

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON MONDAY, APRIL 11, 2022, AT 6:30 P.M. AT THE WILLOWBROOK POLICE DEPARTMENT TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS .

DUE TO THE COVID 19 PANDEMIC, THE VILLAGE WILL BE UTILIZING A ZOOM CONFERENCE CALL FOR THIS MEETING.

1. CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Mayor Frank Trilla.

2. ROLL CALL

Those physically present at roll call were, Mayor Frank A. Trilla, Village Clerk Deborah Hahn, Village Trustees Mark Astrella, Sue Berglund, Umberto Davi, Michael Mistele, Gayle Neal, and Greg Ruffolo, Attorney Michael Durkin, Village Administrator Brian Pabst, Assistant Village Administrator Sean Halloran, Director of Community Development Michael Krol, Chief Financial Officer Michael Rock, Chief Robert Schaller, Deputy Chief Lauren Kaspar, Deputy Clerk Christine Mardegan and Municipal Services Foreman AJ Passero.

Present via conference call, due to the COVID-19 pandemic: None.

Absent: None.

A QUORUM WAS DECLARED

3. PLEDGE OF ALLEGIANCE

Mayor Trilla asked Administrator Brian Pabst to lead everyone in saying the pledge of allegiance.

4. VISITOR'S BUSINESS

None presented and no written comments were received.

5. PUBLIC HEARINGS

- a. Public Hearing Regarding the Proposed Redevelopment Corridor Tax Increment Financing District

GUIDE FOR THE PUBLIC HEARING PORTION OF THE APRIL 11, 2022 VILLAGE OF WILLOWBROOK VILLAGE BOARD MEETING: Regarding the Proposed Redevelopment Corridor Tax Increment Financing District

Mayor Trilla called the public hearing to order on the proposed Redevelopment Corridor Tax Increment Financing District and requested a second roll call.

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund, Davi, Mistele, Neal, Ruffolo and Trilla. NAYS: None. ABSENT: None.

Mayor Trilla stated the purpose of the hearing: "This public hearing is being held as required by Section 5(a) of the Illinois Tax Increment Allocation Redevelopment Act. Notice of the hearing was mailed and published in the newspaper as required by law. The purpose of the hearing is for the Village Board to consider the creation of the Redevelopment Corridor TIF District, and for the public to offer comments to the Village Board about the creation of the TIF District."

An overview of the Proposed Tax Increment Financing District, and the Eligibility Study and the Redevelopment Plan and Project in Relation Thereto will be presented by Kane McKenna Associates, and Village Staff.

Mayor Trilla asked the Village staff and the consultants to give the Village Board an overview of the proposed TIF District.

Administrator Pabst indicated that this project started about a year ago, studying the eligibility for the TIF district. The consultants from Kane and McKenna are here this evening. Both the Administrator and the consultants have set up numerous TIF districts.

The main purpose of the TIF is to look at a corridor that needs to be enhanced with respect to economic development, not the entire corridor just particular segments such as road, curb, gutter, and storm sewer. As an example, there is a \$4 million project on Executive Drive where flooding is occurring, to make the repairs and improvements. The other project identified is a storm sewer pipe draining a large portion of the Industrial Park to the south, underneath the Stevenson Expressway. That pipe has been breached and has severe failures. That project will be about a million dollars. These are examples of projects we have identified as immediate needs to be possibly covered by the TIF revenues.

The additional tax burden would be minimized by new growth within the school district. It simply puts a small portion of the additional taxes into a bank account for future projects specifically in the TIF district. Administrator Pabst introduced Phil McKenna with Kane, McKenna and Associates for additional information on the TIF.

Mr. McKenna related that this has been a yearlong process of analyzing the TIF. He provided a presentation of various aspects of the TIF:

- The Village's general economic and community development objectives are to enhance commercial, mixed use and industrial opportunities within the Village, to promote redevelopment in the underused areas, and entice private redevelopment to strengthen the Village's tax base while improving the quality of life for residents.
- The Study Area is in the southern portion of the Village and is generally bounded by Route 83 (Kingery Highway) to the west, 72nd Court to the north, Soper Road and Madison Street to the east and the I-55 Expressway to the south.
- The proposed Redevelopment Project Area has experienced deterioration, lack of community planning, inadequate utilities and declining/lagging Equalized Assessed Value (EAV).
- The Village does not expect that the proposed RPA would be redeveloped in a coordinated manner, without a TIF Redevelopment Plan.

The Proposed TIF District is found to qualify under the following criteria:

- The Area consists of contiguous tax parcels
- TIF Plan conforms to/supports the Village's Comprehensive Plan
- The "But-For" requirement has been met
- As a "conservation area," based upon the finding that at least 3 of the 13 factors set forth in the TIF Act are present in the proposed RPA
- 80% of the buildings are 35 years or older - pursuant to the TIF Act at least 50% of the buildings must be more than 35 years old

The proposed Willowbrook Redevelopment Corridor TIF area meets 4 qualification factors which are deterioration, inadequate utilities, lack of community planning and declining/lagging EAV. The key elements of the TIF are:

- **Proposed Land Uses:** Commercial, industrial, and mixed use
- **Proposed TIF Budget:** \$80,000,000. The budget is sized to accommodate potential development requirements. The TIF Budget is a maximum amount which does not obligate the Village to expend such amounts.
- **Base EAV:** \$40,166,490 (2020 EAV of proposed RPA)
- **Projected EAV:** Upon completion of redevelopment activities, estimated at \$75,000,000 to \$80,000,000 (this is predicated on a number of assumptions, including an assumed absorption

schedule, assumed market factors, and assumed redevelopment costs)

The estimated costs are:

<u>Program Actions/Improvements</u>	<u>Estimated Costs (A)</u>
1. Land Acquisition, Assembly Costs and Relocation Costs	\$ 2,000,000
2. Demolition, Site Preparation, Environmental Cleanup Utility Improvements, including, but not limited to water system, Storm/flood control system, sanitary sewers and road and rights -of-way	\$ 35,000,000
3. Public facilities, including Parking Facilities and Streetscaping and improvements, including taxing district capital costs and transportation related improvements	\$ 25,000,000
4. Rehabilitation Costs	\$ 8,000,000
5. Interest Costs Pursuant to the Act	\$ 2,000,000
6. Professional Service Costs (Planning, Legal, Engineering, Administrative and Other Professional Service Costs)	\$ 5,000,000
7. Job Training	\$ 1,000,000
8. Statutory School District Payments, as provided for by the TIF Act	<u>\$ 2,000,000</u>
TOTAL ESTIMATED PROJECT COSTS	<u>\$ 80,000,000</u>

When a TIF is set up, it doesn't mean requested TIF money for a project is automatically approved. The process continues just as it would without the TIF. All proposals to use TIF funds will have to come before the Board just as it does today for use of village monies.

The budget guidelines lines include the following:

- Overall budget cannot be exceeded
- Budget must be sized to cover gross expenditures, not net expenditure (e.g., gross purchase price of property)
- Covers 23 years; difficult to estimate with precision

Budget expenditures subject to:

- Village approvals
- Determination of appropriateness of costs
- Special annual TIF audit and review by the Village as well as other taxing bodies.

The next steps are:

- Village elected officials review public input
- Ordinances creating the Willowbrook Redevelopment Corridor TIF to be introduced at a Village Council meeting
- TIF designation ordinances may be introduced 14 to 90 days after the Public Hearing
- If the TIF ordinances are approved, they are then filed with the County Clerk

Administrator Pabst thanked Mr. McKenna. He continued to reiterate and emphasize that although the Village has the power for eminent domain with or without a TIF, the Village has never filed for eminent domain regarding residential or commercial properties, nor does the Village have plans to file for it.

There was a recent public meeting with about 25 people as well as their attorneys who agree with our assessment of the TIF district as a whole. At that meeting, Administrator Pabst again explained that there are no plans for eminent domain and is willing to put it in writing that the Village will not use eminent domain for residential properties. The question was raised at the meeting whether the group was in favor of the TIF; they were but wanted the reassurance of no eminent domain would be used for residential properties in writing. This stipulation was included in the Willowbrook Redevelopment Corridor Redevelopment Plan and Project, under Section VII Redevelopment Project, B. Redevelopment Activities, Land Assembly and Relocation.

Administrator Pabst is willing to attend additional public meetings or take calls from residents and businesses to explain the TIF in detail and to dispel the false information circulating on social media.

Mayor Trilla then asked if there is any member of the public who wishes to address the Village Board regarding this matter? Is so, step forward and make your comment at this time.

Resident Mr. Greg Czubernat raised a question about the second highest expenditure category planned for the funds, the \$25 million for public facilities, streetscaping and improvements, etc., and wondered if there were any additional details available.

Administrator Pabst explained that is the estimate of the projected TIF revenues which goes into a bank account. That is the best guess

of what we could receive over twenty-three (23) years. We generally use the highest number to make sure we are able to repair the infrastructure in the district.

Resident and business owner Joel Teglia commented that Administrator Pabst mentioned talking with the business owners about the project on Executive Drive for the water control, but as one of the owners, I was never contacted.

Administrator Pabst answered that most of the owners had been contacted and some had contacted the Village about the project.

Mr. Teglia said he does not have a problem with the project but would just have appreciated being contacted to know what's going on. Administrator Pabst let Mr. Teglia know that he would be available for his phone calls at any time.

As a follow up to the Executive Drive project, Administrator Pabst indicated that initially a special service area (SSA) was considered for the area which would have directly impacted the business owners in the area and could have been an extra \$15,000 to \$20,000 per year in taxes per building. Mayor Trilla added that when the SSA was considered it would have directly affected the landowners on Executive Drive and this was not a tax that he wanted to add on them. A TIF district will not be an additional tax on property owners or district residents.

Mr. Ted McKay asked how TIF money is generated.

Administrator Pabst indicated the funds are generated through the incremental increase of taxes. For example, if the current tax bill is \$10,000 per year and the value of your property goes up, in addition to taxing districts raising their revenue, your tax bill increases. The increased difference in the taxes within the district is then diverted to the Village and goes into a fund for the economic development within the TIF district. There are specific guidelines that must be followed for allocation of the funds and Administrator Pabst offered to meet privately with Mr. McKay to explain in more detail.

Mr. McKay followed up by commenting that it is a tax on the property.

Administrator Pabst clarified that it is not an additional tax, but rather it deals with property that is already assessed. Mayor Trilla added that it is a diversion of the funds already being paid. Instead

of the increase going to the school or the county it would go to the Village fund for the TIF district.

Mr. McKay asked what "EAV" means. Administrator Pabst stated that EAV means Equalized Assessed Value. It is the figure that the county uses to calculate the taxes for your property.

Mr. McKay followed up by asking if the EAV goes up, what happens. Administrator Pabst said if the EAV goes up, your taxes will go up depending on the dollar amount requested by the taxing bodies. This would be the case with or without a TIF district. But with the TIF district, the Village then captures the incremental increase and places the monies in an account which can be used within the TIF district.

Mayor Trilla shared that the last time the Village created a TIF district was the Willowbrook Town Center at Route 83 and Plainfield Road using three farms and the corner lot. The land at the time, farmland and some commercial, was worth about \$5 million, but had a low real estate tax rate. Now, 25 years later, that property is worth over \$100 million and generating millions for the schools and other public services. That's part of the reason the schools are in support of the TIF district.

The owner from Dell Rhea's Chicken Basket, Mr. Jerry Lombardi, indicated he stands 100% behind the TIF district and the Village Council [Board] and thinks it's a great idea to bring in revenue and new commerce into the area.

Mr. Thomas C. Bernardy of Willowbrook asked what companies are in support of the TIF District?

Mayor Trilla indicated that the previous speaker from Dell Rhea's Chicken Basket is one. A comment was also made that Willowbrook Ford stands behind the TIF district which a representative expressed at the last meeting covering the TIF district.

Mr. Bernardy felt that Willowbrook Ford was in favor of the TIF so that the homes in the area of the dealership could be incorporated into the dealership's lot. He indicated that he felt Willowbrook Ford had been pressuring residents to sell their homes and the business had been an ongoing nuisance. He expressed concern with the tactics and made disparaging remarks about the dealership and the ownership.

Mayor Trilla indicated that this was not the forum for these types of grievances and requested that the meeting proceed and asked for additional public comments.

Assistant Administrator Halloran asked if there was anyone online that would like to speak, that they could do so by keying star plus 9 or raising their hand.

As there were no additional public comments, Mayor Trilla asked if any of the Board members had any comments. There were no comments from the Board.

Administrator Pabst added that there were two Joint Review Board (JRB) meetings, held, representing the taxing bodies including the school districts. At both JRB meetings, all parties unanimously supported the TIF and its use for economic development which will benefit the school districts in the future. The *but-for* test will be to their benefit. [*but-for test - the subsidized development would not have happened but for the use of TIF*]

Trustee Davi commented that the public should know that the Board has already been well versed on this at prior meetings. Our Village Administrator has offered to discuss this with each one of us individually to address our concerns and questions. Administrator Pabst shared that he had also had many meetings with various people and has been available for calls from anyone who wanted to speak about the topic. Some people took advantage of the opportunity, while others did not.

Resident Russ Kasper commented that his understanding was that it would be of benefit if taxes increased. Administrator Pabst indicated that yes, if taxes went up, then the TIF would benefit, but that the Village has nothing to do with whether taxes go up or not, unless the Village raised property taxes. Mayor Trilla commented that the benefit would be that the residents would see benefits from an increase in taxes. Administrator Pabst added that if your taxes are going up, it is better that the increase go to enhance and benefit the local area.

Mr. Kaspar asked if taxes go up because the school district needs more tax money, but the money goes to the Village instead, wouldn't the residents be hit twice as hard?

Administrator Pabst responded that the tax affect is lessened due to new growth within the school district. This new growth helps to compensate for whatever small portion of the monies the schools did not receive. As it is a complicated process, he offered to speak privately with the resident.

Resident Nancy Baker wondered, in comparing this redevelopment [TIF District] to the shopping center [Willowbrook Town Center], if the expectation of the redevelopment is to be as much of an income growth as the shopping center was?

Administrator Pabst clarified that the Village is not comparing the new TIF district to the shopping center. Mayor Trilla added that that was just an example to understand the math in regard to the benefit of the TIF.

Ms. Baker asked if there was anything planned that would be a greater revenue generator. Both Administrator Pabst and Mayor Trilla confirmed that there is nothing in particular planned for the TIF area.

Mayor Trilla asked for a motion to close and adjourn the public hearing.

MOTION: Made by Trustee Davi and seconded by Trustee Berglund to close and adjourn the public hearing.

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund, Davi, Mistele, Neal and Ruffolo. NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

b. 2022-2023 Budget

Mayor Trilla called the public hearing to order on the proposed 2022-2023 Annual Budget and requested a roll call.

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund, Davi, Mistele, Neal and Ruffolo. NAYS: None. ABSENT: None.

The Mayor indicated this public hearing is being held as required. He asked if there is any member of the public who wishes to address the Village Board regarding this matter? If so, step forward and make your comment at this time.

There were no public comments. The Mayor asked if there are any questions or comments from the Village Board.

There being no additional questions or comments, Mayor Trilla asked for a motion to close and adjourn the public hearing.

MOTION: Made by Trustee Davi and seconded by Trustee Ruffolo to adjourn the public hearing.

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund, Davi, Mistele, Neal and Ruffolo. NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

6. OMNIBUS VOTE AGENDA

Mayor Trilla read over each item in the Omnibus Vote Agenda for the record.

- a. Waive Reading of the Minutes (APPROVE)
- b. Minutes - Regular Board Meeting - March 28, 2022 (APPROVE)
- c. Minutes - Special CoW Board Meeting - March 28, 2022 (APPROVE)
- d. Minutes - Special Budget Workshop #3 March 17, 2022 (APPROVE)
- e. Warrants - \$339,285.29
- f. RESOLUTION NO. 22-R-20 - AN RESOLUTION APPROVING A FINAL PLAT OF EASEMENT FOR 6821 ADAMS STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS (ADOPT)
- g. RESOLUTION NO. 22-R-21 - AN RESOLUTION APPROVING A FINAL PLAT OF EASEMENT FOR 6440 TENNESSEE STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS (ADOPT)

Mayor Trilla asked the Board if there were any items to be removed from Omnibus Vote Agenda.

MOTION: Made by Trustee Mistele and seconded by Trustee Ruffolo to approve the Omnibus Vote Agenda.

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund, Davi, Mistele, Neal and Ruffolo. NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

NEW BUSINESS

- 7. ORDINANCE NO. 22-O-16 - AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR GOWER WEST ELEMENTARY SCHOOL, INCLUDING GRANTING SPECIAL USE PERMITS FOR CERTAIN USES, GRANTING CERTAIN WAIVERS FROM THE ZONING ORDINANCE, GRANTING CERTAIN VARIATIONS FROM THE SUBDIVISION REGULATIONS, GRANTING APPROVAL OF A FINAL PLAT OF SUBDIVISION, AND RELATED MATTERS (PASS)

Director Krol related the following:

The School District is seeking to make the following changes at the Gower West Elementary School site:

- One-story 18,601 square foot addition
- Extension of east parking lot with additional southeast parking lot
- New 64' by 50' outdoor early childhood playground
- Improvements to on-site drop-off and pick-up
- Reconfiguration of the existing sports field
- General site and landscaping improvements

Summary of Request

1. A special use permit for an elementary school located on Clarendon Hills Road.
2. Consolidation of the subject property through the approval of a Final Plat of Subdivision.
3. Consideration of other such relief, exceptions, and variations from Title 9 and Title 10 of the Village Code.

Background

The subject property is located at the southwest corner of Clarendon Hills Road and Sheridan Drive.

- R-1 Single Family Residence District
- 8.58-acre property consists of two lots:
 - 1.85-acre lot
 - 6.72-acre lot
- Existing 72,050 sq. ft. building
- Elementary School: Preschool- fourth grade

Traffic Impact Study

Transportation engineer from Bollinger Lach & Associates confirms:

- Proposed site modifications will improve site circulation separate users
- increase off-street parking supply
- increase stacking for both buses and parent drop-off/pick-up activities
- minimizing conflicts both on and off-site.

Staff Analysis

The proposed addition meets the criteria of the Village Zoning Ordinance, however, the proposed addition, site improvements, and lot consolidation

is also triggering its legal non-conforming status to follow today's zoning standards and regulations.

Recommended Conditions of Approval

1. Final engineering plans shall be reviewed and approved by the Village Engineer prior to issuance of a Site Development Permit by the Village of Willowbrook.
2. A sign permit shall be obtained from the Willowbrook Director of Municipal Services for the proposed new monument sign.
3. A fence permit shall be obtained from the Village for the proposed fencing and walls.
4. The trash enclosure must be constructed by masonry wall, or equivalent material, and shall be consistent with the color and style of the building.

A public hearing was held at the Plan Commission meeting on April 6, 2022. One nearby resident asked questions about whether the proposed north playground was in addition to the west play areas (yes), what ages would use the north playground (kindergarten and other early elementary age), whether landscaping would be removed along Sheridan Drive (no, additional landscaping is planned), and how the circulation of buses and cars would change.

The Plan Commission briefly discussed the requested variation to allow chain-link fencing, rather than ornamental fencing, but did not make any changes to its recommendation.

The Plan Commission voted unanimously to forward the case to the Village Board with a recommendation for approval, subject to the conditions that are included in the Ordinance before you today. Staff recommend approval of the Ordinance, which would grant a special use permit for the Gower West Elementary School located on Clarendon Hills Road, approve the consolidation of the property's two parcels through a Final Plat of Subdivision, waive the requirement to provide the Preliminary Plat of Subdivision, and approve other relief, exceptions, and variations from Title 9 and Title 10 of the Village Code with respect to the Gower West.

Trustee Neal asked what the anticipated time period is for this project.

Director Krol indicated that pending Board action this evening we plan to issue the permit by the end of the week. The project is scheduled to be completed in October/November.

Trustee Neal expressed concern for the safety of the children with the parking lot construction during the school year. Director Krol indicated

that the parking lot would be completed prior to the start of the next school year.

MOTION: Made by Trustee Davi and seconded by Trustee Astrella to pass the Ordinance 22-0-16 as presented.

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund, Davi, Mistele, Neal and Ruffolo. NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

8. MOTION - MOTION TO APPROVE THE 2022-2023 BUDGET (PASS)

Assistant Administer Halloran indicated that the budget reflects what the Board and staff have worked on since the first budget workshop in January.

There are no major changes since the last budget workshop we had on March 17. The only changes are the recent approvals of the gateway signage that was adopted by the Board in late February and some changes with vehicle purchases for the Police Department, approved by the Board in late February.

Overall, the Village is in good financial condition. At the Board's direction, we are raising our fund balance from 33% to 50%. Our projected fund balance for this fiscal year is around four hundred days, approximately 110% for this fiscal year 21/22, which results in a surplus of \$3.5 million. This is due to higher revenues than we anticipated and some capital improvement expenditures that were delayed.

Next year, we are expecting about a \$500,000 surplus. Operating expenses are expected to go down, while the capital improvement budget will be significantly higher. The Board has a lot to be proud of and staff. Lastly, the water fund balance is \$2.4 million. We hope to come to the Board the end of May or June with the water rate study report from Christopher Burke.

Trustee Mistele commented that the reserve that is referred to keeps the Village bond rating AAA [triple A] relative to our fiscal strength. Assistant Administer Halloran concurred.

MOTION: Made by Trustee Mistele and seconded by Trustee Berglund to pass the 2022-2023 Budget as presented.

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund, Davi, Mistele, Neal and Ruffolo. NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

9. RESOLUTION No. 22-R-22 - A RESOLUTION OF THE VILLAGE OF WILLOWBROOK WITHDRAWING ITS PARTICIPATION IN AN INTERGOVERNMENTAL AGREEMENT WITH THE VILLAGE OF BURR RIDGE FOR THE GARFIELD AVENUE SIDEWALK PROJECT (ADOPT)

Assistant Administer Halloran project this project was originally approved by the board in 2019 as an agreement (IGA) between the Village and Burr Ridge for the construction of the sidewalk along Garfield Avenue. This item was discussed and recommended for approval during the February 25, 2019, Joint Committee meeting. We received public comment from some Burr Ridge residents and some Willowbrook residents that signed a petition. Public Works researched and found different pricing.

Staff recommends that the dissolution of the IGA with Burr Ridge would decrease Willowbrook's overall costs from \$55,000 to \$20,000. If approved, construction will be completed by June 2022. Village residents have been contacted and are in support of the project. Burr Ridge is working on their contribution and will pay for their section of the project.

Trustee Neal asked for clarification that the resolution covers the sidewalk for the two lots in Willowbrook and that Burr Ridge would separately complete the sidewalk for the properties in their village. Assistant Administrator Halloran indicated that was correct.

Trustee Neal asked if there was any idea when Burr Ridge would complete their section. Assistant Administrator Halloran indicated he had spoken with the Burr Ridge Village Manager who was uncertain when it would be completed. Mayor Trilla stated that he spoke to the Mayor of Burr Ridge, and they are anticipating getting the project done this year.

Trustee Davi thanked the Mayor and Public Works Department for his efforts in getting this accomplished. Mayor Trilla added that Foreman Passero had reached out to the homeowners and met with them to everyone's mutual benefit.

MOTION: Made by Trustee Ruffolo and seconded by Trustee Davi to adopt Resolution No. 22-R-22 as presented.

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund, Davi, Mistele, Neal and Ruffolo. NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

10. BOND AND BOND COUNSEL

a. ORDINANCE NO. 22-O-17 - An Ordinance providing for the issuance

of not to exceed \$10,000,000 General Obligation Bonds, in one or more series, on a taxable or tax-exempt basis, of the Village of Willowbrook, DuPage County, Illinois, for the purpose of financing the costs of certain capital projects in the Village and certain economic development initiatives of the Village, providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on said Bonds, and authorizing the proposed sale of said Bonds to the purchaser thereof. (PASS)

Administrator Pabst indicated the bond ordinance has two parts. The first is the ordinance for the 10-million-dollar bond and the second part is the resolution for legal services. The legal services will be with Ice Miller, LLP. Ice Miller will serve as the bond counsel and disclosure counsel. The bond sale will address the priority projects that we have been discussing. There will be a \$10 million bond with a payment schedule proposed by our bond expert Mr. Tom Reedy [Director at Stifel Public Finance].

Administrator Pabst read the following statement:

- (1) the Bond Ordinance provides for the issuance of not to exceed \$10,000,000 General Obligation Bonds, in one or more series, to
 - (a) finance the costs of certain capital projects in the Village, and
 - (b) pay capitalized interest,
- (2) said Bonds are issuable without referendum pursuant to the home rule powers of the Village,
- (3) the Bond Ordinance provides for the levy of taxes sufficient to pay the principal of and interest on said Bonds, and
- (4) the Bond Ordinance sets forth the parameters for the issuance of said Bonds and the sale thereof by designated officials of the Village and
- (5) summarized the pertinent terms of said parameters, including the manner of sale, length of maturity, rates of interest, purchase price and tax levy for said Bonds.

The second part of this item is a resolution for the contract with Ice Miller that has done bonds in the Chicagoland area for decades. Based on cost comparisons of fees, they were the most reasonably priced, with approximately \$20,000 in savings for bond counsel and disclosure counsel.

Trustee Mistele commented that it was his understanding that the Board is allowing the Mayor's office to make decisions based on the marketplace conditions. He asks that the Board members be notified when such decisions

are made. Mayor Trilla responded the Board would continue to be notified as has always been the practice.

MOTION: Made by Trustee Mistele and seconded by Trustee Astrella to pass Ordinance No. 22-0-17 as presented.

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund, Davi, Mistele, Neal and Ruffolo. NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

b. RESOLUTION NO. 22-R-23 - A RESOLUTION APPROVING A LEGAL SERVICES ENGAGEMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF WILLOWBROOK AND ICE MILLER, LLP, AS BOND COUNSEL AND DISCLOSURE COUNSEL FOR THE VILLAGE, IN CONNECTION WITH THE VILLAGE'S PROPOSED GENERAL OBLIGATION BONDS, SERIES 2022 (ADOPT)

MOTION: Made by Trustee Mistele and seconded by Trustee Davi to adopt Resolution No. 22-R-23 as presented.

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund, Davi, Mistele, Neal and Ruffolo. NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

PRIOR BUSINESS

11. TRUSTEE REPORTS

Trustee Neal had no report.

Trustee Ruffolo had no report.

Trustee Mistele had no report.

Trustee Berglund had no report.

Trustee Davi had no report.

Trustee Astrella had no report.

12. ATTORNEY'S REPORT

Attorney Durkin had no report.

13. CLERK'S REPORT

Clerk Hahn had no report.

14. ADMINISTRATOR'S REPORT

Administrator Pabst the bond issue should be done in the first two weeks of June.

15. MAYOR'S REPORT

Mayor Trilla deferred to Assistant Administrator Halloran.

Assistant Administrator Halloran shared that we have planned a Village of Willowbrook day on July 7 to attend a White Sox game. This is open to anyone. There is a link on the website to purchase tickets.

16. EXECUTIVE SESSION

There was no need for a closed session.

17. ADJOURNMENT

MOTION: Made by Trustee Ruffolo and seconded by Trustee Berglund to adjourn the Regular Meeting at the hour of 7:25 p.m. and go into closed session.

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund, Davi, Mistele, Neal and Ruffolo. NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

PRESENTED, READ, and APPROVED.

_____, 2022.

Frank A. Trilla, Mayor

Minutes transcribed by Deputy Clerk Christine Mardegan.