

MINUTES OF BOARD OF TRUSTEES FOR THE REGULAR MEETING OF THE VILLAGE OF FLOSSMOOR,
ILLINOIS HELD ON NOVEMBER 20, 2023

VILLAGE HALL

NOVEMBER 20, 2023

7:30 PM

Village Clerk LoGalbo called the meeting to order at 7:30 pm.

Village Clerk LoGalbo took roll.

PRESENT: Trustees Bradley-Scott, Daggett, Driscoll, Lofton, Mitros, Mustafa

ALSO PRESENT: Village Manager Bridget Wachtel; Assistant Village Manager Jonathan Bogue; Police Chief Jerel Jones; Assistant Fire Chief Matt Berk; Finance Director Scott Bordui; Assistant Finance Director Ann Novoa; Director of Building & Zoning Scott Bugner; Acting Village Attorney Megan Lamb; 7 residents

In Mayor Nelson's absence, Clerk LoGalbo called the meeting of the Board of Trustees of the Village of Flossmoor to Order. Clerk LoGalbo reminded everyone that the Village Board meeting was being streamed via Zoom for the convenience of those unable to join in person.

Trustee Driscoll called for a Motion to Appoint Trustee Mitros as Temporary Chairperson of the November 20, 2023, Village Board Meeting. Trustee Driscoll so moved, seconded by Trustee Lofton.

Trustee Driscoll called for a vote on the motion as presented. Motion passed by a roll call vote.

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

ABSENT: None

ABSTAIN: None

NAYS: None

Trustee Mitros welcomed everyone and noted that it was the last Village Board meeting of the month.

Recognitions and Appointments:

None.

Trustee Mitros referred to the Consent Agenda (which encompassed Agenda Items 1 -3):

- 1. Approval of the Minutes of the Regular Meeting Held on November 6, 2023*
- 2. Presentation of Bills for Approval and Payment as Approved by the Finance Committee (November 20, 2023)*
- 3. Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Amending the Village of Flossmoor Personnel Manual (Paid Leave for All Act)*

Trustee Mitros called for a motion to approve the Consent Agenda as presented. Trustee Mustafa so moved, seconded by Trustee Daggett.

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Trustee Mitros called for a vote on the motion as presented. Motion passed by a roll call vote.

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

ABSENT: None

ABSTAIN: None

NAYS: None

Reports of Committees, Commissions and Boards:

None.

Action Items:

Trustee Mitros referred to Agenda Item #4 – Consideration of a Resolution Authorizing the Village of Flossmoor to Participate in the Cook County No Cash Bid Program. Trustee Mitros called for a motion to approve a resolution authorizing the Village of Flossmoor to participate in the Cook County No Cash Bid Program. Trustee Daggett so moved, seconded by Trustee Driscoll.

Trustee Mitros introduced Director of Building & Zoning Scott Bugner to present.

Bugner explained that there are eleven properties at 1835 Dixie Highway, Flossmoor, that are up for no cash bid and available in a no cash bid option. Village staff are working on an agreement with the owners of the Flossmoor Condo Association to acquire these properties. They are going to enter into an escrow agreement with the Village to reimburse the Village for the legal fees and any other direct costs involved. It would cost the Condo Association over \$687,000.00 to acquire the properties through the traditional tax sale, and the Village believes this is the most cost-efficient way to move forward with these properties with the intent to reoccupy them with new owners. Bugner recommended that the Village proceed with this initiative. If the Condo Association does not enter into the agreement, then the Village would pull out of the no cash bid program, and the Condo Association would have to work on the issue themselves.

Trustee Mustafa inquired about the next steps for the no cash bid process, what the Condo Association's redevelopment goals are, how the process would help the Condo Association, and what would happen if they didn't proceed with the no cash bid process.

Bugner responded that the process would take over a year. He also noted that the Village doesn't know the redevelopment goals of the Condo Association yet other than that they need control of the properties in order to move forward. If the Village doesn't proceed with the no cash bid, it's uncertain what would happen next. Both buildings are condominiums and all separate pins. There are sixteen PINs and only five of them are not in arrears.

Trustee Mitros noted that if they didn't go through with the no cash bid process, all of the owners could walk, and the Village would just have two abandoned buildings there, which he thinks would be the biggest risk. The Village's goal for the future of the property would be to get the properties back on the tax rolls.

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Trustee Mustafa inquired whether there are any liens on the other condominium owners or liens on their property because of assessments, whether there would be a tax-exempt status on the properties for a period of time, and the details regarding the Village's ownership, transfer, and post transfer of the properties.

Bugner answered that he didn't know of any liens on particular units.

Village Manager Bridget Wachtel noted that through the no cash bid process or a tax sale, the liens would get wiped out and that any HOA assessment fee issues would be a private matter. Wachtel explained that the Village would be stepping in to essentially save the eleven units, and then the purpose of the agreement with the remaining five would be for the Village to turn those properties over to the remaining five units for their purposes of trying to get them reoccupied. Without this sort of step, it becomes cost prohibitive for the remaining five properties to try to get through a tax sale process. Wachtel explained that if the no cash bid goes through and assuming an agreement with the remaining five properties is made, the Village would own the properties in about two years and then the Village would transfer the properties to the Condo Association. The group would be making the Village whole for the Village's out-of-pocket expenses associated with this process, which are the attorney fees, filing fees and other related fees. The Village would not be selling them the properties.

Bugner explained that there are two separate buildings at issue. One is a two-story building, and one is a single-story building. The single-story building is almost entirely unoccupied. The two-story building has a couple of occupancies. Both buildings need work, and this is probably the only way to go about it.

Trustee Bradley-Scott inquired about whether there may have been taxes that have been sold.

Bugner noted that there have been taxes sold on certain units over the years. However, the no-cash bid process will supersede those situations because of the Village's involvement in the process.

Trustee Daggett inquired whether there has been any discussion about a reversion clause where if the properties are given to the Condo Association and then for some reason they default or don't hold up their end of the bargain, the properties would revert back to the Village. Otherwise, the Village could end up in the same situation where if the Condo Association is not paying all of the taxes, the Village would have to go through the whole process again to get the properties back unless there's a reversion clause in the agreement.

Bugner stated that he wasn't sure the Village would want the properties at that point because it is a condo situation with sixteen PINs.

Acting Village Attorney Megan Lamb opined that a reversion clause could be put in the agreement, but it gets back to what Bugner noted – does the Village want to be responsible for and own that property? She recommended a more in-depth discussion regarding the issue because there's liability associated with that decision.

Trustee Mitros noted that the single-story building had been in dangerous disrepair for years and that if the next phase doesn't work, the building should probably be bulldozed.

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Trustee Mitros called for a vote on the motion as presented. Motion passed by a roll call vote.

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

ABSENT: None

ABSTAIN: None

NAYS: None

Discussion Items:

None.

Citizens Present Wishing to Address the Board:

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.):

Flossmoor resident Warren Engelberg's comments, in summary, were about the U.S. government credit rating drop from the Fitch Ratings Corporation and the impacts of same.

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 Mitros referred to Agenda Item #5 – A Motion to go into Executive Session to Discuss the Employment of Specific Individuals, Property Acquisition and Litigation.

There was no need to enter into Executive Session.

Trustee Daggett noted that the upcoming Saturday is Small Business Saturday, and that there are tons of small businesses in the Village of Flossmoor, both on Sterling and off of Volmer Road. He encouraged everyone to visit the businesses and all of the holiday events on Saturday.

Trustee Bradley-Scott wished everyone a happy holiday.

Trustee Mustafa stated that in the manager's report, it was mentioned that the Veterans Home in Manteno is accepting donations and inquired about what types of donations they are accepting.

Clerk LoGalbo stated that the collection initiative is through the Flossmoor Community Relations Commission, and that generally, the Veterans Home is looking for new items like socks, certain clothes, and candy, and that she would find the posted list and share it.

Trustee Lofton wished everyone a happy and safe holiday.

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Village Manager Bridget Wachtel discussed the events planned for the upcoming Saturday. There are various events planned in the downtown area from 3:00 pm – 5:00 pm, and then the tree lighting is at 5:30 pm in Flossmoor Park followed by the holiday open houses throughout the downtown until 9:00 pm. Wachtel noted that the list of the donations being accepted by the Veterans Home has been posted on social media and in the various Village communications.

Assistant Village Manager Jonathan Bogue stated that the donation list will also be in the Flossmoor e-news, which is coming out a day early. The accepted donation items range from reading glasses to small candy bars, to weighted blankets, to ChapStick, to earplugs. The donations will be accepted from 3:00 pm – 5:00 pm at Park Place in Flossmoor Park.

Trustee Mitros wished everyone a happy Thanksgiving and noted that it is a time to give thanks. He gave thanks to everyone that comes to the Village Board meetings. The Village's residents are important to the Board. He was also thankful for the Village Board because they work very hard to set policy for the Village and they do it very well. Trustee Mitros also thanked the Village employees because they, too, work very hard. He gave thanks to Finance Director Scott Bordui and noted that it was his last board meeting. Trustee Mitros thanked Manager Wachtel because she runs the tight ship. He also gave thanks to Mayor Michelle, who spends every second of everyday living and breathing Flossmoor, and she has done an excellent job.

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

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

The Regular Meeting was adjourned at 7:52 pm.

Respectfully Submitted,



Gina A. LoGalbo
Village Clerk