

*MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF
THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON DECEMBER 5, 2022*

VILLAGE HALL / ZOOM MEETING

DECEMBER 5, 2022

7:30 pm

Mayor Nelson called the meeting to order at 7:31 pm.

Village Clerk Gina A. LoGalbo took roll.

PRESENT: Mayor Nelson, Trustees Bradley-Scott, Daggett, Driscoll, Mitros, Mustafa

ALSO PRESENT: Village Manager Bridget Wachtel; Assistant Village Manager Jonathan Bogue; Acting Chief of Police Keith Taylor; Fire Chief Bob Kopeck; Program & Event Coordinator Stephanie Wright; Finance Director Scott Bordui; Director of Public Works John Brunke; Village Attorney Kathi Orr; Village Clerk Gina A. LoGalbo; 22 residents

Mayor Nelson called the meeting to order. Mayor Nelson noted that the meeting was being held in person and via Zoom, which is permitted by Public Act 101-0640. Mayor Nelson noted that the public was invited to monitor the meeting via Zoom or attend the meeting in person. Public participation would be permitted only in person during the citizen comment portion of the agenda at the end of the meeting. Members of the public could submit comments on items on the agenda by emailing info@flossmoor.org, which would be shared with the Village Board. Mayor Nelson asked that all in attendance act with decorum so that the business of the Village could be conducted. She noted that individual commenters would be limited to five (5) minutes, for a maximum of thirty (30) minutes total for public comment.

Mayor Nelson began the Public Hearing to Approve a Proposed Tax Increase for the Village of Flossmoor for 2022 at 7:32 pm.

Finance Director Scott Bordui explained that he was giving a brief explanation for and features of the tax levy. It's being presented in a manner that is consistent with the Village's past strategy, which is to maximize the tax levy within the function of the tax caps that the Village is restricted to as a non-home rule community. The tax levy includes an increment for several new developments in the Village – Dunkin Donuts, Rainbow Cone, and Oasis House of Refuge. The levy incorporates any legislation up to the date of the levy. Bordui explained that the levy is important and needed because the property taxes represent the Village's largest revenue in its General Fund – 49% of the General Fund operating revenue is property taxes and yet operating as a non-home rule community under tax caps, tax caps force all three of the ceiling lines (police and fire protection and corporate levies) at an increase of less than 1%. He stated that the falling EAV in 2021 restricts the Village's ability on the levy. The corporate levy is at the same level as in 2007, and the police and fire protection levies are at the same level as in 2018. Bordui stated that it's important not to lose any further ground than what the tax cap legislation forces the Village to do already. He explained that in the history of tax caps the Village is limited to 5%. Tax caps limit the Village to the lesser of 5% or Consumer Price Index and the Consumer Price Index has been above the 5% for a while. As he previously mentioned, there is a new property component in the levy. The total increase amounts to 3.32%, which includes the referendum for approved debt service. The estimated impact for a home with a \$200,000 market value comes to an estimate of \$50.00 per year, which is a general estimate – each property owner will be more or less depending on different factors like home values and exemptions. Bordui also

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noted that the Flossmoor Public Library is included in the tax levy that was being improved. Because of the structure of the Library, the Village Board has to approve their budgets, tax levies, and debts.

Mayor Nelson asked if there were any member of the public who wanted to comment on the tax levy. No one wished to speak during the Public Hearing.

Mayor Nelson closed the Public Hearing to Approve a Proposed Tax Increase for the Village of Flossmoor for 2022 at 7:35 pm.

Recognitions and Appointments:

Mayor Nelson referred to Agenda Item #1 – Consideration of an Appointment to Chair of the Community Relations Commission. Mayor Nelson called for a motion to appoint Phillippa Leon-Thompson as Chair of the Community Relations Commission. Trustee Bradley-Scott so moved, seconded by Trustee Daggett. Mayor Nelson stated that Phillippa Leon-Thompson has served with honor on the Community Relations Commission for over six years, she's had leadership responsibilities as PTO Chair of Flossmoor Hills Elementary School, has her Master of Science degree in Nursing Education, and is a do-er for the Village of Flossmoor. Mayor Nelson stated that the Village appreciates her service.

Trustee Mustafa stated that she wholeheartedly supports Leon-Thompson being appointed as Chair of the Community Relations Commission as she has worked with her and knows her well. Leon-Thompson is a do-er with grace and though, respects others' opinions, has a gift of being able to present contrary opinions in a way that creates buy-in for the majority.

Trustee Daggett commented that he appreciates the volunteers on the Community Relations Commission who nobly volunteer for the community, and he appreciates Leon-Thompson taking the leadership role.

Mayor Nelson stated that with Leon-Thompson's appointment as Chair, there will be an opening on the Community Relations Commission so all interested folks can go to the Village's website in order to apply for the position.

Mayor Nelson called for a vote on the motion as presented. Motion passed by a roll call vote.

AYES: Trustees Bradley-Scott, Daggett, Driscoll, Mitros, and Mustafa.

ABSENT: Trustee Lofton

ABSTAIN: None

NAYS: None

Mayor Nelson referred to the Consent Agenda (which encompassed Agenda Items 2-9):

- 2. Approval of the Minutes of the Regular Meeting Held on November 21, 2022*
- 3. Presentation of Bills for Approval and Payment as Approved by the Finance Committee (December 5, 2022)*
- 4. Consideration of a Resolution Appointing Flossmoor's Public Safety Representative to E-COM's Board*

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- 5. Consideration of a Resolution of the Village of Flossmoor, Cook County, Illinois, Authorizing an Intergovernmental Agreement for Participation in the Mutual Aid Box Alarm System*
- 6. Designation of Board Meetings for 2023*
- 7. Consideration of Budget Amendments to the Fiscal Year 22-23 Budget*
- 8. Consideration of an Approval of An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2022 and Ending April 30, 2023 of the Village of Flossmoor, County of Cook, State of Illinois*
- 9. Consideration of Approval of a Resolution Directing the Cook County Clerk for Reduction of the 2022 Tax Levy in the Event Tax Cap Limitations are Exceeded by the Village of Flossmoor, County of Cook, State of Illinois*

Mayor Nelson called for a motion to approve the Consent Agenda. Trustee Driscoll so moved, seconded by Trustee Mustafa.

Mayor Nelson called for a vote on the motion as presented. Motion passed by a roll call vote.

AYES: Trustees Bradley-Scott, Daggett, Driscoll, Mitros and Mustafa.

ABSENT: Trustee Lofton

ABSTAIN: None

NAYS: None

Reports of Committees, Commissions and Boards:

Mayor Nelson referred to Agenda Item #10 – Community Relations Commission Presentation on the 2023 MLK Day of Service. Mayor Nelson stated that the MLK Day of Service has been a treasured tradition in the Village of Flossmoor for seven years.

Jackie Riffice from the Community Relations Commission asked for support for the MLK Day of Service on January 16, 2023. She stated that the Day of Service started twenty-eight years ago at a federal level (eight years ago locally) and was designed to empower individuals, strengthen communities, bridge barriers, create solutions to social problems, and move people closer to MLK's vision of a beloved community. Riffice stated that the Community Relations Commission ("CRC") believes that giving back to the community should go on all year. She stated that the Day of Service has moving parts that require attention to detail, especially from Village Staff (like space for events, volunteers are safe, and residents are informed). There are more opportunities this year for a variety of volunteer efforts, and residents can sign up and find more information about the MLK Day of Service information on the Village's website. Information about the MLK Day of Service is also shared via Flossmoor's e-news, Facebook, Instagram, print media, and signage. She stated that for people to host an activity, the event should be hosted on January 16, 2023, be service oriented, and be local.

Assistant Village Manager Jonathan Bogue explained that the Village placed information about the MLK Day of Service on a different, centralized place on the Village's website than in the past with information about how and where to volunteer like the Village did for Plant the Gem. He stated that links to the page

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are already on the Village's social media pages and e-news. He stated that the list of projects is listed on the side of the website page, as well as information on how to host an event.

Jackie Riffice stated that there are currently about sixteen projects scheduled, including Sleep in Heavenly Peace, which is the hallmark project for the CRC. This is where people work to assemble beds for a few hours to benefit kids who need beds. The Flossmoor Volunteer Fire Department funds the event, and the Flossmoor Public Works Department hosts the event in their building. Another part of Sleep in Heavenly Peace is delivering the beds to kids. Other planned projects include the HF High School wrestling team reading with kids, the Brothers and Sisters of the Divine Nine blood drive, green-focused projects like at Flossmoor Hills Elementary School, lunches for PADS sponsored by You Matter Too, and donation bins for food, hygiene products, dog-related items, and mittens. Riffice encouraged people who don't normally volunteer to join in on the MLK Day of Service on January 16, 2023 by volunteering for a project or doing a small act of kindness like writing letters to military service members or shoveling snow.

The Board thanked Ms. Riffice for the presentation and thanked the Commission for their work on the event.

Mayor Nelson referred to Agenda Item #11 – Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Authorizing the Establishment of Tax Increment Financing "Interested Parties" Registries and Adopting Registration Rules for such Registries. Mayor Nelson called for a motion for Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Authorizing the Establishment of Tax Increment Financing "Interested Parties" Registries and Adopting Registration Rules for such Registries. Trustee Mustafa so moved, seconded by Trustee Daggett. Village Attorney Kathi Orr explained that the Village Board was made aware several months ago that the Village would be considering Tax Increment Financing ("TIF") for public improvements that were being undertaken in the downtown area with regard to flooding, as well as incentivizing the development of the vacant property on Flossmoor Road. Orr stated that TIF is an economic development tool that, as of the date established, the properties that are included in the boundaries of the project area have an equalized assessed valuation ("EAV"), which is looked at as of the date the TIF is finalized. If someone completes an addition to their property or develops property in that area, the EAV of the property increases. To the extent the value of the property increases, the taxes derived from that increased value, are put into a special fund which can only be utilized for reinvestment in the project area for specific capital items. She stated that every year the Village has to file a report with the State of Illinois and meet with the taxing districts to advise them of expenditures. The law mandates a lot of publication, notification, and meetings, which begin with the interested parties' registry. People who are interested in what's going on with the TIF can register as an interested person with the Village Clerk, and they will receive copies of relevant documents.

Village Attorney Kathi Orr explained that after the interested parties' registry is established, then notice is published in the newspaper. The second thing is for the Village to submit a redevelopment plan and eligibility report, which will be available by the end of the week. Notices must go out, including a copy of the plan and eligibility report. The reasons and eligibility for the TIF are put forth in the redevelopment plan, which explains that the hope is to improve the infrastructure in downtown Flossmoor and to incentivize improvements on the property along Flossmoor Road. She states that the next thing to be done is to adopt the ordinance setting a public hearing and then send copies of the notification to each of the

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taxing districts. Two weeks later, the taxing district is asked to meet so that the Village can explain the TIF plan, and then a public hearing is held not less than forty-five days from the date of the adoption of the ordinance for which we need to send out notices. The law also requires that the Village send a notice of the plan to any resident living within 750 feet of the border of the TIF district. Then the Village has to send notice to each property owner within the TIF district that there will be a public hearing about the matter. Orr stated that the next step is for the Village Board to vote on the interested parties registry and then adopt an ordinance to set a date for the public hearing so that the notices of the hearing can go out. The TIF has a term of twenty-three years, but it doesn't have to go for that long – it can be closed out early. Most TIF districts last the twenty years since it takes that long for momentum to get the increase in taxes.

Trustee Mustafa asked if Kathi Orr could provide a description of the property area.

Kathi Orr stated that the proposed downtown area includes nineteen buildings and seven vacant lots for a total of 9.8 acres, which includes along the north side of Flossmoor road, from 2713 Flossmoor Road, East to Sterling, and then the south side of Flossmoor road from 2640 Flossmoor Road to Sterling Avenue, going up both sides of Sterling Avenue until Park Drive.

Trustee Daggett inquired about the number of times the Village has utilized TIF.

Kathi Orr responded that the Village has been very careful with using TIF, unlike all of our neighboring communities. She believes that the taxing districts will support the Village in this effort since the Village has been judicious about utilizing TIF. The Village only had a TIF district one other time and that was with the Meijer development.

Trustee Bradley-Scott inquired about the parcels that are included in the district.

Kathi Orr stated that the notice would include more specific information about the included properties.

Mayor Nelson called for a vote on the motion as presented. Motion passed by a roll call vote.

AYES: Trustees Bradley-Scott, Daggett, Driscoll, Mitros, and Mustafa.

ABSENT: Trustee Lofton

ABSTAIN: None

NAYS: None

Mayor Nelson referred to Agenda Item #12 – Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, to set a date for, and to Approve a Public Notice of a Public Hearing on the Proposed Village of Flossmoor Downtown Redevelopment Plan and Project. Mayor Nelson called for a motion for Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, to set a date for, and to Approve a Public Notice of a Public Hearing on the Proposed Village of Flossmoor Downtown Redevelopment Plan and Project. Trustee Bradley-Scott so moved, seconded by Trustee Driscoll.

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Kathi Orr stated that the public hearing date will be February 6, 2023, and the TIF will be established at the second meeting in February 2023.

Mayor Nelson called for a vote on the motion as presented. Motion passed by a roll call vote.

AYES: Trustees Bradley-Scott, Daggett, Driscoll, Mitros, and Mustafa.

ABSENT: Trustee Lofton

ABSTAIN: None

NAYS: None

Citizens Present Wishing to Address the Board on a Non-Agenda Item

(It should be noted that in reporting these comments, the Village has not researched the accuracy of any comments.):

Casey Kuelto's comments, in summary, were that he was concerned about the proposed TIF district because he thought that both sides of Sterling Avenue were owned by Carolyn Armstrong. The extra money that she would save from the TIF she doesn't have to put into the property, which is like Flossmoor giving her free money instead of helping Black-owned businesses/ property owners, similar to what the Village of Homewood is doing in their downtown area and how they gave \$800,000 to someone who lives in Mokena. He noted the Village's posting for hiring police officers and the residency requirement of living within a thirty-mile radius of Flossmoor and how that's a huge area, and that he wants police officers that are known and live in a radius less than five miles from the Village so that people feel safe. He also noted that the Village states that they have met with the extended family [presumably, Madeline Miller's extended family], but have not. He noted the ultra-right and nazi groups throughout the country that have attended LGBTQ events, and noted the LGBTQ-friendly church in Flossmoor and how he wants the people who are hired to protect the people that live in Flossmoor.

Trustee Mitros stated that Carolyn Armstrong only owns the Flossmoor Station Restaurant.

Mayor Nelson offered to speak with Casey Kuelto about TIF to address his concerns.

Jenny Curtis' comments, in summary, were that she read an article in the HF Chronicle that had to do with the recent community forum and referenced a quote from a facilitator regarding a resident speaking about racial tension in the community. Curtis noted that in a breakout session, resident Erik O'Brien had an issue with resident Titi's suggestion about using social media to inform residents about police related incidents. Curtis stated that a verbal confrontation ensued among those residents and Curtis, and that allegations of a homophobic comment being made weren't true. Curtis stated that unchecked bias and veiled racism looks like Penny Cox voicing concern for her safety during a Village Board meeting and being denied, a forum for police relations instead of a Black woman being shot and killed by police, and community members sharing their concerns and them not being addressed. Curtis stated that a boiling point was hit again at the community forum, where a White man was repeatedly pestering a Black female. She also inquired about a follow up for the forum.

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Bunny Dooley's comments, in summary, were that she was inquiring about when and where the shrubbery will be planted at Oasis House of Refuge because she and other nearby residents at Tamarac would like to plant trees on their property.

Mayor Nelson stated that the Village would obtain landscaping plans and share the plans with her.

Citizens Present Wishing to Address the Board on an Agenda Item

(It should be noted that in reporting these comments, the Village has not researched the accuracy of any comments.):

No residents wished to speak on an Agenda Item.

Other Business:

Trustee Mustafa thanked the Village staff for the Holiday season events and decorations, and noted that other residents appreciated it, too.

Mayor Nelson thanked Janet Gustafson for hosting the gingerbread tours. She noted the open house in Flossmoor Commons the following Thursday from 5 – 7 pm, and commented on all of the new businesses there. Mayor Nelson stated that the lighting of the Menorah for Hanukkah would start on December 18th at 5 pm, and the lighting of the Kinara for Kwanzaa would start on December 26th through January 1st in Flossmoor Park. Residents could sign up to be candle lighters on the Village's website. The following Saturday and Sunday there would be library events, and on December 17th there will be a Chicago Summer Opera sing-along at Flossmoor Station Restaurant – reservations suggested.

Mayor Nelson stated that the Village's thoughts and prayers were with Madeline Miller's family, the officers involved, and all those impacted by the July 10th officer-involved shooting. Mayor Nelson noted that she expects to have an update from the Illinois State Police by the next Village Board meeting. Once the Illinois State Police finish their investigation, the State's Attorney and the Illinois Appellate Court will review the case.

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As there were no other items to discuss, Mayor Nelson called for a motion to adjourn the meeting. Trustee Mitros so moved, seconded by Trustee Bradley-Scott and passed by a voice vote.

AYES: Trustees Bradley-Scott, Daggett, Driscoll, Mitros and Mustafa.
ABSENT: Trustee Lofton
ABSTAIN: None
NAYS: None

The Regular Meeting was adjourned at 8:15 p.m.

Respectfully Submitted,



Gina A. LoGalbo
Village Clerk