

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING  
OF THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON JANUARY 20, 2026

VILLAGE HALL

January 20, 2026

7:00 PM

Mayor Nelson called the meeting to order at 7:03 p.m.

Village Clerk Porter took roll. There was a quorum.

**PRESENT:** Mayor Nelson and Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers.

**ABSENT:** None

**ALSO PRESENT:**

Ann Novoa, Finance Director	Carl Estelle, Chief of Police
John Brunke, Public Works Director	Bob Kopec, Fire Chief
Bridget Wachtel, Village Manager	Karl Ottosen, Village Attorney
Jonathan Bogue, Asst Village Manager	

**GENERAL STATEMENT/RULES OF ORDER** (Announced by Mayor Nelson):

The meeting was streamed via Zoom. Mayor Nelson reviewed the public comment policy, which is available on the Village website.

**RECOGNITIONS AND APPOINTMENTS:**

**1. Recognition of HF Robotics Cricketeers:**

Mayor Nelson recognized the HF Robotics Cricketeers for their successful year. The students gave a detailed presentation on their proposal to erect Flossmoor's first historical marker at the Horton site to recognize Flossmoor's Native American heritage. The students discussed the archeological dig conducted at the Horton Site by The Field Museum, Native American artifacts uncovered during the excavation of the site, and their proposed historical marker. The students also discussed their fundraising efforts for the historical marker. Will Kelley, President of the South Suburban Archeological Society, joined the Cricketeers and read a letter from one of the original students who discovered the site in support of the historical marker.

Mayor Nelson asked the Board if there were any questions for the students and Will Kelley. The Board praised the students for their thorough presentation and expressed unanimous support for the historical marker.

**PUBLIC PRESENT WISHING TO ADDRESS THE BOARD:** None.

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**CONSENT AGENDA**

Mayor Nelson called for a Motion to approve **Consent Agenda Items #1-4**. Trustee Daggett so moved, Trustee Lofton seconded. Mayor Nelson asked if there were any items on the Consent Agenda that were requested to be removed for discussion, and there were none.

A vote on the Motion was presented and passed unanimously by a roll call vote.

AYES: Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers  
ABSENT: None  
ABSTAIN: None  
NAYS: None

**REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS ACTION ITEMS:**

Mayor Nelson recognized Flossmoor's Annual MLK Day of Service, and the work put in by the Community Relations Commission, Nicole Castagna (Assistant to the Village Manager/Communications Manager), and highlighted the Public Art Commission's project that made this a successful event.

**ACTION ITEMS:**

**Agenda Item #5: Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Approving a Development Agreement by and between the Village of Flossmoor and OBE Studios, LLC**

Mayor Nelson called for a Motion to approve Agenda Item #5. Trustee Mustafa so moved, Trustee Lofton seconded.

Mayor Nelson introduced the Board to **Barry and Jasmine Brewer, the owners of OBE Studios** (www.obestudio.com) (Only Believe Entertainment)(hereafter "OBE"). Mayor Nelson recognized **Flossmoor resident Phil Lee**, who introduced her to Barry Brewer to discuss moving OBE from Indiana to Flossmoor. Mayor Nelson also recognized Village staff who worked over the holidays to complete the proposal for OBE to acquire the property for its development plans.

Barry Brewer gave a presentation on his personal background (Olympia Fields resident with children at Parker Junior High School and Flossmoor Montessori School), his professional background, his business operations in Indiana, his plan to greatly expand his business, and his vision to bring OBE to Flossmoor. He also discussed how he believes OBE will benefit Flossmoor.

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Village Manager Wachtel provided the Board with information about the parcels of land that OBE has requested from the Village that were acquired through the “no cash bid program”, the proposed agreement between the Village and OBE that was drafted by Kathleen Orr (Village Attorney) that is similar to other agreements approved by the Board, and the steps that OBE is required to complete before any property transfer. Village Manager Wachtel further advised the Board that, in the future, it will need to consider a Class 8 tax abatement for OBE; that there is a “make whole agreement” to make the Village whole for its taxes in recognition of the services we provide the property; and that the Village retains the right to recapture the ownership of this property if OBE’s development plans fail.

Mayor Nelson asked the Board if there were any questions for Mr. Brewer. The Board had very high praise for Mr. Brewer and his vision and expressed overwhelming support in favor of OBE’s proposal to acquire this Village-owned property.

A vote on the Motion was presented and passed unanimously by a roll call vote.

AYES: Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers  
ABSENT: None  
ABSTAIN: None  
NAYS: None

## **DISCUSSION ITEMS**

### **6. Discussion of the FY25-26 Mid-Year Financial Review**

Village Manager Wachtel gave a detailed presentation about the Village’s mid-year financial review. Village Manager Wachtel provided information about the mid-year review of the general fund (used for general Village operations), the water and sewer fund (one of the Village’s larger enterprise funds), variances for revenues and expenditures, and reports from each of the Village’s department directors discussing goals for Fiscal Year 2026. This presentation included, in part, a discussion on the following topics:

- The reasons that the Village performs this non-mandated mid-year financial review and conducts it in a public forum.

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7:00 PM

- Revenues that are trending higher than expected from sales taxes, non-home rule sales taxes, state income sales taxes, ambulance fees, and the casino tax from Wind Creek Casino.
- Revenues that are trending lower than expected from local use taxes, utility taxes, grant monies, and property taxes.
- Expenditures that have been less than budgeted.
- Fringe benefits that are trending over budget.
- Expenses related to maintaining Village Hall.
- Expenses that are offset by a grant from ComEd for crosswalk flashing beacons, and expenses for the purchase of cameras that are offset by the Retail Theft Grant from the Illinois Attorney General's Office.
- Expenses that are trending under budget because of capital projects that will not be completed by the fiscal year end.
- Personnel-related savings due to vacancies in different departments.
- General Fund contributions to the annual street resurfacing program.
- Projected fund balance used to support operations with over one million in savings for cash flow.
- The General Fund operating position is better than expected by approximately \$870,000.00, and there is a higher fund balance than what was budgeted.
- The delay in Cook County property tax bills is due to Cook County's major technology conversion.
- Property tax bills were due December 15<sup>th</sup>, and so far, the Village has received only about **\$683,000.00** in property tax revenue, whereas the second installment of the Village's tax levy is approximately **\$3.5 million**.
- Cash flow issues that have resulted from Cook County's delay in tendering property tax receipts, the Village not being able to benefit from the interest that it normally earns on property tax revenues, and the steps the Village is taking to mitigate cash flow issues caused by Cook County's failure to timely distribute property tax revenues.
- Cook County has failed to provide a firm time period for the distribution of property tax receipts.
- It is uncertain when Cook County will distribute to the Village any of its property tax revenues.
- Cook County's untimely payment of property tax revenues has caused the Village to suffer from a loss of investment and interest revenue.
- Steps to consider for reducing the impact of this loss in property tax monies.
- The Water and Sewer Fund and payment for projects using cash on hand.
- Revenue from water and sewer sales, and the costs.

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- Penalty revenues are trending higher for residents. The Village is evaluating monthly billing for water and sewer to help residents budget and pay for services.
- Water purchase costs are projected to be higher, and this will be offset by lower overtime expenses.
- The Water and Sewer Fund balance is expected to decrease from \$1.8 million to \$1.7 million due to expenditures for capital infrastructure improvements.
- The water bill-to-purchase ratio is holding steady at 79%.
- The Village has healthy reserves that have been aided by the receipt of grant monies.
- The Village needs to continue to diversify revenue resources.
- In a worst-case scenario, it may be necessary for the Village to use interfund borrowing temporarily to support operations because of the decreased cash flow that has resulted from not receiving property tax revenues from Cook County.
- The Village has a very strong financial history that has aided it in successfully managing various financial issues such as that caused by Cook County not distributing property tax revenues.

Mayor Nelson advised the Board that Village Manager Wachtel first flagged in November of 2025 that issues will arise from Cook County's failure to timely send out property tax bills and distribute payments. The Village has been diligently contacting numerous Cook County officials about this problem and has not received a satisfactory response. The Village is also working with the South Suburban Mayors and Managers Association to build a coalition to lobby Cook County to solve this problem as soon as possible.

Mayor Nelson asked the Board for any questions and/or comments about the Village's mid-year financial review as reported by Village Manager Wachtel. Trustee Lofton praised the Village for being able to manage these issues on a high level and also inquired about the sources of grants received by the Village. Village Manager Wachtel advised that federal grants have been a large source of funding, and current federal grants have been put on hold pending administrative review. Trustee Dorsey inquired about interest being paid to the Village on delayed property tax payments. Village Manager Wachtel responded that this issue is being evaluated and turned to Village Attorney Ottosen for a response. Village Attorney Ottosen advised that Cook County is supposed to turn over money received from property taxes within 30 days; this has not happened, and there are discussions between various taxing agencies about whether litigation should be pursued against Cook County. Mayor Nelson advised that the goal is to work with Cook County to rectify this issue without resorting to litigation. Trustee Dorsey and Trustee Rodgers both voiced support for exploring litigation against Cook County. Trustee Daggett expressed his disappointment in Cook County for creating this problem and for its lack of adequate communication. Trustee Mustafa praised the Village directors and manager for having a strong history of successful financial

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7:00 PM

management and expressed optimism that the Village will “weather this storm.” Trustee Mitros praised the Village for its strong financial history and noted that the Village has planned for situations like this for years.

## **OTHER BUSINESS**

Mayor Nelson called for other business and the Board responded as follows:

**Trustee Rodgers:** Expressed thanks to the police department for handling the recent gun situation at Homewood-Flossmoor High School.

**Trustee Daggett:** Gave thanks for the Village’s MLK Day of Service, recommended everyone see the video created by Tom Dobrez called “A More Perfect Place” about the Village, and praised the police department and Village for the communications about the incident at the high school.

**Trustee Dorsey:** Was impressed by the large turnout for the Village’s MLK Day of Service and gave appreciation to the police department for its response at the high school.

**Trustee Lofton:** Wished everyone a Happy New Year.

**Trustee Mitros:** No comments.

**Trustee Mustafa:** Gave thanks to everyone in the community who volunteered from the Village’s MLK Day of Service events.

**Clerk Porter:** No Comments

**Attorney Ottosen:** Provided information about tax exemptions for overtime earnings. He will provide a client alert with this information.

**Village Manager Wachtel:** Gave thanks to the Flossmoor Police Department and neighboring police departments, who responded to the events at the high school. Also expressed thanks to Nicole Castagna and staff for their work to make Flossmoor’s MLK Day of Service a success.

### **Mayor Nelson stated the following:**

- Crane’s Chicago Business highlighted Flossmoor’s 12% growth in its home prices while the rest of the Chicago area remained stagnant and praised the work done by Village staff, volunteers in the Village and all the Village partners for making this happen.

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7:00 PM

- Plans for Chipotle and 7-Brew have been approved and will be presented to the Board in early February.
- Requested everyone to go to the Trader Joe's website to ask for a store location in Flossmoor.

**EXECUTIVE SESSION:**

Mayor Nelson called for a Motion to go into Executive Session to discuss the potential sale of Village-owned property. Trustee Daggett, so moved, Trustee Mustafa seconded.

A vote on the Motion was presented and passed unanimously by a roll call vote.

AYES: Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers  
ABSENT: None  
ABSTAIN: None  
NAYS: None

**RETURN TO REGULAR SESSION:**

The Board returned from Executive Session and Mayor Nelson called the meeting to order at approximately 9:41p.m.

PRESENT: Mayor Nelson and Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers

ABSENT: None

ALSO PRESENT:

Bridget Wachtel, Village Manager  
Jonathan Bogue, Asst Village Manager  
Karl Ottosen, Village Attorney

**ADJOURNMENT OF MEETING**

Mayor Nelson called for a motion to adjourn the meeting. Trustee Mitros so moved, seconded by Trustee Daggett. All were in favor, none opposed.

AYES: Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers  
ABSENT: None

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VILLAGE HALL

January 20, 2026

7:00 PM

ABSTAIN: None  
NAYS: None

The Regular Meeting was adjourned at approximately 9:42 p.m.

Respectfully Submitted,

Cecil E. Porter  
Village Clerk