

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE
REGULAR MEETING OF THE VILLAGE OF FLOSSMOOR, ILLINOIS
HELD ON JUNE 15, 2026

VILLAGE HALL

June 15, 2026

7:00 PM

Village Clerk Porter took roll. There was a quorum.

PRESENT: Mayor Nelson and Trustees Daggett, Dorsey, Mitros, Mustafa (via Zoom), and Rodgers.

ABSENT: Trustee Lofton (excused absence per Mayor Nelson).

ALSO PRESENT:

Ann Novoa, Finance Director	Carl Estelle, Chief of Police
Scott Bugner, Director of Bld & Zoning	Douglas Merkle, Deputy Chief of Police
John Brunke, Public Works Director	Nicole Castagna, Asst to Vlg Mgr/Comm. Mgr.
Bridget Wachtel, Village Manager	Joe Miller, Village Attorney
Jonathan Bogue, Asst. Village Mgr.	Stephanie Wright, Community Engagement Mgr.

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

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

RECOGNITIONS AND APPOINTMENTS:

1. **Juneteenth Proclamation:** Mayor Nelson read the Village of Flossmoor's Juneteenth Proclamation and introduced Destiny Watson, founder of "You Matter 2", to accept it. Ms. Watson provided information about "You Matter 2" (<https://www.youmatter2.org/>) and the upcoming Juneteenth parade and block party in Flossmoor.

PUBLIC WISHING TO ADDRESS THE BOARD:

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

1. **Jaime Paicely (Director of Flossmoor Library):** Discussed the library's operating budget to supplement the information that she provided during the May 18th Village Board meeting and represents the following is an accurate report of the library's finances:

- \$1,944,929.00 is the library's total operating fund balance as of April 30, 2025, and is not an unallocated reserve and/or "nest egg";

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- \$1,814,000.00 of the operating fund balance is allocated towards current fiscal year operations as discussed in the budget that was produced in April. These funds keep the library in operation until replenishment by property tax revenues;
- From the remaining balance, there is \$130,000.00 that serves as an emergency fund of which about \$12,000.00 has been spent to replace a gas pipeline this year;
- The proposed project to fix the floor will consume approximately 42% of the library's reserves;
- The May 18th Memo prepared by John Brunke, Director of Public Works, has a specific budget line that can cover the costs of this project, and it will not take away services from Village residents;
- The library is agreeable to wait to have this project included in the Village's 2028 budget;
- The library's attorney has advised that under the IGA, this project is the financial responsibility of the Village;
- The library board, if it is determined that it must fund this project, will manage and secure the contract directly, consistent with its past practices, and consult with their own legal counsel to move forward.
- Financial audits for the library are available on the library's website <https://www.flossmoorlibrary.org/about-the-library/foia/>)

Ms. Paicely requested that the project to fix the floor at the library be placed back on the Village Board's agenda for reconsideration. Mayor Nelson stated that the Village's attorney has contacted the library's attorney to discuss these issues. Mayor Nelson referenced a desire to meet with the library soon to discuss the over \$900,000.00 of unallocated contingency funds the library has set aside for maintenance and rehabilitation.

2. **Jackie Riffice (Flossmoor resident):** Provided information about her book club "Books without Borders" and invited everyone to the next book club meeting.
3. **Pastor Landry Doyle:** Praised Destiny Watson and her past work for the school district. Also discussed the saxophonist who has performed at past board meetings, his father, grief on the passing of parents, and mental health.

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4. **Byron Gregory:** Expressed his appreciation to the Village for its support behind the townhome development project.

CONSENT AGENDA:

Mayor Nelson called for a Motion to approve **Consent Agenda Items #2-6**. Trustee Mitros so moved, Trustee Daggett 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, Mitros, Mustafa, and Rodgers

ABSENT: Trustee Lofton

ABSTAIN: None

NAYS: None

REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS: Mayor Nelson stated there were no formal reports from the Committees or Commissions and thanked everyone who participated, planned, supported, and attended the Homewood Flossmoor Park District's Pride Festival. Mayor Nelson provided information about the Public Art Commission's fundraiser <https://www.artflossmoor.com/>) and the upcoming July 8th sculpture tour.

ACTION ITEMS:

Agenda Item #9: Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Approving a Final Plan for a Planned Unit Development A Special Use and a Plat of Re-Subdivision - 2611- 2633 Flossmoor Road (BG Park Centre)

Mayor Nelson called for a Motion to approve **Action Item #9**. Trustee Daggett so moved, Trustee Dorsey seconded.

This action item was presented by Scott Bugner, Director of Building and Zoning, Byron Gregory, and Gene Steinmarch. Mayor Nelson praised the project, the work that has gone into this development agreement, and the universal support from the Village's Planning Commission. Director Bugner provided information about the revisions that have resulted in the final plan. Mayor Nelson asked for comments from the Board. The Board responded with discussion about there being more green space that is in this final plan, confirmation that this is a one-phase project that is all residential without a restaurant, design details from the existing downtown buildings that

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will be carried over to the townhomes, the sales price for the townhomes, potential impacts on customer parking, and parking for the unit owners.

The Board gave full support for this action item. A vote on the Motion was presented and passed by a unanimous vote.

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

Agenda Item #10: Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Approving a First Amendment to the Development Agreement by and between the Village of Flossmoor and BG Park Center

Mayor Nelson called for a Motion to approve **Action Item #10**. Trustee Mustafa so moved, Trustee Daggett seconded.

This action item was presented by Village Manager Bridget Wachtel, who provided information about the amendment and recommendations to approve it based on the information presented under Agenda Item #9. Village Manager Wachtel discussed the amendments that include the following:

1. The original agreement provided for reimbursement to the Developer for redevelopment project costs from 75% of the annual incremental taxes generated from the Subject Property. The amendment increases that annual cap to 90% of the incremental taxes generated. Importantly, the total cap of the reimbursement has not changed and is capped at the lesser of twenty-two percent (22%) of the total costs of the Project or \$1,465,000. This change simply expedites the reimbursement.

2. The timeline was clarified to reflect that the conveyance of property from the Village to BG Park Centre will follow the issuance of the building permits.

3. The amendment permits marketing signage for the sale of the townhomes with one sign of 6 feet by 8 feet on the property.

4. The amendment permits “soil from the excavation at the Subject Property at a site to be designated by the Village for a period not to exceed the date of the issuance of the final certificate of occupancy for the Project.” The Village will require restoration of this temporary storage

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location to its original condition. Failure to meet this provision of the agreement will jeopardize the agreement in its entirety. The amendment has been prepared by Village Attorney Kathi Orr and shared with BG Park Centre. Staff recommends that the Village Board approve this amendment to the redevelopment agreement as presented.

Mayor Nelson asked for questions from the Board. The Board discussed: The backfill from the excavation, timely removal of backfill, storage of the backfill, and TIFs. The Board praised the developers for this project and again expressed complete support.

A vote on the motion was presented and passed by a unanimous roll call vote.

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

ABSENT: Trustee Lofton

ABSTAIN: None

NAYS: None

DISCUSSION ITEMS:

There were no discussion items presented.

Agenda Item #11. A Motion to go into Executive Session to Discuss the Employment of Specific Individuals, Property Acquisition, and Litigation

Mayor Nelson stated the Board did not need to go into executive session.

OTHER BUSINESS:

Mayor Nelson called for Other Business and the Board responded as follows:

Trustee Mustafa: Expressed appreciation for the ongoing discussions between the Library and the Village about the construction project to remedy the floor.

Trustee Mitros: None.

Trustee Dorsey: Congratulations to Trustee Rodgers on her recent promotion.

Trustee Daggett: None

Trustee Rodgers: None

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Village Clerk Porter: None

Village Attorney Miller: None

Village Manager Wachtel: Discussed expected delays in Cook County property tax disbursements and contingency plans being evaluated to address these delays.

Mayor Nelson announced the following:

- The Village will receive an \$80,000.00 grant from State Senator Patrick Joyce for infrastructure improvements;
- The Village will receive a \$250,000.00 grant from State Representative Will Davis for design, engineering, and construction of the Dartmouth Road pedestrian bridge and stream bank stabilization of Butterfield Creek.
- There is a reappropriation being prepared for the Village to receive \$1,000,000.00 from State Senator Napoleon Harris for the viaduct project. This funding is needed more than ever since there continues to be a freeze on the federal grant money that had been awarded to the Village.
- Thanks to Public Works for the new landscaping around Village Hall.
- Thanks to Chief Estelle and the police department for their support of “The Torch Run” fundraiser for Special Olympics athletes.
- June 26th at 10 a.m. is “Coffee with a Cop” in front of Yesterday’s Gentlemen with coffee provided by Beyond Borders.
- July 4th is the Village’s annual bike parade at 10 a.m., with the line-up at Village Hall
- On July 10th is Flossmoor Station’s 30th anniversary, and the restaurant is having an anniversary celebration.
- July 11th is “Battle of the Chefs” at Dunning’s Market to support the “I Can Dream Center” in Tinley Park that supports those with autism.

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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, Mitros, Mustafa, and Rodgers
ABSENT: Trustee Lofton
ABSTAIN: None
NAYS: None

The Regular Meeting was adjourned at approximately 8:00 p.m.

Respectfully Submitted,

Cecil E. Porter
Village Clerk