



# FLOSSMOOR

*Welcoming. Beautiful. Connected.*

*MAYOR: Michelle I. Nelson | VILLAGE CLERK: Cecil Porter | VILLAGE MANAGER: Bridget A. Wachtel  
TRUSTEES: Gary Daggett | Kevin Dorsey | Rosalind Henderson Mustafa | George Lofton | James Mitros | Carolyn D. Rodgers*

---

## AGENDA

### FOR THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF FLOSSMOOR, ILLINOIS

**MONDAY, FEBRUARY 16, 2026 • 7:00 PM • VILLAGE HALL**

Join Zoom Meeting: <https://us02web.zoom.us/j/85210894513?pwd=uZUHBuLuNGHvJ6BUE21v70fK1RLbeBa.1>  
ID: 852 1089 4513 Passcode: 60422 Or join by phone (312) 626-6799

#### **CALL TO ORDER**

#### **ROLL CALL**

#### **RECOGNITIONS AND APPOINTMENTS**

- 1. A Proclamation Declaring February 2026 as Black History Month**
- 2. Consideration of an Appointment to the Green Commission**

#### **PUBLIC PRESENT WISHING TO ADDRESS THE BOARD**

#### **CONSENT AGENDA**

- 3. Approval of the Minutes of the Meeting Held on February 2, 2026**
- 4. Approval of the Minutes of the Meeting Held on February 5, 2026**
- 5. Presentation of Bills for Approval and Payment as Approved by the Finance Committee (February 16, 2026)**

#### **REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS**

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

## **ACTION ITEMS**

- 6. 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**

## **DISCUSSION ITEMS**

- 7. Discussion of a Vehicle Use Fee in lieu of Vehicle Stickers**
- 8. Presentation of the Strategic Plan Update (May 2025 - January 2026)**

## **OTHER BUSINESS**

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

## **ADJOURNMENT OF MEETING**

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



FLOSSMOOR

*Welcoming. Beautiful. Connected.*

# Proclamation

***WHEREAS**, Flossmoor is a community steeped in history and energized by diversity and inclusion in all its forms; and,*

***WHEREAS**, Flossmoor is a community where we celebrate the differences that are woven in our community fabric; and,*

***WHEREAS**, as we commemorate Black History Month, it is important to celebrate the contribution of Black Americans in every endeavor of American life; and,*

***WHEREAS**, Flossmoor is fortunate to be the home of Black leaders in civic life, arts & entertainment, science, medicine, industry and so many more fields; and,*

***WHEREAS**, we are all indebted to those who came before us and those who make Black history today; and,*

***WHEREAS**, President Gerald Ford formally recognized Black History Month in February 1976, encouraging America to take time to learn about the achievements and contributions of Black Americans to our American landscape;*

***NOW, THEREFORE**, I, Michelle I. Nelson, Mayor of Flossmoor, do hereby proclaim the month of FEBRUARY 2026 as:*

## ***“Black History Month”***

*and encourage Flossmoor residents to participate in Black History Month activities throughout our community and schools in which we will learn about the achievements of several Flossmoor Black residents who are business owners, finance professionals, entrepreneurs or influencers.*

***Dated this 16<sup>th</sup> day of February 2026***

---

***Michelle I. Nelson, Mayor***

# MEMORANDUM

**TO:** Mayor Nelson and Board of Trustees  
**CC:**  
**FROM:** Bridget Wachtel, Village Manager  
**DATE:** February 16, 2026  
**RE:** Consideration of an Appointment to the Green Commission



FLOSSMOOR

*Welcoming. Beautiful. Connected.*

With the Board's consent, Mayor Nelson will be making an appointment to the Green Commission at the Village Board meeting on February 16, 2026.

If you have any questions or concerns regarding these appointments, please contact Mayor Nelson before Monday evening.

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING  
OF THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON FEBRUARY 2, 2026

VILLAGE HALL

February 2, 2026

7:00 PM

**DRAFT**

Mayor Nelson called the meeting to order at 7:00 p.m. and gave an introduction about the Village of Flossmoor's proud tradition of celebrating Black History Month. For Black History Month, the Village is flying Pan-African flags, recognizing Black educators in the community, and will be having a proclamation read at the next Board meeting. Mayor Nelson encouraged everyone to go to the Village's website to nominate friends and neighbors who are educators to be recognized for Black History Month.

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
Scott Bugner, Director of Bldg & Zoning	Douglas Merkle, Deputy Chief of Police
John Brunke, Public Works Director	Bob Kopec, Fire Chief
Bridget Wachtel, Village Manager	Nicole Castagna, Asst to Vlg Mgr/Comm Mgr
Jonathan Bogue, Asst Village Manager	Joe Miller, Village Attorney

**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:** None

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

Mayor Nelson requested Ann Novoa, Finance Director, to provide an update about Cook County's recent property tax disbursements. Ann Nova reported the following: (a) Cook County, as of the date of this meeting, had issued two disbursements; (b) The Village has received a total of \$2.1 million for its corporate taxing district, which is about 62% of what is anticipated from the second installment property tax bills; (c) Cook County still owes the Village approximately \$1.3 million for its corporate taxing district, and this amount does not include what is owed for fire pension, police pension, road and bridge, or the TIF districts. Cook County owes the Village about 50% of the amounts due for each district; and (d) The Village is reducing spending until further notice because Cook County is behind in issuing property tax disbursements.

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING  
OF THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON FEBRUARY 2, 2026

VILLAGE HALL

February 2, 2026

7:00 PM

**DRAFT**

Mayor Nelson recognized a representative from Cook County Commissioner McCaskill's office who was present at the Board meeting and also recognized Cook County Commissioner Donna Miller for her assistance in attempting to resolve these issues. Mayor Nelson advised that she will appear at the next Cook County Board Meeting to discuss the issues that are coming up because of Cook County's failure to make timely property tax disbursements. Mayor Nelson asked the Board for comments regarding Finance Director Ann Novoa's updated financial report, and there were none.

**CONSENT AGENDA:**

Mayor Nelson called for a Motion to approve **Consent Agenda Items #1-4**. Trustee Lofton so moved, Trustee Mustafa 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:**

Mayor Nelson reported that Flossmoor's Community Relations Commission is hosting a Lunar New Year Celebration on Saturday, February 14, 2026, from 10 a.m. to 12 p.m. at Flossmoor Public Library and all are welcome to attend.

**ACTION ITEMS:**

**Agenda Item #5: Consideration of an Ordinance Approving an Amendment to a Final Plan for a Planned Unit Development, a Special Use and a Plat of Re-subdivision -3900 Vollmer Road (Chipotle and 7 Brew)**

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

Scott Bugner, Director of Building and Zoning, along with Dan Abdo of Joseph Development, LLC, presented this action item. Scott Bugner reported that the Plan Commission had a public

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING  
OF THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON FEBRUARY 2, 2026

VILLAGE HALL

February 2, 2026

7:00 PM

**DRAFT**

hearing and recommended approval for the construction of the proposed Chipotle restaurant ([www.chipotle.com](http://www.chipotle.com)) and 7 Brew (<https://7brew.com>).

Dan Abdo, Joseph Development, LLC, provided information about the project plans for Chipotle, and he was joined by Christopher George, Who Brew, LLC, a 7 Brew franchisee. Mayor Nelson advised that Mr. Abdo was behind other Flossmoor businesses, including Starbucks, AT&T, and Jersey Mike's that are each located in front of Meijer. Mr. Abdo discussed Joseph Development's business, his family's connections to Flossmoor, and plans for the Chipotle restaurant. He introduced Christopher George from Who Brew, LLC, who gave a presentation about 7 Brew and its proposed business in Flossmoor.

Mayor Nelson asked the Board if there were comments and questions for Mr. Abdo and/or Mr. George regarding Chipotle and 7 Brew. The Board inquired about the menus, drive-through operations, safety, and the differences between 7 Brew and Starbucks, along with customer demographics. The Board expressed tremendous support and appreciation to Mr. Abdo and Mr. George for bringing these new businesses to the community.

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

**Agenda Item #6: Consideration of a Resolution of the Village of Flossmoor, Cook County, Illinois Approving a Memorandum of Understanding (SDA)**

Mayor Nelson called for a Motion to approve Agenda Item #6. Trustee Daggett so moved, Trustee Lofton seconded. This action item was presented by Brian Mott, an economic development strategist with Southland Development Authority ([www.southlanddevelopment.org](http://www.southlanddevelopment.org)) and Edward Peck of Edward Peck Design ([www.epeckdesign.com](http://www.epeckdesign.com)). Mayor Nelson also recognized David Agosto, a Flossmoor resident, for his work to bring this partnership to Flossmoor. Village Manager Wachtel advised that the property for this action item was east of Meijer, and extended west to Dunkin Donuts, and was owned by the Village. Mr. Mott and Mr. Peck provided background information about the Southland Development Authority, their real estate development projects, their in-house equity fund, and their concept design for a pedestrian-friendly retail and restaurant development in Flossmoor that will focus on regional and local businesses. Mr. Peck also advised the Board that he is an Olympia Fields resident, with children at HF schools, so he has a vested interest in the success of this project.

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING  
OF THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON FEBRUARY 2, 2026

VILLAGE HALL

February 2, 2026

7:00 PM

**DRAFT**

Mayor Nelson asked the Board if they had questions for Mr. Mott and Mr. Peck. The Board responded with questions about the types of businesses that would go into this project, and also confirmed that the property size was sufficient for their plans. Mr. Peck advised that they intend to have a mix of high-end retail establishments with cafes and restaurants, and that their focus will be on regional Chicago businesses. The Board had high praise for Mr. Mott and Mr. Peck and were pleased to have them bring to the community this urban streetscape concept. The Board looks forward to seeing the results of their work, which will hopefully include letters of interest and development proposals.

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

Mayor Nelson, following this vote, expressed thanks to Village staff and Board members who have worked to bring several Village-owned properties (four at present) to development.

**Agenda Item #7: Consideration of a Resolution of the Village of Flossmoor, Cook County, Illinois Approving the Purchase of Boilers for Village Hall**

Mayor Nelson called for a Motion to approve Agenda Item #7. Trustee Daggett so moved, Trustee Mustafa seconded. John Brunke presented this action item. Mr. Brunke advised that two boilers in the mechanical room, which were responsible for heating and cooling, had failed. The boilers were installed in 2011, reached the end of their useful life, and needed to be replaced as soon as possible.

Mayor Nelson asked the Board if there were any questions for Mr. Brunke about the proposed boiler replacement. The Board responded with questions about the need to replace the boilers, the time required to complete the project, funding, the risk assessment, the life span for new boilers, and the installation process. Village Manager Wachtel provided information about the funding and why this project had to be completed now. The Board agreed to approve this action item.

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

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING  
OF THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON FEBRUARY 2, 2026

VILLAGE HALL

February 2, 2026

7:00 PM

**DRAFT**

ABSTAIN: None

NAYS: None

**DISCUSSION ITEMS:** None

**OTHER BUSINESS:**

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

**Trustee Mustafa:** Inquired about the following:

- **Alarm fee ordinance referenced under Consent Agenda Item No. 4.** Village Manager Wachtel responded that the purpose of the ordinance was to assist with keeping the Village updated about residential alarm systems and permit holders. Chief Estelle stated that it is impossible to know whether alarm fees recouped by the Village for false alarms cover the costs and expenses of police officers that respond to false alarms. Village Manager Wachtel further advised that the new ordinance differentiates between a resident fee and a commercial fee, with the fee for commercial alarms being greater than the fee for residential alarms.
- **Building repairs at the library:** Village Manager Wachtel advised that there are meetings scheduled with contractors to address the floor issues and repairs. John Brunke reported that they have met with the geo-tech engineer who referred them to the Lincoln Company. The Lincoln Company recommended a survey of the first floor of the library to perform a complete evaluation. Once the survey is done, they will receive a quote for the repair work.

**Trustee Rodgers:** Stated there continues to be residents who are uninformed about all of the economic development, updated ordinances, and Village events, and asked if there could be a moving banner added to the Village's website that has news updates. Assistant Village Manager Bogue responded that moving banners are used for emergency updates, and also that the website has a news section that has regular updates. They will be rolling out a communications plan for the new e-bike ordinance. Village Manager Wachtel advised that they must wait to send out updates about economic development projects until plans are final, and they are always looking for opportunities to connect with residents.

**Trustee Daggett:** Discussed the following:

- **Alarm Fees:** The Village has flexibility with waiving fees for false alarms. Village Manager Wachtel stated that the alarm fee violations are meant to be a deterrent, and not a

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING  
OF THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON FEBRUARY 2, 2026

VILLAGE HALL

February 2, 2026

7:00 PM

**DRAFT**

money generating source for Village funds, and most of these false alarms stem from technical issues.

- **Economic Development:** Expressed much appreciation and thanks to Mayor Nelson for all the hard work that she has put into bringing economic development to the Village over the past six years.

**Trustee Dorsey:** Echoed Trustee Daggett's comments about Mayor Nelson's successful efforts to bring in economic development, and the work performed by Village staff, to bring the recent projects to the community.

**Trustee Lofton:** Excited to see the new developments that Mayor Nelson, and residents, have brought to the Village.

**Trustee Mitros:** Applauded Mayor Nelson's great job over the past six years to bring economic development to Flossmoor and stated that the Village has never seen this type of progress. Suggested that the Village have a scrolling sign, like what is at Homewood-Flossmoor High School, for Village announcements.

**Clerk Porter:** No comments.

**Village Attorney Miller:** Enjoys 7 Brew Coffee and is looking forward to seeing it in Flossmoor.

**Village Manager Wachtel:** No comments.

Mayor Nelson further announced the following:

- Thanks and appreciation to Public Works, the Fire Department, and the Police Department for their work during the harsh winter months.
- Asked residents to go to the Trader Joe's website to request a location in Flossmoor.
- The Cricketeers raised the needed funds for the first Historical Marker in Flossmoor, and this will be planned for the summer months.
- Recognized Peter Jordan, a Flossmoor resident, who is having a jazz concert on Valentine's Day at the Logan Center in Hyde Park.

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING  
OF THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON FEBRUARY 2, 2026

VILLAGE HALL

February 2, 2026

7:00 PM

**DRAFT**

- Recognized a Daily Southtown article for featuring Tom Dobrez, author of “A More Perfect Place,” which is about Flossmoor. Tom Dobrez is hosting events that include a showing of his documentary that follows Flossmoor’s development.
- The Chicago Area Runners Association (CARA)([www.cararuns.org](http://www.cararuns.org)) has named Flossmoor’s Hidden Gem Half Marathon as the 2025 CARA Race of the Year. The award will be accepted at the end of February.

**EXECUTIVE SESSION:** Mayor Nelson stated there was no need for an Executive Session.

**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  
ABSTAIN: None  
NAYS: None

The Regular Meeting was adjourned at approximately 8:31 p.m.

Respectfully Submitted,

Cecil E. Porter  
Village Clerk

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE VILLAGE BOARD  
SPECIAL MEETING OF THE VILLAGE OF FLOSSMOOR, ILLINOIS  
HELD ON FEBRUARY 5, 2026

VILLAGE HALL

February 5, 2026

6:15 PM

**DRAFT**

Mayor Nelson called the meeting to order at 6:15 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:**

Bridget Wachtel, Village Manager                      Joe Miller, Village Attorney  
Jonathan Bogue, Asst Village Manager

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

Mayor Nelson reviewed the public comment policy, which is available on the Village website.

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

**EXECUTIVE SESSION:** Mayor Nelson called for a motion to move to Executive Session, pursuant to 5 ILCS 120/2(c)(16) for self-evaluation, practices and procedures or professional ethics. Trustee Mitros so moved, and Trustee Daggett seconded. The motion passed by a roll call vote.

**AYES:** Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers

**ABSENT:** None

**ABSTAIN:** None

**NAYS:** None

The Board recessed to executive session at 6:17 p.m.

**REGULAR MEETING:**

The Board returned from Executive Session and Mayor Nelson called the meeting to order at approximately 8:37 p.m.

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

**ABSENT:** None

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE VILLAGE BOARD  
SPECIAL MEETING OF THE VILLAGE OF FLOSSMOOR, ILLINOIS  
HELD ON FEBRUARY 5, 2026

VILLAGE HALL

February 5, 2026

6:15 PM

**DRAFT**

ALSO PRESENT:

Bridget Wachtel, Village Manager  
Jonathan Bogue, Asst Village Manager  
Joe Miller, Village Attorney

**ADJOURNMENT OF MEETING**

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

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

The Special Meeting was adjourned at approximately 8:38 p.m.

Respectfully Submitted,

Cecil E. Porter  
Village Clerk

**VILLAGE OF FLOSSMOOR**  
**2/16/2026**  
**CLAIMS LIST SUMMARY**

HAND CHECKS	\$147,139.22
INVOICES	<u>\$527,286.80</u>
TOTAL	<u><u>\$674,426.02</u></u>

## Village of Flossmoor Detail Board Report

**Invoices Due On/Before: 02/16/26**

Vendor Name								
Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount	
<b>ACCURATE BIOMETRICS INC.</b>								
212472601	01/31/26	\$65.00		BACKGROUND CHECK-ADKINS	01-49-4-636	PRE-EMPLOYMENT PHYSICALS	\$65.00	
<b>VENDOR TOTAL:</b>							<b>\$65.00</b>	
<b>AL WARREN OIL COMPANY INC</b>								
W1810678	01/06/26	\$2,118.38		UNLEADED FUEL				
					01-55-3-608	PETROLEUM PRODUCTS	\$53.25	
					01-60-3-608	PETROLEUM PRODUCTS	\$159.69	
					08-11-3-608	PETROLEUM PRODUCTS	\$82.74	
					08-21-3-608	PETROLEUM PRODUCTS	\$82.74	
					01-48-3-608	PETROLEUM PRODUCTS	\$1,620.24	
					01-49-3-608	PETROLEUM PRODUCTS	\$119.72	
W1813202	01/15/26	\$2,233.95		UNLEADED FUEL				
					01-55-3-608	PETROLEUM PRODUCTS	\$47.54	
					01-60-3-608	PETROLEUM PRODUCTS	\$160.74	
					08-11-3-608	PETROLEUM PRODUCTS	\$140.47	
					08-21-3-608	PETROLEUM PRODUCTS	\$140.47	
					01-48-3-608	PETROLEUM PRODUCTS	\$1,426.88	
					01-49-3-608	PETROLEUM PRODUCTS	\$288.54	
					01-53-3-608	PETROLEUM PRODUCTS	\$29.31	
W1808281	12/24/25	\$1,042.47		DIESEL FUEL				
					01-60-3-608	PETROLEUM PRODUCTS	\$335.20	
					08-11-3-608	PETROLEUM PRODUCTS	\$109.93	
					08-21-3-608	PETROLEUM PRODUCTS	\$109.93	
					01-49-3-608	PETROLEUM PRODUCTS	\$487.41	
W1810679	01/06/26	\$886.14		DIESEL FUEL				
					01-60-3-608	PETROLEUM PRODUCTS	\$327.36	
					08-11-3-608	PETROLEUM PRODUCTS	\$172.81	
					08-21-3-608	PETROLEUM PRODUCTS	\$185.83	
					01-49-3-608	PETROLEUM PRODUCTS	\$200.14	
W1805905	12/16/25	\$1,897.60		UNLEADED FUEL				
					01-60-3-608	PETROLEUM PRODUCTS	\$242.06	
					08-11-3-608	PETROLEUM PRODUCTS	\$130.49	
					08-21-3-608	PETROLEUM PRODUCTS	\$130.49	
					01-48-3-608	PETROLEUM PRODUCTS	\$1,176.43	
					01-49-3-608	PETROLEUM PRODUCTS	\$218.13	
W1808280	12/24/25	\$2,028.74		UNLEADED FUEL				
					01-55-3-608	PETROLEUM PRODUCTS	\$50.91	

## Village of Flossmoor Detail Board Report

**Invoices Due On/Before: 02/16/26**

Vendor Name		Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
							01-60-3-608	PETROLEUM PRODUCTS	\$130.98
							08-11-3-608	PETROLEUM PRODUCTS	\$90.31
							08-21-3-608	PETROLEUM PRODUCTS	\$90.31
							01-48-3-608	PETROLEUM PRODUCTS	\$1,286.25
							01-49-3-608	PETROLEUM PRODUCTS	\$342.52
							01-53-3-608	PETROLEUM PRODUCTS	\$37.46
							<b>VENDOR TOTAL:</b>		<b>\$10,207.28</b>
<hr/>									
<b>AMERICAN TEST CENTER</b>									
	2260058	01/12/26	\$1,245.00			LADDER TESTING			
							01-49-6-677	EQUIPMENT SERVICE CONTRAC	\$1,245.00
							<b>VENDOR TOTAL:</b>		<b>\$1,245.00</b>
<hr/>									
<b>ROBERT APPLEBAUM</b>									
	020226	02/02/26	\$3.00			METRA PARKING REFUND-NORTH LOT 09841			
							40-00-7-450	COMMUTER PARKING PERMITS	\$3.00
							<b>VENDOR TOTAL:</b>		<b>\$3.00</b>
<hr/>									
<b>APPLIED CONCEPTS INC</b>									
	S323102	11/07/25	\$1,859.37			STALKER LIDAR GUN W/ACCESSORIES			
							01-48-3-615	SMALL TOOLS & EQUIPMENT	\$1,859.37
							<b>VENDOR TOTAL:</b>		<b>\$1,859.37</b>
<hr/>									
<b>BARCO PRODUCTS LLC</b>									
	INVR036479	02/09/26	\$409.41			DONOR BENCH PLAQUE			
							27-01-3-619	PROGRAM COMMODITIES	\$409.41
							<b>VENDOR TOTAL:</b>		<b>\$409.41</b>
<hr/>									
<b>BAXTER &amp; WOODMAN, INC.</b>									
	0280246	12/15/25	\$9,360.50			BUTTERFIELD CREEK STREAM RESTORATION			
							01-55-7-770	DARTMOUTH RD BIKE BRIDGE P	\$9,360.50
							<b>VENDOR TOTAL:</b>		<b>\$9,360.50</b>
<hr/>									
<b>BLACKBURN MFG. CO.</b>									
	IN0019508	11/12/25	\$449.90			RESTOCK MARKING FLAGS			
							01-60-3-618	SAFETY EQUIPMENT & SUPPLIES	\$149.96
							08-11-3-618	SAFETY EQUIPMENT & SUPPLIES	\$149.97
							08-21-3-618	SAFETY EQUIPMENT & SUPPLIES	\$149.97
							<b>VENDOR TOTAL:</b>		<b>\$449.90</b>

## Village of Flossmoor Detail Board Report

**Invoices Due On/Before: 02/16/26**

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
<b>BMO FINANCIAL GROUP</b>								
	BERK 111525	11/15/25	\$1,747.92		PARTS DR: DISHWASHER REPAIR/TRAFFIC SAFETY: CONE KIT			
						01-49-3-611	DORMITORY/STATION SUPPLIES	\$220.23
						01-49-6-671	VEHICLE MAINTENANCE	\$1,527.69
	FISHER 111525	11/15/36	\$21.76		AMAZON: 2026 CALENDARS			
						01-53-3-601	OFFICE SUPPLIES	\$21.76
	KOPEC 111525	11/15/25	\$2,269.36		ZOLL: ECG/LAZBOY/EBAY: RADIO CONTROL/NORTHCOMM: RADIO MOUNT/SENSIT: DISPLAY BOARD			
						01-49-3-622	EMS EQUIPMENT & SUPPLIES	\$161.57
						01-49-6-671	VEHICLE MAINTENANCE	\$821.18
						01-49-3-611	DORMITORY/STATION SUPPLIES	\$782.52
						01-49-3-621	COMMUNICATIONS EQUIPMENT	\$604.04
						01-49-4-634	MISCELLANEOUS SERVICES	\$(99.95)
	KORTUM 111525	11/15/25	\$644.43		LUNCH & LEARN: JIMMY JOHNS & WALMART/SSWWA NOV MEETING			
						01-42-4-633	WELLNESS COMMITTEE	\$554.43
						08-11-5-661	TRAINING	\$90.00
	MILOVANOVIC 1115	11/15/25	\$1,606.79		DLT: AUTOCAD RENEW/ASSOC FLOODPLAIN RENEWAL/MEIJER & BIG APPLE - WELLNESS SCREEN BREAKFAST			
						01-55-6-672	DEPARTMENT IT MAINTENANCE	\$765.82
						01-55-5-660	DUES AND SUBSCRIPTIONS	\$50.00
						01-42-4-633	WELLNESS COMMITTEE	\$185.97
						01-42-4-633	WELLNESS COMMITTEE	\$605.00
	NOVOA 111525	11/15/25	\$795.00		GFOA COA FOR FY25 AUDIT / SHRM RECERT MATERIALS			
						01-43-4-634	MISCELLANEOUS SERVICES	\$505.00
						01-43-5-660	DUES AND SUBSCRIPTIONS	\$290.00
	WEGMANN 111525	11/15/25	\$142.44		SAMS CLUB - KITCHEN SUPPLIES / MICHAELS - SHADOW BOXES			
						01-48-3-611	SPECIAL POLICE COMMODITIES	\$77.06
						01-48-3-611	SPECIAL POLICE COMMODITIES	\$65.38
						<b>VENDOR TOTAL:</b>		<b>\$7,227.70</b>
<b>C.O.P.S. &amp; F.I.R.E. PERSONNEL</b>								
	2215	01/23/26	\$625.00		MCNEAL: PRE-EMPLOYMENT TESTING			
						01-48-4-636	PRE-EMPLOYMENT PHYSICALS	\$625.00
						<b>VENDOR TOTAL:</b>		<b>\$625.00</b>
<b>CASE LOTS INC.</b>								
	4256	10/24/26	\$303.50		PAPER TOWELS RESTOCK			
						01-67-3-616	CLEANING SUPPLIES	\$303.50
	5422	12/19/25	\$300.80		PAPER TOWELS/TOILET TISSUE RESTOCK			
						01-67-3-616	CLEANING SUPPLIES	\$300.80

## Village of Flossmoor Detail Board Report

**Invoices Due On/Before: 02/16/26**

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
	4622	11/10/25	\$539.70		TOILET PAPER RESTOCK	01-67-3-616	CLEANING SUPPLIES	\$539.70
								<b>VENDOR TOTAL:</b>
<b>CERBERUS SFR HOLDINGS II, L.P.</b>								
	012826	01/28/26	\$179.48		WATER REFUND 1607 SYLVAN CT	08-00-0-130	ACCOUNTS RECEIVABLE - BILLE	\$179.48
							<b>VENDOR TOTAL:</b>	<b>\$179.48</b>
<b>CHANDLER SERVICES INC</b>								
	INV31120	12/23/25	\$2,244.36		E19 PM & REPAIRS ANNUAL	01-49-6-671	VEHICLE MAINTENANCE	\$2,244.36
	INV31119	12/23/25	\$2,573.69		SQUAD 19 ANNUAL PM & REPAIRS	01-49-6-671	VEHICLE MAINTENANCE	\$2,573.69
	INV31109	12/18/25	\$3,641.52		T19 ANNUAL PM & REPAIRS	01-49-6-671	VEHICLE MAINTENANCE	\$3,641.52
							<b>VENDOR TOTAL:</b>	<b>\$8,459.57</b>
<b>CHC WELLBEING INC</b>								
	C7676	01/14/26	\$4,901.43		PPO/HSA PLAN	01-42-2-592	EAP & WELLNESS PROGRAMS	\$189.66
						01-43-2-592	EAP & WELLNESS PROGRAMS	\$442.54
						01-48-2-592	EAP & WELLNESS PROGRAMS	\$1,645.18
						01-49-2-592	EAP & WELLNESS PROGRAMS	\$381.35
						01-50-2-592	EAP & WELLNESS PROGRAMS	\$254.91
						01-53-2-592	EAP & WELLNESS PROGRAMS	\$63.22
						01-55-2-592	EAP & WELLNESS PROGRAMS	\$189.66
						01-60-2-592	EAP & WELLNESS PROGRAMS	\$1,734.91
							<b>VENDOR TOTAL:</b>	<b>\$4,901.43</b>
<b>COMCAST</b>								
	0001890 012326	01/23/26	\$115.45		FD XFINITY FEB 1 - FEB 28 2026	28-01-4-639	COMCAST SERVICE	\$115.45
							<b>VENDOR TOTAL:</b>	<b>\$115.45</b>
<b>COMED</b>								
	6725003000 12626	01/26/26	\$42.69		CBD PEDESTAL POWER 12/23/25-1/26/26	40-33-4-634	MISCELLANEOUS SERVICES	\$42.69
	9484057000 010720	01/07/26	\$89.25		CBD STREET LIGHTS11/22/25-12/23/25	40-33-4-634	MISCELLANEOUS SERVICES	\$89.25

## Village of Flossmoor Detail Board Report

**Invoices Due On/Before: 02/16/26**

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
	0236797000 123025	12/30/25	\$163.01		SYLVAN LIFT STATION POWER 11/26/25-12/30/25	08-21-4-631	ELECTRIC, POWER, & LIGHT	\$163.01
	2118742000 123025	12/30/25	\$509.15		DARTMOUTH LIFT STATION POWER 11/26/25-12/30/25	08-21-4-631	ELECTRIC, POWER, & LIGHT	\$509.15
	26190822 123025	12/30/25	\$142.82		HOMEWOOD METER VAULT POWER 11/26/25-12/30/25	08-11-4-631	ELECTRIC, POWER, AND LIGHT	\$142.82
	7107178111 123025	12/30/25	\$131.20		COMMONS LIFT STATION POWER 11/26/25-12/30/25	08-21-4-631	ELECTRIC, POWER, & LIGHT	\$131.20
	9135458000 123025	12/30/25	\$986.79		COMMONS/MEINHETT POWER 11/26/25-12/30/25	08-11-4-631	ELECTRIC, POWER, AND LIGHT	\$986.79
<b>VENDOR TOTAL:</b>								<b>\$2,064.91</b>
<b>CORE &amp; MAIN LP</b>								
	Y436891	01/26/26	\$2,122.44		PIPE CLAMPS	08-13-3-619	PROGRAM COMMODITIES	\$2,122.44
<b>VENDOR TOTAL:</b>								<b>\$2,122.44</b>
<b>RICHARD G. CRUSOR, JR.</b>								
	012226	01/22/26	\$360.00		ADMIN HEARING OFFICER 1/8/26	01-44-4-646	LOCAL ADJUDICATION SERVICE	\$360.00
<b>VENDOR TOTAL:</b>								<b>\$360.00</b>
<b>"D" CONSTRUCTION, INC.</b>								
	25001422F	01/21/26	\$96,673.10		FY26 MFT STREET RESURFACING/SECT 26-00000-01-GM/PAYOUT #2 FINAL	02-01-4-635	ANNUAL STREET MAINTENANCE	\$96,673.10
<b>VENDOR TOTAL:</b>								<b>\$96,673.10</b>
<b>DACRA TECH LLC</b>								
	202601049	01/31/26	\$1,000.00		DACRA MUNICIPAL ENFORCEMENT SYSTEM-JANUARY 2026	01-44-4-646	LOCAL ADJUDICATION SERVICE	\$1,000.00
	202512048	12/31/25	\$1,000.00		DACRA MUNICIPAL ENFORCEMENT SYSTEM-DECEMBER 2025	01-44-4-646	LOCAL ADJUDICATION SERVICE	\$1,000.00
<b>VENDOR TOTAL:</b>								<b>\$2,000.00</b>
<b>DAILY SOUTHTOWN</b>								
	24033261 122525	12/25/26	\$198.99		ADMIN SUBSCRIPTION 8 WEEKS	01-41-5-660	DUES AND SUBSCRIPTIONS	\$198.99
<b>VENDOR TOTAL:</b>								<b>\$198.99</b>

**DINGES FIRE COMPANY**

## Village of Flossmoor Detail Board Report

**Invoices Due On/Before: 02/16/26**

<b>Vendor Name</b>							
<b>Invoice #</b>	<b>Invoice Date</b>	<b>Invoice Amount</b>	<b>PO #</b>	<b>Invoice Description</b>	<b>GL Number</b>	<b>GL Description</b>	<b>Line Amount</b>
80378	12/23/25	\$9,808.00		STRUCTURAL PPE - BRACKEN/STONE	01-49-3-612	UNIFORMS & RELATED SUPPLIE	\$9,808.00
<b>VENDOR TOTAL:</b>							<b>\$9,808.00</b>
<b>DYNEGY ENERGY SERVICES</b>							
030320124561	01/02/26	\$247.08		KEDZIE STATION 11/26/25-12/29/25	08-11-4-631	ELECTRIC, POWER, AND LIGHT	\$247.08
030640066307	01/02/26	\$2,712.87		BUTTERFIELD LIFT STATION 11/26/25-12/29/25	08-21-4-631	ELECTRIC, POWER, & LIGHT	\$2,712.87
030320124525	01/02/26	\$2,156.63		VOLLMER RESERVOIR 11/26/25-12/29/25	08-11-4-631	ELECTRIC, POWER, AND LIGHT	\$2,156.63
030320124536	01/02/26	\$1,667.36		STERLING STATION 11/26/25-12/29/25	08-11-4-631	ELECTRIC, POWER, AND LIGHT	\$1,667.36
<b>VENDOR TOTAL:</b>							<b>\$6,783.94</b>
<b>EAGLE UNIFORM CO INC</b>							
457163	01/28/26	\$20.00		UNIFORM ZIPPER REPAIR-DEPUTY CHIEF	01-48-3-612	UNIFORMS & RELATED SUPPLIE	\$20.00
458413	01/30/26	\$1,576.95		UNIFORM-NEW OFFICER MCNEAL	01-48-3-612	UNIFORMS & RELATED SUPPLIE	\$1,576.95
<b>VENDOR TOTAL:</b>							<b>\$1,596.95</b>
<b>EBEL'S ACE HARDWARE</b>							
3534803	02/03/26	\$41.93		KEYS FOR HOMEWOOD VAULT & PUBLIC WORKS BLD	01-67-3-605	OPERATING SUPPLIES	\$41.93
353466	01/28/26	\$10.79		T19 CONTROLLER BATTERY	01-49-3-605	OPERATING SUPPLIES	\$10.79
<b>VENDOR TOTAL:</b>							<b>\$52.72</b>
<b>FORT DEARBORN ENTERPRISES INC</b>							
212084	01/12/26	\$193.10		CAN LINERS RESTOCK	01-67-3-616	CLEANING SUPPLIES	\$193.10
<b>VENDOR TOTAL:</b>							<b>\$193.10</b>
<b>GO PERMITS LLC</b>							
PB260007	01/21/26	\$162.00		PERMIT REFUND 1221 GOLFVIEW LN #PB26-0007	01-00-2-430	BUILDING PERMITS	\$162.00
<b>VENDOR TOTAL:</b>							<b>\$162.00</b>

**HISKES, DILLNER, O'DONNELL,**

## Village of Flossmoor Detail Board Report

**Invoices Due On/Before: 02/16/26**

<b>Vendor Name</b>							
<b>Invoice #</b>	<b>Invoice Date</b>	<b>Invoice Amount</b>	<b>PO #</b>	<b>Invoice Description</b>	<b>GL Number</b>	<b>GL Description</b>	<b>Line Amount</b>
23876	12/03/26	\$472.50		AQUISITION OF 1835 DIXIE HWY			
					01-44-4-644	OTHER LEGAL SERVICES	\$472.50
23875	12/03/26	\$187.00		2021 NO CASH BID			
					01-44-4-644	OTHER LEGAL SERVICES	\$187.00
<b>VENDOR TOTAL:</b>							<b>\$659.50</b>
<b>HOLLAND PRINTING INC</b>							
78905	01/29/26	\$547.61		POLICE DEPT ENVELOPES			
					01-48-4-635	PRINTING	\$547.61
78834	01/26/26	\$50.00		BUSINESS CARDS-CALDANARO			
					01-48-3-612	UNIFORMS & RELATED SUPPLIE	\$50.00
<b>VENDOR TOTAL:</b>							<b>\$597.61</b>
<b>HOMEWOOD DISPOSAL SERVICE INC</b>							
9601842	09/06/25	\$600.00		CUSTOMER #10-251829 7 - OAKTOBERFEST PORTABLE RESTROOMS			
					01-41-4-657	OAKTOBERFEST	\$600.00
<b>VENDOR TOTAL:</b>							<b>\$600.00</b>
<b>IL MUNICIPAL LEAGUE</b>							
2026 DUES	01/01/26	\$1,000.00		2026 MEMBERSHIP DUES			
					01-41-5-660	DUES AND SUBSCRIPTIONS	\$1,000.00
<b>VENDOR TOTAL:</b>							<b>\$1,000.00</b>
<b>ILLINOIS DEPT OF AGRICULTURE</b>							
242026	02/04/26	\$180.00		BECKER: 2026 PEST CONTROL LICENSE FOR APPLICATION FEE			
					01-60-5-660	DUES AND SUBSCRIPTIONS	\$180.00
<b>VENDOR TOTAL:</b>							<b>\$180.00</b>
<b>ILLINOIS FIREFIGHTERS ASSOC.</b>							
5034	01/09/26	\$125.00		FIRE DEPT ANNUAL DUES			
					01-49-5-660	DUES AND SUBSCRIPTIONS	\$125.00
<b>VENDOR TOTAL:</b>							<b>\$125.00</b>
<b>IMAGE TREND LLC</b>							
INV122035	01/15/26	\$3,091.23		FLOW MSP			
					01-49-6-672	DEPARTMENT IT MAINTENANCE	\$3,091.23
<b>VENDOR TOTAL:</b>							<b>\$3,091.23</b>
<b>INTERSTATE BILLING SERVICE, IN</b>							
3044792670	01/28/26	\$225.00		L14 DRIVER REAR RIM REPAIR			

## Village of Flossmoor Detail Board Report

**Invoices Due On/Before: 02/16/26**

**Vendor Name**

Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
					01-60-6-671	MAINTENANCE AND SUPPLIES	\$75.00
					08-11-6-671	MAINTENANCE AND SUPPLIES	\$75.00
					08-21-6-671	MAINTENANCE AND SUPPLIES	\$75.00
<b>VENDOR TOTAL:</b>							<b>\$225.00</b>
<b>INVOICE CLOUD</b>							
189120261	01/31/26	\$403.70		INVOICE CLOUD FOR SERVICE PERIOD 1/1/26 THROUGH 1/31/26			
					08-10-4-654	CUSTOMER PAYMENT PORTAL	\$302.78
					08-20-4-654	CUSTOMER PAYMENT PORTAL	\$100.92
<b>VENDOR TOTAL:</b>							<b>\$403.70</b>
<b>ANECIA JAWDAT</b>							
020426	02/04/26	\$120.00		REFUND QUARTERLY PARKING 22N			
					40-00-7-450	COMMUTER PARKING PERMITS	\$120.00
<b>VENDOR TOTAL:</b>							<b>\$120.00</b>
<b>JULIE INC</b>							
20260588	01/06/26	\$1,334.80		JULIE SEMI-ANNUAL ASSESSMENT			
					01-60-4-657	JULIE ONE-CALL	\$444.93
					08-11-4-657	JULIE ONE-CALL	\$444.93
					08-21-4-657	JULIE ONE-CALL	\$444.94
<b>VENDOR TOTAL:</b>							<b>\$1,334.80</b>
<b>LEE WERNER EXCAVATING INC</b>							
4611	12/24/25	\$18,791.00		3648 W 198TH ST DEMOLATION & RESTORATION			
					01-67-7-762	DEMOLITION OF 3648 198TH ST	\$18,791.00
<b>VENDOR TOTAL:</b>							<b>\$18,791.00</b>
<b>DAVID LEVY</b>							
JANUARY 2026	01/28/26	\$588.87		MILEAGE-RAPID DEPLOYMENT INSTRUCTOR TRAINING			
					01-48-5-661	TRAINING	\$588.87
<b>VENDOR TOTAL:</b>							<b>\$588.87</b>
<b>M&amp;K TRUCK CENTERS OF CHICAGO HTS</b>							
225257SC	01/22/26	\$93.84		D19 AIR TANK VALVES			
					07-01-6-671	MAINTENANCE AND SUPPLIES	\$93.84
1206121CA	12/01/26	\$322.86		D-17 & D-18 WIPER TRANSMISSIONS			
					01-60-6-671	MAINTENANCE AND SUPPLIES	\$107.62
					08-11-6-671	MAINTENANCE AND SUPPLIES	\$107.62
					08-21-6-671	MAINTENANCE AND SUPPLIES	\$107.62

## Village of Flossmoor Detail Board Report

**Invoices Due On/Before: 02/16/26**

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
<hr/>								
	223020SC	12/01/25	\$56.14		D-18 WIPER BLADE			
						01-60-6-671	MAINTENANCE AND SUPPLIES	\$18.71
						08-11-6-671	MAINTENANCE AND SUPPLIES	\$18.71
						08-21-6-671	MAINTENANCE AND SUPPLIES	\$18.72
						<b>VENDOR TOTAL:</b>		<b>\$472.84</b>
<hr/>								
<b>M.E. SIMPSON COMPANY, INC.</b>								
	45365	10/16/26	\$4,500.00		SANITARY SEWER CONDITION ASSESSMENT			
						09-01-7-714	LIFT STATION REHAB	\$4,500.00
	45852	01/29/26	\$2,150.00		LEAK DETECTION - 2906 EMBASSY ROW			
						08-11-4-632	LEAK DETECTION PROGRAM	\$2,150.00
	45948	01/31/26	\$7,650.00		LARGE METER CHAMBER & REGISTER REPLACEMENTS			
						08-11-6-673	LARGE METER TESTING AND RE	\$3,750.00
						08-21-6-673	LARGE METER TESTING AND RE	\$3,900.00
						<b>VENDOR TOTAL:</b>		<b>\$14,300.00</b>
<hr/>								
<b>MATTHEW O'SHEA CONSULTING INC.</b>								
	80	01/01/26	\$3,000.00		LOBBYING SERVICES DECEMBER 2025			
						01-41-4-632	LOBBYING SERVICES	\$3,000.00
						<b>VENDOR TOTAL:</b>		<b>\$3,000.00</b>
<hr/>								
<b>METIRI GROUP - GENEVA</b>								
	GA6000527	01/30/26	\$759.25		WATER SAMPLE TESTING			
						08-11-6-677	WATER FACILITY MAINTENANCE	\$759.25
	GA6000395	01/22/26	\$775.00		WATER SAMPLE TESTING			
						08-11-6-677	WATER FACILITY MAINTENANCE	\$775.00
	GA6000410	01/22/26	\$652.50		WATER SAMPLE TESTING			
						08-11-6-677	WATER FACILITY MAINTENANCE	\$652.50
	GA6000424	01/22/26	\$1,852.50		WATER TESTING SAMPLES			
						08-11-6-677	WATER FACILITY MAINTENANCE	\$1,852.50
						<b>VENDOR TOTAL:</b>		<b>\$4,039.25</b>
<hr/>								
<b>MINUTEMAN PRESS</b>								
	48083	11/26/25	\$595.39		BUDGET BOOKS FY26			
						01-41-4-635	PRINTING	\$595.39
						<b>VENDOR TOTAL:</b>		<b>\$595.39</b>
<hr/>								
<b>MONARCH AUTO SUPPLY INC</b>								
	6981675682	01/27/26	\$118.66		PUMP MAINTENANCE			
						01-60-6-671	MAINTENANCE AND SUPPLIES	\$39.55

## Village of Flossmoor Detail Board Report

**Invoices Due On/Before: 02/16/26**

<b>Vendor Name</b>		<b>Invoice #</b>	<b>Invoice Date</b>	<b>Invoice Amount</b>	<b>PO #</b>	<b>Invoice Description</b>	<b>GL Number</b>	<b>GL Description</b>	<b>Line Amount</b>
							08-11-6-671	MAINTENANCE AND SUPPLIES	\$39.55
							08-21-6-671	MAINTENANCE AND SUPPLIES	\$39.56
6981675359		01/22/26	\$9.59			AIR TANK VALVE TOP	07-01-6-671	MAINTENANCE AND SUPPLIES	\$9.59
							<b>VENDOR TOTAL:</b>		<b>\$128.25</b>
<b>MORTON INTERNATIONAL INC.</b>									
5404022501		01/30/26	\$5,485.63			DEICING ROCK SALT FOR SNOW AND ICE CONTROL	02-01-3-602	ROAD SALT - CHEMICALS	\$5,485.63
5403995072		01/20/26	\$4,243.87			DEICING ROCK SALT FOR SNOW AND ICE CONTROL	02-01-3-602	ROAD SALT - CHEMICALS	\$4,243.87
							<b>VENDOR TOTAL:</b>		<b>\$9,729.50</b>
<b>MUNICIPAL GIS PARTNERS INC</b>									
7927		12/31/25	\$6,005.04			GISC STAFFING	01-55-4-650	GIS CONSORTIUM	\$3,002.52
							08-11-4-650	GIS CONSORTIUM	\$1,501.26
							08-21-4-650	GIS CONSORTIUM	\$1,501.26
							<b>VENDOR TOTAL:</b>		<b>\$6,005.04</b>
<b>NIU CENTER FOR GOVERNMENTAL STUDIES</b>									
02052026		02/05/26	\$6,400.00			VOF BOARD SELF-ASSESSMENT & REVIEW/DISCUSSION PROGRAM	01-41-4-630	PROFESSIONAL SERVICES	\$6,400.00
							<b>VENDOR TOTAL:</b>		<b>\$6,400.00</b>
<b>ORKIN EXTERMINATING COMPANY</b>									
290381014		01/19/26	\$167.53			PEST CONTROL	01-67-4-634	MISCELLANEOUS SERVICES	\$167.53
290380631		01/19/26	\$159.77			DPWSC PEST CONTROL	01-67-4-634	MISCELLANEOUS SERVICES	\$159.77
							<b>VENDOR TOTAL:</b>		<b>\$327.30</b>
<b>OTIS ELEVATOR</b>									
100402200493		01/12/26	\$981.45			ELEVATOR MAINTENANCE 2/1/26-4/30/26	01-67-6-680	MAINTENANCE CONTRACTS	\$981.45
							<b>VENDOR TOTAL:</b>		<b>\$981.45</b>
<b>OTTOSEN DINOLFO HASENBALG &amp; CASTALD</b>									

## Village of Flossmoor Detail Board Report

**Invoices Due On/Before: 02/16/26**

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
	19335	12/31/25	\$1,178.00		ANGLIN	01-44-4-643	UNPLANNED LITIGATION	\$1,178.00
							VENDOR TOTAL:	\$1,178.00
<b>PARAMEDIC SERVICES OF ILLINOIS INC</b>	9502	02/01/26	\$72,500.00		CONTRACTED FD PERSONNEL-PERIOD ENDING 2/28/26	01-49-4-650	CONTRACT FF/PM PERSONNEL	\$72,500.00
							VENDOR TOTAL:	\$72,500.00
<b>PETTY CASH (ADM)</b>	2052026	02/05/26	\$68.84		REPLENISH PETTY CASH	01-41-5-661	TRAINING	\$39.00
						01-42-4-652	MEETINGS AND EVENTS	\$18.84
						01-42-5-661	TRAINING	\$11.00
							VENDOR TOTAL:	\$68.84
<b>PHASE INTL</b>	252275	12/12/25	\$3,327.18		BINDER LIFTS STANDARD & BARIATRIC SIZES	01-49-6-675	EMS EQUIPMENT MAINTENANCE	\$3,327.18
							VENDOR TOTAL:	\$3,327.18
<b>POP'S</b>	012826	01/28/26	\$156.83		PRISONER MEALS	01-48-3-611	SPECIAL POLICE COMMODITIES	\$156.83
							VENDOR TOTAL:	\$156.83
<b>PRAIRIE STATE COLLEGE</b>	6382	12/10/25	\$3,864.00		COURSES: SLINE, LOGALBO, & REMBLAKE	01-49-5-663	FIRE TUITION AND FEES	\$3,864.00
							VENDOR TOTAL:	\$3,864.00
<b>PREMISTAR-SOUTH</b>	INV000008467	12/23/25	\$2,351.00		HVAC MAINTENANCE	01-67-6-680	MAINTENANCE CONTRACTS	\$2,351.00
							VENDOR TOTAL:	\$2,351.00
<b>PRESCIENT SOLUTIONS</b>	0126105	01/01/26	\$7,210.00		SERVICES FOR JANUARY 2026	01-42-6-673	VILLAGE SHARED IT MAINTENA	\$721.00
						01-43-6-673	VILLAGE SHARED IT MAINTENA	\$360.50

## Village of Flossmoor Detail Board Report

**Invoices Due On/Before: 02/16/26**

Vendor Name		Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
							01-45-6-673	VILLAGE SHARED IT MAINTENA	\$216.30
							01-48-6-673	VILLAGE SHARED IT MAINTENA	\$1,946.70
							01-49-6-673	VILLAGE SHARED IT MAINTENA	\$2,667.70
							01-50-6-673	VILLAGE SHARED IT MAINTENA	\$216.30
							01-53-6-673	VILLAGE SHARED IT MAINTENA	\$216.30
							01-55-6-673	VILLAGE SHARED IT MAINTENA	\$865.20
0126106		01/01/26	\$5,125.57			MANAGED TECHNOLOGY SERVICES - JAN 2026			
							01-42-6-673	VILLAGE SHARED IT MAINTENA	\$512.56
							01-43-6-673	VILLAGE SHARED IT MAINTENA	\$256.28
							01-45-6-673	VILLAGE SHARED IT MAINTENA	\$153.77
							01-48-6-673	VILLAGE SHARED IT MAINTENA	\$1,383.90
							01-49-6-673	VILLAGE SHARED IT MAINTENA	\$1,896.46
							01-50-6-673	VILLAGE SHARED IT MAINTENA	\$153.77
							01-53-6-673	VILLAGE SHARED IT MAINTENA	\$153.77
							01-55-6-673	VILLAGE SHARED IT MAINTENA	\$615.06
0126107		01/01/26	\$2,119.60			MICROSOFT LICENSING DATES OF SERVICE-JAN 2026			
							01-42-6-673	VILLAGE SHARED IT MAINTENA	\$211.96
							01-43-6-673	VILLAGE SHARED IT MAINTENA	\$105.98
							01-45-6-673	VILLAGE SHARED IT MAINTENA	\$63.59
							01-48-6-673	VILLAGE SHARED IT MAINTENA	\$572.29
							01-49-6-673	VILLAGE SHARED IT MAINTENA	\$784.25
							01-50-6-673	VILLAGE SHARED IT MAINTENA	\$63.59
							01-53-6-673	VILLAGE SHARED IT MAINTENA	\$63.59
							01-55-6-673	VILLAGE SHARED IT MAINTENA	\$254.35
0126108		01/01/26	\$342.00			CISCO DUO ESSENTIALS-JAN 2026			
							01-42-6-673	VILLAGE SHARED IT MAINTENA	\$34.20
							01-43-6-673	VILLAGE SHARED IT MAINTENA	\$17.10
							01-45-6-673	VILLAGE SHARED IT MAINTENA	\$10.26
							01-48-6-673	VILLAGE SHARED IT MAINTENA	\$92.34
							01-49-6-673	VILLAGE SHARED IT MAINTENA	\$126.54
							01-50-6-673	VILLAGE SHARED IT MAINTENA	\$10.26
							01-53-6-673	VILLAGE SHARED IT MAINTENA	\$10.26
							01-55-6-673	VILLAGE SHARED IT MAINTENA	\$41.04
								<b>VENDOR TOTAL:</b>	<b>\$14,797.17</b>

**PUBLIC SAFETY DIRECT, INC.**

106621	12/19/25	\$90.00		PRINT ON METAL BOTTLE OPENERS					
						01-48-6-671	VEHICLE MAINTENANCE & SUPP		\$90.00
106683	01/14/26	\$635.00		REMOVAL / INSTALLATION OF STALKER RADAR FOR 4 VEHICLES					

## Village of Flossmoor Detail Board Report

**Invoices Due On/Before: 02/16/26**

**Vendor Name**

Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
					01-48-6-671	VEHICLE MAINTENANCE & SUPP	\$635.00
						VENDOR TOTAL:	\$725.00
<b>RAY O'HERRON CO INC</b>							
2458917	01/30/26	\$300.00		UNIFORM PARKA-ESTELLE			
					01-48-3-612	UNIFORMS & RELATED SUPPLIE	\$300.00
2458918	01/30/26	\$224.90		UNIFORM WOLKE			
					01-48-3-612	UNIFORMS & RELATED SUPPLIE	\$224.90
2458906	01/30/26	\$88.36		UNIFORM NEW OFFICE MCNEAL			
					01-48-3-612	UNIFORMS & RELATED SUPPLIE	\$88.36
2458910	01/30/26	\$399.83		UNIFORM NEW OFFICER MCNEAL			
					01-48-3-612	UNIFORMS & RELATED SUPPLIE	\$399.83
						VENDOR TOTAL:	\$1,013.09
<b>RELIANCE SAFETY LANE &amp; SERVICE</b>							
121997	12/05/26	\$38.00		D16 SAFETY INSPECTION			
					01-60-6-671	MAINTENANCE AND SUPPLIES	\$12.66
					08-11-6-671	MAINTENANCE AND SUPPLIES	\$12.67
					08-21-6-671	MAINTENANCE AND SUPPLIES	\$12.67
						VENDOR TOTAL:	\$38.00
<b>RESTORE CONSTRUCTION INC</b>							
2875	01/12/26	\$256.00		LOCK AND HASP 3907 TROON ST F26-0017			
					01-48-4-630	PROFESSIONAL SERVICES	\$256.00
						VENDOR TOTAL:	\$256.00
<b>RUBYGLO LLC</b>							
2603	01/05/26	\$875.00		DECEMBER 2025 LEADERSHIP TRAINING & COACHING			
					01-48-4-630	PROFESSIONAL SERVICES	\$875.00
						VENDOR TOTAL:	\$875.00
<b>SECURITAS TECHNOLOGY CORPORATION</b>							
6005445269	12/05/25	\$180.12		VH ALARM MAINTENANCE & MONITORING 1/1/26-3/31/26			
					01-67-6-680	MAINTENANCE CONTRACTS	\$180.12
6005449187	12/05/25	\$128.04		VH ALARM MAINTENANCE & MONITORING 1/1/26-3/31/26			
					01-67-6-680	MAINTENANCE CONTRACTS	\$128.04
						VENDOR TOTAL:	\$308.16
<b>SENTINEL EMERGENCY SOLUTIONS</b>							
INV1765	01/13/26	\$538.93		T19 REPEL BAR			

## Village of Flossmoor Detail Board Report

**Invoices Due On/Before: 02/16/26**

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
						01-49-3-615	SMALL TOOLS & EQUIPMENT	\$538.93
							VENDOR TOTAL:	\$538.93
<b>SERVICE SANITATION, INC.</b>								
	9073547	12/01/25	\$235.00		DEL EVENT HANDICAP REST/DEL HAND SANITIZER	01-41-4-651	COMMUNITY RELATIONS COMMI	\$235.00
							VENDOR TOTAL:	\$235.00
<b>SMITH GARSON, INC.</b>								
	1012297	12/31/25	\$5,000.00		LOBBYING SERVICES DECEMBER 2025	01-41-4-632	LOBBYING SERVICES	\$5,000.00
							VENDOR TOTAL:	\$5,000.00
<b>SOUTH SUBURBAN MAJOR CRIMES</b>								
	2026	01/21/26	\$2,000.00		2026 SSMCTF ASSESSMENT	01-48-4-648	SO SUB MAJOR CRIMES TASK F	\$2,000.00
							VENDOR TOTAL:	\$2,000.00
<b>SOUTH SUBURBAN MAYORS &amp; MGRS</b>								
	2026016	01/21/26	\$5,644.00		2026 MEMBERSHIP DUES	01-41-5-660	DUES AND SUBSCRIPTIONS	\$5,644.00
							VENDOR TOTAL:	\$5,644.00
<b>SOUTHWEST DIGITAL PRINTING</b>								
	012699	01/20/26	\$67.90		DIGITAL PRINTS 3722 ANTHOLL STREET	12-00-0-286	MISCELLANEOUS DEPOSITS	\$67.90
							VENDOR TOTAL:	\$67.90
<b>SOX OUTLET LLC</b>								
	INV0639	01/07/26	\$82.99		UNIFORM SWEATSHIRT-RICHTER	01-60-3-612	UNIFORMS & RELATED SUPPLIE	\$82.99
							VENDOR TOTAL:	\$82.99
<b>SPECTRUMVOIP INC.</b>								
	780051	01/14/26	\$5.00		BILL PRINT SURCHARGE 1/14/26	01-42-4-637	TELEPHONE	\$5.00
							VENDOR TOTAL:	\$5.00
<b>SPEER FINANCIAL, INC.</b>								
	D112586	01/27/26	\$150.00		2025 ACFR POSTED ON			

## Village of Flossmoor Detail Board Report

**Invoices Due On/Before: 02/16/26**

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
						01-43-4-634	MISCELLANEOUS SERVICES	\$150.00
							VENDOR TOTAL:	\$150.00
<b>SSWWA</b>								
	JANUARY 2026	01/01/26	\$255.00		2026 MEMBERSHIP DUES	08-11-5-660	DUES AND SUBSCRIPTIONS	\$255.00
							VENDOR TOTAL:	\$255.00
<b>STATE TREASURER</b>								
	67044	12/01/25	\$1,387.05		TRAFFIC SIGNALS MAINT APR/MAY/JUN 2025	02-01-4-630	ELECTRIC, POWER, AND LIGHT	\$1,387.05
							VENDOR TOTAL:	\$1,387.05
<b>SUTTON FORD</b>								
	649747	01/02/26	\$38.28		FD AMBULANCE BRAKE LIGHT SWITCH			
	651587	01/27/26	\$74.82		SQUAD 222 SPARK PLUG & GASKETS	01-49-6-671	VEHICLE MAINTENANCE	\$38.28
	652102	02/02/26	\$65.52		SQUAD 222 THROTTLE BODY CONNECTOR	01-48-6-671	VEHICLE MAINTENANCE & SUPP	\$74.82
						01-48-6-671	VEHICLE MAINTENANCE & SUPP	\$65.52
							VENDOR TOTAL:	\$178.62
<b>T.R.L. TIRE SERVICE CORP</b>								
	038299	01/29/26	\$32.27		L14 DRIVER REAR TIRE & RIM MOUNTING	01-60-6-671	MAINTENANCE AND SUPPLIES	\$10.76
						08-11-6-671	MAINTENANCE AND SUPPLIES	\$10.76
						08-21-6-671	MAINTENANCE AND SUPPLIES	\$10.75
							VENDOR TOTAL:	\$32.27
<b>UDO'S PROFESSIONAL CAR WASH</b>								
	INV000042	02/01/26	\$52.00		PD CAR WASHES JANUARY 2026	01-48-6-671	VEHICLE MAINTENANCE & SUPP	\$52.00
							VENDOR TOTAL:	\$52.00
<b>UNITED PARCEL SERVICE</b>								
	0000F36604036	01/17/26	\$30.60		CHECK FEE/PRINT INVOICE FEE/PROCESSING FEE IEPA CHECK (DPW)	01-55-3-603	POSTAGE	\$30.60
							VENDOR TOTAL:	\$30.60
<b>VERIZON WIRELESS</b>								

## Village of Flossmoor Detail Board Report

**Invoices Due On/Before: 02/16/26**

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
<hr/>								
	6133694976	01/16/26	\$1,905.79		12/14/25-1/16/26			
						01-42-4-637	TELEPHONE	\$174.20
						01-43-4-637	TELEPHONE	\$78.78
						01-45-4-637	TELEPHONE	\$39.39
						01-53-4-637	TELEPHONE	\$39.39
						01-50-4-637	TELEPHONE	\$692.89
						01-55-4-637	TELEPHONE	\$881.14
						<b>VENDOR TOTAL:</b>		<b>\$1,905.79</b>
<hr/>								
<b>VILLAGE OF HOMEWOOD</b>								
	12228	09/03/25	\$158,431.23		HOMEWOOD WATER BILL 6/30/25-7/31/25			
						08-11-4-635	HOMEWOOD-LAKE MICHIGAN W	\$158,431.23
						<b>VENDOR TOTAL:</b>		<b>\$158,431.23</b>
<hr/>								
<b>WAREHOUSE DIRECT</b>								
	60774820	01/20/26	\$100.70		FD TIME CARDS			
						01-49-3-601	OFFICE SUPPLIES	\$100.70
	60855640	01/30/26	\$277.12		FINANCE PR DATA BINDERS/PRINTER TONER			
						01-43-3-601	OFFICE SUPPLIES	\$40.18
						01-43-3-607	COMPUTER EQUIPMENT & SUPP	\$236.94
	60578430	12/16/25	\$597.49		FINANCE-LABELS/TONER GENERAL-ENVELOPES COPY PAPER			
						01-41-3-601	OFFICE SUPPLIES	\$37.59
						01-42-3-601	OFFICE SUPPLIES	\$31.99
						01-43-3-601	OFFICE SUPPLIES	\$128.52
						01-45-3-601	OFFICE SUPPLIES	\$21.44
						01-48-3-601	OFFICE SUPPLIES	\$18.80
						01-49-3-601	OFFICE SUPPLIES	\$21.44
						01-53-3-601	OFFICE SUPPLIES	\$17.31
						01-55-3-601	OFFICE SUPPLIES	\$18.80
						08-10-3-601	OFFICE SUPPLIES	\$9.40
						08-20-3-601	OFFICE SUPPLIES	\$9.40
						08-10-3-607	COMPUTER EQUIPMENT & SUPP	\$212.10
						08-20-3-607	COMPUTER EQUIPMENT & SUPP	\$70.70
						<b>VENDOR TOTAL:</b>		<b>\$975.31</b>
<hr/>								
<b>WERNING MAINTENANCE</b>								
	9584VFPW	01/20/26	\$780.00		DPW CLEANING SERVICES JANUARY 2026			
						01-67-4-630	CLEANING SERVICE	\$780.00
	9583VOF	01/20/26	\$3,315.00		VH CLEANING SERVICES JANUARY 2026			

## Village of Flossmoor Detail Board Report

**Invoices Due On/Before: 02/16/26**

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
						01-67-4-630	CLEANING SERVICE	\$3,315.00
						VENDOR TOTAL:		\$4,095.00
<b>WORKING WELL</b>								
	39140	02/02/26	\$683.00		MCNEAL NEW EMPLOYMENT PHYSICAL			
						01-48-4-636	PRE-EMPLOYMENT PHYSICALS	\$683.00
						VENDOR TOTAL:		\$683.00
<b>Z-FORCE TRANSPORTATION, INC.</b>								
	25206879	11/05/25	\$1,428.36		STONE RESTOCK			
						08-11-6-675	WATER SYSTEM MAINT & REPAI	\$714.18
						08-12-3-619	PROGRAM COMMODITIES	\$714.18
	26207642	01/06/26	\$686.51		STONE RESTOCK			
						08-11-6-675	WATER SYSTEM MAINT & REPAI	\$343.25
						08-12-3-619	PROGRAM COMMODITIES	\$343.26
						VENDOR TOTAL:		\$2,114.87

**Village of Flossmoor**  
**Detail Board Report**  
**Invoices Due On/Before: 02/16/26**

**Vendor Name**

<b>Invoice #</b>	<b>Invoice Date</b>	<b>Invoice Amount</b>	<b>PO #</b>	<b>Invoice Description</b>	<b>GL Number</b>	<b>GL Description</b>	<b>Line Amount</b>
------------------	---------------------	-----------------------	-------------	----------------------------	------------------	-----------------------	--------------------

---

**Total Amount Being Paid: \$527,286.80**

**Total Number of Invoices: 139**

AP VENDOR ACTIVITY REPORT FOR VILLAGE OF FLOSSMOOR

Activity From 02/16/2026 To 02/17/2026

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Difference
ACCURBIO	ACCURATE BIOMETRICS INC.	N	65.00	0.00	65.00
ALWARREN	AL WARREN OIL COMPANY INC	N	10,207.28	0.00	10,207.28
AMERITES	AMERICAN TEST CENTER	N	1,245.00	0.00	1,245.00
APPLEBAUM	ROBERT APPLEBAUM	N	3.00	0.00	3.00
APPLIEDC	APPLIED CONCEPTS INC	N	1,859.37	0.00	1,859.37
BARCO	BARCO PRODUCTS LLC	N	409.41	0.00	409.41
BAXTER&W	BAXTER & WOODMAN, INC.	N	9,360.50	0.00	9,360.50
BLACKBUR	BLACKBURN MFG. CO.	N	449.90	0.00	449.90
BMOFIN	BMO FINANCIAL GROUP	N	7,227.70	0.00	7,227.70
COPSTEST	C.O.P.S. & F.I.R.E. PERSONN	N	625.00	0.00	625.00
CASELOTS	CASE LOTS INC.	N	1,144.00	0.00	1,144.00
CERBERUS	CERBERUS SFR HOLDINGS II, L.	N	179.48	0.00	179.48
CHANDLER	CHANDLER SERVICES INC	N	8,459.57	0.00	8,459.57
CHCWELL	CHC WELLBEING INC	Y	4,901.43	0.00	4,901.43
COMCAST FD	COMCAST	N	115.45	0.00	115.45
COM7107	COMED	N	131.20	0.00	131.20
COM9135	COMED	N	986.79	0.00	986.79
COM2118	COMED	N	509.15	0.00	509.15
COM0236	COMED	N	163.01	0.00	163.01
COM9484	COMED	N	89.25	0.00	89.25
COM2619	COMED	N	142.82	0.00	142.82
COM6725	COMED	N	42.69	0.00	42.69
CORE&MAI	CORE & MAIN LP	Y	2,122.44	0.00	2,122.44
CRUSOR	RICHARD G. CRUSOR, JR.	Y	360.00	0.00	360.00
DCONSTRU	"D" CONSTRUCTION, INC.	N	96,673.10	0.00	96,673.10
DACRA	DACRA TECH LLC	Y	2,000.00	0.00	2,000.00
DAILYST	DAILY SOUTHTOWN	N	198.99	0.00	198.99
DINGES	DINGES FIRE COMPANY	Y	9,808.00	0.00	9,808.00
DYNEGY	DYNEGY ENERGY SERVICES	N	6,783.94	0.00	6,783.94
EAGLEUNI	EAGLE UNIFORM CO INC	N	1,596.95	0.00	1,596.95
EBELSACE	EBEL'S ACE HARDWARE	N	52.72	0.00	52.72
FORTDEARBO	FORT DEARBORN ENTERPRISES IN	N	193.10	0.00	193.10
GOPERMIT	GO PERMITS LLC	N	162.00	0.00	162.00
HISKES	HISKES, DILLNER, O'DONNELL,	Y	659.50	0.00	659.50
HOLLANDP	HOLLAND PRINTING INC	N	597.61	0.00	597.61
HOMEWOOD	HOMEWOOD DISPOSAL SERVICE IN	N	600.00	0.00	600.00
ILMUNLEA	IL MUNICIPAL LEAGUE	N	1,000.00	0.00	1,000.00
ILDEPTAG	ILLINOIS DEPT OF AGRICULTURE	N	180.00	0.00	180.00
ILFIREAN	ILLINOIS FIREFIGHTERS ASSOC.	N	125.00	0.00	125.00
IMAGETREND	IMAGE TREND LLC	N	3,091.23	0.00	3,091.23
INTERBIL	INTERSTATE BILLING SERVICE,	N	225.00	0.00	225.00
INVOICE	INVOICE CLOUD	N	403.70	0.00	403.70
JAWDAT	ANECIA JAWDAT	N	120.00	0.00	120.00
JULIE	JULIE INC	N	1,334.80	0.00	1,334.80
LEE WERNER	LEE WERNER EXCAVATING INC	N	18,791.00	0.00	18,791.00
LEVYDAVI	DAVID LEVY	N	588.87	0.00	588.87
M&K	M&K TRUCK CENTERS OF CHICAGO	N	472.84	0.00	472.84
M.E.SIMP	M.E. SIMPSON COMPANY, INC.	N	14,300.00	0.00	14,300.00
MATTHEWO	MATTHEW O'SHEA CONSULTING IN	N	3,000.00	0.00	3,000.00
METIRI	METIRI GROUP - GENEVA	N	4,039.25	0.00	4,039.25
MINUTEMAN	MINUTEMAN PRESS	N	595.39	0.00	595.39
MONARCH	MONARCH AUTO SUPPLY INC	N	128.25	0.00	128.25
MORTON	MORTON INTERNATIONAL INC.	N	9,729.50	0.00	9,729.50
MUNICIPALG	MUNICIPAL GIS PARTNERS INC	N	6,005.04	0.00	6,005.04
NIUCENTER	NIU CENTER FOR GOVERNMENTAL	N	6,400.00	0.00	6,400.00
ORKIN	ORKIN EXTERMINATING COMPANY	N	327.30	0.00	327.30
OTIS	OTIS ELEVATOR	N	981.45	0.00	981.45
OTTOSEN	OTTOSEN DINOLFO HASENBALG &	Y	1,178.00	0.00	1,178.00
PARAMEDICS	PARAMEDIC SERVICES OF ILLINO	N	72,500.00	0.00	72,500.00
PETTYVOF	PETTY CASH (ADM)	N	68.84	0.00	68.84
PHASE	PHASE INTL	N	3,327.18	0.00	3,327.18
POP'S	POP'S	N	156.83	0.00	156.83
PSC	PRAIRIE STATE COLLEGE	N	3,864.00	0.00	3,864.00
PREMISTAR	PREMISTAR-SOUTH	Y	2,351.00	0.00	2,351.00
PRESCIEN	PRESCIENT SOLUTIONS	N	14,797.17	0.00	14,797.17
PUBSAFET	PUBLIC SAFETY DIRECT, INC.	N	725.00	0.00	725.00
RAYOHERR	RAY O'HERRON CO INC	N	1,013.09	0.00	1,013.09
RELIANCE	RELIANCE SAFETY LANE & SERVI	N	38.00	0.00	38.00
RESTORE	RESTORE CONSTRUCTION INC	N	256.00	0.00	256.00
RUBYGLO	RUBYGLO LLC	N	875.00	0.00	875.00
SECURITAS	SECURITAS TECHNOLOGY CORPORA	N	308.16	0.00	308.16
SENTINEL	SENTINEL EMERGENCY SOLUTIONS	N	538.93	0.00	538.93
SERVICES	SERVICE SANITATION, INC.	N	235.00	0.00	235.00
SMITHGAR	SMITH GARSON, INC.	N	5,000.00	0.00	5,000.00
SOSUBMAJ	SOUTH SUBURBAN MAJOR CRIMES	N	2,000.00	0.00	2,000.00
SSMMA	SOUTH SUBURBAN MAYORS & MGRS	N	5,644.00	0.00	5,644.00
SWPRINT	SOUTHWEST DIGITAL PRINTING	N	67.90	0.00	67.90
SOX	SOX OUTLET LLC	Y	82.99	0.00	82.99
SPECTRUM	SPECTRUMVOIP INC.	N	5.00	0.00	5.00
SPEER	SPEER FINANCIAL, INC.	N	150.00	0.00	150.00
SSWWA	SSWWA	N	255.00	0.00	255.00

AP VENDOR ACTIVITY REPORT FOR VILLAGE OF FLOSSMOOR

Activity From 02/16/2026 To 02/17/2026

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Difference
STATETRE	STATE TREASURER	N	1,387.05	0.00	1,387.05
SUTTONFO	SUTTON FORD	N	178.62	0.00	178.62
T.R.L.	T.R.L. TIRE SERVICE CORP	N	32.27	0.00	32.27
UDOS	UDO'S PROFESSIONAL CAR WASH	N	52.00	0.00	52.00
UPS	UNITED PARCEL SERVICE	N	30.60	0.00	30.60
VERIZON452	VERIZON WIRELESS	N	1,905.79	0.00	1,905.79
VILHMD	VILLAGE OF HOMEWOOD	N	158,431.23	0.00	158,431.23
WAREHOUS	WAREHOUSE DIRECT	N	975.31	0.00	975.31
WERNING	WERNING MAINTENANCE	N	4,095.00	0.00	4,095.00
WORKING	WORKING WELL	Y	683.00	0.00	683.00
ZFORCE	Z-FORCE TRANSPORTATION, INC.	N	2,114.87	0.00	2,114.87
Report Total:			Total: 527,286.80	Total: 0.00	

# Village of Flossmoor Detail Board Report

Manual Checks Issued: 01/30/26 thru 01/30/26

**Vendor Name**

Invoice #	Invoice Date	Amount	Check #	Check Date	PO #	Invoice Description	GL Number	GL Description	Line Amount
<b>AT&amp;T</b>									
5200490118	01/11/26	\$904.22	85844	01/30/26		VILLAGE INTERNET ACCT #831-001-1181-835			
							01-42-4-639	WEBSITE & INTERNET SERVICES	\$904.22
<b>VENDOR TOTAL:</b>									<b>\$904.22</b>

**Total Amount Being Paid: \$904.22**

**Total Number of Invoices: 1**

AP VENDOR ACTIVITY REPORT FOR VILLAGE OF FLOSSMOOR

Activity From 01/30/2026 To 01/30/2026

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Difference
AT&T3	AT&T	N	904.22	904.22	0.00
Report Total:			Total: 904.22	Total: 904.22	

## Village of Flossmoor Detail Board Report

**Manual Checks Issued: 02/03/26 thru 02/03/26**

**Vendor Name**

Invoice #	Invoice Date	Amount	Check #	Check Date	PO #	Invoice Description	GL Number	GL Description	Line Amount
<b>CURRIE MOTORS</b>									
E2018	01/28/26	\$146,235.00	85756	02/03/26		3 VEHICLE TOTAL-2 PATROL VEHICLES/1 ADMIN VEHICLE			
							16-01-7-748	CAPITAL EQUIPMENT-POLICE	\$146,235.00
								<b>VENDOR TOTAL:</b>	<b>\$146,235.00</b>

**Total Amount Being Paid: \$146,235.00**

**Total Number of Invoices: 1**

AP VENDOR ACTIVITY REPORT FOR VILLAGE OF FLOSSMOOR

Activity From 02/03/2026 To 02/03/2026 Vendor Code: CURRIE - CURRIE MOTORS Vendor Codes: CURRIE - CURRIE MOTORS

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Difference
CURRIE	CURRIE MOTORS	N	146,235.00	146,235.00	0.00
Report Total:			Total: 146,235.00	Total: 146,235.00	

# MEMORANDUM



FLOSSMOOR

*Welcoming. Beautiful. Connected.*

**TO:** Mayor Nelson and Board of Trustees  
**CC:**  
**FROM:** Bridget A. Wachtel, Village Manager  
**DATE:** February 16, 2026  
**RE:** **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**

At the January 20, 2026, Board meeting, the Board approved a development agreement with Only Believe Enterprise (OBE) Studios for the construction of Phase I of a film studio at 3638 198<sup>th</sup> Street and 3648 198<sup>th</sup> Street, both Village-owned parcels.

As a reminder, OBE Studios, owned by Barry Brewer Jr., is interested in moving his studio location from Merrillville, Indiana to Flossmoor, Illinois. In working with Mr. Brewer, these two parcels have been identified to build the eastern campus of OBE Studios. Phase 1 of the campus will include three buildings, which will include an administration/production building, a soundstage, and a millhouse, as well as all internal roadways to support this first phase (referred to as *the Project*). Mr. Brewer has a vision to expand to include a western campus in the future. Attached is a concept plan.

Following the Board's approval, Mr. Brewer has continued to work through his financing plan, which includes a Small Business Administration Loan. The SBA loan terms permit a borrower's purchase cost to contribute toward the loan financing structure even if the purchase agreement is forgiven as part of an economic incentive, as in the case of this agreement.

Village Attorney Kathi Orr has been working directly with the SBA loan representative and Mr. Brewer to draft the attached documents to address this matter. You will find attached:

1. An ordinance repealing the development agreement approved on January 20, 2026, and adopting a revised development agreement that recognizes a purchase agreement in Section 3.1.
2. Attached to the development agreement is a purchase agreement between the Village of Flossmoor and OBE Studios for the purchase of 3638 198<sup>th</sup> Street and 3648 198<sup>th</sup> Street in the amount of \$250,000, which is the appraised value. The sale of this property occurs if the buyer meets the conditions outlined in Section 2 of the development agreement. Furthermore, the purchase agreement references an attached promissory note that forgives the purchase amount of \$250,000 when the buyer meets the conditions of development outlined in Section 2 of the development agreement.

These modifications address the required terms of the SBA loan that OBE Studios is seeking and preserve the Village's economic development incentive of contributing the land toward the development. All the documents have passed legal review, and we request that the Board approve these documents at the February 16, 2026, Village Board meeting.

**Strategic Initiative (s) Addressed**

3.3. Target development of vacant commercial properties

**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**

**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 Village is engaged in the revitalization of its commercial properties which includes certain parcels of property located in the Village including 3638 198th Street and 3648 198th Street identified by parcel numbers 31-11-303-007-0000 and 31-11-303-006-0000 (collectively the “Subject Property”), all of which property the Village has owned for several years; and

**WHEREAS**, the Village has the authority pursuant to the laws of the State of Illinois, to promote the health, safety, and welfare of its inhabitants, to prevent the spread of blight, to encourage private development in order to enhance the local tax base, to increase job opportunities, and to enter into contractual agreements with third parties for the purpose of achieving these goals; and

**WHEREAS**, OBE Studios, LLC, an Indiana limited liability company, (the “Developer”) is a multimedia entertainment company specializing in film and television , had submitted a proposal to acquire the Subject Property from the Village to construct a filming center in two phases, the first phase to consist of three buildings including an administration/production building, a soundstage, and a millhouse as well as the construction of internal roadways to support (the “Project”); and

**WHEREAS**, after a review of the proposed Project as presented by the Developer, the Mayor and Board of Trustees of the Village concluded that the Project would bring a new industry to the Village in furtherance of the Village’s plan for economic development, and therefore, the Village approved the conveyance of the Subject Property to the Developer in accordance with the terms and conditions as set forth in a Development Agreement by and between the Village of Flossmoor, Cook County, Illinois and OBE Studios, LLC, approved by Ordinance 2026-1 on January 20, 2026; and

**WHEREAS**, the Developer has now requested the Development Agreement as approved by the Village be revised to include certain terms regarding the conveyance of the Subject Property in order to meet the loan structuring requirements of the Small Business Administration (the “SBA”); and

**WHEREAS**, the terms required by the SBA do not, in any way, alter or amend the terms as agreed by the Village and therefore, it is recommended that the Mayor and Board of Trustees repeal Ordinance 2026-1 approving the Development Agreement in the form attached to this Ordinance.

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

*Section 1:* Ordinance 2026-1 approved by the Mayor and Village Board on January 20, 2026 is hereby repealed.

*Section 2:* That the Development Agreement by and between the Village of Flossmoor, Cook County and OBE Studios, LLC, in the form attached hereto and made a part hereof, is hereby approved and the Mayor and Village Clerk are hereby authorized to execute said Agreement and the Village Manager, and the Village Attorney are hereby authorized to undertake all necessary action to implement its terms.

*Section 3:* This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form as provided by law.

*Passed* by the Mayor and Board of Trustees of the Village of Flossmoor, Cook County, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2026.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAINED: \_\_\_\_\_

PASSED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

PUBLISHED: \_\_\_\_\_

APPROVED:

\_\_\_\_\_  
Mayor

*Attest:*

\_\_\_\_\_  
Village Clerk

**DEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE  
OF FLOSSMOOR, COOK COUNTY, ILLINOIS AND  
OBE STUDIOS, LLC**

**THIS DEVELOPMENT AGREEMENT** (the “*Agreement*”) is entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and between the Village of Flossmoor, Cook County, Illinois, an Illinois municipal corporation (“*Village*”), and OBE Studios, LLC, an Indiana limited liability company (“*Developer*”).

In consideration of the mutual covenants and agreements set forth in this Agreement, the Village and the Developer hereby agree as follows:

**ARTICLE 1: RECITALS**

1.1 The Village is engaged in the revitalization of its commercial properties which includes certain parcels of property located in the Village including 3638 198<sup>th</sup> Street and 3648 198<sup>th</sup> Street both parcels identified by parcel numbers 31-11-303-007-0000 and 31-11-303-006-0000 (collectively the “*Subject Property*”), all of which property the Village has owned for several years.

1.2 The Village has the authority pursuant to the laws of the State of Illinois, to promote the health, safety, and welfare of its inhabitants, to prevent the spread of blight, to encourage private development in order to enhance the local tax base, to increase job opportunities, and to enter into contractual agreements with third parties for the purpose of achieving these goals.

1.3 The Developer is a multimedia entertainment company specializing in film and television and has submitted a proposal to the Village to acquire the Subject Property from the Village and to construct a filming center in two phases, the first phase to include a soundstage, a production building, welcoming center and administration building as well as all internal roadways to support the first phase (the “*Project*”).

1.4 After a review of the proposed Project as presented by the Developer, the Mayor and Board of Trustees of the Village (the “*Corporate Authorities*”) have concluded that the Project shall provide a new industry to the Village in furtherance of the Village’s plan for economic development, and therefore, the Village is prepared to convey the Subject Property to the Developer in accordance with the terms and conditions as hereinafter provided.

1.5 The Village believes that the development of the Subject Property with the use as has been proposed, shall serve the residents of the Village with a unique business resulting in an increase to the tax base of the Village and the taxing districts authorized to levy taxes upon the Subject Property; new job opportunities for its residents; and, improve the general welfare of the community and therefore the Village is willing to proceed as hereinafter set forth.

**ARTICLE 2: CONDITIONS PRECEDENT TO THE CONVEYANCE OF THE  
SUBJECT PROPERTY; DEVELOPER OBLIGATIONS**

2.1 Upon execution of the Agreement, the Developer shall submit the following to the Village on or before March 31, 2026:

- (a) a planned unit development (“PUD”) plat in electronic format;
- (b) a written application providing the way in which the Subject Property is to be developed including detailed site plan of buildings, roads, and walkways;
- (c) identification of existing natural and environmental resources and methods to protect the physical amenities; and
- (d) preliminary engineering information on existing; and proposed sanitary, storms and water to service the proposed development.

2.2 On or before March 31, 2026, the Developer shall submit to the Village an estimated budget listing all costs to be incurred to develop the Subject Property including all legal fees; architectural, engineering and design fees; costs for the construction of the buildings, including landscaping, signage and any other cost as may be required to complete the Project (the “Project Budget”).

2.3 On or before April 30, 2026, the Developer shall submit to the Village proof of financing in an amount equal to the Project Budget (“Project Financing”).

2.4 On or before June 30, 2026, the Developer shall submit to the Village for its approval a Final Development Plan for the Project.

2.5 On or before September 30, 2026, the Developer shall apply for all building permits required to construct the Project.

2.6 Within thirty (30) days of receipt of all required permits the Developer shall commence construction of the Project and complete construction on or before September 31, 2027, and have received certificates of occupancy for the Project.

2.7 In the event the Developer receives a Class 8 Real Estate Tax Incentive from Cook County, the Developer agrees to enter into an agreement with the Village in the form attached hereto as Exhibit A to annually reimburse the Village for any reduction in the Village’s portion of the real estate taxes generated by the Subject Property.

2.8 In the event that environmental inspections, assessments, or reports conducted by qualified professionals reveal conditions that (a) violate applicable environmental laws or regulations, (b) pose a material risk to the environment, or (c) would require remediation or mitigation effectors that are commercially unreasonable or cost-prohibitive, the Developer shall have the right, at its sole discretion, to:

- (i) Terminate this Agreement without penalty or further obligation, or
- (ii) Renegotiate the terms of this Agreement.

2.9 The Developer reserves the right to terminate this Agreement, at its sole discretion, prior to the commencement of construction, in the event of circumstances beyond its reasonable control that materially impact the feasibility or viability of the Project, including but not limited to: (a) unforeseen environmental conditions or hazards; (b) changes in applicable laws or regulations; (c) inability to secure necessary permits, approvals, or financing related to unforeseen cost overruns; or (d) other force majeure events as defined in Section 7.4. In the event of such termination, the Developer shall provide written notice to the Village, and the Developer's liability shall be limited to reimbursement of any non-refundable, third-party costs directly incurred by the Village up to the date of termination, not to exceed \$3,000.00.

### **ARTICLE 3: OBLIGATIONS OF THE VILLAGE**

3.1 Within thirty (30) days of satisfaction of all of the obligations of the Developer as required by Sections 2.1 through 2.5 above, and receipt of all required building permits to construct the Project, the Village agrees to convey the Subject Property to the Developer in accordance with the terms of that certain Real Estate and Purchase Agreement of even date herewith, by and between the Developer and the Village in the form attached hereto As Exhibit C.

3.2 At the sole cost of the Developer, the Village shall deliver to the Developer at closing a title insurance policy in the amount of \$250,000 insuring title to the Developer subject to all covenants and conditions of record. The Village shall not be responsible for the cost of any survey, environmental investigations or closing costs on the transfer of the Subject Property to the Developer. Conveyance of the Subject Property to the Developer shall be by recordable warranty deed.

3.3 Upon conveyance of the Subject Property, the Village shall also adopt a Resolution supporting a Class 8 Real Estate Tax Incentive to be approved by Cook County for the Subject Property, in the form attached as Exhibit B.

3.4 At the sole cost of the Developer, at or prior to the conveyance of the Subject Property, the Developer shall deliver to the Village security in the form of a performance bond or letter to credit in the amount of \$100,000 as security for the construction and completion of the Project for a term commencing with the conveyance of the Subject Property to be released upon the issuance of certificate of occupancy for the Subject Property.

### **ARTICLE 4: DEVELOPER'S OBLIGATIONS REGARDING USE OF THE SUBJECT PROPERTY**

4.1 The Developer covenants and agrees to construct the Project and maintain the Subject Property as required by all applicable Village Codes.

4.2 The Developer further warrants, covenants and agrees:

- (a) To pay all fees, fines, licenses, taxes of any kind assessed against the Subject Property, including real estate taxes; and, all fees, taxes or fines dues in

connection with the operation of the banquet facility at the Subject Property.

- (b) Not to sell, transfer, gift or convey the Subject Property prior to the issuance of a certificate of occupancy without the consent of the Village; and

## **ARTICLE 5. REPRESENTATIONS, WARRANTIES, AND COVENANTS**

5.1 To induce the Village to enter into this Agreement and to grant the rights herein provided to the Developer, the Developer represents, covenants, warrants, and agrees, as the basis for the undertakings on the Developer's part herein contained, that:

- (a) All representations and agreements made by the Developer in the Agreement are true, complete, and accurate in all respects.
- (b) The Developer is an Indiana limited liability company duly formed and existing under the laws of the State of Indiana authorized to do business in Illinois, and the Developer has the power to enter into, and by proper action has been duly authorized to execute, deliver, and perform, this Agreement. The Developer will do, or cause to be done, all things necessary to preserve and keep in full force and effect its existence and standing as an Indiana limited liability company authorized to do business in the State of Illinois.
- (c) The execution, delivery, and performance of this Agreement by the Developer, the consummation of the transactions contemplated hereby, and the fulfillment of or compliance with the terms and conditions of this Agreement shall not conflict with or result in a violation or breach of any of the terms, conditions, or provisions of any disclosure statement made, or to be made, on behalf of the Developer, or any restriction, organizational document, agreement, or instrument to which the Developer, or any of its partners or venturers, is now a party or by which the Developer, or any of its partners or venturers, is bound, or constitute a default under any of the foregoing.

5.2 The Developer further warrants there are no actions at law or similar proceedings either pending or, to the best of the Developer's knowledge, threatened against the Developer that would materially or adversely affect:

- (i) The ability of the Developer to proceed with the acquisition of the Subject Property and the construction of the Project;
- (ii) The Developer's financial condition;
- (iii) The level or condition of the Developer's assets as of the date of this Agreement; or,
- (i) The Developer's ability to operate a full service filming studio.

5.3 To induce the Developer to enter into this Agreement and to undertake the performance of its obligations under this Agreement, the Village represents, covenants, warrants and agrees as follows:

- (a) All representations and agreements made by the Village in this Agreement are true, complete, and accurate in all respects.
- (b) The Village has the power to enter into and perform its obligations under this Agreement and by proper action has duly authorized the Mayor and Village Clerk to execute and deliver this Agreement.
- (c) The execution, delivery, and performance of this Agreement by the Village, the consummation of the transactions contemplated hereby and the fulfillment of or compliance with the terms and conditions of this Agreement shall not conflict with or result in a violation or breach of the terms of any order, agreement, or other instrument to which the Village is a party or by which the Village is now bound.

## **ARTICLE 6: ENFORCEMENT AND REMEDIES**

6.1 Enforcement; Remedies. The Village may enforce or compel the performance by the Developer of this Agreement, in law or in equity, by suit, action, mandamus, or any other proceeding, including specific performance, including a demand of the security provided as required under Section 3.4. Notwithstanding the foregoing, the Developer agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the Village or any elected or appointed officials, officers, employees, agents, representatives, engineers, consultants, or attorneys thereof, on account of the negotiation, execution, or breach of any of the terms and conditions of this Agreement.

6.2 Notice; Cure; Self-Help. In the event of a breach of this Agreement by the Developer, the Village agrees that, the Developer shall have thirty (30) days after notice of any breach delivered in accordance with Article 9 to correct the same prior to the pursuit of any remedy provided for herein; provided, however, that the 30-day period shall be extended, but only (i) if the alleged breach is not reasonably susceptible to being cured within the 30-day period, and (ii) if the Developer has promptly initiated the cure of the breach, and (iii) if the Developer diligently and continuously pursues the cure of the breach until its completion. If the Developer shall fail to perform any of its obligations under this Agreement, and if the Village shall have given written notice of the default to the Developer, and if the Developer shall have failed to cure the default as herein provided. In any event, the Developer hereby agrees to pay and reimburse the Village for all costs and expenses reasonably incurred by it in connection with action taken to cure the default, including attorney's fees and court costs.

6.3 Any of the following events or circumstances shall be an event of default by Developer with respect to this Agreement:

- (a) If any material representation made by the Developer in this Agreement, or in any certificate; notice, demand to the Village; or request made by the Village in connection with any of documents, shall prove to be untrue or incorrect in any material respect as of the date made.
- (b) The Developer's default in the performance or breach of any material covenant, warranty, or obligation contained in this Agreement.
- (c) The Developer's breach of or failure to perform the covenants as set forth in Section 2.1 to 2.7.
- (d) The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of the Developer in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency, or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator, or similar official of the Developer for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order un-stayed and in effect for a period of 60 consecutive days. There shall be no cure period for this event of default.
- (e) The commencement by the Developer of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency, or other similar law, or the consent by the Developer to the appointment of or taking possession, by a receiver, liquidator, assignee, trustee, custodian, sequestrator, or similar official of the Developer or of any substantial part of the Developer's property, or the making by any such entity of any assignment for the benefit of creditors or the failure of the Developer generally to pay such entity's debts as such debts become due or the taking of action by the Developer in furtherance of any of the foregoing. There shall be no cure period for this event of default.

6.4 The Village shall have the following remedies in the event of default by the Developer:

- (a) Demand payment of security provided under Section 3.5 in the event of default prior to the issuance of a certificate of occupancy for the Subject Property.
- (b) In case the Village shall have proceeded to enforce its rights under this Agreement and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely to the Village, then, and in every such case, the Developer and the Village shall be restored respectively to their several positions and rights hereunder, and all rights, remedies and powers of the Developer and the Village shall continue as though no such proceedings had been taken.
- (c) Demand payment in full of the value of the Subject Property appraised at \$250,000.

6.5 The Developer agrees to indemnify the Village, and all of its elected and appointed officials, officers, employees, agents, representatives, engineers, consultants, and attorneys, against any and all claims that may be asserted at any time against any of such parties in connection with or as a result of (i) the Developer's development, construction, maintenance, or use of the Subject Property; or, (ii) the Developer's default under the provisions of this Agreement.

## ARTICLE 7: GENERAL PROVISIONS

7.1 The Developer acknowledges and agrees that (i) the Village is not, and shall not be, in any way liable for any damages or injuries that may be sustained as the result of the Village's review and approval of any plans or improvements or as a result of the issuance of any approvals, permits, certificates, or acceptances for the development or use of any portion of the Subject Property or the improvements and (ii) the Village's review and approval of any plans and the issuance of any approvals, permits, certificates, or acceptances does not, and shall not, in any way be deemed to insure the Developer, or any of its successors, assigns, tenants, or licensees, or any third party, against violations or damage or injury of any kind at any time.

7.2 The Developer shall hold harmless the Village, and all of its elected and appointed officials, employees, agents, representatives, engineers, consultants, and attorneys from any and all claims that may be asserted at any time against any of such parties in connection with (i) the Village's review and approval of any plans or improvements or (ii) the Village's issuance of any approval, permit or certificate. The foregoing provision, however, shall not apply to claims made against the Village as a result of a Village event of default under this Agreement, claims that are made against the Village that relate to one or more of the Village's representations, warranties, or covenants under Section 5.3 and claims that the Village, either pursuant to the terms of this Agreement or otherwise explicitly has agreed to assume.

7.3 The Village shall be under no obligation to exercise rights granted to it in this Agreement except as it shall determine to be in its best interest from time to time. Except to the extent embodied in a duly authorized and written waiver of the Village, no failure to exercise at any time any right granted herein to the Village shall be construed as a waiver of that or any other right.

7.4 Time is of the essence of this Agreement, provided, however, a party shall not be deemed in material breach of this Agreement with respect to any of its obligations under this Agreement on such party's part to be performed if such party fails to timely perform the same and such failure is due in whole or in part to any strike, lock-out, labor trouble (whether legal or illegal), civil disorder, weather conditions, failure or interruptions of power, restrictive governmental laws and regulations, condemnations, riots, insurrections, acts of terrorism, war, fuel shortages, accidents, casualties, floods, earthquakes, fires, acts of Gods, epidemics, quarantine restrictions, freight embargoes, acts caused directly or indirectly by the other party (or the other party's agents, employees or invitees) or similar causes beyond the reasonable control of such party ("*Force Majeure*"). If one of the foregoing events shall occur or either party shall claim that such an event shall have occurred, the party to whom such claim is made shall investigate same and consult with the party making such claim regarding the same and the party to whom such claim is made shall

grant any extension for the performance of the unsatisfied obligation equal to the period of the delay, which period shall commence to run from the time of the commencement of the Force Majeure; provided that the failure of performance was reasonably caused by such Force Majeure.

7.5 This Agreement may not be assigned by the Developer without the prior written consent of the Village unless such assignment is to a legal entity in which the Developer holds all ownership interest.

### ARTICLE 8. TERM

This Agreement shall be in full force and effect upon its execution by the parties and terminate upon the issuance of a certificate of occupancy for the Subject Property.

### ARTICLE 9. NOTICES

All notices and other communications in connection with this Agreement shall be in writing and shall be deemed delivered to the addressee thereof (a) when delivered in person on a business day at the address set forth below, or (b) on the third business day after being deposited in any main or branch United States post office, for delivery by properly addressed, postage prepaid, certified or registered mail, return receipt requested, at the address set forth below, or (c) by facsimile or email transmission, when transmitted to either the facsimile telephone number or email address set forth below, when actually received.

*Notices and communications to Developer shall be addressed to, and delivered at, the following addresses:*

OBE Studios, LLC  
8762 Louisiana Street  
Merrillville, IN 46410

With a copy to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Notices and communications to the Village shall be addressed to and delivered at these addresses:*

Village of Flossmoor  
2800 Flossmoor Road  
Flossmoor, Illinois 60422  
Attn : Village Manager

With a copy to:

Ottosen DiNolfo Hasenbalg & Castaldo, Ltd.  
Attn: Kathleen Field Orr  
2441 Warrenville Road, Suite 310,  
Lisle, Illinois 60532

By notice complying with the requirements of this Article, each party shall have the right to change the address or addressee, or both, for all future notices and communications to such party, but no notice of a change of address or addressee shall be effective until actually received.

**ARTICLE 10. IN GENERAL**

10.1 No modification, addition, deletion, revision, alteration, or other change to this Agreement shall be effective unless and until the change is reduced to writing and executed and delivered by the Village and the Developer. No term or condition of this Agreement shall be deemed waived by any party unless the term or condition to be waived, the circumstances giving rise to the waiver and, where applicable, the conditions and limitations on the waiver are set forth specifically in a duly authorized and written waiver of such party. No waiver by any party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition of this Agreement, nor shall waiver of any breach be deemed to constitute a waiver of any subsequent breach whether of the same or different provisions of this Agreement.

10.2 No claim as a third party beneficiary under this Agreement by any person, firm, or corporation shall be made, or be valid, against the Village or the Developer.

10.3 This Agreement shall constitute the entire agreement of the Parties; all prior agreements between the Parties, whether written or oral, are merged into this Agreement and shall be of no force and effect.

10.4 This Agreement is to be executed in two or more counterparts, each of which shall be deemed an original but all of which shall constitute the same instrument.

**IN WITNESS WHEREOF**, the Parties have executed this Agreement as of the dates set forth below their respective signatures, to be effective as of the date first written above.

VILLAGE OF FLOSSMOOR

Attest:

By: \_\_\_\_\_  
Mayor

By: \_\_\_\_\_  
Village Clerk

Date: \_\_\_\_\_, 2026

OBE Studios, LLC

By: \_\_\_\_\_

Date: \_\_\_\_\_, 2026

EXHIBIT A

Resolution No. 2026- \_\_\_\_\_

**A RESOLUTION OF THE VILLAGE OF FLOSSMOOR,  
RICH AND BLOOM TOWNSHIPS, COOK COUNTY, ILLINOIS,  
IN SUPPORT OF CLASS 8 DESIGNATION**

**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 property immediately north of 198<sup>th</sup> Street and West of Central Avenue in Flossmoor, Illinois, and consisting of 7.3 acres; and

**WHEREAS**, as hereinafter identified (the “*Properties*”), have been in need of development in accordance with zoning limitations and all applicable building codes of the Village for more than a decade; and,

**WHEREAS**, OBE Studios, LLC, an Indiana limited liability company, has acquired the Properties located along 198<sup>th</sup> Street, Flossmoor for the purpose of developing a multimedia company with filming studios including a production building, soundstage, welcoming center and an administration building (the “*Development*”) which will make a significant contribution to the development goals of the Village; and,

**WHEREAS**, the Mayor and Board of Trustees of the Village do find that, but for the Class 8 incentive, this Development is not economically viable and that major capital is needed to construct the Development on the Properties and thereby warranting the benefits of Class 8 tax relief; and,

**WHEREAS**, the Village of Flossmoor supports the Class 8 Eligibility Application to be filed with Cook County Assessor for the Development on Properties located along 198<sup>th</sup> Street and requests Class 8 tax relief.

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

**Section 1.** The preambles above are incorporated herein; and further,

**Section 2.** The Village of Flossmoor supports and consents to the application for Class 8 for the Properties located along Governors Highway, Flossmoor, Illinois, identified as parcel

EXHIBIT A

numbers 31-11-303-006-0000 and 31-11-303-007-0000 to be filed with the Cook County Assessor's Office.

**Section 3.** That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

PASSED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

*PUBLISHED:* \_\_\_\_\_

*Approved* this \_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Mayor

*Attest:*

\_\_\_\_\_  
Village Clerk

EXHIBIT B

**AGREEMENT BY AND BETWEEN THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS AND OBE STUDIOS, LLC**

**THIS AGREEMENT** by and between the Village of Flossmoor, Cook County, Illinois, an Illinois municipal corporation (“*Village*”), and OBE Studios, LLC, an Indiana limited liability company (“*Petitioner*”), is dated this \_\_\_\_ day of \_\_\_\_\_ 2026.

**WITNESSETH:**

**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 Petitioner is the owner of certain property commonly known as 3638 198<sup>th</sup> Street, Flossmoor, Illinois and identified by parcel nos. 31-11-303-006-0000 and 31-11-303-007-0000 (the “*Subject Property*”) upon which the Petitioner intends to construct and to operate a filming studio with several buildings (the “*Development*”) on the Subject Property; and,

**WHEREAS**, the Petitioner has filed a petition seeking the Village’s endorsement of an application for the Class 8 Real Estate Tax Incentive for the Subject Property with the Cook County Assessor’s Office; and,

**WHEREAS**, Petitioner did present its petition to the Mayor and Board of Trustees of the Village (the “*Corporate Authorities*”) at the Village Board Meeting on \_\_\_\_\_, 2026, which included a provision committing the Petitioner to execute a “make whole” agreement thereby agreeing to reimburse the Village on an annual basis in the amount of the reduction of its portion of real estate taxes on the Subject Property; and,

**WHEREAS**, the Corporate Authorities have duly considered the petition and the Petitioner’s commitment to reimburse the Village in an amount equal to the reduction in real estate taxes which would have otherwise been paid to the Village had the Class 8 designation not been granted and find it to be in the best interests of the Village to proceed as hereinafter provided.

**NOW THEREFORE, IT IS HEREBY AGREED** by the parties hereto as follows:

*Section 1:* The preambles hereinabove set forth are incorporated herein as if fully restated.

EXHIBIT B

*Section 2:* The Village hereby agrees to support and consent to the Petitioner’s application for a Cook County Class 8 Real Estate Tax Incentive (the “*Class 8 Designation*”) on the condition that the Petitioner agrees to reimburse the Village for any loss in real estate taxes suffered by it as a result of the Class 8 Designation as provided in Section 3 below.

*Section 3:* The Petitioner hereby covenants and agrees to annually reimburse the Village in an amount equal to any reduction of its portion of the real estate taxes on the Subject Property by reason of the granting by Cook County of a Class 8 Designation for the Subject Property and the portion of all other funds on behalf of which the Village collects or receives real estate taxes (the “*Reduction*”).

*Section 4.* The Petitioner and the Village agree that the amount of the Reduction shall be paid to the Village within thirty (30) days of receipt of the second installment real estate tax bill for the Subject Property.

*Section 5.* All notices and other communications in connection with this Agreement shall be deemed to have been delivered to the addressee thereof if delivered by email when confirmed in writing by personal service or deposited in any branch of the United States post office at the following address:

Village of Flossmoor:

2300 Flossmoor Road

Flossmoor, Illinois 60422

Bridget Wachtel, Village Manager

708-798-2300

Petitioner:

OBE Studios, LLC

8762 Louisiana Street

Merrillville, IN 46410

*Section 6.* This Agreement shall commence upon its execution and terminate after the Reduction for the final year of the Class 8 Designation has been paid to the Village.

*Section 7.* This Agreement may be executed in counterparts, each of which shall be deemed an original but all of which shall constitute the same instrument.

EXHIBIT B

**IN WITNESS WHEREOF**, the Parties hereto have executed this Agreement effective as of the day and year first above written.

Village of Flossmoor, Cook County,  
an Illinois municipal corporation

---

Mayor

*Attest:*

---

Village Clerk

Petitioner:  
OBE Studios, LLC

---

Manager

## EXHIBIT C

### REAL ESTATE PURCHASE AGREEMENT

This REAL ESTATE PURCHASE AGREEMENT (this “*Agreement*”) is made, entered into, and effective on the date that both parties have executed this Agreement (the “*Effective Date*”), by and between the Village of Flossmoor, Cook County, Illinois, an Illinois municipal corporation (the “*Seller*”) and OBE Studios, LLC, an Illinois limited liability company (the “*Buyer*”).

#### Background Information

- A. Seller is the owner of a certain tract of real property, containing approximately 7.3 acres, located at 3638 198<sup>th</sup> Street, Flossmoor and 3648 198<sup>th</sup> Street, Flossmoor, identified by parcel numbers 31-11-303-006 and -007, together with all appurtenances and hereditaments thereto, shall be referred to as the “*Property*”.
- B. Seller desires to sell to Buyer, and Buyer desires to purchase from Seller, all of Seller's right, title, and interest in the Property, at the price and on the terms and conditions hereinafter set forth.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree to the foregoing Background Information and as follows:

#### ARTICLE I PURCHASE AND SALE OF PROPERTY

1.01 Agreement. On the terms and conditions set forth below, and in consideration of Buyer's delivery of \$250,000, Seller hereby agrees to sell the Property to Buyer and Buyer hereby agrees to purchase the Property from Seller, pursuant to the terms and conditions set forth in that certain Development Agreement by and between the Buyer and Seller dated \_\_\_\_\_, 2026, (the “*Development Agreement*”) which terms and conditions are hereby incorporated into this Agreement.

1.02 Development of Property. Buyer agrees to develop and improve the Property in compliance with the terms and conditions of the Development Agreement. Buyer agrees that construction of the Project, as defined in the Development Agreement, shall commence upon satisfaction of conditions of Sections 2.1 through 2.5 of the Development Agreement and receipt of all required building permits (the “*Commencement Deadline*”). If Buyer does not commence construction on the Property on or before thirty (30) days after the Commencement Deadline (subject to casualty and

## EXHIBIT C

force majeure) the Seller's remedy for such failure to commence construction may be to terminate the Development Agreement, upon written notice to Buyer.

### ARTICLE II PURCHASE PRICE

2.01 Amount of Purchase Price. The purchase price for the Property shall be \$250,000 (the "*Purchase Price*"), payable to Seller as set forth below, with no prorations, credits, allowances and other adjustments unless specifically provided for herein.

2.02 Payment of Purchase Price. The Purchase Price shall be paid pursuant to a promissory note executed by Buyer in favor of Seller in substantially the same form as attached hereto and incorporated herein as **Exhibit A**.

### ARTICLE III EVIDENCE OF TITLE

3.01 Title Commitment. Buyer shall obtain from Meridian Title Insurance Company, at Buyer's expense, a commitment (the "*Title Commitment*") to issue an American Land Title Association Owner's Title Insurance Policy (the "*Title Policy*"), certified to at least the Effective Date of this Agreement, in the full amount of the Purchase Price. To be acceptable to Buyer, the Title Commitment shall show the Seller having good and marketable title to the Property, and shall commit to insure said title free and clear of the standard printed exceptions contained in Schedule B of the Title Commitment and Title Policy and free and clear of all liens, charges, encumbrances and clouds of title, whatsoever, except the following:

- (a) Those created or assumed by Buyer;
- (b) Zoning ordinances, legal highways and public rights-of-way which do not interfere with proposed Project to be constructed at the Property;
- (c) Easements and restrictions of record acceptable to Buyer which do not interfere with the Buyer's proposed use of the Property.

3.02 Endorsement at Closing. At the Closing and as a condition of Closing, Buyer shall obtain an endorsement to the Title Commitment updating the Title Commitment to the Closing Date and showing no change in the state of the title to the Property. After Closing, a final Title Policy that comports with the foregoing terms and conditions shall be issued in the amount of the Purchase Price. The entire cost of all commitments and final title insurance policy in the amount of Purchase Price provided in

## EXHIBIT C

accordance with this Agreement shall be paid for by Buyer who shall be responsible for any Title Policy endorsements requested.

3.03 Survey. Seller shall, at its sole cost and expense, obtain a current boundary survey of the Property (the “*Survey*”), prepared by a surveyor registered in the State of Illinois, and provide a copy to Buyer.

3.04 Defects. In the event that an examination of either of the Title Commitment (including any endorsements) or the Survey obtained hereunder discloses any matter adversely affecting title to the Property, or if title to the Property is not marketable, or if the Property is subject to liens, encumbrances, easements, conditions, restrictions, reservations or other matters not specifically excepted by the terms of this Agreement, or in the event of any encroachment or other defect shown by the Survey (the foregoing collectively referred to as “*Defects*”), Seller shall have a reasonable time, not to exceed 30 days after written notice thereof, within which to cure or remove any such Defects. In the event Seller is unable to cure or remove the Defects within said 30-day period, Seller shall immediately give notice to Seller’s inability to Buyer and thereafter, Buyer shall have 10 days after receipt of such notice within which to make its election either:

- (a) To accept title to the Property subject to such Defects; or
- (b) To withdraw from this transaction and terminate the Development Agreement, pursuant to the terms as provided in Section 2.9 thereof.

## ARTICLE IV DEED AND OTHER DOCUMENTS

4.01 General Warranty Deed. Seller shall, at the Closing, convey fee simple title to the Property to Buyer by a duly and validly executed, recordable general warranty deed (the “*Deed*”), free and clear of all liens and encumbrances, except those permitted pursuant to the provisions of Section 4.01 hereof.

4.02 Subordination Agreement. Seller agrees that Seller’s right to payment under the Installment Promissory Note (in the form of **Exhibit D**), and all lien rights shall be subordinate to all rights of Buyer’s primary and secondary lenders, including First Source Bank and the Small Business Administration.

4.03 Other Documents. Buyer and Seller agree that such other documents as may be legally necessary or appropriate to carry out the terms of this Agreement shall be executed and delivered by the appropriate party at Closing. Such documents shall include, but not be limited to, a closing statement, the most recent real estate tax bill(s), if any, a certificate as to Seller’s status under the Foreign Investment in Real Property

## EXHIBIT C

Tax Act, Seller's affidavit regarding liens (mechanic's or other), unrecorded matters and parties in possession and, if requested, Seller's affidavit regarding the warranties and representations set forth in Article XI thereof.

### ARTICLE V INVESTMENT DEDUCTION

Investment Deduction. To the extent allowed by law, Seller agrees to support Buyer's applications for use of the Investment Deduction through the Urban Enterprise Association.

### ARTICLE VI POSSESSION AND INSPECTION

6.01 Possession at Closing. Buyer shall be entitled to full and exclusive possession of the Property as of the Closing Date.

6.02 Inspections and Development Approvals. For a period of seventy-five (75) days following the Effective Date of this Agreement (the "*Inspection and Development Approval Period*"), Buyer, and Buyer's employees, agents and contractors, shall have the right to physically investigate the Property, including, without limitation, entering any portion of the Property from time to time to take measurements, make inspections, make boundary and topographical survey maps, geotechnical, environmental, wetland, woodland and other studies. Buyer shall pay the cost of performing any measurements, inspections or tests performed on the Property by or on behalf of Buyer. If Buyer does not proceed with the Closing, at Seller's request and Buyer's sole expense, Buyer shall restore the affected portions of the Property, and any improvements thereto, to as near the condition which existed prior to the commencement of Buyer's site investigation as is reasonably practical. Buyer shall defend, indemnify and hold Seller harmless from any claim against Seller by Buyer, Buyer's agents, employees, contractors, or any other person or entity invited onto the Property by Buyer, for personal bodily injury, death or personal property damage while conducting the site investigation of the Property. Buyer shall keep the Property free from any liens for any labor or material furnished to Buyer in connection with the site investigation of the Property. For and during the continuance of this Agreement, Seller shall afford all representatives of Buyer free and full access to the Property, for inspection and examination, at reasonable times.

During the seventy-five (75) day period as set forth above, Buyer shall be entitled to pursue, and obtain, a variance, special use exception, rezoning, etc., if required, in Buyer's sole discretion, that Buyer may need to fully develop the real estate for Buyer's intended use.

## EXHIBIT C

### ARTICLE VII CLOSING

7.01 Closing Date. The purchase and sale of the Property shall be closed (the “*Closing*”) within 30 days after satisfaction of the conditions set forth in Sections 2.1 through 2.5 of the Development Agreement and the Buyer’s receipt of all required building permits for the Project as defined in the Development Agreement (the “*Closing Date*”). The Closing shall be at such time and place as Buyer and Seller may mutually agree upon.

### ARTICLE VIII APPORTIONMENTS AND ADJUSTMENTS

8.01 Adjustments at Closing. On the Closing Date, Buyer and Seller shall apportion, adjust, prorate and pay the following items in the manner hereinafter set forth:

- (a) Seller’s Expenses. Buyer shall pay Sellers expenses including:
  - (i) the fee charged by Escrow Agent for conducting the Closing; and
  - (ii) the cost of furnishing the Title Commitment and Title Policy in the amount of the Purchase Price.
- (b) Buyer’s Expenses. Buyer shall, at the Closing (unless previously paid), pay all of the following expenses:
  - (i) the cost of any endorsement to the Title Policy in addition to or above the title insurance coverage in the amount of the Purchase Price;
  - (ii) the recording fees required for recording the general warranty deed;
  - (iii) the fee charged by Escrow Agent for conducting the Closing.
- (c) Brokers. Seller and Buyer each hereby warrants and represents to the other that it has not engaged or dealt with any broker or agent in regard to this Agreement. Seller and Buyer shall indemnify and hold harmless the other from and against any other claim by any party claiming through Seller or Buyer, respectively, for any real estate sales commission, finder’s fee, consulting fee, or other compensation in connection with the sale contemplated hereby and arising out of any act or agreement of such party. The indemnity obligations set forth above in this section shall survive both the Closing of the sale contemplated hereby and any termination of this Agreement.

## EXHIBIT C

### ARTICLE IX WARRANTIES AND REPRESENTATIONS OF SELLER

9.01 Warranties and Representations. Except as otherwise set forth in the Closing Documents and this Agreement, including without limitation any and all warranties, representations, covenants and agreements set forth in this Agreement, Seller makes no representation or warranties to Buyer and the Property is being conveyed 'AS IS, WHERE IS, WITH ALL FAULTS'. Notwithstanding the foregoing, in addition to any other representation or warranty contained in this Agreement, Seller hereby represents and warrants as follows:

- (a) The execution, delivery and performance of this Agreement, and the consummation of the transaction contemplated hereby, will not result in any breach of, or constitute any default under, or result in the imposition of any lien or encumbrance against, the Property, under any agreement or other instrument to which Seller is a party or by which Seller or the Property might be bound;
- (b) Seller has not received any notice, either orally or in writing, of any change contemplated in any applicable laws, ordinances or restrictions, or any judicial or administrative action, or any action by adjacent landowners, which would prevent, limit or in any manner interfere with the proposed use of the Property;
- (c) Seller has no knowledge of any fact or condition which would result in the termination or limitation of the existing access to the Property from abutting public roads;
- (d) No other person or entity other than Seller currently owns or has any legal or equitable interest in the Property, and no other person or entity other than Buyer has or will have any right to acquire the Property, or any portion thereof;
- (e) All taxes payable with respect to the operation, ownership or control of the Property which are allocable to the period ending on the Closing Date, and all prior periods, shall be or have been paid by Seller, and Seller shall be responsible for the timely filing of all returns or other documents required by any taxing authority claiming jurisdiction with respect to any such taxes;
- (f) The execution, delivery and performance by Seller of this Agreement and the performance by Seller of the transactions contemplated hereunder, and the conveyance and delivery by Seller to Buyer of possession and title to

## EXHIBIT C

the Property have each been duly authorized by such persons or authorities as may be required, and on the Closing Date, Seller shall provide Buyer and Escrow Agent with certified resolutions, or other instruments, in form satisfactory to Buyer, evidencing such authorization;

- (g) Through and until the Closing Date, Seller shall not enter into any covenant, restriction, encumbrance, right of lien, easement, lease or other contract pertaining to the Property;
- (h) Seller shall not, without the prior written consent of Buyer, alter the natural topography and vegetation currently existing on, in or about the Property, including, but not limited to the cutting, burning or removal of any trees, removing any minerals or topsoil, dumping or any soil, fill or other matter, or altering the natural flow of any water courses located on the Property;
- (i) To the best of Seller's knowledge, there are no laws, ordinances, regulations, covenants, conditions or restrictions pertaining to or encumbering the Property which would, in any way, impair, interfere with or prevent Buyer's intended use of the Property;
- (j) Seller is not a "Foreign Person" as that term is defined in the Foreign Investment in Real Property Tax Act.

9.02 Breach of Warranties Prior to Closing. If, during the pendency of this Agreement, Buyer determines that any warranty or representation given by Seller to Buyer under this Agreement shall be untrue, incorrect or misleading, in whole or in part, the same shall constitute a default by Seller hereunder. In such event, Buyer may give written notice thereof and shall thereafter be permitted to exercise the remedies set forth in Section 3.01(e) above, including the right to terminate this Agreement.

## ARTICLE X NOTICES

10.01 Notice Procedure. Any notices required hereunder shall be in writing, shall be deemed effective upon transmittal, may be transmitted by the parties' respective legal counsel, and shall be transmitted by (a) personal service, (b) reputable overnight delivery service, (c) facsimile (confirmed receipt), (d) email transmission, or (e) certified mail, postage prepaid, return receipt requested, and shall be addressed to the parties as follows:

- (a) If intended for Seller to:

Village of Flossmoor  
2800 Flossmoor Road

**EXHIBIT C**

Flossmoor, Illinois 60422  
Attn: Village Manager  
[BWatchel@flossmoor.org](mailto:BWatchel@flossmoor.org)

With a copy to:

Ottosen DiNolfo Hasenbalg & Castaldo, Ltd.  
Attn: Kathleen Field Orr  
2441 Warrenville Road, Suite 310,  
Lisle, Illinois 60532  
[kfo@ottosenlaw.com](mailto:kfo@ottosenlaw.com)

(b) If intended for Buyer to:

OBE Studios, LLC  
8762 Louisiana Street  
Merrillville, IN 46410  
[barrybrewerjr@gmail.com](mailto:barrybrewerjr@gmail.com)

With a copy to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ARTICLE XI**  
**GENERAL PROVISIONS**

11.01 Governing Law. This Agreement is being executed and delivered in the State of Illinois and shall be construed and enforced in accordance with the laws of the State of Illinois. For all litigation, disputes and controversies which may arise out of or in connection with this Agreement, the undersigned hereby waive the right to trial by jury and consent to the venue and jurisdiction of the court of Cook County, Illinois.

11.02 Time of Essence. Time is of the essence of this Agreement in all respects. Any time period providing for the performance of the parties' obligations herein which would otherwise end on a Saturday, Sunday or national holiday shall be extended to the next succeeding business day.

11.03 Invalidity. In the event that any provision of this Agreement shall be held to be invalid, the same shall not affect in any respect whatsoever the validity of the remainder of this Agreement.

**EXHIBIT C**

11.04 Waiver. No waiver of any of the provisions of this Agreement shall be deemed, nor shall the same constitute a waiver of any other provision, whether or not similar, nor shall any such waiver constitute a continuing waiver. No waiver shall be binding, unless executed, in writing, by the party making the waiver.

11.05 Headings. The section headings contained in this Agreement are for convenience only and shall not be considered for any purpose in construing this Agreement. As used in this Agreement, the masculine, feminine and neuter genders, and the singular and plural numbers shall be each deemed to include the other whenever the context so requires.

11.06 Seller's and Buyer's TIN. Seller's tax identification number is \_\_\_\_\_ . Buyer's tax identification number is \_\_\_\_\_ .

11.07 Counterparts. This Agreement may be executed in counterparts, each of which when executed and delivered shall be deemed an original, but such counterparts together shall constitute but one and the same document.

11.08 Assignment. This Agreement may not be assigned.

11.09 Attorney Fees. In the event either party hereto brings or commences legal proceedings to enforce any of the terms of this Agreement, the successful party shall then be entitled to receive from the other of said parties, in every such action commenced, a reasonable sum as attorneys' fees and costs, including all fees and costs incurred upon any appeals, to be fixed by the court in the same action.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed on the dates set forth below, respectively.

SELLER:

BUYER:

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_, 2026

Date: \_\_\_\_\_, 2026

**EXHIBIT A**

**INSTALLMENT PROMISSORY NOTE**

**\$ 250,000**

For value received, OBE Studios, LLC (“*OBE*”), the undersigned, promises to pay to the order of the Village of Flossmoor, Cook County, Illinois (the “*Village*”) the sum of two hundred fifty thousand dollars (\$250,000), at such place as the holder hereof may direct in writing, with interest upon the unpaid principal balance at the rate of 0% per annum from the date of this instrument until satisfaction of Sections 2.1 through 2.5 of the **Development Agreement by and between the Village of Flossmoor, Cook County, Illinois and OBE Studios, LLC** (“*Development Agreement*”) and issuance of all building permits required to construct the Project as defined in the Development Agreement.

This note is unsecured. This note may be prepaid in full or in part on any interest-paying date.

The maker waives demand, presentment, protest, notice of protest and notice of nonpayment or dishonor of this note, and consents to extensions of the time of payment of this note.

No delay or omission on the part of the holder hereof in the exercise of any right or remedy shall operate as a waiver thereof, and no single or partial exercise by the holder hereof of any right or remedy shall preclude other or further exercise thereof or of any other right or remedy.

Upon conveyance of the Subject Property, as defined in the Development Agreement, the undersigned shall receive full forgiveness of this Promissory Note.

This Promissory Note is unsecured and fully subordinate to all repayment and lien rights of the undersigned's primary and secondary lenders, including the Small Business Administration.

Signed and delivered in Flossmoor, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2026.

By: \_\_\_\_\_

Title: \_\_\_\_\_

# MEMORANDUM



FLOSSMOOR

*Welcoming. Beautiful. Connected.*

**TO:** Bridget Wachtel, Village Manager  
**CC:**  
**FROM:** Ann Novoa, Finance Director  
**DATE:** February 16, 2026  
**RE:** Discussion of a Vehicle Use Fee in lieu of Vehicle Stickers

The Vehicle Sticker revenue is historically the largest license and permit revenue the Village receives. This permit revenue supports General Fund costs, including general infrastructure maintenance performed by Public Works. The Motor Fuel Tax (MFT) funds alone cannot sustain the costs of infrastructure maintenance due to the ever-increasing costs, and with the increase in the number of electric vehicles, this revenue has declined. Historically, the Village has had to rely on a portion of General Fund revenue for this purpose. In addition to the local MFT revenue, Vehicle Sticker revenue is one of the revenues to help fill the gap for not only maintenance, but also capital projects that are funded through the General Fund.

In today's policing environment with the number of databases available, local vehicle registration is not the first resource used by the Police Department to identify a vehicle's owner. Because of this and all the other previous reasons mentioned, many municipalities have eliminated local vehicle stickers. However, the maintenance of our roadways and infrastructure, as well as the public works personnel and supply costs, cannot be absorbed within a tax-capped levy. The Village must consider other permitted fees that can offset these costs. Whether a resident has one car or four (or even no cars), they need the roadway and its infrastructure to be fit for driving, deliveries or travel. Whether you are a resident or non-resident, the public needs – and will want to see - maintained infrastructure to travel to the commercial uses in our community; it conveys safety and desirability.

We have seen a steady decline in Vehicle Sticker revenue starting in FY21, with a roughly \$18,000 decline annually, with FY2025 being only \$169,000, \$80,000 less than FY21. Pre-COVID, the Village was bringing in a steady \$240,000 of revenue, with \$280,000 being the highest. Between personnel time, software, and materials, the Village's overhead cost to administer the Vehicle Sticker program is approximately \$40,000 (This only encompasses the time for the Finance Department, excluding PD enforcement hours). Every year, staff is chasing vehicle sticker compliance.

Factors to consider about the Vehicle Sticker program include the amount of overhead this annual registration imposes on the Village, the dwindling compliance among residents which is unfair to those who are compliant, the costs of administering compliance through Secretary of State checks and police enforcement, and the general aggravation the program creates overall. Vehicle stickers are the source of one of the most negative customer service interactions at the municipal level.

Tonight’s discussion focuses on restructuring this revenue stream to ensure adequate funding for infrastructure maintenance. The proposed solution is to replace the annual vehicle sticker revenue with a Vehicle Use Fee, collected through the utility billing system. This fee would support Public Works’ street and sidewalk maintenance costs. This approach, which has been implemented in other Illinois communities, offers an innovative way to sustain critical revenue while reducing administrative burdens.

Adding the fee to the utility bill eases administration for the Village and simplifies the transaction for the customer. On each monthly utility bill, a fee would be added, like the Stormwater fee. This fee would be applied to both residential and commercial properties. The following is the staff’s suggested fee structure:

- \$5 per month on single-family homes
- \$5 times the number of residential units on multi-family dwellings (per month)
- \$5 times 10% of the number of parking spaces (per month) for non-residential properties
- 5% of the monthly utility bill for each commercial account holder in the B-5 Central Business District to account for businesses that rely on public parking rather than parking lots they own

As a reminder, this restructured fee model spreads the costs to maintain infrastructure between residential and commercial users. If we utilize this redefined fee structure, we can estimate that the revenue collection would be approximately \$260,000 annually. This amount of annual revenue equates to 0.6 miles of street resurfacing or the replacement of 900 sidewalk squares. Additionally, staff believe the ease of administering this fee, coupled with the removal of the vehicle sticker process, will lead to an improved customer/resident experience.

<b>Year</b>	<b>Revenue</b>
Pre-COVID Peak	\$280,000
FY2021	\$249,000
FY2025	\$169,000
Projected (Vehicle Use Fee)	\$260,000

Staff recommends that the Board hold a discussion on this subject at the February 16 Village Board meeting. Staff will be specifically looking for the following direction:

- Should the Village discontinue the Vehicle Sticker program in favor of a Vehicle Use Fee, starting May 1, 2026?

**Strategic Initiative (s) Addressed**

1. Finance and Services: 1.2. Assess additional revenue opportunities beyond property taxes

# MEMORANDUM

**TO:** Mayor Nelson and Board of Trustees  
**CC:**  
**FROM:** Bridget A. Wachtel, Village Manager  
**DATE:** February 16, 2026  
**RE:** Presentation of the Strategic Plan Update (May 2025 - January 2026)



FLOSSMOOR

*Welcoming. Beautiful. Connected.*

In April 2022, the Village of Flossmoor adopted its Strategic Plan for the period of 2022-2026. The planning document recommends regular assessments of the plan's progress and results. This process helps approach the Strategic Plan implementation as a project and not day-to-day business.

Staff has provided reports to the Village Board at Board meetings to share what activities and programs have supported the strategic priorities and what next steps will be taken. Attached is a report from May 2025 through January 2026 for your review. Staff is very proud of the work we have been able to achieve in support of the Board's strategic priorities. Staff welcomes the Board's input on the report.

# Strategic Planning Update



---

**May 2025-January 2026**

# INTRODUCTION



In April 2022, the Village of Flossmoor adopted its Strategic Plan for the period 2022-2026. This plan was facilitated by Forrest Consulting and crafted with stakeholder input through a community survey, two community input sessions, and interviews with elected officials and staff leaders. There were five strategic goals determined by this process:

- **FINANCES & SERVICES** — To continue financial planning and develop greater revenue to support delivery of top-notch core services through a balanced budget.
- **INFRASTRUCTURE & HOUSING** — To increase property values by improving the Village infrastructure, beautifying the community and assure a high-quality housing stock.
- **ECONOMIC DEVELOPMENT & BUSINESS RETENTION** — To engage in an economic development program for added tax revenue and to attract and retain businesses that meet residents' needs.
- **INCLUSIVITY** — To foster a united and engaged community by a commitment to inclusion through fair and impartial opportunity and access.
- **STAFF** — To promote excellence in service delivery.

This update provides a progress report on goals and action steps from May 2025 through January 2026.

# #1 Finances & Services

*Develop greater revenue to support the delivery of top-notch core services through a balanced budget.*

Action Step / Initiative	Responsibility	Timeline
1.1 Identify what core services/programs/areas are inadequately funded, by how much and prioritize these needs against other existing services	Finance Director, Manager, Mayor & Board	1st Priority
1.2 Assess additional revenue opportunities beyond property tax	Finance Director, Manager, Mayor & Board	2nd Priority
1.3 Pursue revenue opportunities that are significant and attainable	Manager, Mayor & Board	3rd Priority
1.4 Continue financial planning to consistently achieve a balanced general fund budget not dependent on fund balances, anticipate needs & address risks	Finance Director, Manager & Department Directors	4th Priority
1.5 Work with SSMMA and other groups to address property tax issues, revenue opportunities, unfunded mandates and burdensome regulatory requirements that do not contribute to the quality of services local government is providing	Mayor & Manager	5th Priority

# #1 Finances & Services

---

## Major Accomplishments

---

- (1.1) Implemented internal solutions in the Geographic Information Systems (GIS) project. The internal solutions that were deployed include our street sign inventory and parkway tree database.
- (1.1) Started digitizing records as the Village moves to a document management system (DMS). This project started with clerk files and building permits and will eventually lead to streamlined processes and faster document production requests.
- (1.2) Implemented a 10% late-fee on Accounts Receivables to encourage timely remittance to the Village for monies owed.
- (1.2) Implemented the 1% Local Grocery Sales Tax, effective Jan. 1, 2026, to maintain sales tax revenue despite changes in Illinois State law.
- (1.3) Worked to garner grants for infrastructure projects, including:
  - \$1,000,000 MWRD Stormwater Partnership Program participation for Phase 5 of the Flossmoor Road Viaduct Drainage Improvements Project.
- (1.0) Implemented update to financial software, BS&A Cloud, in June. Using this software allows for expanded modules and features, such as Business Registration, online payments and licensing.
- (1.3) Worked to garner grants for security projects. Grants awarded to the Police Department include:
  - \$41,330 IDOT grant to conduct traffic-enforcement operations throughout the year. Since receiving this grant, officers have made 765 vehicle stops and issued 833 citations.
  - \$10,000 ComEd Powering through Safe Community grant provided for the purchase of flashing beacons to increase safety measures for students and pedestrians to safely travel across crosswalks at four busy locations.
  - \$42,000 Illinois Attorney General's Organized Retail Theft Crime grant to purchase closed-circuit security cameras to be installed within our retail corridors.
- (1.4) Awarded the GFOA Certificate of Achievement for Excellence in Financial Reporting for the 47<sup>th</sup> consecutive year.
- (1.4) Realigned the Capital Equipment schedule with an early sale of an engine, which overall reduces the Fire Department's fleet from four engines to three engines in a 20-year cycle. The subsequent ordering of a new engine will provide reliable emergency response for many years. This strategic investment offers long-term benefits, including reduced maintenance costs, increased operational capability and enhanced service.

# #1 Finances & Services

## Major Accomplishments, *continued*

- (1.4) Approved a noteworthy Employee Insurance Renewal rate in July during a very volatile insurance market, while not jeopardizing coverage options.
  - (1.5) The Mayor, Manager and Finance Director relentlessly lobbied Cook County regarding releasing agency tax receipts and diligently monitored and accounted for the receipt of local funds.
- (1.0) Continued to take a leadership role in standing up a newly consolidated dispatch center of 12 South Suburban municipalities. Efforts have been centered around not only the physical location of the new center, but also the business and operational components.

### Looking Ahead

- *Presenting a transition to a Vehicle Use Fee in place of vehicle stickers this spring.*
- *After having completed the Five-Year Analysis, the Board requested further discussion on the additional revenue Places for Eating Tax at a meeting this spring.*
- *Expecting a go-live date with BS&A Payments, ensuring better services and improving customer service.*
- *In the planning phase of moving to monthly utility billing to improve cash flow and assist customers with more manageable and predictable utility bills.*



# #2 Infrastructure & Housing

*Increase property values by improving the Village infrastructure, beautifying the community and assuring a high-quality housing stock.*

Action Step / Initiative	Responsibility	Timeline
2.1 Implement phases of the storm sewer and street refurbishment projects as funding becomes available	Mayor, Board, Finance Director & Public Works Director	Co-1st Priority
2.2 Identify and implement water and sanitary sewer system improvements as funding becomes available	Mayor, Board, Finance Director & Public Works Director	Co-1st Priority
2.3 Identify and prioritize opportunities for beautifying the Village	Mayor, Board, Manager, Public Works Director & Building Department	2nd Priority
2.4 Undertake beautification projects	Manager, Public Works Director & Building Department	As prioritized
2.5 Assure maintenance of residential properties, including foreclosed homes	Attorney & Building Department	Ongoing
2.6 Promote Flossmoor to attract homebuyers	Manager	3rd Priority

# #2 Infrastructure & Housing

---

## Major Accomplishments

---

- (2.1) Completed the FY26 MFT Street Resurfacing Project at a final cost of \$589,971.94. This project included the asphalt resurfacing of 1.46 miles of streets, and other ancillary pavement patching, ADA sidewalk repairs, curb and gutter repairs, and restoration.
- (2.1) Completed the FY26 MFT Pavement Crack Filling Program at a cost of \$31,679.39. This project included the pavement crack filling of 10 streets at a total distance of 3.99 miles.
- (2.1) Completed the FY26 Sidewalk Replacement Program at a cost of \$95,465.61. This project included the replacement of approximately 330 sidewalk squares on Western Avenue between Flossmoor Road and Vardon Lane and at other locations throughout the Village.
- (2.1, 2.4) Substantially completed the Downtown Streetscape Project at an estimated final cost of \$2,098,058. The project was offset by an IDOT ITEP grant in the amount of \$1,184,456.
- (2.1) Continued the engineering for Phase 1 of the Water System Improvements Program. This phase includes the replacement of the water SCADA system, which automates and controls the Village's water-distribution system. The project budget is \$680,561.
- (2.2) Completed Phase 3 of the Flossmoor Road Viaduct Drainage Improvements Project, which included the construction of the large-scale 84-in. storm sewer on Lawrence Crescent from the Heather Hill basin to Maryland Avenue. The cost of this phase was \$1,758,536, which was offset by \$1.5 million in DCEO grants.
- (2.2) Completed the Flossmoor Road Sanitary Sewer Relocation Project at a cost of \$422,423. This project included the relocation of the public 15-in. sanitary sewer that ran under the Civic Center Building from the public alley to the west and out to Sterling Avenue. The project relocated the sanitary sewer to run west down the alley and south across the east side of the vacant land in a public utility easement, adjacent to 2609 Flossmoor Road, and out to Flossmoor Road.
- (2.4) Began the engineering for the Dartmouth Bike Bridge Replacement Project. This project includes the replacement of the Dartmouth Bike Bridge, bike path on both sides of the bridge, and the bank stabilization of Butterfield Creek. The estimated project cost is \$690,800. The project will be partially offset by an IEPA Section 319 grant in the amount of \$111,600, which is meant to cover a portion of the cost of the bank stabilization.

# #2 Infrastructure & Housing

## Major Accomplishments, *continued*

- (2.4) Successfully added four outdoor temporary sculptures in the Village.
- (2.5) Continuing to monitor vacant and foreclosed homes both through our agreement with Hera Registry, as well as with our active code enforcement to identify vacant properties that have not yet been registered.
- (2.6) Completed the Historic Homes of Flossmoor project, which is now accessible as an interactive GIS map on the Village website. This project identifies 30 of the most architecturally significant homes in Flossmoor, and it will, hopefully, draw attention to Flossmoor as an architectural gem in Chicagoland.
- (2.6) Featured in *Crain's Chicago Business* for being one of the few Chicagoland locations that had a significant increase in home values in 2025. Flossmoor home values rose on average 12% last year.

### Looking Ahead

- *Development of a lead water service replacement program. Funding will be determined once the program scope is finalized.*
- *Implementing all three phases of the water-supply improvements, as defined in the Capital Program.*
- *Completion of Phases 4 & 5 in the Flossmoor Road Viaduct Drainage Improvements Project.*



# #3 Economic Development & Business Retention

*Engage in an economic development program for added tax revenue and attract and retain businesses that meet residents' needs.*

Action Step / Initiative	Responsibility	Timeline
3.1 Update published economic development plans	Mayor, Board, Manager & Attorney	Co-1st Priority
3.2 Engage or hire economic development personnel as needed	Mayor, Board & Manager	Co-1st Priority
3.3 Target development of vacant commercial properties	Manager, Mayor, Board, Attorney and Building & Zoning Administrator	Per the plan
3.4 Explore partnering with a developer for development of vacant land on Vollmer Road	Manager, Mayor, Board & Attorney	Per the plan
3.5 Develop pre-approved commercial development project incentives, ready to offer	Mayor, Board, Manager, Attorney, Finance Director and Building & Zoning Administrator	2nd Priority
3.6 Categorize and prioritize types of businesses that best fit community needs	Mayor, Board, Manager and Building & Zoning Administrator	3rd Priority
3.7 Engage in a program to attract businesses that best fit community needs	Manager & Economic Development personnel	After 3.6
3.8 Develop a business-retention program	Manager and Building & Zoning Administrator	Ongoing

# #3 Economic Development & Business Retention

## Major Accomplishments

- (3.3, 3.7) Approved the construction of Chipotle and 7 Brew restaurants on a Meijer outlot with construction beginning this spring and scheduled openings in the fall.
- (3.3) Continued to guide the development of Flossmoor Town Centre LLC, the proposed development of townhomes and a cafe for the Village-owned property on Flossmoor Road.
- (3.3) Continued to guide a development agreement with On-the-Fly Hospitality for their proposal of Flossmoor Smokehouse restaurant for the Village-owned property at 19725 Governors Highway.
- (3.3) Entered into a development agreement with OBE Studios for Village-owned properties on 198<sup>th</sup> Street.
- (3.3) Entered into a Memorandum of Understanding with the Southland Development Authority to market and secure letters of interest for Village-owned properties on Vollmer Road.
- (3.7) Offered an economic incentive to provide an accessible restroom, plus plumbing for the bathroom and sink, to Beyond Borders Cafe (1036 Sterling), which opened in summer 2025.
- (3.7) Offered an economic incentive for HVAC replacement and Ansul System Repairs to Flossmoor Social (1040 Sterling), which opened in fall 2025.
- (3.8) Vigorously promoted and supported central business district businesses heavily throughout the Downtown Streetscape Project with weekly construction updates, an interactive GIS map, additional parking spaces, promotional signage, social media posts, enews features and a special incentive program for shoppers and diners throughout the month of September.
- (3.8) Hosted Willette LeGrant, the U.S. Small Business Administration Illinois District Director, for a tour of downtown businesses in May.



## Looking Ahead

- *Working with SDA and other developers to develop other available properties.*

# #4 Inclusivity

*Foster a united and engaged community by a commitment to inclusion through fair and impartial opportunity and access.*

Action Step / Initiative	Responsibility	Timeline
4.1 Identify and pursue marketing activities to highlight Flossmoor's diversity	Mayor, Board & Community Relations Commission (CRC)	Co-1st Priority
4.2 Define "an inclusive community" and identify fair and impartial measures to achieve inclusivity	Mayor, Board, Manager's Office & CRC	2nd Priority
4.3 Implement measures to achieve inclusivity	Mayor, Board, Manager's Office & CRC	After 4.2
4.4 Identify and pursue activities to build communications, understanding & unity among residents across the Village	Mayor, Board, Manager's Office & CRC	3rd Priority
4.5 Assess current communications with residents and identify ways to communicate more effectively	Manager's Office & Department Directors	4th Priority
4.6 Implement methods for more effective communications with residents	Manager's Office & Department Directors	After 4.5
4.7 Support Flossmoor's residents through inclusive and accessible events, services & activities	Manager's Office & Department Directors	After 4.2
4.8 Provide access for MWBE contractors to be included in the procurement process	Mayor, Board, Manager's Office & Department Directors	With 4.3
4.9 Maintain, enhance and foster community safety	Mayor, Board, Manager's Office & Police & Fire Depts.	Co-1st Priority

# #4 Inclusivity

## Major Accomplishments

- (4.1) Continued outreach efforts through the Community Relations Commission at information booths at events, such as Juneteenth, Back-to-School Bash and the Hidden Gem Half Marathon.
- (4.1) Launched a yard sign initiative to foster community pride and promote the “Love Flossmoor” message through the Community Relations Commission.
- (4.6) Redesigned the printed Village quarterly newsletter for better readability, more graphic interest and expanded calendar information. The newsletter is now planned, written and designed in house.
- (4.6) Added a Green Tip of the Month from the Green Commission to the monthly enewsletter, providing practical, accessible ways residents can incorporate sustainability into their lives.
- (4.7) Partnered with Grand Prairie Services, a local mental and behavioral health provider, to implement Mobile Crisis Response services. The Mobile Crisis Response Team (MCRT) provides onsite services two days per week and 24/7 emergency crisis response. This partnership has improved outcomes for approximately 20 individuals experiencing mental health crises by connecting them with appropriate care, while allowing emergency responders to focus on core public safety functions, reinforcing a coordinated and compassionate response to community needs.
- (4.7) Hosted a National Hispanic Heritage Month event in partnership with the Flossmoor Public Library in September, modeled after the successful Lunar New Year event. The Village collaborated with School District 161’s Bilingual Parent Action Committee to help shape and coordinate the event. Feedback from participants indicated the program felt more intentional, educational and meaningful than prior efforts.
- (4.7) Completed the 2026 MLK Day of Service, which featured 25 programs. New projects included the H-F Park District’s *From Service to Solidarity* program, a community art project with the Public Art Commission and a new partnership with the South Suburban Humane Society. Despite weather-related cancellations impacting a small number of projects, the event demonstrated continued growth through expanded partnerships, a broader range of programs and sustained community engagement.
- (4.7) Continued to prioritize Community Risk Reduction initiatives focused on prevention, education and public engagement. These efforts by the Fire Department include CPR, first aid classes and school-based education programs.
- (4.7) Deepened the relationship between the Green Commission and Flossmoor SD161 by creating a pollinator patch at Parker Junior High School. This project was funded by a \$1,000 grant from ComEd.

# #4 Inclusivity

## Major Accomplishments, *continued*

- (4.7) Continued the partnership between the Green Commission and H-F High School by working alongside students in the H-F Community Organic Garden. This collaboration provided hands-on learning opportunities, while reinforcing the importance of local food systems and environmental stewardship. In addition, the Commission remained steadfast in its commitment to expanding tree canopy coverage on the H-F campus. Identified by the Chicago Region Trees Initiative as one of the Village's hottest areas due to limited tree canopy, the campus presents a critical opportunity to reduce environmental impact. By increasing shade and improving air quality, the planting of five new trees will help cool the campus, support long-term sustainability and enhance student well-being.
- (4.7) Offered a Spirit Wear Swap during the Back-to-School Bash in partnership with the Flossmoor Public Library.
- (4.7) Hosted a successful fall tree planting with the Green Commission and volunteers, including the H-F Football team and coaches.
- (4.7) Offered green education opportunities at events, such as OAKtoberfest, Pumpkin Smash and the Hidden Gem.
- (4.7) Partnered with the Flossmoor Public Library and H-F Park District in a food drive to replenish food pantries at Bloom & Rich Townships during the SNAP benefits crisis in the fall.
- (4.8) Continued to include diverse business goals and requirements on grant-funded projects when the funding agency has provided direction and requirements. One example of this is the Flossmoor Road Viaduct Drainage Improvements Phase 3 project that utilized \$1.5M in DCEO grant funds and had a Business Enterprise Program goal of 18% Minority Business Enterprise and 10% Women Business Enterprise.
- (4.9) Adopted an ordinance on e-bikes and e-scooters to keep residents aware and safe.
- (4.9) Continued to make strategic investments in technology, apparatus and equipment in Police & Fire Departments in order to strengthen emergency response capabilities, while maintaining responsible fiscal stewardship.
- (4.9) Created a new webpage and accompanying brochure regarding how to recognize identity scams. Information is geared toward seniors, but applicable to all. Efforts were part of the Police Department's Safe Seniors initiative.
- (4.9) Increased staffing through quality lateral and new officer hires, which allowed for reimplementation of the D.A.R.E. program. D.A.R.E. is vital to increasing positive Police Officer relationships with our youth and educational institutions.

# #4 Inclusivity

## Looking Ahead

- *Continue working with the Flossmoor Public Library to create inclusive programming and events throughout the year.*
- *Partnering with the Village of Homewood & the H-F Park District for an inclusive cross-community clean-up event in April.*



# #5 Staff

*Promote excellence in service delivery.*

Action Step / Initiative	Responsibility	Timeline
5.1 Assess and adjust staffing as needed in light of the need to focus the staff on delivering top-flight core services	Mayor, Board, Manager and Department Directors	1st Priority
5.2 Develop and implement a customer service program and promote a culture of service in a collegial environment with resources to succeed and motivated to provide a high level of performance	Manager and Department Directors	2nd Priority
5.3 Develop and implement a program to recognize and retain capable staff members where employees feel appreciated	Manager, Department Directors, Mayor & Board	3rd Priority



# #5 Staff

## Major Accomplishments

- (5.1) Filled seven vacancies in the Police Department: four full-time officers, one full-time CSO, one part-time records clerk and one crossing guard.
- (5.1) Created a full-time CSO position by combining two part-time positions to enhance non-sworn Police assistance, including traffic duties, downtown patrol and support with Police technology.
- (5.1) Continued the successful Fire Department Intern Program, demonstrating measurable success and long-term value. To date, the program has produced 17 certified Firefighter/EMTs and has strengthened a diverse pipeline of qualified candidates committed to serving the community and the region.
- (5.1) Sponsored a Police Officer who received his Arson Investigator Certification, which better equips the Police and Fire Departments to identify when fires are intentionally set and helps bring arsonists to justice. Flossmoor Arson Investigators also serve on a multi-jurisdictional team, which strengthens Flossmoor's interdependent relationships with partner agencies and provides more effective, collaborative arson investigative power for the South Suburbs.
- (5.3) Implemented a new employee incentive program through Personify Health.
- (5.3) SHRM certification was earned by the Assistant Finance Director.

### Looking Ahead

- *Actively working to update antiquated customer-service processes to motivate staff to perform at high levels.*
- *Working to fill current open positions in Public Works & the Police Department.*
- *Planning increased security measures in the Building Department and station improvements in the Police Department.*

