6-670	OFFICE EQUIPMENT MAINTENANCE	\$35.84
		5303076	03/20/24	\$35.84		DPW COPIER MAINT MARCH BASE	01-55-6-670	OFFICE EQUIPMENT MAINTENANCE	\$35.84
							VENDOR TOTAL:		\$71.68

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 04/16/24

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
NICOR GAS	25186956857	03/27/24	\$42.81		WOODS LIFT STATION 2/23/24-3/26/24	08-21-4-631	ELECTRIC, POWER, & LIGHT	\$42.81
	96444410003	03/21/24	\$1,143.67		DPWSC GAS BILL 2/20/24-3/21/24	01-67-4-653	GAS, ENERGY/PUMPS, & HEATING	\$1,143.67
	72380610005	03/22/24	\$50.44		KEDZIE BOOSTER STATION GAS BILL 2/21/24-3/22/24	08-11-4-631	ELECTRIC, POWER, AND LIGHT	\$50.44
						VENDOR TOTAL:		\$1,236.92
NORM SCHILLING ENTERPRISES INC								
14478		03/21/24	\$340.00		WOOD CHIP DISPOSAL	01-60-4-650	SPOIL DISPOSAL	\$340.00
						VENDOR TOTAL:		\$340.00
NORTH EAST MULTI-REGIONAL								
349106		03/22/24	\$35.00		INSTRUCTOR DEVELOPMENT COURSE 3/12/24-3/15/24	01-48-5-661	TRAINING	\$35.00
						VENDOR TOTAL:		\$35.00
PARAMEDIC SERVICES OF ILLINOIS INC								
8384		04/01/24	\$56,417.00		CONTRACTED FD PERSONNEL-PERIOD ENDING 4/30/24	01-49-4-650	CONTRACT FF/PM PERSONNEL	\$56,417.00
						VENDOR TOTAL:		\$56,417.00

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 04/16/24

Vendor Name		Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
PRESCIENT SOLUTIONS									
0424086		04/01/24	\$4,785.00			PRESCIENT MANAGED IT SERVICES	01-42-6-673	VILLAGE SHARED IT MAINTENANCE	\$478.50
							01-43-6-673	VILLAGE SHARED IT MAINTENANCE	\$239.25
							01-45-6-673	VILLAGE SHARED IT MAINTENANCE	\$143.55
							01-48-6-673	VILLAGE SHARED IT MAINTENANCE	\$1,291.95
							01-49-6-673	VILLAGE SHARED IT MAINTENANCE	\$1,770.45
							01-50-6-673	VILLAGE SHARED IT MAINTENANCE	\$143.55
							01-53-6-673	VILLAGE SHARED IT MAINTENANCE	\$143.55
							01-55-6-673	VILLAGE SHARED IT MAINTENANCE	\$574.20
0424085		04/01/24	\$9,500.00			PRESCIENT ONGOING SERVICES	01-42-6-673	VILLAGE SHARED IT MAINTENANCE	\$950.00
							01-43-6-673	VILLAGE SHARED IT MAINTENANCE	\$475.00
							01-45-6-673	VILLAGE SHARED IT MAINTENANCE	\$285.00
							01-48-6-673	VILLAGE SHARED IT MAINTENANCE	\$2,565.00
							01-49-6-673	VILLAGE SHARED IT MAINTENANCE	\$3,515.00
							01-50-6-673	VILLAGE SHARED IT MAINTENANCE	\$285.00
							01-53-6-673	VILLAGE SHARED IT MAINTENANCE	\$285.00
							01-55-6-673	VILLAGE SHARED IT MAINTENANCE	\$1,140.00
0424087		04/01/24	\$1,825.00			PRESCIENT MICROSOFT LICENSING	01-42-6-673	VILLAGE SHARED IT MAINTENANCE	\$182.50
							01-43-6-673	VILLAGE SHARED IT MAINTENANCE	\$91.25
							01-45-6-673	VILLAGE SHARED IT MAINTENANCE	\$54.75
							01-48-6-673	VILLAGE SHARED IT MAINTENANCE	\$492.75
							01-49-6-673	VILLAGE SHARED IT MAINTENANCE	\$675.25
							01-50-6-673	VILLAGE SHARED IT MAINTENANCE	\$54.75
							01-53-6-673	VILLAGE SHARED IT MAINTENANCE	\$54.75
							01-55-6-673	VILLAGE SHARED IT MAINTENANCE	\$219.00
VENDOR TOTAL:									\$16,110.00

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 04/16/24

Vendor Name Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
RUNCO OFFICE SUPPLY							
9354660	03/26/24	\$99.97		HANGING FILE FOLDERS/CRAZY GLUE	01-43-3-601	OFFICE SUPPLIES	\$99.97
9359250	04/02/24	\$249.99		COPIER TONER (WATER CLERK)	08-10-3-607	COMPUTER EQUIPMENT & SUPPLIES	\$124.99
					08-20-3-607	COMPUTER EQUIPMENT & SUPPLIES	\$125.00
9360440	04/03/24	\$1,348.95		TASK CHAIR/LATERAL 2-DRAWER FILE	01-48-3-606	OFFICE EQUIPMENT	\$1,348.95
9361560	04/04/24	\$75.38		PRINTER TONER	01-55-3-601	OFFICE SUPPLIES	\$75.38
						VENDOR TOTAL:	\$1,774.29
RYDIN DECAL							
PSINV116588	04/02/24	\$1,280.80		NORTH/SOUTH QTRLY PARKING DECALS	01-43-3-609	LICENSE & PERMIT SUPPLIES	\$1,280.80
						VENDOR TOTAL:	\$1,280.80
DONNA SHOBAT							
040321	04/03/24	\$25.00		VEHICLE STICKER REFUND-SENIOR RATE	01-00-2-420	VEHICLE STICKERS	\$25.00
						VENDOR TOTAL:	\$25.00
SIKICH LLP							
46653	03/21/24	\$6,832.00		2023 AFFORDABLE CARE ACT REPORTING	01-43-4-633	ACCOUNTING AND AUDIT SERVICES	\$6,832.00
						VENDOR TOTAL:	\$6,832.00
SMITH DAWSON & ANDREWS							
1011346	04/01/24	\$5,000.00		LOBBYING SERVICES MARCH 2023	01-41-4-632	LOBBYING SERVICES	\$5,000.00
						VENDOR TOTAL:	\$5,000.00
STANDARD EQUIPMENT COMPANY							
P49024	03/27/24	\$313.05		PARTS-GASKETS/CLAMPS	01-60-6-671	MAINTENANCE AND SUPPLIES	\$313.05
						VENDOR TOTAL:	\$313.05

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 04/16/24

Vendor Name		Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
STRAND ASSOCIATES, INC		0208915	03/13/24	\$857.38		WATER SYSTEM IEPA PROJECT PLAN ENGINEERING 8/1/23-2/29/24			
		0208875	03/13/24	\$8,161.17		BRUMLEY DR CONSTRUCTION ENGINEERING THRU 2/29/24	01-55-7-779	WATER SUPPLY SYSTEM IMPROVEME	\$857.38
							17-01-4-745	BRUMLEY RD CONSTRUCTION	\$8,161.17
VENDOR TOTAL:									\$9,018.55
SUBURBAN LABORATORIES INC		223682	03/29/24	\$1,200.90		ROUTINE COLIFORM/LEAD & COPPER TESTING			
							08-11-6-677	WATER FACILITY MAINTENANCE	\$1,200.90
VENDOR TOTAL:									\$1,200.90
T.R.L. TIRE SERVICE CORP		274658	03/02/24	\$25.00		TIRE DISPOSAL			
							01-60-6-671	MAINTENANCE AND SUPPLIES	\$8.33
							08-11-6-671	MAINTENANCE AND SUPPLIES	\$8.33
							08-21-6-671	MAINTENANCE AND SUPPLIES	\$8.34
VENDOR TOTAL:									\$25.00
THE BLUE LINE.COM		45694	11/10/23	\$496.00		POLICE OFFICER RECRUITMENT			
							01-48-4-638	ADVERTISING	\$496.00
VENDOR TOTAL:									\$496.00
THIRD DIST. FIRE CHIEF'S ASSN.		5386	04/01/24	\$1,818.00		2ND QTR 2024 MABAS 24 DUES & ASSESSMENTS			
							01-49-4-648	SPECIAL RESPONSE TEAM	\$1,818.00
VENDOR TOTAL:									\$1,818.00
UNDERGROUND PIPE & VALVE CO		065870	03/28/24	\$105.00		HYDRANT STEM REPLACEMENT			
							08-11-6-675	WATER SYSTEM MAINT & REPAIRS	\$105.00
VENDOR TOTAL:									\$105.00
UNITED PARCEL SERVICE		0000F36604124	03/23/24	\$15.37		BUILDERS CHICAGO CORP			
							01-55-3-603	POSTAGE	\$15.37
VENDOR TOTAL:									\$15.37

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 04/16/24

Vendor Name		Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
WEST SIDE TRACTOR SALES									
S37601		04/01/24	\$197.64			T21 HYD-HOSE HOLD DOWNS			
							01-60-6-671	MAINTENANCE AND SUPPLIES	\$65.88
							08-11-6-671	MAINTENANCE AND SUPPLIES	\$65.88
							08-21-6-671	MAINTENANCE AND SUPPLIES	\$65.88
							VENDOR TOTAL:		\$197.64
WHOLESALE DIRECT INC									
000266486		12/01/23	\$2,016.13			TR05 TRAILER BRAKE REPAIR			
							01-60-6-671	MAINTENANCE AND SUPPLIES	\$504.03
							08-11-6-671	MAINTENANCE AND SUPPLIES	\$504.03
							08-21-6-671	MAINTENANCE AND SUPPLIES	\$504.03
							09-01-6-671	MAINTENANCE AND SUPPLIES	\$504.04
							VENDOR TOTAL:		\$2,016.13

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 04/16/24

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
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Total Amount Being Paid: \$398,787.46
Total Number of Invoices: 127

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Net Inv/C
ABCPLUMB	ABC PLUMBING HEATING & COOLING	N	(1) 150.00	(0) 0.00	150.
AIRONEEQ	AIR ONE EQUIPMENT INC	N	(5) 7,693.00	(0) 0.00	7,693.
AIRYS	AIRY'S INC.	N	(1) 21,000.00	(0) 0.00	21,000.
ALLSCAPE	ALLSCAPE INCORPORATED	N	(1) 1,500.00	(0) 0.00	1,500.
AMAZON	AMAZON CAPITAL SERVICES	N	(11) 1,642.53	(0) 0.00	1,642.
ANDREASDM	ANDREAS DARLAS MEDIA	N	(1) 187.50	(0) 0.00	187.
BAXTER&W	BAXTER & WOODMAN, INC.	N	(4) 51,320.92	(0) 0.00	51,320.
BENISTAR	BENISTAR	N	(1) 1,005.90	(0) 0.00	1,005.
BETTENHAUS	BETTENHAUSEN & ASSOCIATES LLC	Y	(1) 14,831.25	(0) 0.00	14,831.
BLUECOLL	BLUE-COLLAR SUPPLY CO.	N	(1) 224.94	(0) 0.00	224.
BUILDAUT	BUILDING AUTOMATION SOLUTIONS	N	(1) 2,200.00	(0) 0.00	2,200.
COPSTEST	C.O.P.S. TESTING SERVICE INC.	N	(1) 450.00	(0) 0.00	450.
CALCITYP	CALUMET CITY PLUMBING	N	(1) 106,076.69	(0) 0.00	106,076.
CANONSOL	CANON SOLUTIONS AMERICA , INC.	N	(4) 453.88	(0) 0.00	453.
CDW-G	CDW GOVERNMENT, INC.	N	(3) 366.83	(0) 0.00	366.
CHPWS	C&H PRECISION WEAPONS	N	(1) 154.45	(0) 0.00	154.
COLEMANA	AVIS COLEMAN	N	(1) 40.00	(0) 0.00	40.
COMCAST FD	COMCAST	N	(1) 80.09	(0) 0.00	80.
COM0994	COMED	N	(1) 3,542.87	(0) 0.00	1,156.
CORE&MAI	CORE & MAIN LP	Y	(2) 4,491.38	(0) 0.00	4,491.
CRUSOR	RICHARD G. CRUSOR, JR.	Y	(1) 330.00	(0) 0.00	330.
DAILYST	DAILY SOUTHTOWN	N	(1) 112.99	(0) 0.00	112.
DELUXE	DELUXE	N	(1) 130.46	(0) 0.00	130.
EBELSACE	EBEL'S ACE HARDWARE	N	(3) 155.37	(0) 0.00	155.
ELECTRICAL	ELECTRICAL SYSTEMS INC	N	(1) 3,003.22	(0) 0.00	3,003.
ELMER&SO	ELMER & SON LOCKSMITHS INC	N	(1) 202.00	(0) 0.00	202.
EVTECH	EVT TECHNOLOGIES	N	(6) 3,888.45	(0) 0.00	3,888.
EXPERT	EXPERT CHEMICAL & SUPPLY INC	N	(1) 492.59	(0) 0.00	492.
FORDOFHOME	FORD OF HOMEWOOD	N	(1) 89.30	(0) 0.00	89.
GRAINGER	GRAINGER, INC.	N	(1) 39.60	(0) 0.00	39.
GRANICUS	GRANICUS	N	(1) 443.78	(0) 0.00	443.
HISKES	HISKES, DILLNER, O'DONNELL,	Y	(2) 247.50	(0) 0.00	247.
HOMEWOOD	HOMEWOOD DISPOSAL SERVICE INC	N	(1) 538.40	(0) 0.00	538.
HOMEWOODYW	HOMEWOOD DISPOSAL SERVICE INC	N	(1) 14.50	(0) 0.00	14.
HOMEWOODVH	HOMEWOOD DISPOSAL SERVICE INC	N	(1) 385.53	(0) 0.00	385.
HOMEWOODPW	HOMEWOOD DISPOSALSERVICE INC	N	(2) 541.39	(0) 0.00	541.
HUNTEROS	OSCAR J. HUNTER	N	(1) 40.00	(0) 0.00	40.
ICC	INTERNATIONAL CODE COUNCIL	N	(1) 833.88	(0) 0.00	833.
INVOICE	INVOICE CLOUD	N	(3) 645.65	(0) 0.00	645.
KIESLERS	KIESLER'S POLICE SUPPLY INC.	N	(1) 931.50	(0) 0.00	931.
KONICA	KONICA MINOLTA	N	(1) 10,683.75	(0) 0.00	10,683.
M.E.SIMP	M.E. SIMPSON COMPANY, INC.	N	(2) 35,831.00	(0) 0.00	35,831.
MACQUARIE	MACQUARIE EQUIPMENT CAPITAL INC.	N	(1) 1,874.00	(0) 0.00	1,874.
MENARDS	MENARDS	N	(1) 11.98	(0) 0.00	11.
MENARDHM	MENARD'S--HOMEWOOD	N	(2) 218.98	(0) 0.00	218.98

Communication: Presentation of Bills for Approval and Payment as Approved by the Finance Committee (April 15, 2024) (CONSENT AGENDA)

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Net Inv/C
MES	MUNICIPAL EMERGENCY SVCS	N	(1) 7,996.96	(0) 0.00	7,996.
MONARCH	MONARCH AUTO SUPPLY INC	N	(5) 1,617.67	(0) 0.00	1,617.
MUNICIPALG	MUNICIPAL GIS PARTNERS INC	N	(1) 5,746.45	(0) 0.00	5,746.
NEXTDAY	NEXT DAY PLUS	N	(2) 71.68	(0) 0.00	71.
NICOR-4	NICOR GAS	N	(3) 1,236.92	(0) 0.00	1,236.
SCHILLING	NORM SCHILLING ENTERPRISES INC	N	(1) 340.00	(0) 0.00	340.
NOEASTMR	NORTH EAST MULTI-REGIONAL	N	(1) 35.00	(0) 0.00	35.
PARAMEDICS	PARAMEDIC SERVICES OF ILLINOIS I	N	(1) 56,417.00	(0) 0.00	56,417.
PRESCIEN	PRESCIENT SOLUTIONS	N	(3) 16,110.00	(0) 0.00	16,110.
RUNCO	RUNCO OFFICE SUPPLY	N	(4) 1,774.29	(0) 0.00	1,774.
RYDINDEC	RYDIN DECAL	N	(1) 1,280.80	(0) 0.00	1,280.
SHOBATD	DONNA SHOBAT	N	(1) 25.00	(0) 0.00	25.
SIKICH	SIKICH LLP	Y	(1) 6,832.00	(0) 0.00	6,832.
SMITHDAW	SMITH DAWSON & ANDREWS	N	(1) 5,000.00	(0) 0.00	5,000.
STANDEQU	STANDARD EQUIPMENT COMPANY	N	(1) 313.05	(0) 0.00	313.
STRAND	STRAND ASSOCIATES, INC	N	(2) 9,018.55	(0) 0.00	9,018.
SUBLABOR	SUBURBAN LABORATORIES INC	Y	(1) 1,200.90	(0) 0.00	1,200.
T.R.L.	T.R.L. TIRE SERVICE CORP	N	(1) 25.00	(0) 0.00	25.
BLUE.COM	THE BLUE LINE.COM	N	(1) 496.00	(0) 0.00	496.
THIRDDFC	THIRD DIST. FIRE CHIEF'S ASSN.	N	(1) 1,818.00	(0) 0.00	1,818.
UNDERGRO	UNDERGROUND PIPE & VALVE CO	N	(1) 105.00	(0) 0.00	105.
UPS	UNITED PARCEL SERVICE	N	(1) 15.37	(0) 0.00	15.
WESTSTRA	WEST SIDE TRACTOR SALES	N	(1) 197.64	(0) 0.00	197.
WHOLESAL	WHOLESALE DIRECT INC	N	(1) 2,016.13	(0) 0.00	2,016.
Grand Totals:			Total: 127 398,787.46	Total: 0 0.00	

Communication: Presentation of Bills for Approval and Payment as Approved by the Finance Committee (April 15, 2024) (CONSENT AGENDA)

Village of Flossmoor
Detail Board Report

Manual Checks Issued: 03/29/24 thru 03/29/24

Vendor Name		Invoice #	Invoice Date	Amount	Check #	Check Date	PO #	Invoice Description	GL Number	GL Description	Line Amount
AT&T		4024347802	03/11/24	\$888.13	81529	03/29/24		VILLAGE INTERNET ACCT #831-001-1181-835	01-42-4-639	WEBSITE & INTERNET SERVICES	\$888.13
										VENDOR TOTAL:	\$888.13

Total Amount Being Paid: \$888.13
Total Number of Invoices: 1

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Net Inv/C
AT&T3	AT&T	N	(1) 888.13	(1) 888.13	0.
Grand Totals:			Total: 1 888.13	Total: 1 888.13	

TO: Bridget Wachtel, Village Manager
FROM: Dan Milovanovic, Assistant Public Works Director
DATE: April 15, 2024
SUBJECT: Contract Extension - FY25 Parkway Tree Services



FLOSSMOOR

Included in the proposed FY25 Budget is \$152,000 for parkway tree services. Services included in this contract are for the removal of dead, diseased, and dangerous trees, stump grinding, tree trimming, and emergency work. Out of this budgeted amount, \$52,000 is allocated for rotational tree trimming in our neighborhoods. This year, the tree trimming will take place in the Old Flossmoor neighborhood.

The Village's parkway tree service contract was originally bid on Wednesday, April 6, 2022. Smitty's Tree Service of Alsip, Illinois was the low bidder with a total bid amount of \$165,630.00. The quantities listed in the contract documents are only estimates for the purpose of securing unit prices. Actual program expenditures are limited to the budgeted amount of \$152,000.

This contract contains a provision that the contract can be extended for up to three years after the first year, with the approval of both parties. We have spoken with the contractor, Smitty's Tree Service, and they are willing to hold their unit pricing again and extend the contract for the FY25 program. If approved, this will be the second extension of this contract.

For reference, the following were the bid results from the April 25, 2022 bid opening. Fourteen sets of bid documents were sent to selected contractors, an advertisement was placed in a local newspaper, and the bid documents were posted on PublicNoticellinois.com, which led to the receipt of three formal bids. This contract increased from \$145,550 in FY22 to \$165,630 in FY23. While still in an inflationary environment, staff believes a renewal for FY25 is the financially prudent decision.

<u>Contractor</u>	<u>Bid</u>
Smittys Tree Service, Inc.	\$165,630.00
Homer Tree Care, Inc.	\$242,650.00
The F.A. Bartlett Tree Expert Company	\$338,020.00

With the above discussion in mind, Public Works staff is requesting that the Mayor and Village Board of Trustees waive the competitive bidding process, which requires approval by more than a simple majority, and authorize the Village Manager to sign an extension agreement with Smitty's Tree Service of Alsip, Illinois, for the FY25 Parkway Tree Services Contract, and approve expenditures up to the budgeted amount of \$152,000.00.

TO: Bridget Wachtel, Village Manager
FROM: Dan Milovanovic, Assistant Public Works Director
DATE: April 15, 2024
SUBJECT: FY25 Landscape Maintenance - Contract Extension



FLOSSMOOR

Included in the proposed FY25 budget is \$50,000 for contract landscape maintenance. The contract landscape maintenance program includes the maintenance of 43 locations which include 7.4 acres of turf, 339 ornamental and shade trees and 1,732 shrubs of varying sizes in planting beds.

Expectations for the level of a contractor's performance for these services are extremely high because of our desire to achieve and maintain a well-manicured look throughout the Village. The ability to adjust services, tasks and address individual problems without affecting the cost is paramount due to rapidly changing turf conditions caused by variations in the weather. Also, the State's requirement for chemical application licensing and annual training, along with the need for proper equipment for large area treatment make the selection of a contractor challenging.

Services included in the contract landscape maintenance program are weed control, pest control, fertilizing, core aeration, aggressive clean up, trimming of shrubs, mechanical edging, and maintenance for the Flossmoor Garden and Sculpture Walk (Leavitt Park), and weekly grass mowing services. Also, included in this contract is monthly right-of-way mowing and weedy lot mowing (6 mowing events estimated).

The Village's landscape maintenance contract was originally bid on Wednesday, April 25, 2022, and Allscape, Inc. of Romeoville, Illinois was the low bidder with a total bid amount of \$41,390.00. The quantities listed in the bid documents are only estimates for the purpose of securing unit prices. Actual program expenditures are limited to the budgeted amount of \$50,000.

The contract contains a provision that allows for the contract to be extended for up to three years after the first year, with the approval of both parties. We have spoken with the contractor, Allscape Inc., and they are willing to hold their unit pricing and extend the contract for the FY25 program. If approved, this will be the second extension of this contract.

For reference, the following were the bid results from the April 25, 2022 bid opening. Eleven sets of bid documents were sent to selected contractors, an advertisement was placed in a local newspaper, and the bid documents were posted on PublicNoticellinois.com, which led to the receipt of three formal bids. This contract increased from \$37,168 in FY22 to \$41,390 in FY23. In an inflationary market, staff thinks the renewal for FY25 is the financially prudent decision.

<u>Contractor</u>	<u>Bid</u>
-------------------	------------

Allscape, Inc.	\$41,390.00
Integrity Landscaping, Inc.	\$48,850.00
Beverly Environmental, LLC	\$205,070.00

With the above information in mind, Public Works staff is requesting that the Mayor and Village Board of Trustees waive the competitive bidding process, which requires approval by more than a simple majority, and authorize the Village Manager to sign an extension agreement with Allscape Inc. of Romeoville, Illinois for the FY25 Contract Landscape Maintenance Contract, and approve expenditures up to the budgeted amount of \$50,000.

TO: Bridget Wachtel, Village Manager
FROM: Dan Milovanovic, Assistant Public Works Director
DATE: April 15, 2024
SUBJECT: FY25 Janitorial Services - Contract Extension



FLOSSMOOR

Included in the proposed FY25 Budget is \$40,000 for Contract Janitorial Maintenance. The purpose of this contract is to maintain the overall appearance and cleanliness of the Village Hall Complex and Public Works Service Center. The maintenance includes the general cleaning, deep cleaning, hard surface cleaning, and carpet cleaning at the Village Hall Complex and Public Works Service Center.

Before hiring our current contractor, Country Club Cleaning, Inc., the Village experienced several years of dissatisfaction with the low bidders that were awarded the janitorial maintenance contract. Companies with the low bid cut corners resulting in a number of management problems, not to mention unclean buildings. Due to poor performance, the Village terminated the contract of its last poor performing janitorial maintenance contractor. During the termination process, the Village searched for a replacement cleaning contractor to continue the contract to the end of the fiscal year. This search resulted in the hiring of Country Club Cleaning, Inc. of Tinley Park, Illinois. Country Club Cleaning came highly recommended and to date, our experience with them has been satisfactory and the working relationship has been good. Given the satisfaction with the current vendor, our pricing is being held, and we are currently in an inflationary market, staff recommends extending the contract.

We have spoken with our contractor, Country Club Cleaning, Inc., and they are willing to hold their unit pricing and extend the contract for the FY25 program. The proposed extension is based on the unit prices set forth in the original contract in 2013. Although we have added cleanings since our original contract, Country Club Cleaning has held the unit prices.

With the above information in mind, Public Works recommends that the Mayor and Board of Trustees waive the competitive bid process, which requires approval by more than a simple majority, and authorize the Village Manager to sign an extension agreement to Country Club Cleaning, Inc. of Tinley Park, Illinois, for the FY25 Janitorial Maintenance Contract in the amount of \$40,000.

TO: Bridget Wachtel, Village Manager
FROM: Dan Milovanovic, Assistant Public Works Director
DATE: April 15, 2024
SUBJECT: FY24 Flooring Replacement Project



FLOSSMOOR

Included in the Fiscal Year 2024 approved budget is \$100,000 for the replacement of the carpet at Village Hall. This project was originally budgeted for Fiscal Year 2023 but was carried over to this year. The project involves the replacement of approximately 10,000 square feet of carpet in the Village Hall. The carpet has experienced a fair amount of damage over the years. It is worn in some high-traffic areas and fading due to age and exposure to sunlight. Public Works has had to spend an increased amount of time in recent years replacing and repairing defective carpet tiles. Vinyl flooring in these areas would be a more appropriate flooring option as it is better able to withstand high volumes of foot traffic and easier to clean.

The flooring replacement project was bid on Wednesday, April 3, 2024. Thirteen sets of bid documents were sent to selected contractors, an advertisement was placed in a local newspaper, and the bid documents were posted on PublicNoticellinois.com. The advertisement led to the receipt of five formal bids, three of which were from minority businesses. The results were found to comply with the requirements of the bid documents and specifications. The bid documents called for the carpet to be removed and replaced with vinyl planks and the baseboard to be replaced with a vinyl base trim. For reference, the following were the bid results from the April 3rd bid opening.

<u>Contractor</u>	<u>Project Total</u>
NPN Flooring	\$103,727.00
Best Buy Interior Finishes	\$136,615.93
Diversify Pro LLC	\$137,623.00
YAD Construction	\$170,487.00
Tiles in Style	\$175,350.00

NPN Flooring of Brookfield, IL was the lowest responsible bidder. (As an aside, NPN Flooring, self-reported as an MBE in the Diverse Business Utilization Plan section of our bid documents but is not certified.) The total cost of \$103,727 is approximately \$3,727 over the approved budgeted amount. Even though this purchase will be over the budgeted amount, other expenditures in this budget line such as the Server Room & Fire Dept HVAC System Replacement Project and the Fire Dept Bay Door Replacement Project have come in under the budgeted amounts, which would offset the need for a budget amendment.

NPN Flooring has municipal work experience. Public Works staff contacted their references, which include the Village of Sugar Grove and Elk Grove Village. The feedback that was provided was positive with NPN Flooring being described as adaptable and productive.

With the above information in mind, Public Works staff recommends that the Mayor and Board of Trustees award a contract to NPN Flooring of Brookfield, IL in the amount of \$103,727.00 for the flooring replacement project.

TO: Bridget Wachtel, Village Manager
FROM: John Brunke, Public Works Director
DATE: April 15, 2024
SUBJECT: Consideration of a Resolution for Fiscal Year 2025 IDOT
Motor Fuel Tax Maintenance



This Resolution is a housekeeping item which must be passed annually by the Village Board. The Village's in-house maintenance includes road salt purchase, asphalt maintenance and patching, concrete repairs to curbs and sidewalk, street sign installation and repairs, traffic signal and street light electric energy, pavement marking, the annual street resurfacing project, and annual pavement crack filling program.

The Resolution, in the amount of \$691,521.60, allows the Village to utilize MFT funds to pay for these maintenance items and services for the Village's 2025 fiscal year. I request that the Resolution be presented for consideration and passage at the next Village Board meeting.



Resolution for Maintenance
Under the Illinois Highway Code

District	County	Resolution Number	Resolution Type	Section Number
1	Cook		Original	25-00000-00-GM

BE IT RESOLVED, by the President and Board of Trustees of the Village of
Governing Body Type Local Public Agency Type
Flossmoor Illinois that there is hereby appropriated the sum of Six Hundred
Name of Local Public Agency
Ninety One Thousand Five Hundred Twenty One and 60/100 Dollars (\$691,521.60)
of Motor Fuel Tax funds for the purpose of maintaining streets and highways under the applicable provisions of Illinois Highway Code from
05/01/24 to 04/30/25 .
Beginning Date Ending Date

BE IT FURTHER RESOLVED, that only those operations as listed and described on the approved Estimate of Maintenance Costs, including supplemental or revised estimates approved in connection with this resolution, are eligible for maintenance with Motor Fuel Tax funds during the period as specified above.

BE IT FURTHER RESOLVED, that Village of Flossmoor
Local Public Agency Type Name of Local Public Agency
shall submit within three months after the end of the maintenance period as stated above, to the Department of Transportation, on forms available from the Department, a certified statement showing expenditures and the balances remaining in the funds authorized for expenditure by the Department under this appropriation, and

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I Gina A. LoGalbo Village Clerk in and for said Village
Name of Clerk Local Public Agency Type Local Public Agency Type
of Flossmoor in the State of Illinois, and keeper of the records and files thereof, as
Name of Local Public Agency
provided by statute, do hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by the

President and Board of Trustees of Flossmoor at a meeting held on 04/15/24
Governing Body Type Name of Local Public Agency Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 15th day of April, 2024 .
Day Month, Year

(SEAL, if required by the LPA)

Clerk Signature & Date

--

APPROVED

Regional Engineer Signature & Date
Department of Transportation

--

Instructions for BLR 14220

This form shall be used when a Local Public Agency (LPA) wants to perform maintenance operations using Motor Fuel Tax (MFT) funds. Refer to Chapter 14 of the Bureau of Local Roads and Streets Manual (BLRS Manual) for more detailed information. This form is to be used by a Municipality or a County. Road Districts will use BLR 14221. For signature requirements refer to Chapter 2, Section 3.05(b) of the BLRS Manual.

When filling out this form electronically, once a field is initially completed, fields requiring the same information will be auto-populated.

Resolution Number	Insert the resolution number as assigned by the LPA, if applicable.
Resolution Type	From the drop down box, choose the type of resolution: -Original would be used when passing a resolution for the first time for this project. -Supplemental would be used when passing a resolution increasing appropriation above previously passed resolutions. -Amended would be used when a previously passed resolution is being amended.
Section Number	Insert the section number of the improvement covered by the resolution.
Governing Body Type	From the drop down box choose the type of administrative body. Choose Board for County; Council or President and Board of Trustees for a City, Village or Town.
LPA Type	From the drop down box choose the LPA body type; County, City, Town or Village.
Name of LPA	Insert the name of the LPA.
Resolution Amount	Insert the dollar value of the resolution for maintenance to be paid for with MFT funds in words, followed by the same amount in numerical format in the ().
Beginning Date	Insert the beginning date of the maintenance period. Maintenance periods must be a 12 or 24 month consecutive period.
Ending Date	Insert the ending date of the maintenance period.
LPA Type	From the drop down box choose the LPA body type; County, City, Town or Village.
Name of LPA	Insert the name of the LPA.
Name of Clerk	Insert the name of the LPA Clerk.
LPA Type	From the drop down box choose the LPA body type; County, City, Town or Village.
LPA Type	From the drop down box choose the LPA body type; County, City, Town or Village.
Name of LPA	Insert the name of the LPA.
Governing Body Type	From the drop down box choose the type of administrative body. Choose Board for County; Council or President and Board of Trustees for a City, Village or Town.
Name of LPA	Insert the name of the LPA.
Date	Insert the date of the meeting.
Day	Insert the day the Clerk signed the document.
Month, Year	Insert the month and year of the clerk's signature.
Clerk Signature	Clerk shall sign here.
Seal	The Clerk shall seal the document here, if required. If a seal is required, electronic signatures should not be used.
Approved	The Department of Transportation representative shall sign and date here upon approval.

A minimum of three (3) certified signed originals must be submitted to the Regional Engineer's District office OR email PDF completed form with electronic signatures to your local District LRS office.

Following IDOT's approval, distribution will be as follows:

- Local Public Agency Clerk
- Engineer (Municipal, Consultant or County)

TO: Mayor Nelson and Board of Trustees
FROM: Bridget Wachtel, Village Manager
DATE: April 15, 2024
SUBJECT: Mayor's Monarch Pledge



FLOSSMOOR

According to the National Wildlife Federation, the population of the monarch butterfly, which migrates over several life cycles from Mexico to Canada and back each year, has declined by more than 90 percent over the past 20 years, mostly due to the disappearance of its habitat, specifically the milkweed plant, which is the only plant upon which a monarch butterfly will lay its eggs. The Green Commission has previously researched and recommended to sign onto the National Wildlife Federation's Mayor's Monarch Pledge, which the Village has done. Mayor Nelson took the pledge the last 2 years and would like to take this pledge again this year. The pledge, which capitalizes on the influence of elected leaders to promote the restoration of the monarch habitat in their communities, sets forth 24 action items a community can implement to support the monarch butterfly.

For more information on the Mayor's Monarch Pledge, please visit <https://www.nwf.org/mayorsmonarchpledge>.

RESOLUTION # _____
A RESOLUTION ENDORSING THE MAYOR'S MONARCH PLEDGE

WHEREAS, the Village of Flossmoor and its residents value the natural surroundings that make Flossmoor a beautiful community; and,

WHEREAS, Flossmoor residents embrace efforts to lead more sustainable lifestyles, as evidenced by community initiatives like Recyclepalooza, resident beekeeping and the Flossmoor Seed Library; and,

WHEREAS, over time, the natural habitat of the monarch butterfly in North America has been degraded by human actions and as a result, the species is in grave decline; and,

WHEREAS, every resident can help revive the monarch butterfly by taking simple actions like planting milkweed and nectar-producing plants; and,

WHEREAS, the Flossmoor Green Commission has researched the National Wildlife Federation's Mayor's Monarch Pledge, a program which capitalizes on the influence of elected officials to gain citizen support for monarch habitat restoration; and,

WHEREAS, the Flossmoor Green Commission recommends that Mayor Michelle I. Nelson become a signatory to the Mayor's Monarch Pledge and that the Village of Flossmoor take steps to become a Monarch Champion City; and,

NOW, THEREFORE, BE IT RESOLVED that the Mayor & Board of Trustees of the Village of Flossmoor endorse the Mayor's Monarch Pledge and direct the Green Commission, Village staff and community members to work toward implementing the 24 action items outlined by the National Wildlife Federation in order to preserve the monarch butterfly for generations of Flossmoor residents to come.

Passed this _____ day of _____, 2024.

AYES: _____

NOES: _____

ABSENT: _____

ABSTAINED: _____

PASSED: _____

APPROVED: _____

PUBLISHED: _____

APPROVED:

Mayor

ATTEST:

Village Clerk

TO: Mayor Nelson and Board of Trustees
FROM: Bridget Wachtel, Village Manager
DATE: April 15, 2024
SUBJECT: An Agreement with The Retail Coach



FLOSSMOOR

In March 2023, the Village engaged The Retail Coach to assist with our economic development efforts. Their services have included analyzing Flossmoor's retail market, determining retail opportunities, site marketing, identifying retailers and developers for recruitment, marketing and branding, actively recruiting retailers and developers, and ongoing retail recruitment and coaching.

Over the past year, our work together has resulted in more than 50 retail leads and connections, plus exposure on business listing sites and retail trade shows. In addition, they have expanded our online economic development resources with the development of Retail 360, which is available through the Village website. In addition to showcasing our available commercial opportunities, Retail 360 contains demographic and psychographic information about Flossmoor, to which the Village can point prospective retailers. Attached is a recent report on our efforts prepared by The Retail Coach.

Staff is recommending a 13-month extension of our agreement through April 2025 to continue our economic development efforts. Through this extension, the Village hopes to work with the Retail Coach and develop these leads and connections into a development project (s). All of the terms of the agreement remain except the cost, which has been lowered from \$35,000 to \$27,500. The agreement will be on the April 15, 2024, Village Board agenda for your consideration.



THE RETAIL COACH

Project Update

Flossmoor, IL

Date: 3/27/2024

Recruitment Updates:

- Camp Pickle
 - Their lead broker will be present on a development call put together which will include Krusinski Construction & Splurge Group on March 28th
 - The desire from Camp Pickle is to have nearby EATertainment operators or any lifestyle retail components for the brand. The area needs to have food & beverage synergy
 - Camp pickle requires 3.5 to 5 acres for their development and they carry a \$22 million project development cost - The founder is a proven operator of emerging concepts and we're looking forward to getting things moving with this conversation
- McAlister's Deli
 - The local franchisee has been made aware of the development conversations around a project east of the Meijer property and has requested to be kept up to date on a site plan when there is one
 - Their desire is an end cap lease space rather than a standalone building
- 7 Brew Coffee
 - Their broker has been made aware of the development conversations around a project east of the Meijer property and has requested to be kept up to date on a site plan when there is one in addition to how much it would cost to carve out a 1 acre tract for them

Ongoing Recruitment:

- We have reached back out to the following brands to keep everyone up to speed on the development conversation happening on the 28th and will continue to do so since they have previously shown interest in Flossmoor:
 - Noodles & Company, Teriyaki Madness, Bibibop, CAVA, & First Watch

CoStar Listing Analytics on the Village Owned Property:

- 97 Days on market
- 591 total views with 42 views in the last 30 days
- 5 different companies have viewed it that are based in Illinois and 2 companies have reached out about the listing
- One brokerage has reached out to the retail coach about purchasing a 192,000 SF portion of the land

Attachment: March 2024 update (Retail Coach Extension FY25)

RESOLUTION # _____
A RESOLUTION OF THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS APPROVING AN
AGREEMENT WITH THE RETAIL COACH

WHEREAS, the Village of Flossmoor, Cook County, Illinois (the “Village”), is a duly organized and validly existing non-home rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, The Retail Coach (“Retail Coach”) has worked with the Village in assessing Flossmoor's retail market, determining retail opportunities, site marketing, identifying retailers and developers for recruitment, assist with economic development marketing and branding, actively recruit retailers and developers, and provide ongoing retail recruitment and coaching (the “Services”); and,

WHEREAS, Retail Coach has presented a proposal to the Village to extend its Services (the “Proposal”), the cost of which is to be paid by the Village; and,

WHEREAS, after review of the First Amendment to Agreement For Professional Services as attached hereto, it has been determined that it is in the best interest of the Village to continue utilize the Services offered by Retail Coach, thereby continuing the efforts of the Village to build a long-term retail economic strategy for the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF TRUSTEES FOR THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. That the First Amendment to Agreement for Professional Services appended thereto submitted by Retail Coach, attached hereto and made a part hereof, is hereby approved, and the Flossmoor Village Manager is directed to execute said First Amendment on behalf of the Village.

Section 2. That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

Passed this _____ day of _____, 2024.

AYES: _____

NOES: _____

ABSENT: _____

ABSTAINED: _____

PASSED: _____

APPROVED: _____

PUBLISHED: _____

APPROVED:

Mayor

ATTEST:

Village Clerk

FIRST AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES

THIS FIRST AMENDMENT ("First Amendment") is made and entered into this ____ day of _____, 2024, ("Effective Date"), by and between the Village of Flossmoor (the "Village"), and The Retail Coach, LLC, a limited liability company with a principal place of business at 86 Clark Boulevard, Tupelo, MS 38804 ("Consultant") (collectively the "Parties").

WHEREAS, the Parties entered into an Agreement for Professional Services, dated March 20, 2023 ("Agreement"); and

WHEREAS, Parties desire to extend the term of the Agreement and enter into this First Amendment.

NOW, THEREFORE, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. The term of the Agreement is extended 13 Months to April 20, 2025. The Village shall pay Consultant an amount not to exceed Twenty - Seven Thousand Five Hundred Dollars and No Cents (\$27,500.00) for the extended term.
2. All other terms and obligations of the Agreement, not modified by this First Amendment, shall remain in full force and effect.

[Remainder of page left intentionally blank – Signatures on following page]

IN WITNESS WHEREOF, the Parties hereto have executed this First Amendment on the date first set forth above.

Village of Flossmoor

By: _____

The Retail Coach, LLC.

By: _____

TO: Bridget Wachtel, Village Manager
FROM: Ann Novoa, Finance Director
DATE: April 15, 2024
SUBJECT: Water & Sewer & Stormwater Utility Fee Rate
Increases



At the April 1, 2024 Village Board meeting, the Village Board directed Village Attorney Kathi Orr to prepare an ordinance to increase water and sewer rates by \$2.24 per thousand gallons and to increase the stormwater utility fee rate by \$.22 per thousand gallons. The changes result in the following:

Water increases from \$12.59 to \$14.09

Sewer increases from \$4.14 to \$4.80

Stormwater utility fee increases from \$2.24 to \$2.47.

Attached is the ordinance which accomplishes the Board's direction. Please place approval of the ordinance on the April 15, 2024 Board Meeting agenda.

FMC ORDINANCE NO. _____
AN ORDINANCE OF THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS, AMENDING
CHAPTER 150, ARTICLE 9 OF THE VILLAGE OF FLOSSMOOR MUNICIPAL CODE

WHEREAS, the Village of Flossmoor, Cook County, Illinois (the “Village”) is a duly organized and validly existing non-home rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, Chapter 150 Article 9, Sections 150-9-9A, 150-9-9B and 150-9-9D establish water and sewer fees and rates for all users of the Village water distribution system; and,

WHEREAS, Chapter 150 Article 9, Section 150-9-9F establishes a storm water utility fee for all Village water uses; and,

WHEREAS, the Corporate Authorities believe it to be in the best interests of the Village and its residents to increase the quarterly charges or rates for the storm water utility fee and the water rates for users of water as hereinafter provided.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and the Board of Trustees of the Village of Flossmoor, Cook County, Illinois, as follows:

Section 1: That Sections 150-9-9A, 150-9-9B, 150-9-9D and Section 150-9-9F of Chapter 150 of the Village of Flossmoor Municipal Code are hereby amended by replacing Sections 150-9-9A, 150-9-9B, 150-9-9D and 150-9-9F with the following:

“Section 150-9-9A.

Quarterly charges or rates for users of water only shall be \$14.09 per 1,000 gallons of metered water as of April 1, 2024.

Section 150-9-9B.

Quarterly charges or rates for users of the combined water and sewer services shall be the sum of the applicable rate for water service as set forth in Section 150-9-9A above plus \$4.88 per 1,000 water consumed as shown by the water meters as of April 1, 2024.

Section 150-9-9D.

Quarterly charges or rates for residential or commercial users of the sewer service only shall be \$81.

Section 150-9-9F.

Quarterly charges or rates for a storm water utility fee shall be \$2.47 per 1000 gallons of

metered water.”

This Ordinance shall be in effect upon its passage, approval and publication as provided by law.

PASSED this _____ day of _____, 2024.

AYES: _____

NOES: _____

ABSENT: _____

ABSTAINED: _____

PASSED: _____

APPROVED: _____

PUBLISHED: _____

APPROVED:

Mayor

ATTEST:

Village Clerk

TO: Mayor Nelson and Board of Trustees
FROM: Bridget Wachtel, Village Manager
DATE: April 15, 2024
SUBJECT: Cook County NCB Program - 1835 Dixie Highway



In November 2023, the Village Board passed a resolution to participate in the 2023 Cook County No Cash Bid (NCB) Program to acquire 11 of the 16 condo units in the office complex at 1835 Dixie Highway. Those 11 units had become tax delinquent and subsequently available for tax sale. The remaining 5 units are interested in rehabilitating the property and attracting new owners/tenants for the tax delinquent units. It would cost those remaining owners \$687,000 to purchase the taxes. After several meetings, the Village determined that a more cost efficient method to achieve the goal to return all the units to the tax roll and achieve full occupancy is for the Village to pursue the units through the No Cash Bid program with the condo association as a third party requester.

Cook County has rejected our application with a third party requester because the delinquent tax owners are technically still a party to the condo association. Cook County will allow us to resubmit as a sole requester, which the attached resolution accomplishes. In order to achieve our goal of conveying these units to the remaining owners, the 5 owners will need to form a new agency to which the Village will convey the units. The conveyance of these units will be part of a redevelopment agreement requiring improvements to the property.

Attached is a memo from Attorney Kathi Orr. The resolution to participate and pursue these 11 units is attached for your consideration at the April 15, 2024 Village Board meeting.

Memorandum

To: Mayor and Board of Trustees of the Village of Flossmoor
From: Kathleen Field Orr, Village Attorney
Date: April 12, 2024
Re: Cook County No-Cash Bid Program

Several months ago, the Village Board approved a Resolution to acquire the property at 1835 Dixie (16 office condominiums—all but 5 being tax delinquent for years) pursuant to the County's "no-cash bid" process. The Village agreed to apply to the County on behalf of several owners who are prepared to restore the development once the title has been transferred to them. This was explained to the County who responded that it is unwilling to grant any request where it is made for the benefit of a "third party requestor" and therefore the Village must resubmit as the sole requesting party.

The Village has been working with the owners who are prepared to undertake the project and have escrowed \$20,000 to pay all costs to obtain a Tax Deed. Once the Village acquires title, prior to conveyance to these owners, it will be necessary to enter into a redevelopment agreement whereby the grantee shall be held to making substantial property improvements within a reasonable time frame.

The Village Manager and staff are prepared to recommend that the Village approve the Resolution on the agenda as this will result in placing eleven condominium offices back on to the tax rolls.

RESOLUTION # _____
A RESOLUTION AUTHORIZING THE VILLAGE OF FLOSSMOOR TO PARTICIPATE IN THE COOK COUNTY NO CASH BID PROGRAM

WHEREAS, the Village of Flossmoor, Cook County, Illinois, has identified certain improved parcels of commercial real estate as potential sites for commercial redevelopment; and,

WHEREAS, the real estate taxes on said parcels of real estate have not been paid for two or more years; and,

WHEREAS, the County has established a no-cash bid process as a part of the sale of delinquent taxes for municipalities to acquire property for rehabilitation and redevelopment, thereby returning such property to the tax rolls; and,

WHEREAS, the Village of Flossmoor had previously submitted a no cash bid request with a third-party requestor, said request is Board item 24-0419; and,

WHEREAS, the Village of Flossmoor wishes to remove the third-party requestor and proceed with the no cash bid request; and,

WHEREAS, the Village of Flossmoor ("the Village") desires to apply to the County of Cook to make a no-cash bid for delinquent real estate taxes to acquire the following eleven (11) parcels of improved commercial property ("the Property"), in an effort to increase tax revenues and development with the Village:

<u>VOLUME</u>	<u>PROPERTY INDEX NUMBER</u>	<u>VILLAGE</u>	<u>STATUS</u>
11	32-07-401-030-1001	Flossmoor	Unoccupied Condominium
11	32-07-401-030-1002	Flossmoor	Unoccupied Condominium
11	32-07-401-030-1004	Flossmoor	Unoccupied Condominium
11	32-07-401-030-1005	Flossmoor	Unoccupied Condominium
11	32-07-401-030-1006	Flossmoor	Unoccupied Condominium
11	32-07-401-030-1008	Flossmoor	Unoccupied Condominium
11	32-07-401-030-1010	Flossmoor	Unoccupied Condominium
11	32-07-401-030-1012	Flossmoor	Unoccupied Condominium
11	32-07-401-030-1014	Flossmoor	Unoccupied Condominium
11	32-07-401-030-1015	Flossmoor	Unoccupied Condominium
11	32-07-401-030-1016	Flossmoor	Unoccupied Condominium

WHEREAS, the Village is required to prepare an application and thereafter proceed to a tax deed; and,

WHEREAS, the Village is required to report to the Cook County Department of Planning & Development annually for five consecutive years or until the property is transferred to a developer, whichever occurs last; and,

WHEREAS, the Village shall retain legal counsel to assist in preparing a no-cash bid application, proceeding to tax deed and performing all legal activities associated with the no-cash bid program; and,

WHEREAS, Bridget Wachtel is the duly appointed Manager of the Village of Flossmoor.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE VILLAGE BOARD OF THE VILLAGE OF FLOSSMOOR, COUNTY OF COOK, ILLINOIS, AS FOLLOWS:

THAT Bridget Wachtel is authorized and directed to submit to the County Board an application for Certificate of Purchase for delinquent taxes on a no-cash bid basis for the real estate parcels described herein.

BE IT FURTHER RESOLVED that the Mayor and Village Clerk are hereby authorized and directed to do or cause to be done any and all actions to accomplish the acquisition of the aforesaid parcels of property for purposes of rehabilitation and redevelopment in the event a Certificate of Purchase is received from the County of Cook.

BE IT FURTHER RESOLVED that in the event a Certificate of Purchase is received from the County, the Village shall retain the legal services of Hiskes, Dillner, O'Donnell, Marovich & Lapp, Ltd., to obtain the tax deed and the Village will bear all legal costs associated with the acquisition of the Property.

BE IT FURTHER RESOLVED that the Village shall annually report to the Cook County Department of Planning & Development informing and updating the County as to the status of the parcels of property for five years or until the property is transferred to a developer, whichever comes last.

BE IT FURTHER RESOLVED that the Village will file for and maintain tax exempt status for the Property until the property is transferred to a developer.

BE IT FURTHER RESOLVED that there is no Third-Party Request for this no cash bid request.

BE IT FURTHER RESOLVED that this resolution revokes and replaces Resolution 2023-38 passed November 20, 2023.

BE IT FURTHER RESOLVED by the Village Board of the Village of Flossmoor, Illinois, that any prior resolution inconsistent with the terms hereof is hereby repealed.

This resolution shall be effective immediately upon its passage.

PASSED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS, THIS _____ DAY OF APRIL, 2024.

AYES: _____

NOES: _____

ABSENT: _____

ABSTAINED: _____

PASSED: _____

APPROVED: _____

PUBLISHED: _____

APPROVED:

Mayor

ATTEST:

Village Clerk