

**REGULAR BOARD OF TRUSTEES MEETING
VILLAGE OF GLENWOOD
TUESDAY JANUARY 6, 2026
ONE ASSELBORN WAY, GLENWOOD, IL 60425
7:00 P.M.**

CALL TO ORDER BY

Mayor Toleda Hart

PLEDGE OF ALLEGIANCE

ROLL CALL BY CLERK

Jesse Durden

CLERK'S OFFICE:

Motion to Approve the Regular Board Meeting Minutes of **December 16, 2025**

Motion to Approve the Special Board Meeting Minutes of **December 18, 2025**

OPEN TO THE PUBLIC – **Agenda items only. (3 Minutes Please)

BILLS PAYABLES AND PAYROLL

Bryan Janssen

1. BILLS PAYABLES JANUARY 2, 2026

Corporate Fund \$97,756.55, Motor Fuel Tax Fund \$10,822.87,
Water Account \$39,521.00, TIF-Main \$7,779.75, TIF Holbrook Road \$537.50
Glenwoodie Golf Course \$4,724.72, TIF Halsted North \$1,128.75,
TIF Halsted South \$8,988.50, **Total All Funds \$171,259.64**

2. PAYROLL DECEMBER 24, 2025:

Payroll for check Date **December 24, 2025** - Administrative \$17,202.30, Public Works \$13,987.34, Police Department \$100,972.12, Fire Department \$17,976.89, Senior Center \$345.99, Elected Positions \$8,965.63, Sewer & Water \$25,976.51 and Glenwoodie Golf Course \$13,999.31 **TOTAL PAYROLL \$199,426.09 Reimbursable (\$177.08) for a GRAND TOTAL PAYROLL of \$199,249.01**

**COMMUNICATIONS FROM
THE MAYOR'S OFFICE**

Mayor Toleda J. Hart

Appointments

ATTORNEY'S REPORT

1. Approval of BS&A proposal dated December 15, 2025, in an amount not to exceed \$122,770 to be paid for the Cook County Water Affordability grant.
2. Resolution Number 2026-001, a Resolution supporting the Renewal of a Class 8 Real Estate Assessment Classification for 435 W. 194th street in the Village of Glenwood, Cook County, State of Illinois. Morrison Container
3. Approval of Consent of the Village of Glenwood to the Assignment of Development Agreement (Leading Truck Center)".

VILLAGE ADMINISTRATOR:

James (JR) Patton

1. Report

DEPARTMENTAL REPORTS

POLICE

Derek Peddycord

1. Approval of quote from **CertaPro** for **Painting** office areas within the Glenwood Police Station in an amount not to exceed **\$17,961.19** to be paid for from the Police Departments Asset Forfeiture Funds.
2. Approval of quote from **Mohawk Carpet Distribution, Flooring** of designated office areas within the Glenwood Police Station in an amount not to exceed **\$51,102.64** to be paid for from the Police Departments Asset Forfeiture Funds.
3. Approval of quote from **Madison Liquidators**, for **Furniture** of designated office areas within the Glenwood Police Station in an amount not to exceed **\$12,000.00** to be paid for from the Police Departments Asset Forfeiture Funds.
4. Approval of quote from **ODP Business Solutions Detective Office Chairs** of designated office areas within the Glenwood Police Station in an amount not to exceed **\$3,443.86** to be paid for from the Police Departments Asset Forfeiture Funds.

NEW BUSINESS

OLD BUSINESS

PUBLIC COMMENTS

(3 Minutes Please)

ADJOURNMENT

Sincerely,

Toleda Hart (CW)

Toleda Hart
Village President

Posted 01/02/2026

*** Public Comments - Open Questions*

ACS FINANCIAL
01/02/2026 14:49:46

VILLAGE OF GLENWOOD
GL060S-V08.19 RECAPPAGE
GL861RM

Paid Invoice Report by Vendor

FUND RECAP:

FUND	DESCRIPTION	DISBURSEMENTS
01	CORPORATE FUND	97,756.55
03	MOTOR FUEL TAX FUND	10,822.87
10	WATER ACCOUNT	39,521.00
62	TIF-MAIN STREET	7,779.75
63	TIF HOLBROOK ROAD	537.50
70	GLENWOODIE GOLF COURSE	4,724.72
72	TIF HALSTED NORTH	1,128.75
73	TIF HALSTED SOUTH	8,988.50
TOTAL ALL FUNDS		171,259.64

BANK RECAP:

BANK	NAME	DISBURSEMENTS
BLUE	CORPORATE	97,756.55
GREEN	WATER	39,521.00
HOLB	TIF HOLBROOK ROAD	537.50
LTBL	MOTOR FUEL TAX	10,822.87
MAIN	TIF-MAIN STREET	7,779.75
RED	GLENWOODIE GOLF COURSE	4,724.72
TIFN	TIF HALSTED NORTH	1,128.75
TIFS	TIF HALSTED SOUTH	8,988.50
TOTAL ALL BANKS		171,259.64

Paid Invoice Report by Vendor

Vendor Name	Bank Check	Description	Number	Name in Directory file	Amount	Class	P.O. F/P Fund and Account	Account Description	Invoice
Camm's Family of Automot 03270									
CAMM'S FAMILY OF AUTOMOT	65592	BLUE	2001	INTERNATIONAL	2,559.28	P	01.000.2010	ACCOUNTS PAYABLE	-
CAMM'S FAMILY OF AUTOMOT	65592	BLUE	2025	SILVERADO	112.55	P	01.000.2010	ACCOUNTS PAYABLE	51692
CAMM'S FAMILY OF AUTOMOT					2,671.83	** Vendor Total			
Cave Enterprises BK#106									
CAVE ENTERPRISES	BK#106		02672		66.84	P	01.000.2010	ACCOUNTS PAYABLE	-
CAVE ENTERPRISES	BK#106		02672		91.04	P	01.000.2010	ACCOUNTS PAYABLE	10-2025
CAVE ENTERPRISES	BK#106		02672		157.88	** Vendor Total			11-2025
Central States Automatic 01992									
CENTRAL STATES AUTOMATIC			01992		390.00	P	10.000.2010	ACCOUNTS PAYABLE	-
CENTRAL STATES AUTOMATIC			01992		390.00	P	10.000.2010	ACCOUNTS PAYABLE	38688
CENTRAL STATES AUTOMATIC			01992		490.00	P	10.000.2010	ACCOUNTS PAYABLE	38690
CENTRAL STATES AUTOMATIC			01992		668.00	P	10.000.2010	ACCOUNTS PAYABLE	38691
CENTRAL STATES AUTOMATIC			01992		1,938.00	** Vendor Total			38689
Chc Wellness 02618									
CHC WELLNESS			02618		2,588.36	P	01.000.2010	ACCOUNTS PAYABLE	-
CHC WELLNESS			02618		2,588.36	** Vendor Total			C7818
Chicago Southland Chambe 00151									
CHICAGO SOUTHLAND CHAMBER			00151		700.00	P	01.000.2010	ACCOUNTS PAYABLE	-
CHICAGO SOUTHLAND CHAMBER			00151		700.00	** Vendor Total			3514
Chicago Tribune 02295									
CHICAGO TRIBUNE			02295		178.42	P	01.000.2010	ACCOUNTS PAYABLE	-
CHICAGO TRIBUNE			02295		178.42	** Vendor Total			12292025
Cintas 03041									
CINTAS			03041		64.62	P	01.000.2010	ACCOUNTS PAYABLE	-
CINTAS			03041		136.71	P	01.000.2010	ACCOUNTS PAYABLE	5310027105
CINTAS			03041		201.33	** Vendor Total			5310027107
Clerks Office-Petty Cash 01750									
CLERKS OFFICE-PETTY CASH			01750		75.00	P	01.000.2010	ACCOUNTS PAYABLE	-
CLERKS OFFICE-PETTY CASH			01750		48.49	P	01.000.2010	ACCOUNTS PAYABLE	12172025
CLERKS OFFICE-PETTY CASH			01750		20.00	P	01.000.2010	ACCOUNTS PAYABLE	12182025
CLERKS OFFICE-PETTY CASH			01750		143.49	** Vendor Total			12192025
Com Ed 00210									
COM ED			00210		1,968.33	P	01.000.2010	ACCOUNTS PAYABLE	-
COM ED			00210		990.31	P	01.000.2010	ACCOUNTS PAYABLE	26000-120625
COM ED			00210		102.09	P	01.000.2010	ACCOUNTS PAYABLE	42000-121125
COM ED			00210		67.48	P	10.000.2010	ACCOUNTS PAYABLE	42000-121125
COM ED			00210		67.48CR	P	10.000.2010	ACCOUNTS PAYABLE	14389
COM ED			00210		3,060.73	** Vendor Total			14389

Paid Invoice Report by Vendor

Vendor Name	Bank Check	Number	Name in Directory file	Class	Amount	P.O.	F/P	Fund and Account	Account Description	Invoice
COMCAST	1/06/2026	BLUE	65600 8771400500038247	01964	467.55	P	01.000.2010		ACCOUNTS PAYABLE	NO - 08000-120225
	1/06/2026	BLUE	65600 8771400500180817		426.26	P	01.000.2010		ACCOUNTS PAYABLE	- 11083-120625
	1/06/2026	BLUE	65600 8771 40 050 0211083		289.65	P	01.000.2010		ACCOUNTS PAYABLE	- 08000-120225
	1/06/2026	GREN	46093 8771400500136801		395.30	P	10.000.2010		ACCOUNTS PAYABLE	- 08000-120225
	1/06/2026	GREN	46093 8771400500163276		257.90	P	10.000.2010		ACCOUNTS PAYABLE	- 08000-120225
	1/06/2026	RED	23665 8771400500150208		752.87	P	70.000.2010		ACCOUNTS PAYABLE	- 08000-120225
	1/06/2026	RED	23665 8771400500203288		167.90	P	70.000.2010		ACCOUNTS PAYABLE	- 08000-120225
COMCAST				01964	2,757.43	**	Vendor Total			
CONSTELLATION NEWENERGY, 03624			CONSTELLATION NEWENERGY, INC.							
	1/06/2026	GREN	46094 707611-6		1,657.42	P	10.000.2010		ACCOUNTS PAYABLE	NO - 76116-112925
					1,657.42	**	Vendor Total			
COOK COUNTY TREASURER	1/06/2026	BLUE	65601 TRAFFIC SIGNALS	03620	1,357.52	P	01.000.2010		ACCOUNTS PAYABLE	NO - 2025-3
					1,357.52	**	Vendor Total			
COPS AND FIRE PERSONNEL	1/06/2026	BLUE	65602 WRITTEN EXAMS	03598	1,000.00	P	01.000.2010		ACCOUNTS PAYABLE	NO - 2118
	1/06/2026	BLUE	65602 ADVERTISING/APPLICATIONS		317.00	P	01.000.2010		ACCOUNTS PAYABLE	- 2134
					1,317.00	**	Vendor Total			
CORE & MAIN				00466						
	1/06/2026	GREN	46095 SUPPLIES		1,856.04	P	10.000.2010		ACCOUNTS PAYABLE	NO - Y244618
	1/06/2026	GREN	46095 SUPPLIES		584.36	P	10.000.2010		ACCOUNTS PAYABLE	- Y259781
	1/06/2026	GREN	46095 SUPPLIES		1,612.72	P	10.000.2010		ACCOUNTS PAYABLE	- Y268807
					4,053.12	**	Vendor Total			
DACRA ADJUDICATION SYSTE			DACRA ADJUDICATION SYSTEM							
	1/06/2026	BLUE	65603 MONTHLY SERVICE FEE (1)		1,000.00	P	01.000.2010		ACCOUNTS PAYABLE	NO - DT 2025-11-066
	1/06/2026	BLUE	65603 MONTHLY SERVICE FEE (2)		500.00	P	01.000.2010		ACCOUNTS PAYABLE	- DT 2025-11-066
					1,500.00	**	Vendor Total			
EMS MANAGEMENT & CONSULT			EMS MANAGEMENT & CONSULTANTS							
	1/06/2026	BLUE	65604 NOVEMBER PAYMENTS		1,264.64	P	01.000.2010		ACCOUNTS PAYABLE	NO - EMS-021253
					1,264.64	**	Vendor Total			
FEECE OIL CO.				03184						
	1/06/2026	BLUE	65605 FUEL		2,299.70	P	01.000.2010		ACCOUNTS PAYABLE	NO - 735011
	1/06/2026	BLUE	65605 FUEL		2,630.96	P	01.000.2010		ACCOUNTS PAYABLE	- 735766
	1/06/2026	BLUE	65605 FUEL		1,472.36	P	01.000.2010		ACCOUNTS PAYABLE	- 845512
	1/06/2026	GREN	46096 FUEL		3,286.66	P	10.000.2010		ACCOUNTS PAYABLE	- 844293
					9,689.68	**	Vendor Total			

Paid Invoice Report by Vendor

Vendor Name	Bank Check	Number	Name in Directory file	Amount	P.O. F/P	Fund and Account	Class	Account Description	Invoice
FOREVER GREEN LAWN CARE	02303			300.00	P	01.000.2010	** Vendor Total	ACCOUNTS PAYABLE	NO -
1/06/2026 BLUE 65606 SERVICE CALL			- 8/20/25	300.00					
FOREVER GREEN LAWN CARE	02303			300.00	P	01.000.2010	** Vendor Total	ACCOUNTS PAYABLE	NO -
FOUR SEASONS HEATING & C	03622		FOUR SEASONS HEATING & COOLING	235.00	P	01.000.2010	** Vendor Total	ACCOUNTS PAYABLE	NO -
1/06/2026 BLUE 65607 SERVICE			12/1/25	235.00					
FOUR SEASONS HEATING & C	03622			235.00	P	01.000.2010	** Vendor Total	ACCOUNTS PAYABLE	NO -
FUSION CONNECT, INC	03607			304.76	P	01.000.2010	** Vendor Total	ACCOUNTS PAYABLE	NO -
1/06/2026 BLUE 65608 SERVER -			DECEMBER 2025	304.76					
FUSION CONNECT, INC	03607			304.76	P	01.000.2010	** Vendor Total	ACCOUNTS PAYABLE	NO -
GALLAGHER MATERIAL CORP	00757			90.28	P	03.000.2010	** Vendor Total	ACCOUNTS PAYABLE	NO -
1/06/2026 LTBL 1467 COLD PATCH				90.28					
GALLAGHER MATERIAL CORP	00757			90.28	P	03.000.2010	** Vendor Total	ACCOUNTS PAYABLE	NO -
GORDON FOOD SERVICE	00209			34.39	P	70.000.2010	** Vendor Total	ACCOUNTS PAYABLE	NO -
1/06/2026 RED 23666 SUPPLIES				28.13					
1/06/2026 RED 23666 SUPPLIES				62.52	P	70.000.2010	** Vendor Total	ACCOUNTS PAYABLE	NO -
GORDON FOOD SERVICE	00209			62.52	P	70.000.2010	** Vendor Total	ACCOUNTS PAYABLE	NO -
HAWKINS INC	02769			20.00	P	10.000.2010	** Vendor Total	ACCOUNTS PAYABLE	NO -
1/06/2026 GREN 46097 CHLORINE CYLINDERS				20.00					
HAWKINS INC	02769			20.00	P	10.000.2010	** Vendor Total	ACCOUNTS PAYABLE	NO -
ILLINOIS FIRE CHIEFS	01559			200.00	P	01.000.2010	** Vendor Total	ACCOUNTS PAYABLE	NO -
1/06/2026 BLUE 65609 MEMBERSHIP RENEWAL				200.00					
ILLINOIS FIRE CHIEFS	01559			200.00	P	01.000.2010	** Vendor Total	ACCOUNTS PAYABLE	NO -
ISOLVED, INC	03687			736.58	P	01.000.2010	** Vendor Total	ACCOUNTS PAYABLE	NO -
1/06/2026 BLUE 65610 CORE SERVICES				736.58					
ISOLVED, INC	03687			736.58	P	01.000.2010	** Vendor Total	ACCOUNTS PAYABLE	NO -
JMD SOX OUTLET	03588			1,345.59	P	01.000.2010	** Vendor Total	ACCOUNTS PAYABLE	NO -
1/06/2026 BLUE 65611 CLOTHING				301.93					
1/06/2026 BLUE 65611 CLOTHING				1,647.52	P	01.000.2010	** Vendor Total	ACCOUNTS PAYABLE	NO -
JMD SOX OUTLET	03588			1,647.52	P	01.000.2010	** Vendor Total	ACCOUNTS PAYABLE	NO -
KEITH'S POWER EQUIPMENT, 01024			KEITH'S POWER EQUIPMENT, INC.	551.49	P	01.000.2010	** Vendor Total	ACCOUNTS PAYABLE	NO -
1/06/2026 BLUE 65612 MOWER REPAIR				551.49					
KEITH'S POWER EQUIPMENT, 01024				551.49	P	01.000.2010	** Vendor Total	ACCOUNTS PAYABLE	NO -
KINNEY'S KLEENING	02887			800.00	P	70.000.2010	** Vendor Total	ACCOUNTS PAYABLE	NO -
1/06/2026 RED 23667 DECEMBER CLEANING				800.00					
KINNEY'S KLEENING	02887			800.00	P	70.000.2010	** Vendor Total	ACCOUNTS PAYABLE	NO -

Vendor Name	Bank Check	Description	Number	Name in Directory file	Amount	P.O.	F/P	Fund and Account	Class	Account Description	NO	Invoice
LAW OFFICES OF JACQUELIN 03583 LAW OFFICES OF JACQUELINE AGE												
1/06/2026	BLUE	65613 SERVICES (1)			350.00	P	01.000.2010			ACCOUNTS PAYABLE	-	
1/06/2026	BLUE	65613 SERVICES (2)			175.00	P	01.000.2010			ACCOUNTS PAYABLE	-	131
LAW OFFICES OF JACQUELIN 03583 ** Vendor Total												
LOCAL MD - HARWOOD HEIG 03612 LOCAL MD - HARWOOD HEIGHTS												
1/06/2026	BLUE	65614 DRUG / ALCOHOL SCREENS			203.00	P	01.000.2010			ACCOUNTS PAYABLE	-	2605
LOCAL MD - HARWOOD HEIG 03612 ** Vendor Total												
MEADE, INC 00867												
1/06/2026	BLUE	65615 STREET LIGHTING			3,696.26	P	01.000.2010			ACCOUNTS PAYABLE	-	715178
1/06/2026	BLUE	65615 STREET LIGHTING			4,293.45	P	01.000.2010			ACCOUNTS PAYABLE	-	715179
MEADE, INC 00867 ** Vendor Total												
MENARDS 01633												
1/06/2026	BLUE	65616 SUPPLIES			218.73	P	01.000.2010			ACCOUNTS PAYABLE	-	14138
1/06/2026	BLUE	65616 SUPPLIES			7.78	P	01.000.2010			ACCOUNTS PAYABLE	-	14351
1/06/2026	BLUE	65616 METAL STAKES			23.97	P	01.000.2010			ACCOUNTS PAYABLE	-	14707
1/06/2026	BLUE	65616 SUPPLIES			69.65	P	01.000.2010			ACCOUNTS PAYABLE	-	14733
1/06/2026	GREEN	46104 SUPPLIES			67.48	P	10.000.2010			ACCOUNTS PAYABLE	-	14389
MENARDS 01633 ** Vendor Total												
METROPOLITAN INDUSTRIES, INC. 02163 METROPOLITAN INDUSTRIES, INC.												
1/06/2026	GREEN	46098 DATA SERVICE			460.00	P	10.000.2010			ACCOUNTS PAYABLE	-	INV079795
METROPOLITAN INDUSTRIES, INC. 02163 ** Vendor Total												
MONARCH AUTO SUPPLY INC. 00566												
1/06/2026	GREEN	46099 BATTERY			200.90	P	10.000.2010			ACCOUNTS PAYABLE	-	6981-673261
MONARCH AUTO SUPPLY INC. 00566 ** Vendor Total												
MORTON SALT, INC. 03199												
1/06/2026	LTBL	1468 BULK SALT			8,297.39	P	03.000.2010			ACCOUNTS PAYABLE	-	5403894160
MORTON SALT, INC. 03199 ** Vendor Total												
MOTOROLA SOLUTIONS, INC 02289												
1/06/2026	BLUE	65617 SUPPLIES			91.44	P	01.000.2010			ACCOUNTS PAYABLE	-	8282252582
1/06/2026	BLUE	65617 MOBILE RADIOS			1,026.56	P	01.000.2010			ACCOUNTS PAYABLE	-	8282254119
MOTOROLA SOLUTIONS, INC 02289 ** Vendor Total												
MUNICIPAL ELECTRONICS DI 02701 MUNICIPAL ELECTRONICS DIVISION												
1/06/2026	BLUE	65618 STALKER DSR CERT			280.00	P	01.000.2010			ACCOUNTS PAYABLE	-	071355
MUNICIPAL ELECTRONICS DI 02701 ** Vendor Total												
NICOR GAS 00664												
1/06/2026	BLUE	65619 84-13-83-1000 2			819.01	P	01.000.2010			ACCOUNTS PAYABLE	-	10002-120825
NICOR GAS 00664 ** Vendor Total												

Paid Invoice Report by Vendor

Vendor Name	Bank Check	Description	Number	Name in Directory file	Amount	P.O.	F/P	Fund and Account	Class	Account Description	NO	Invoice
ODELSON, MURPHEY, FRAZIE	03614	ODELSON, MURPHEY, FRAZIER										
1/06/2026	BLUE	65620 LEGAL FEES (1)			4,837.50			P 01.000.2010		ACCOUNTS PAYABLE		
1/06/2026	BLUE	65620 LEGAL FEES (2)			9,083.75			P 01.000.2010		ACCOUNTS PAYABLE		877
1/06/2026	HOLB	1260 LEGAL FEES (3)			537.50			P 63.000.2010		ACCOUNTS PAYABLE		877
1/06/2026	TIFN	10289 LEGAL FEES (4)			1,128.75			P 72.000.2010		ACCOUNTS PAYABLE		877
1/06/2026	TIFS	1349 LEGAL FEES (5)			1,812.50			P 73.000.2010		ACCOUNTS PAYABLE		877
ODELSON, MURPHEY, FRAZIE	03614			** Vendor Total	17,400.00							
OTIS ELEVATOR COMPANY	02516											
1/06/2026	BLUE	65621 1/1/26 TO 1/31/26			228.94			P 01.000.2010		ACCOUNTS PAYABLE		100402164380
OTIS ELEVATOR COMPANY	02516			** Vendor Total	228.94							
PIRTEK SOUTH HOLLAND	01710											
1/06/2026	BLUE	65622 SUPPLIES			115.08			P 01.000.2010		ACCOUNTS PAYABLE		SH-T00027039
PIRTEK SOUTH HOLLAND	01710			** Vendor Total	115.08							
PITNEY BOWES	00494											
1/06/2026	BLUE	65623 RED INK CARTRIDGE			963.17			P 01.000.2010		ACCOUNTS PAYABLE		10286636038
PITNEY BOWES	00494			** Vendor Total	963.17							
PORTABLE JOHN, INC.	01897											
1/06/2026	BLUE	65624 12/5/25 TO 1/1/26			299.64			P 01.000.2010		ACCOUNTS PAYABLE		302090
PORTABLE JOHN, INC.	01897			** Vendor Total	299.64							
R&R MAINTENANCE FIRE & FLEET	02014											
1/06/2026	BLUE	65625 2024 E450			381.09			P 01.000.2010		ACCOUNTS PAYABLE		14999
1/06/2026	BLUE	65625 2021 INTERCEPTOR			833.42			P 01.000.2010		ACCOUNTS PAYABLE		15002
1/06/2026	BLUE	65625 2020 INTERCEPTOR			963.41			P 01.000.2010		ACCOUNTS PAYABLE		15005
1/06/2026	BLUE	65625 FORD FOCUS			602.43			P 01.000.2010		ACCOUNTS PAYABLE		15008
1/06/2026	BLUE	65625 2020 INTERCEPTOR			963.41			P 01.000.2010		ACCOUNTS PAYABLE		96341
1/06/2026	BLUE	65625 2024 E450			381.09			P 01.000.2010		ACCOUNTS PAYABLE		14999
1/06/2026	BLUE	65625 2021 INTERCEPTOR			833.42			P 01.000.2010		ACCOUNTS PAYABLE		15002
1/06/2026	BLUE	65625 2020 INTERCEPTOR			963.41			P 01.000.2010		ACCOUNTS PAYABLE		15005
1/06/2026	BLUE	65625 FORD FOCUS			602.43			P 01.000.2010		ACCOUNTS PAYABLE		15008
1/06/2026	BLUE	65625 2020 INTERCEPTOR			963.41			P 01.000.2010		ACCOUNTS PAYABLE		96341
1/06/2026	BLUE	656450 2024 FORD			381.09			P 01.000.2010		ACCOUNTS PAYABLE		14999
1/06/2026	BLUE	656450 2021 INTERCEPTOR			833.42			P 01.000.2010		ACCOUNTS PAYABLE		15002
1/06/2026	BLUE	656450 2020 INTERCEPTOR			963.41			P 01.000.2010		ACCOUNTS PAYABLE		15005
1/06/2026	BLUE	656450 2005 FORD FOCUS			602.43			P 01.000.2010		ACCOUNTS PAYABLE		15008
R&R MAINTENANCE FIRE & FLEET	02014			** Vendor Total	2,780.35							
RAY & WALLY'S TOWING	00313											
1/06/2026	BLUE	65626 FORD EXPLORER			200.00			P 01.000.2010		ACCOUNTS PAYABLE		57335
1/06/2026	BLUE	65626 FORD EXPLORER			150.00			P 01.000.2010		ACCOUNTS PAYABLE		61641
1/06/2026	BLUE	65626 FLATBED TOW			150.00			P 01.000.2010		ACCOUNTS PAYABLE		64565
RAY & WALLY'S TOWING	00313			** Vendor Total	500.00							

Vendor Name	Bank Check	Description	Number	Name in Directory file	Class	Amount	P.O. F/P Fund and Account	Account Description	NO	Invoice
REAL REALTY, INC.			.03686					ACCOUNTS PAYABLE		
1/06/2026	GREN	46100 WATER ADJUSTMENT			P 10.000.2010	4,067.20			-	
REAL REALTY, INC.			.03686		** Vendor Total	4,067.20				
REINDERS, INC.			01519					ACCOUNTS PAYABLE		6086441-00
1/06/2026	RED	23668 SUPPLIES			P 70.000.2010	89.83			-	
1/06/2026	RED	23668 SUPPLIES			P 70.000.2010	804.61			-	6086521-00
REINDERS, INC.			01519		** Vendor Total	894.44				
REVELS TRACTOR			03183					ACCOUNTS PAYABLE		375570
1/06/2026	RED	23669 SUPPLIES			P 70.000.2010	286.14			-	
1/06/2026	RED	23669 SUPPLIES			P 70.000.2010	418.85			-	375792
REVELS TRACTOR			03183		** Vendor Total	704.99				
ROBINSON ENGINEERING,LTD			01274					ACCOUNTS PAYABLE		25120320
1/06/2026	BLUE	65627 25-R0061			P 01.000.2010	804.25			-	
1/06/2026	LTBL	1469 11-558.04			P 03.000.2010	1,976.45			-	25120394
1/06/2026	LTBL	1469 24-R0541.04			P 03.000.2010	458.75			-	25120417
1/06/2026	GREN	46101 21-R0787.02			P 10.000.2010	7,500.00			-	25120416
1/06/2026	MAIN	2052 24-R0561			P 62.000.2010	7,779.75			-	25120418
1/06/2026	TIFS	1350 11-302.03			P 73.000.2010	4,394.25			-	25120414
1/06/2026	TIFS	1350 11-302.04			P 73.000.2010	2,781.75			-	25120415
ROBINSON ENGINEERING,LTD			01274		** Vendor Total	25,695.20				
SERVICE SANITATION, INC.			01747					ACCOUNTS PAYABLE		9243224
1/06/2026	BLUE	65628 HICKORY GLEN			P 01.000.2010	176.25			-	
SERVICE SANITATION, INC.			01747		** Vendor Total	176.25				
SHARK SHREDDING, INC.			02681					ACCOUNTS PAYABLE		77170
1/06/2026	BLUE	65629 SHREDDING SERVICE			P 01.000.2010	77.00			-	
SHARK SHREDDING, INC.			02681		** Vendor Total	77.00				
SIRCHIE ACQUISITION CO.			01939					ACCOUNTS PAYABLE		0723897-IN
1/06/2026	BLUE	65630 SUPPLIES			P 01.000.2010	94.87			-	
SIRCHIE ACQUISITION CO.			01939		** Vendor Total	94.87				
SOUTH SUBURBAN MAYORS &			00850					ACCOUNTS PAYABLE		2025-296
1/06/2026	BLUE	65631 HOLIDAY DINNER			P 01.000.2010	480.00			-	
SOUTH SUBURBAN MAYORS &			00850		** Vendor Total	480.00				
SPECIAL T UNLIMITED			03684					ACCOUNTS PAYABLE		52949
1/06/2026	BLUE	65632 RECRUIT UNIFORM-PEARSON			P 01.000.2010	300.00			-	
SPECIAL T UNLIMITED			03684		** Vendor Total	300.00				
SSACOP			01717					ACCOUNTS PAYABLE		12012025
1/06/2026	BLUE	65633 2026 DUES			P 01.000.2010	75.00			-	
1/06/2026	BLUE	65633 MEMBERSHIP - WILBANKS			P 01.000.2010	75.00			-	12012025
SSACOP			01717		** Vendor Total	150.00				

Paid Invoice Report by Vendor

Vendor Name	Bank Check	Description	Number	Name in Directory file	Amount	P.O.	F/P	Fund and Account	Class	Account Description	NO	Invoice
STATE TREASURER	00247											
1/06/2026 BLUE	65634	TRAFFIC LIGHTS - 2Q25			4,406.37	P	01.000.2010			ACCOUNTS PAYABLE	-	
1/06/2026 BLUE	65634	TRAFFIC LIGHTS - 3Q25			4,406.37	P	01.000.2010			ACCOUNTS PAYABLE	-	67562
STATE TREASURER	00247	** Vendor Total			8,812.74							
STONY TIRE INC	00028											
1/06/2026 BLUE	65635	REPAIR TRUCK TIRE			59.25	P	01.000.2010			ACCOUNTS PAYABLE	-	1-213428
STONY TIRE INC	00028	** Vendor Total			59.25							
T & T MAINTENANCE	02141											
1/06/2026 BLUE	65636	DECEMBER CLEANING			3,856.00	P	01.000.2010			ACCOUNTS PAYABLE	(N01)	100012
1/06/2026 BLUE	65636	EXTRA CLEANING - BLAKELY			800.00	P	01.000.2010			ACCOUNTS PAYABLE	N01	100012
T & T MAINTENANCE	02141	** Vendor Total			4,656.00							
THE EAGLE UNIFORM CO	03118											
1/06/2026 BLUE	65637	UNIFORMS			101.00	P	01.000.2010			ACCOUNTS PAYABLE	-	43467-3
THE EAGLE UNIFORM CO	03118	** Vendor Total			101.00							
THORNCREEK MATERIAL	03058											
1/06/2026 GREN	46102	BACKFILL			2,172.23	P	10.000.2010			ACCOUNTS PAYABLE	-	27555
THORNCREEK MATERIAL	03058	** Vendor Total			2,172.23							
ULINE	01573											
1/06/2026 BLUE	65638	COAT TREE-BLACK			899.49	P	01.000.2010			ACCOUNTS PAYABLE	-	201672038
ULINE	01573	** Vendor Total			899.49							
UNIFIRST CORPORATION	02873											
1/06/2026 BLUE	65639	MATS			174.93	P	01.000.2010			ACCOUNTS PAYABLE	-	1651180641
1/06/2026 BLUE	65639	MATS			206.30	P	01.000.2010			ACCOUNTS PAYABLE	-	1651180643
UNIFIRST CORPORATION	02873	** Vendor Total			381.23							
USABLUEBOOK (HD SUPPLY IN 01596												
1/06/2026 BLUE	65640	FLASHLIGHTS			552.47	P	01.000.2010			ACCOUNTS PAYABLE	-	INV00918584
USABLUEBOOK (HD SUPPLY IN 01596		** Vendor Total			552.47							
WAREHOUSE DIRECT, INC	03632											
1/06/2026 BLUE	65641	SUPPLIES			379.50	P	01.000.2010			ACCOUNTS PAYABLE	-	6061389-0
1/06/2026 BLUE	65641	SUPPLIES			263.36	P	01.000.2010			ACCOUNTS PAYABLE	-	6062521-0
1/06/2026 BLUE	65641	SUPPLIES			96.40	P	01.000.2010			ACCOUNTS PAYABLE	-	6064318-0
WAREHOUSE DIRECT, INC	03632	** Vendor Total			739.26							
WELLS FARGO FINANCIAL	02766											
1/06/2026 RED	23670	JOHN DEERE MOWER			674.00	P	70.000.2010			ACCOUNTS PAYABLE	-	5037003920
WELLS FARGO FINANCIAL	02766	** Vendor Total			674.00							

Paid Invoice Report by Vendor

Vendor Name	Bank Check	Description	Number	Name in Directory file	Class	Amount	P.O.	F/P	Fund and Account	Account Description	Invoice
WIPFLI LLP	65642	BLUE	03215								
				1/06/2026 #1 APRIL 2023 AUDIT		9,433.96	P		01.000.2010	ACCOUNTS PAYABLE	NO -
				1/06/2026 #3 APRIL 2023 BILLIG		3,566.04	P		01.000.2010	ACCOUNTS PAYABLE	3119918
				1/06/2026 #2 APRIL 2023 BILLING		5,000.00	P		01.000.2010	ACCOUNTS PAYABLE	3097044
				WIPFLI LLP	** Vendor Total	18,000.00					
WRIGHT MATERIALS, LLC	46103	CONCRETE	03483								
				1/06/2026 GREN		20.00	P		10.000.2010	ACCOUNTS PAYABLE	NO -
				WRIGHT MATERIALS, LLC	** Vendor Total	20.00					12442
XEROX BUSINESS SOLUTIONS	65643	COPIERS	03603								
				1/06/2026 BLUE		714.34	P		01.000.2010	ACCOUNTS PAYABLE	NO -
				XEROX BUSINESS SOLUTIONS	** Vendor Total	714.34					IN6275941
XEROX FINANCIAL SERVICES	65644	12/10/25	03205								
				1/06/2026 BLUE		1,299.27	P		01.000.2010	ACCOUNTS PAYABLE	NO -
				XEROX FINANCIAL SERVICES	** Vendor Total	1,299.27					41377131

Paid Invoice Report by Vendor

Vendor Name	Bank Check	Date	Number	Description	Name in Directory file	Amount	Class	P.O. F/P	Fund and Account	Account Description	Invoice
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Report Totals:

171,259.64

VENDORS PRINTED: 78

RECORDS PROCESSED: 157

**MINUTES OF THE REGULAR BOARD MEETING
OF THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF GLENWOOD, COOK COUNTY, ILLINOIS
HELD AT VILLAGE HALL, December 16, 2025**

The Board Meeting was called to order at 7:00pm by Village President, Toleda J Hart. The audience was led in the Pledge of Allegiance.

ROLL CALL: Upon Roll Call by Village Clerk Jesse Durden the following Trustee responded: Brown, Hadnott, Mosley, Williams, Taylor, Rolle

ABSENT: NONE

ALSO IN ATTENDANCE: Police Chief Derek Peddycord, Attorney Ross Seclar, Fire and Building Chief Kevin Welsh Jr., Village, Engineer Dave Schilling, Glenwoodie Phillip Robbins, Village Administrator James Patton, Finance Department Bryan Janssen, Public Works Joe Benoit

ABSENT: NONE

CLERK'S OFFICE:

1. Motion to approve the Regular Board Meeting Minutes of December 2, 2025

Trustee Hadnott made a motion to accept the regular board meeting minutes of December 2, 2025, Trustee Mosley seconded the motion.

Discussion: NONE

Upon Roll Call: Ayes: 6 Naes: 0 Recues: 0 Absent: 0 Abstain: 0

Ayes: Brown, Hadnott, Mosley, Williams, Taylor, Rolle

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes, Motion Passed.

PUBLIC COMMENTS:

Cathy Paxton: Thanks the Mayor for her hard work with the community and thanks Trustee Taylor and her committee for their hard work on the tree lighting ceremony.

Deborah

Birmingham: Asks the Mayor if she was hoping to get the streets repaved under this agreement with the South Suburban Mayor's agreement? Mayor Hart states that once we get to that section and have discussions hopefully you will have your answers.

Melinda Plott: The \$845,000.00 under Bills Payable is that for Arquilla Park? Mayor Hart Yes. Once we get to Bills Payable, Janssen will be able to provide clarification on that subject.

BILLS PAYABLES AND PAYROLL:

Bryan Janssen

1. Bills Payable December 12, 2025 – Corporate \$213,952.89, Motor Fuel Tax Fund \$332,461.83, Sewer and Water \$845,607.50, Foreign Fire \$216.00, 2010 C Bond Payment Fund \$100.00, TIF Industrial Park \$183,500.00, Glenwoodie Golf Course \$53,965.52, Total All Funds \$1,629,803.74

Trustee Williams made a motion to approve the Bills Payables of December 12, 2025, Trustee Hadnott seconded the motion.

Discussion: Trustee Brown asks Dave to provide information on the grant. Dave Schilling explains to Trustee Brown that the was a bid of \$327,000 as it concerns Maple & Tulip. We came in below that at \$308,957.00. There will be a \$200,000.00 return from the County. Trustee Hadnott asks how much would the county reimburse us and when can we expect payment on the Arquilla Park Project? (FD) Janssen inform Trustee Hadnott that it will be approximately \$1.2mil with delivery in January. Trustee Hadnott also asks were there anys penalties due to the contractor being late with the project? (VE)Dave Schilling lets Trustee Hadnott know there were none due to the IDOT weather days.

Upon Roll Call: Ayes: 6 Naes: 0 Recues: 0 Absent: 0 Abstain: 0
Ayes: Hadnott, Mosley, Taylor, Williams, Rolle, Brown
Naes: 0
Recues: 0
Absent: 0
Abstain: 0
Motion Approved: Yes, Motion Passed.

2. Payroll for Check Date December 12, 2025, 2025 – Administrative \$17,038.12, Public Works \$16,577.85, Police Department \$103,588.71, Fire Department \$18,572.73, Senior Center \$259.50, Elected Positions \$1,071.31, Sewer & Water \$30,787.45, and Glenwoodie Golf Course \$12,369.16 TOTAL PAYROLL \$200,264.83, Police Reimbursable (\$354.16) GRAND TOTAL PAYROLL of \$199,910.67

Trustee Hadnott made a motion to approve the payroll of December 12, 2025, Trustee Mosley seconded the motion.

Discussion: NONE

Upon Roll Call: Ayes: 6 Naes: 0 Recues: 0 Absent: 0 Abstain: 0
Ayes: Brown, Hadnott, Mosley, Williams, Taylor, Rolle
Naes: 0
Recues: 0
Absent: 0
Abstain: 0
Motion Approved: Yes, Motion Passed.

MAYOR'S OFFICE:

Toleda J Hart

Everyone should have received a revised agenda due to an oversight of not including the Levy and Resolutions that were sent to the Board electronically.

Thank everyone who made the first community hosted HOA's community Christmas party a success.

The recent fire that resulted in the loss of life is a tragic event, and our thoughts are with the family and loved ones during this difficult time. The incident remains under active investigation therefore, no specific questions will be addressed this evening to ensure the integrity of the investigation is preserved. The administration and I in coordination with the Red Cross, has been in contact with the family to identify needs to provide appropriate referrals and support resources.

The Fire Department will send out safety reminders to all residents.

There will not be any Chats with the Mayor for the month of December. Look out for the new dates for 2026 for even more free educational workshops and resources.

As we come together during this holiday season, we wish everyone in our community a joyful, peaceful and safe holiday. Thank you for your continued support, kindness and commitment to one another throughout the year. On behalf of the board, we extend our warmest wishes for happiness and prosperity in the year ahead.

ATTORNEY'S REPORT:

Ross Secler

1. Approval of Resolution NO. 25-018 A Resolution outlining an Agreement with South Suburban Mayors and Managers Association and the Village of Glenwood Programming Funds for the Resurfacing of Glenwood-Chicago Heights Road.

Trustee Williams made a motion to approve Resolution 25-018, Trustee Hadnott seconded the motion.

Discussion: Trustee Taylor asks is the second amount \$1,650,000.00? (VE) Dave Schilling states that the amount is \$1,600,000.00

Upon Roll Call: Ayes: 6 Naes: 0 Recues: 0 Absent: 0 Abstain: 0

Ayes: Brown, Hadnott, Mosley, Williams, Taylor, Rolle

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes, Motion Passed.

2. Motion to approve Resolution 25-019 A Resolution Outlining an Agreement with South Suburban Mayors and Managers Association and the Village of Glenwood Programming Funds for the Resurfacing of Main Street.

Trustee Taylor made a motion to approve Resolution NO. 25-019, Trustee Rolle seconded the motion.

Discussion: Trustee Hadnott asks for confirmation on the target date and asks 2029? (VE) Dave Schilling responds with the date of 2031.

Upon Roll Call: Ayes: 6 Naes: 0 Recues: 0 Absent: 0 Abstain: 0
Ayes: Brown, Hadnott, Mosley, Williams, Taylor, Rolle
Naes: 0
Recues: 0
Absent: 0
Abstain: 0
Motion Approved: Yes, Motion Passed.

VILLAGE ADMINISTRATOR:

James (JR) Patton

The new website is up and running but we are in the process of fine tuning it. The 3d sign should be delivered in the beginning of the new year. In regard to Mr. Plott's question concerning truck traffic. We are not allowed by IDOT to impose weight restrictions on truck traffic on Main Street. I'd like to wish everyone a Merry Christmas and a Happy New Year from my family to yours.

1. Approval of the renewal of our employee benefits insurance.

Trustee Hadnott made a motion to approve the renewal of our employee benefits insurance, Trustee Mosley seconded the motion.

Discussion: Trustee Brown asks for more legible copies when the packets are comprised.

Upon Roll Call: Ayes: 6 Naes: 0 Recues: 0 Absent: 0 Abstain: 0
Ayes: Brown, Hadnott, Mosley, Williams, Taylor, Rolle
Naes: 0
Recues: 0
Absent: 0
Abstain: 0
Motion Approved: Yes, Motion Passed.

Regular Board Meeting Minutes

December 16, 2025

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2. Approval of the renewal of our Property and Casualty, General and Liability, Excess Liability, Workers Comp and Cyber Liability.

Trustee Hadnott made a motion to approve the renewal of our Liability Insurance, Trustee Brown seconded the motion.

Discussion: NONE

Upon Roll Call: Ayes: 6 Naes: 0 Recues: 0 Absent: 0 Abstain: 0

Ayes: Brown, Hadnott, Mosley, Williams, Taylor, Rolle

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes, Motion Passed.

TRUSTEE REPORTS:

Trustee Hadnott asks for everyone to please complete the ethics survey. To take the survey will give the Village better input to comprise an outstanding ordinance.

Trustee Brown informs the community that the Glenwood Forest Residents Association will have our monthly meeting tomorrow at 6:30pm at the Forest Fieldhouse. We are asking for any donations for the Collier family. Due to the fire at they're residence. I'm also asking for participation for the Advisory Committee. Please contact Trustee Brown for more information.

Trustee Taylor commends the Fire Department, Police Department and all 1st Responders for all the work that you did over the last three days. I want to say Thank You we appreciate you and we stand behind you.

DEPARTMENTAL REPORTS:

(PW) Joe Benoit informs the community that we've had record breaking snowfall recently and the plows move the snow from the streets to the curbs. Snow at the ends of driveways are unavoidable. Any damage done to the parkways, mailboxes etc. will be addressed in the spring. The Village are still accepting applications for the Senior apron snow removal program until the end of the year.

(FD) Fire Chief Kevin Welsh Jr thanks the community for all the support for the recent events. It does take an emotional toll. Each fire presents challenges, but when a fire starts small, please call 911 immediately. We have plans in March to start a Citizens Fire Academy. We did complete the Food and Toy Drive collections Saturday. We found nine families in need and any surplus we have arrangements with the Nellie Prather Foundation.

(PD) Police Chief Derek Peddycord reviewed hot topics listed in the Police report included in the meeting packet. Some topics reviewed were the Police Officer training, Community Policing, November Arrests, STEP Grant progress, the PSAC Committee, Significant Incidents, Calls for Service and lunch with 1st Responders.

Trustee Brown asks (PD) Police Chief Derek Peddycord if ICE Agents come to Glenwood what system do you have in place to combat their presence? (PD) Chief Peddycord explains to Trustee Brown that we have a policy in place that directs our officers in accordance with the law and the TRUST Act. They are Federal officers, and we cannot stop them from conducting their activity, but we won't participate in their activity as well.

Mayor Hart thanks Police Chief Derek Peddycord for reporting and answering the question from a previous board meeting. I appreciate the work that your team does by keeping the community safe.

NEW BUSINESS:

Trustee Rolle asks is there any reason the insurance broker didn't come to the meeting tonight? (VA) James (JR) Patton explains to Trustee Rolle that they offered to but because there were no changes to the policy and the increase was relatively small, I didn't believe there was a reason for them to come.

Trustee Brown informs the board that a resident informed her that a store in the Village had for sale a package of corn meal which was expired approximately six months and when this was presented to the store owner all they would do is offer a discount. What is the procedure concerning this type of practice? (FD) Fire Chief Kevin Welsh Jr informs Trustee Brown that the Fire Department performs Health Inspections, and we do come across expired perishable items from time to time but not to this extent. Any resident can contact the Fire Department, and we will investigate any complaints. Mayor Hart asks Trustee Brown to educate the resident to contact the Fire Department directly.

Trustee Brown reports that a gas station in Glenwood is selling cigarettes that are tax-stamped in different states. How do we address that? (PD) Police Chief Derek Peddycord informs Trustee Brown that this would fall under the Cook County's jurisdiction.

Trustee Brown asks if it's possible to receive an Animal Control report.

Regular Board Meeting Minutes

December 16, 2025

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Trustee Brown inquires about the Christmas Party flyer and asks why we didn't have the Condo Associations included. Mayor Hart informs Trustee Brown all residents to include condo owners were invited.

OLD BUSINESS:

Trustee Brown asks Mayor Hart if she had a chance to discuss with the Village Administrator concerns about the App for the cell phones? Mayor Hart responds No, I did not. It fell to the bottom of my priority list. I will prioritize it as required.

Trustee Brown asks how much are the 6 Mayoral signs? Mayor Hart informs Trustee Brown that if you go back to the previous minutes, it was asked and answered. The following board meeting it was on the agenda. \$3,000.00 was listed. Please go back and check the meeting packet.

OPEN TO THE PUBLIC:

Melinda Plott: The event yesterday was fabulous. All expenses were paid for yesterday to finance the event by the HOA President's and the officers. In response to Trustee Brown's claim that the HOAs are not legally structured, we have been in existence for twenty years and I have a document that shows with our EIN # from the State of Illinois for our Non-For-Profit Organization which allows us to have our bank account. Most People reported back to us stating they wanted it to be an annual event.

With the \$800,000.00 coming out is that going to give any concerns about the Water and Sewer Account? Mayor Hart responds by saying No, with the \$845,607.00 was an accumulation of all charges.

Mrs. Plott lets the community know if there are any families in need to contact the Manor Association where we have funds that we are deliberately using to help residents in need.

Tony Plott: Asks (FD) Fire Chief Kevin Welsh Jr to consider a city event where residents can discuss Fire Safety at the Fire House.

Mr. Plott lets Trustee Brown know that he is here to help the Forest with any information you may need to get the organization started.

Deborah Birmingham: I want to thank Mayor Toleda Hart for coming in hitting the ground running, faced with many challenges but determined to do the best to push our Village forward. I want to express my thanks to the Event Committee for a wonderful job. Last nights event was great. Several things need to be addressed concerning old information and diversity in the Village Website.

I hope the residents can benefit from the Tax delinquent properties.

Darius Jones: I just want to give a suggestion regarding Old Business. There are Villages advertising on AM Radio just a suggestion to use the radio to add dollars to the Village.

ADJOURNMENT:

Meeting adjourned at 8:17pm

Trustee Williams made a motion to adjourn, Trustee Mosley seconded the motion.

DISCUSSION: NONE

Upon Roll Call: Ayes: 6 Naes: 0 Recues: 0 Absent: 0 Abstain: 0

Ayes: Hadnott, Mosley, Williams, Rolle, Taylor, Brown

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes, Motion Passed.

Jesse Durden, Village Clerk

**MINUTES OF THE SPECIAL BOARD MEETING
OF THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF GLENWOOD, COOK COUNTY, ILLINOIS
HELD AT VILLAGE HALL, December 18, 2025**

The Board Meeting was called to order at 7:00pm by Village President, Toleda J Hart. The audience was led in the Pledge of Allegiance.

ROLL CALL: Upon Roll Call by Village Clerk Jesse Durden the following Trustee responded: Brown, Hadnott, Mosley, Williams, Taylor

ABSENT: Trustee Rolle

ALSO IN ATTENDANCE: Village Administrator James Patton, Finance Department
Bryan Janssen

ABSENT: Police Chief Derek Peddycord, Attorney Ross Seclar,
Fire and Building Chief Kevin Welsh Jr., Village,
Engineer Dave Schilling, Glenwoodie Phillip Robbins, Public Works
Joe Benoit

MAYOR'S OFFICE: **Toleda J Hart**

1. Approval of Ordinance 2025-14 levying taxes for corporate purposes of the Village of Glenwood for the 2025 tax year (collectable 2026).

Trustee Hadnott made a motion to approve the Ordinance 2025-14, Trustee Mosley seconded the motion.

Discussion: Trustee Taylor asks are there any changes and what is the percentage? Mayor Hart informs Trustee Taylor that it is identical to the previous year. (FD) Janssen states that the exact amount is \$4,748,708.00. If you are asking about the percentage that would show up on the individual tax bill. Trustee Taylor adds that if it's possible to receive the information in a timelier manner. The information was sent out early, but the Ordinance wasn't received until 4-5pm today. Mayor Hart apologizes and states that she was under the impression that it was put on the calendar last week. (VA) Patton informs Trustee Taylor that the reason for the special meeting tonight is because the levy did not make the agenda Tuesday for the regular board meeting. I believe in the draft of the board packet the information was in there. Mayor Hart thanked Trustee Taylor for bringing this topic to her attention. Trustee Hadnott congratulated the Village in keeping our taxes under control and in keeping the levy stable unlike surrounding communities.

Special Board Meeting Minutes

December 18, 2025

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Upon Roll Call: Ayes: 5 Naes: 0 Recues: 0 Absent: 1 Abstain: 0

Ayes: Brown, Hadnott, Mosley, Williams, Taylor

Naes: 0

Recues: 0

Absent: Rolle

Abstain: 0

Motion Approved: Yes, Motion Passed.

ADJOURNMENT:

Meeting adjourned at 7:08pm

Trustee Williams made a motion to adjourn, Trustee Mosley seconded the motion.

DISCUSSION: NONE

Upon Roll Call: Ayes: 5 Naes: 0 Recues: 0 Absent: 1 Abstain: 0

Ayes: Hadnott, Mosley, Williams, Taylor, Brown

Naes: 0

Recues: 0

Absent: Rolle

Abstain: 0

Motion Approved: Yes, Motion Passed.

Jesse Durden, Village Clerk

**Proposal for:
Village of Glenwood, Cook County IL
December 15, 2025
Quoted by: Kevin Schafer**

Software and Services for BS&A Cloud



Thank you for the opportunity to quote our software and services.

At BS&A, we are focused on delivering unparalleled service, solutions, support, and customer satisfaction. You'll see this in our literature, but it's not just a marketing strategy... it's a mindset deeply embedded in our DNA. Our goal is to provide such remarkable customer service that our customers feel compelled to remark about it.

*We are extremely proud of the many long-term customer relationships we have built. Our success is directly correlated with putting the customer first and consistently choosing to **listen**. Delivering unparalleled customer service is the foundation of our company.*

Cost Summary

Software is licensed for use only by municipality identified on the cover page. If used for additional entities or agencies, please contact BS&A for appropriate pricing. Prices subject to change if the actual count is significantly different than the estimated count. Module fees are charged annually and include unlimited support.

Cloud Modules - Annual Fee

Financial Management

GL-General Ledger	\$3,320.00
AP-Account Payable	\$2,705.00
CR-Cash Receipting	\$3,015.00
PO-Purchase Order	\$2,645.00
FA-Fixed Assets	\$2,460.00
Total	\$14,145.00

Community Development

BD-Building Department	\$5,425.00
BL-Business License	\$2,585.00
Total	\$8,010.00

BS&A Online

BSAO-PRS Online Bill Pay	\$1,760.00
Total	\$1,760.00

Utility Billing

UB-Utility Billing	\$3,240.00
Total	\$3,240.00

Subtotal	\$27,155.00
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Data Conversions/Database Setup

CR-Manual-Database Setup Setup of Receipt Items/Tender Type	\$2,450.00
PO-Manual-Database Setup	\$2,450.00
FA-Manual-Database Setup Setup of Assets, Entry of Value, Accumulated Depreciation	\$2,850.00
BD-Manual-Database Setup Setup of Permit and Enforcement Types, Fee Schedules	\$6,125.00
BL-Manual-Database Setup Setup of License Types, Fee Schedules	\$3,675.00
GL-Conversion-ACS-Springbook COA, Balances, Budget, Journal Transaction history for up to 5 years	\$3,885.00
AP-Conversion-ACS-Springbook Vendors, Invoices and check history for up to 5 years	\$3,300.00
UB-Conversion-ACS-Springbook Accounts, Services, Deposits, Rates, Meters; Billing & Payment History, Service for up to 5 years	\$5,600.00
Total	\$30,335.00

Custom Import

Custom import from third-party software to populate Building Department database with parcels, properties, and current owners.	\$1,500.00
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Project Management and Implementation Planning

Services include:

- Analyzing customer processes to ensure all critical components are addressed.
- Creating and managing the project schedule in accordance with the customer's existing processes and needs.
- Planning and scheduling training around any planned process changes included in the project plan.
- Modifying the project schedule as needed to accommodate any changes to the scope and requirements of the project that are discovered.
- Providing a central contact between the customer's project leaders, developers, trainers, IT staff, conversion staff, and other resources required throughout the transition period.
- Reviewing and addressing the specifications for needed customizations to meet customer needs (when applicable).

Total **\$23,355.00**

Implementation and Training

- \$1,225/day
- Days quoted are estimates; you are billed for actual days used
- Training days quoted/billed in full day increments only

Services include:

- Setting up users and user security rights for each application
- Performing final process and procedure review
- Configuring custom settings in each application to fit the needs of the customer
- Setting up application integration and workflow methods
- Onsite verification of converted data for balancing and auditing purposes
- Training and Go-Live

Setup Days

ITS Setup - FM	Setup Days: 2	\$2,450.00
ITS Setup - CD	Setup Days: 2	\$2,450.00
ITS Setup - UB	Setup Days: 1	\$1,225.00
Total Setup Days: 5		Subtotal: \$6,125.00

Implementation and Training Days

ITS Training - FM	Training Days: 10	\$12,250.00
ITS Training - CD	Training Days: 11	\$13,475.00
ITS Training - UB	Training Days: 7	\$8,575.00
Total Training Days: 28		Subtotal: \$34,300.00
Total Days: 33		Total: \$40,425.00

Cost Totals

Cloud New Purchase – <i>Annual Fee</i>	Subtotal	\$27,155.00
Data Conversion/Database Setup	Subtotal	\$30,335.00
Custom Import	Subtotal	\$1,500.00
Project Management and Implementation Planning	Subtotal	\$23,355.00
Implementation and Training	Subtotal	\$40,425.00

Total Proposed **\$122,770.00**

The final invoice will reflect actual expenses following the completion of training activities based on the guidelines described below.

-
- \$160/\$185/\$225 per day hotel, varies by state
 - \$90 per day car rental
 - \$70 per day meals
 - \$730 per trip airfare/related expenses
 - \$0.70/mile round trip for drive distance
-

Addendum

Conversion Scope Definition

The successful conversion of data from a customer's legacy system(s) is contingent upon the Customer's ability to provide complete and accurate data exports. When possible, BS&A will assist with or perform the data extraction from the Customer's legacy system(s). To complete this project successfully, the Customer shall:

- Provide access to all required data exports from legacy systems in a mutually agreed-upon format and according to the project timeline.
- Ensure the completeness and accuracy of all exported data.
- Provide documentation regarding data structures, relationships, and business rules associated with the legacy data.
- Designate a knowledgeable representative familiar with the legacy system to address questions or issues that may arise during the conversion process.

BS&A's ability to complete the data conversion is dependent upon the fulfillment of these Customer responsibilities.

In addition:

- The scope of this conversion is based on the information provided by the customer regarding their legacy system(s). If additional data sources are introduced or if the scope of the legacy system(s) changes, this may result in additional charge or changes to the project schedules.
- The following outlines the data points that can be converted into BS&A. Any data point that is not used or not available in the legacy system will not be included in the conversion process.

Financial Management Suite

General Ledger

- Bank Accounts
- Chart of Accounts
 - Fund
 - Department
 - Account
 - Account Classification
 - Grants
 - Projects
- Journal Entry/Manual Journal Entry Detail
- Budget

Accounts Payable

- Vendor
 - Address
 - Contact
 - Distribution
- Invoice
 - Item
 - Distribution
- Checks

Utility Billing Suite

Utility Billing

- Master Account Information (active and inactive)
 - Service Address
 - Mailing Information – to include email addresses and ACH Information.
 - Account Number, Cycle, Route, Status
 - Account Comments

- *Meter Information (active and inactive)*
 - *AMR / Radio ID / Remote #*
 - *Serial #*
 - *Meter Size*
 - *Meter Type / Manufacturer*
 - *Install Date*
 - *Location*
 - *Usage Multiplier*
 - *Read Dials*
- *Services / Billing Items (active only)*
 - *Associated Rate*
 - *Multiplier / REU*
 - *Type*
- *Deposits (active and inactive)*
 - *Amount Remaining*
 - *Interest Amount*
 - *Deposit Date*
 - *Depositor*
- *Account History (5 years)*
 - *Meter Read, Payment, Billing, Penalty, and Adjustment History*
 - *Transaction Amount*
 - *Transaction Date*
- *Account Balances (active and inactive)*
 - *Balances are summarized by Account and Billing Item using the conversion date as the due date.*
 - *In certain instances, balances may be delineated by transaction type (e.g., Sales Tax, Penalty), subject to the specific conversion data*
- *Rates (active)*
 - *Service Fee / Flat Amount*
 - *Minimum and Maximum Amounts*
 - *Basic Step Tier Amounts (step from, to, and amount)*
 - *Complex Electric Rates may not be converted correctly due to complexity*
- *Work Orders (active and inactive)*
 - *Date Scheduled*
 - *Date Completed*
 - *Work Detail Comment*
 - *Work Order #*

**CONSENT OF THE VILLAGE OF GLENWOOD TO
THE ASSIGNMENT OF DEVELOPMENT AGREEMENT**

The undersigned, on behalf of the Village of Glenwood, Illinois (“Village”), hereby consents to the assignment by **LEADING TRUCK CENTERS, LLC**, an Illinois limited liability company (“Assignor”), to _____, a _____ company (“Assignee”), of all rights, interests, duties, and obligations of “Developer” under that certain Development Agreement dated on or about December 21, 2021, by and between the Village and Assignor, with Assignee expressly assuming and agreeing to perform all obligations thereunder, and this Consent shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the undersigned has executed this Consent effective on this _____ day of January 2026.

VILLAGE OF GLENWOOD, ILLINOIS

By: _____

Name: _____

Title: _____

REDEVELOPMENT AGREEMENT

Between

VILLAGE OF GLENWOOD, COOK COUNTY, ILLINOIS

And

LEADING TRUCK CENTERS, LLC

Dated as of December 21, 2021

REDEVELOPMENT AGREEMENT

This redevelopment agreement (the "Agreement") is made and entered into as of the 21st day of December 2021 by and between the **VILLAGE OF GLENWOOD**, an Illinois home rule municipality (the "Village") and **LEADING TRUCK CENTERS, LLC**, an Illinois limited liability company with its principal office located at 1505 Old Oak Place, Darien, Illinois 60561 (the "Developer"). (The Village and Developer are sometimes hereinafter referred to individually as a "Party" and collectively as the "Parties").

RECITALS

A. The Village has, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act") the authority to approve redevelopment plans and projects for areas within its jurisdiction designated by the Village as blighted or conservation areas pursuant to the Act.

B. The Village has, in accordance with the Act, by Ordinances nos. 1991-14, 1991-15, and 1991-16, adopted a Redevelopment Plan and Project, designated the Redevelopment Project Area known as the Glenwood Industrial Park Redevelopment Project Area, and adopted tax increment financing for the Glenwood Industrial Park Redevelopment Project Area. These Ordinances were subsequently amended by: (1) Ordinances 1991-24, 1991-25 and 1991-26 (the "First Amendment"); (2) Ordinances 1992-3, 1992-4 and 1992-5 (the "Second Amendment"); (3) Ordinances 2011-25, 2011-26 and 2011-27 which removed certain property from the Glenwood Industrial Park Redevelopment Project Area (the "Third Amendment"); and Ordinances 2012-18, 2012-19, and 2012-20 which adopted a new budget and extended the term of the Glenwood Industrial Park Redevelopment Project Area by an additional 12 years to December 31, 2027, which is the December 31st of the year in which the payment of property tax increment funds will be made to the Village with respect to *ad valorem* taxes levied in the 35th calendar year (2026) after the year in which the Industrial Park Redevelopment Project Area was initially adopted (1991) (the "Fourth Amendment").

C. The Village has, in accordance with the Act, by Ordinances nos. 2011-28, 2011-29, and 2011-30, adopted a Redevelopment Plan and Project, designated a Redevelopment Project Area known as the Glenwood Industrial North Redevelopment Project Area and adopted tax increment financing for the Glenwood Industrial North Redevelopment Project Area.

D. The Developer has recently acquired the following legally described properties:

Parcel 1: Lot 1 of the Industrial North Subdivision being a subdivision of part of the North half of the North half of Section 9, Township 35 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, as shown on the Plat thereof recorded March 30, 2011, as document 1108916064 with the Cook County Recorder of Deeds. (hereinafter "Parcel 1") (PIN: 32-09-200-010-0000)

Parcel 2: Lot 2 and Lot 3 of the Industrial North Resubdivision, being a resubdivision of Lot 2, Lot 3, Outlot A and Outlot B in the Industrial North Subdivision in the North half of the North half of Section 9, Township 35 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, as shown on the Plat of the Industrial North

Resubdivision recorded on October 30, 2014 as document 14303290 with the Cook County Recorder of Deeds. (hereinafter "Parcel 2") (PINs: 32-09-200-018-0000 & 32-09-200-019-0000)

(Parcel 1 and Parcel 2 may hereinafter jointly be referred to as the "Subject Property")

- E. Parcel 1 is located in the Glenwood Industrial Park Redevelopment Project Area.
- F. Parcel 2 is located in the Glenwood Industrial North Redevelopment Project Area.
- G. The Developer desires to improve Parcel 1 and Parcel 2 and construct a trucking terminal, offices, truck repair facility and hard surface parking area for trucks, truck trailers and other vehicles on the Subject Property.
- H. The corporate authorities of the Village, after due and careful consideration, have concluded that the redevelopment of the Subject Property will further the growth of the Village, facilitate the redevelopment of the Industrial North and Industrial Park Redevelopment Project Areas, improve the environment of the Village, increase the assessed valuation of real estate situated within the Village; increase the economic activity within the Village; provide jobs to residents of the Village; and otherwise be in the best interests of the Village by furthering health, safety, morals and welfare of its residents and taxpayers.
- I. No shareholder, officer, director, manager, member or employee of Developer is an elected official, officer or employee of the Village.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and agreements herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

ARTICLE I
RECITALS PART OF AGREEMENT

1.1 Incorporation of Recitals. The recitations set forth in the foregoing recitals are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this Article I.

ARTICLE II
MUTUAL ASSISTANCE

2.1 Cooperation. The Parties agree to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications (and, in the Village's case, the adoption of such ordinances and resolutions), as may be necessary or appropriate, from time to

time, to carry out the terms, provisions and intent of this Agreement and to aid and assist each other in carrying out said terms, provisions and intent. Further, the Village agrees that it will not revoke or amend any ordinances or resolutions adopted by the Village relating to the Industrial North Redevelopment Project Area, the Industrial Park Redevelopment Project Area, the Redevelopment Plans for the Industrial North and Industrial Park Redevelopment Project Areas or this Agreement without the prior written consent of the Developer.

ARTICLE III **THE REDEVELOPMENT PROJECT**

3.1 Redevelopment Project. The “Redevelopment Project” shall be defined as the Developer’s acquisition of the ownership of the Subject Property and its development pursuant to Exhibit A and the concept plan attached as part of Exhibit B. All buildings shall be served by Village sanitary sewer and Village water along with electric and natural gas utility service.

ARTICLE IV **DEVELOPER’S REQUIRED APPROVALS**

4.1 Plan Approval. The Developer shall submit to the Village a complete permit application, with all required documentation including engineering, development and other required plans (the “Plans”) for the Redevelopment Project to be constructed by the Developer. The Village shall review said application in accordance with all applicable ordinances, codes and regulations, and shall approve the application and Plans or provide a written description of the reasons that the application and/or the Plans have not been approved.

4.2 Construction Approval. Prior to commencing any work on the Redevelopment Project, the Developer shall obtain or cause its contractors to obtain all requisite governmental permits and approvals for such work and at such times as are required in accordance with Village ordinances and codes as well as the requirements of any governmental body or agency having any having jurisdiction of any aspect of the Redevelopment Property including the Metropolitan Water Reclamation District. Until such requirements have been satisfied, the Developer or other entity shall have no right to proceed with site preparation or construction, and shall not be entitled to apply for or receive any occupancy permits.

4.3 Zoning. The Subject Property is located within the Village’s M-1 Zoning District. The Village represents that truck terminals, truck repair, and the parking of trucks, truck trailers and other vehicles on hard surfaces along with their related office uses are all permitted uses within the M-1 zoning District.

ARTICLE V
ACCESS TO ADJACENT DETENTION POND FOR STORMWATER FLOWS

5.1 Detention pond. Pursuant to a permit received from the Metropolitan Water Reclamation District (MWRD), the Village has constructed and owns a stormwater detention pond on PIN 32-09-200-020-0000, (the "Detention Pond") a portion of which is located immediately east of and adjacent to PIN 32-09-200-018-0000. The Developer shall receive a permanent easement to allow its stormwater flows from the Subject Property to be conveyed to the Detention Pond in the manner approved by the MWRD and the engineers for both the Developer and the Village. Upon the completion of the engineering for the Subject Property and the approval of the MWRD for the conveyance of storm water flows to the Detention Pond, the Village and the Developer shall prepare and record a permanent easement in favor of the Developer and the Developer's successors and assigns for the purpose of allowing the conveyance of the stormwater flows from the Subject Property to the Detention Pond in such areas as are necessary in accordance with the MWRD approvals received. The easement shall further require the Developer to maintain all underground piping and other facilities transporting stormwater flows into the Detention Pond and permit the Developer to enter the Detention Pond in the easement area(s) to perform such maintenance and repair work as necessary from time to time. Any volume control areas, stormwater mains or other facilities as may be required by the MWRD on the Subject Property shall solely be the responsibility of the Developer to install and maintain.

ARTICLE VI
REDEVELOPMENT AND USE OF THE PROPERTY AND CONSTRUCTION OF THE REDEVELOPMENT PROJECT

6.1 The Redevelopment Project. In order to further the development of the Redevelopment Project Areas, the Developer proposes to perform the Redevelopment Project as described in Exhibit A. The Parties agree that in furtherance of the objectives of the Redevelopment Project, the Subject Property shall be developed substantially in accordance with the objectives of the Redevelopment Project as it may be modified or revised from time to time as mutually agreed to by the Parties and as required by law.

6.2 Construction of Redevelopment Project. The Developer shall commence construction of the Redevelopment Project no later than promptly after approval by the Village of Developer's Plans and any required MWRD approvals. The Developer agrees to cause construction of the Redevelopment Project to proceed in a timely manner and substantially in accordance with the objectives of the Redevelopment Project as it may be modified or revised from time to time. The Developer shall undertake or cause to be undertaken the Redevelopment Project in accordance with the Plans to be filed with, and approved by, the Village, and any other appropriate governmental or regulatory agency. The Developer shall expeditiously construct or cause to be constructed the Redevelopment Project in a good and workmanlike manner in accordance with all applicable federal, state and local laws, ordinances and regulations. The Developer shall not cause or permit any material deviation from Village approved engineering and construction plans and specifications without the Village's prior consent.

6.3 Indemnification. The Developer covenants and agrees to pay, at its expense, any and all claims, damages, demands, expenses, liabilities and losses resulting from the construction and development activities of the Developer, its agents, contractors and subcontractors with respect to the Redevelopment Project and to indemnify and save the Village and its officers, agents, employees, engineers and attorneys (the “Indemnitees”) harmless of, from and against such claims, damages, demands, expenses, liabilities and losses. The Developer shall provide satisfactory proof of insurance covering such indemnity of the Village or, if it is self-insured, proof of adequate security for such indemnity.

6.4 No Liens. No mechanics’ or other liens shall be established against the Redevelopment Project, the Subject Property, or any Village funds in connection with the Redevelopment Project for labor or materials furnished in connection with any acquisition, demolition, site preparation, construction, additions, modifications, improvements, repairs, renewals or replacements so made; provided, however, that the Developer shall not be in default hereunder if mechanics’ or other liens are filed or established and the Developer contests in good faith said mechanics’ liens. In such event the mechanics or other liens may remain undischarged and unsatisfied during the period of such contest and any appeal therefrom, Developer shall not be in violation of this Section if the Developer posts a bond or a letter of credit in an amount sufficient to cover any liens, and the Developer sends written notice to the Village advising of the type and amount of the security posted for such liens. In no event, however, shall the Developer allow the foreclosure of any mechanics or other liens. The Developer shall pay in full any and all liens for which it is found liable.

6.5 Agreement to Pay Taxes. The Developer agrees that it shall pay, or cause to be paid, all real estate tax bills for the Subject Property promptly on or before the due date of such tax bills.

6.6 Completion of Redevelopment Project. The Developer agrees to pay any and all costs and expenses necessary for the timely and lien free completion of the Redevelopment Project, even if said costs and expenses exceed the project budget or any amendments thereto, and to indemnify and hold the Village and its officers, elected and appointed, employees, agents and attorneys harmless from and against any and all loss, damage, cost, expense, injury or liability the Village may suffer or incur in connection with the failure of the Developer to complete the Redevelopment Project, and to pay all reasonable attorneys’ fees, costs and expenses the Village incurs in enforcing the obligations of the Developer under this Redevelopment Agreement, except to the extent that such claim arises from the Village’s negligence, willful misconduct or failure to comply with the terms of this Agreement. The Redevelopment Project shall be completed in all respects by December 31, 2022, subject to force majeure.

6.7 Village’s Right to Monitor and Inspect Redevelopment Project Site.

In addition to any other rights specified in this Agreement with regard to the construction and maintenance of the Redevelopment Project, the Village shall have the right but not the obligation to inspect the Subject Property for the purpose of monitoring the progress of the

Redevelopment Project. During such inspections, which may be made with reasonable advance notice and during normal business hours, Village representatives shall be allowed access to the site as necessary for the Village to determine whether the Redevelopment Project is proceeding in a timely manner and in compliance with all applicable laws, codes, ordinances, plans and regulations, subject to limitations required by safety considerations. The rights set forth herein and the Village's exercise of said rights shall not be construed to relieve the Developer of its separate and independent obligations under this Agreement and under applicable Village codes, regulations and ordinances or as a waiver of any further rights of the Village regarding the construction and maintenance of the Redevelopment Project, including the right to require code compliance and issue stop work orders or violation notices.

**ARTICLE VII
REIMBURSEMENT OF
REDEVELOPMENT PROJECT COSTS**

7.1 Definitions.

(a) For purposes of this Agreement, "Redevelopment Project Costs" shall mean and include all costs defined as follows:

1. Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services as allowed by 65 ILCS 5/11-74.4-3(q)(1).
2. Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land as allowed by 65 ILCS 5/11-74.4-3(q)(2).
3. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter as allowed by 65 ILCS 5/11-74.4-3(q)(6).

The Developer recognizes that by statute, 65 ILCS 5/11-74.4-3(q)(12), the cost of the construction of new privately owned buildings shall not be an eligible redevelopment project cost.

"Eligible Redevelopment Project Costs" are "Redevelopment Project Costs" that have received a Certificate of Eligibility pursuant to Section 7.5.

7.2 Payment limited to received tax increment revenue; waiver of assessment appeals to PTAB/Circuit Court.

(a) THE PARTIES AGREE AND UNDERSTAND THAT THE VILLAGE'S PAYMENT OBLIGATIONS UNDER THIS AGREEMENT SHALL NOT BE A GENERAL OBLIGATION OF THE VILLAGE BUT ONLY LIMITED OBLIGATIONS PAYABLE SOLELY FROM THE TAX INCREMENT REVENUE ACTUALLY RECEIVED BY THE VILLAGE: (1) FROM THE INDUSTRIAL PARK REDEVELOPMENT PROJECT AREA FOR PIN 32-09-200-010-0000 AND (2) FROM THE INDUSTRIAL NORTH REDEVELOPMENT PROJECT AREA FOR PINS 32-09-200-018-0000 AND 32-09-200-019-0000.

(b) Developer recognizes that the tax increment revenue actually received by the Village in a given calendar year will be reduced by property tax refunds received by the Developer in the same calendar year from prior years' tax appeals pertaining to any portion of the Subject Property, if any. ACCORDINGLY, THE DEVELOPER AGREES THAT IT WILL WAIVE ANY RIGHT TO CHALLENGE, AND NOT IN ANY MANNER CHALLENGE, THE ASSESSED VALUE OF THE SUBJECT PROPERTY OR ANY PORTION THEREOF AS DETERMINED BY THE COOK COUNTY BOARD OF REVIEW FOR ANY TAX ASSESSMENT YEAR UNTIL THE EXPIRATION OF THE REDEVELOPMENT PROJECT AREA IN WHICH THE PROPERTY IS LOCATED. THIS WAIVER INCLUDES ANY RIGHT TO APPEAL OR CHALLENGE THE DETERMINATION OF THE ASSESSED VALUE OF ANY PORTION OF THE SUBJECT PROPERTY AS DETERMINED BY THE COOK COUNTY BOARD OF REVIEW INCLUDING BUT NOT LIMITED TO ANY EXISTING OR FUTURE RIGHT THE DEVELOPER MIGHT OTHERWISE HAVE TO: (1) FILE ANY COMPLAINT OR PROCEEDING BEFORE THE ILLINOIS PROPERTY TAX APPEAL BOARD; OR (2) FILE ANY COMPLAINT OR PROCEEDING IN THE CIRCUIT COURT CHALLENGING THE ASSESSED VALUE OF ANY PORTION OF THE SUBJECT PROPERTY; OR (3) PURSUE ANY OTHER METHOD OR PROCEEDING THAT MAY BE AVAILABLE TO IT TO CHALLENGE THE ASSESSED VALUE OF THE SUBJECT PROPERTY AS DETERMINED BY THE COOK COUNTY BOARD OF REVIEW.

7.3 Restriction on assessment appeals to the Cook County Assessor or Board of Review.

Beginning with tax assessment year 2025 (for tax bills payable in 2026) and for each year thereafter, the Developer, and any successor in interest to the Developer, agrees to waive any right it may have to file an appeal of the assessed value of any portion of the Subject Property with either the Cook County Assessor or the Cook County Board of Review. This waiver, however, shall not apply to tax assessment year 2025 or to any subsequent tax assessment year if any one of the following conditions are met:

1. The assessment appeal is based upon a claimed reduction in the assessed value as a result of the destruction of any portion of a structure located upon any portion of the Subject Property;

2. The assessment appeal is based upon a claimed reduction in the assessed value as a result of the impact of an act of God such as a flood, tornado etc. or the discovery of an environmental hazard on the any portion of the Subject Property;
3. The assessment appeal is based upon a claimed reduction in the assessed value as a result of a governmental declaration of emergency or governmental order, related to an emergency including, but not limited to a health emergency or a pandemic which substantially impacts the ability to conduct operations on the Subject Property;
4. The assessment appeal is based upon a claimed reduction in the assessed value as a result of the temporary or permanent cessation of operations on the Subject Property;
5. The assessment appeal is based upon a claimed reduction in the assessed value as a result of restrictions on the use of the Subject Property caused by construction of new improvements on the Subject Property;
6. The assessed value of the Subject Property is 105% greater than it was for the prior year;
7. Maintaining the Class 8 Incentive for the Property; or
8. The assessment appeal is for only that portion of the Subject Property that is no longer included within a Tax Increment Financing District.

Except as restricted in this Section 7.3, nothing contained herein shall prevent the developer from appealing the assessed value of any portion of the subject property to either the Cook County Assessor and/or the Cook County Board of Review.

7.4 Reimbursement of Eligible Redevelopment Costs.

(a) The Parties acknowledge that the development of the Redevelopment Project for the Subject Property as provided in Exhibit A and the Village approved plans will be assisted in part by the reimbursement of the Developer's Eligible Redevelopment Project Costs, as certified by the Village, pursuant to Section 7.5. Beginning with the calendar year which begins on January 1st after the date the Developer receives an occupancy permit for the Subject Property and for each calendar year thereafter, the Developer, subject to all the payment limitations of this Agreement, shall be reimbursed for the Eligible Redevelopment Project Costs it has expended in the amounts equal to:

- (1) 50% of the tax increment revenue actually received by the Village within the Industrial Park Redevelopment Project Area from only PIN 32-09-200-010-0000 for the calendar year; and

(2) 50% of the tax increment revenue actually received by the Village within the Industrial North Redevelopment Project Area from only PINs 32-09-200-018-0000 and 32-09-200-019-0000 for the calendar year.

(b) **Maximum Total Payment.** Notwithstanding any other term or provision of this Agreement, the total sum of all payments received by the Developer shall not exceed the total sum of the Developer's Eligible Redevelopment Project Costs. Developer understands that it shall only be reimbursed from the property taxes it actually pays for the Parcel 1 and Parcel 2 properties in the percentage set forth in Section 7.4(a). Developer understands and expects that it will likely not receive the maximum payment amount as described in this Section 7.4(b).

(c) **Maximum Term – Industrial Park Redevelopment Project Area.** Developer understands and recognizes that no payment can be made, or be due from the Industrial Park Redevelopment Project Area (PIN: 32-09-200-010-0000) after the Industrial Park Redevelopment Project Area expires on December 31, 2027.

(d) **Maximum Term – Industrial North Redevelopment Project Area.** Developer understands and recognizes that no payment can be made, or be due from the Industrial North Redevelopment Project Area (PINs: 32-09-200-018-0000 and 32-09-200-019-0000) after the Industrial North Redevelopment Project Area expires on December 31, 2035.

(e) All the payments due to the Developer pursuant to this Agreement are contingent upon the Developer's continued ownership of the Subject Property, the Developer's operation of the Redevelopment Project on the Subject Property and the timely payment of all property taxes due for the Subject Property.

(f) The Village, in its sole discretion, reserves the right, but does not have the obligation to, advance the reimbursement of any portion of the Developer's unreimbursed Eligible Redevelopment Project Costs.

(g) At no time shall the developer receive any interest on any amounts owed to it under this Agreement.

(h) Developer payments due under this Agreement shall be payable to Leading Truck Centers, LLC.

(i) Payments due the Developer shall be determined and made within 60 days after the due date for the 2nd installment tax bill for each year.

7.5 Certification of Redevelopment Project Costs.

The Developer shall apply for the issuance of a Certificate of Eligibility by submitting to the Village a written request for certification that describes in detail the cost item for which certification is sought (a "Certification Application"). Each Certification Application shall be accompanied by such bills, contracts, canceled checks evidencing payment, lien waivers, engineers and owner certificates or other evidence that the Village shall reasonably require to establish satisfactory completion of the work for which reimbursement is sought, payment of the cost, and

that the cost constitutes a Redevelopment Project Cost under the provisions of this Agreement and the TIF Act.

The Village shall have the right to inspect any improvements for which a Certification Application has been submitted and to review the records of Developer and its contractors and sub-contractors which contain information reasonably necessary for the Village to evaluate whether a cost for which reimbursement is sought is a Redevelopment Project Cost and whether there has otherwise been compliance with the terms of this Agreement. Developer, to the maximum extent permitted by law and to the maximum extent that it has the authority to do so, shall cause any person having possession of information relating to a Certification Application to furnish the Village with information which the Village reasonably considers appropriate for its determination as to whether or not the Certification Application shall be approved.

If the Village determines that the costs for which reimbursement is requested in a Certification Application are eligible Redevelopment Project Costs and that there has otherwise been compliance with the provisions of this Agreement, as such provisions pertain to the Certification Application, the Village shall issue a written Certificate of Eligibility for the costs. In the event the Village determines that some, but not all, of the costs described in a Certification Application are eligible Redevelopment Project Costs, the Village shall, proceed to issue a Certificate of Eligibility for that portion of the costs described in the Certification Application which the Village determines constitute Redevelopment Project Costs and send a notice of disapproval as to those costs described in the Certification Application which the Village was unable to determine constitute eligible Redevelopment Project Costs. If the Village refuses to issue a Certificate of Eligibility as to all or a portion of the costs described in a Certification Application, Developer shall have the right to include such costs in a subsequent Certification Application unless the Village issues a determination that the costs cannot constitute Redevelopment Project Cost pursuant to the provisions of this Agreement or pursuant to any applicable law, ordinance, rule or regulation.

The Village shall have thirty-five (35) days after submission of the last required item containing information relating to a Certification Application or the submission of the Certification Application, whichever occurs last, to approve or disapprove a Certification Application and, if the Certification Application is approved, issue a Certificate of Eligibility. If the Certification Application is not approved, the Village shall identify specifically those items that it is not approving and shall issue a Certificate of Eligibility for all other items in the Certification Application.

The issuance of a Certificate of Eligibility by the Village shall not constitute approval of or acceptance of the work for which the cost was incurred that is covered by the Certificate of Eligibility for the purpose of indicating that such work complies with the Village Requirements, including, but not limited to, codes, ordinances and regulations pertaining to the issuance of occupancy permits.

7.6 Village Accounting.

The Village shall maintain complete books and records showing deposits to and disbursements from the Special Tax Allocation Fund for the Industrial and Industrial North

Redevelopment Project Areas, which books and records shall be deemed complete if kept in accordance with generally accepted accounting principles as applied to Illinois municipalities and in accordance with the provisions of the Act. Such books and records shall be available for examination by the duly authorized officers or agents of the Developer during normal business hours upon request made not less than five (5) business days prior to the date of such examination. The Village shall maintain such books and records throughout the term of this Agreement and for four (4) years thereafter, all subject to the requirements of the Act.

7.7 Village's Right to Inspect Books and Records.

The Developer agrees that, up to two years after completion and approval of the Redevelopment Project, the Village, with reasonable advance notice and during normal business hours, shall have the right and authority to review, audit, and copy, from time to time, the Developer's books and records relating to the Redevelopment Project funded by the Village hereunder (including the following, if any: all loan statements, general contractor's sworn statements, general contracts, subcontracts, material purchase orders, waivers of lien, paid receipts and invoices) in order to confirm that reimbursement is being made for Redevelopment Project Costs or other purposes permitted under the Act.

**ARTICLE VIII
VILLAGE SUPPORT OF A CLASS 8 COOK COUNTY INCENTIVE**

8.1. Village support for a Class 8. Upon the Developer's request, the Village agrees to pass a resolution or ordinance supporting the Developer's application for a Cook County Class 8 Property Tax Incentive for PINS 32-09-200-010-0000, 32-09-200-018-0000 & 32-09-200-019-0000 owned by the Developer. The Developer understands that a Class 8 property tax incentive must be granted by Cook County; that the Village has no authority, control or role in the decision to grant or not grant a Class 8 property tax incentive; and that any such Class 8 incentive is subject to all current and future Cook County ordinances, rules and procedures for the granting of such incentives. The Developer represents that it has made all inquiries it deems necessary and pertinent pertaining to its desire to obtain a Cook County Class 8 property tax incentive. and that it accepts all risk that such an incentive may not be granted at all or may not be granted in the form or manner desired by Developer. The Village shall have no liability or responsibility to the Developer (other than its obligation to support the Developer's request for a County Class 8 incentive) or to anyone else if a Cook County Class 8 property tax incentive is not granted. It shall be the Developer's responsibility to apply for the Class 8 incentive. The Developer also agrees that its failure to obtain a Class 8 property tax incentive shall not be a material mistake of fact or a material mistake of law and that such failure shall not in any manner prevent the enforcement of any other Developer obligation or Village obligation set forth in this Agreement.

**ARTICLE VIX
GENERAL PROVISIONS**

9.1 Time of Essence.

Time is of the essence of this Agreement. The Parties will make every reasonable effort to expedite the subject matters hereof and acknowledge that the successful performance of this Agreement requires their continued cooperation.

9.2 Default.

(a) A Party shall be deemed in default under this Agreement (which shall be deemed a breach hereunder) if such Party fails to materially perform, observe or comply with any of its covenants, agreements or obligations hereunder or breaches or violates any of its representations contained in this Agreement.

(b) Before any failure of any Party to this Agreement to perform its obligations under this Agreement shall be deemed to be a breach of this Agreement, the Party claiming such failure shall notify, in writing, the Party alleged to have failed to perform of the alleged failure and shall demand performance. No breach of this Agreement may be found to have occurred if performance has commenced to the reasonable satisfaction of the complaining Party within thirty (30) days of the receipt of such notice. Upon a breach of this Agreement, the non-defaulting Party may terminate this Agreement and may, in any court of competent jurisdiction, by an action or proceeding at law or in equity, secure the specific performance of the covenants and agreements herein contained, or may be awarded damages for failure of performance. Except as otherwise set forth herein, no action taken by a Party pursuant to the provisions of this Section or pursuant to the provisions of any other Section of this Agreement shall be deemed to constitute an election of remedies and all remedies set forth in this Agreement shall be cumulative and non-exclusive of any other remedy either set forth herein or available to any Party at law or in equity.

9.3 Amendment. This Agreement, and any exhibits attached hereto, may be amended only by the mutual agreement of the Parties evidenced by a written amendment, by the adoption of an ordinance, resolution or motion of the Village approving such written amendment, as provided by law, and by the execution of such written amendment by the Parties or their successors in interest.

9.4 Entire Agreement. This Agreement sets forth all agreements, understandings and covenants between and among the Parties relative to the matters herein contained. This Agreement supersedes all prior written agreements, negotiations and understandings, written and oral, and shall be deemed a full integration of the entire agreement of the Parties.

9.5 Severability. If any provision, covenant, agreement or portion of this Agreement, or its application to any person, entity or property, is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants, agreements or portions of this Agreement and, to that end, all provisions, covenants, agreements or portions of this Agreement are declared to be severable.

9.6 Illinois Law. This Agreement shall be construed its accordance with the laws of the State of Illinois.

9.7 Notice. Any notice to be given or served hereunder or under any document or instrument executed pursuant hereto shall be in writing and shall be (i) delivered personally, with a receipt requested therefor; or (ii) sent by telecopy facsimile; or (iii) sent by a nationally recognized overnight courier service; or (iv) delivered by United States registered or certified mail, return receipt requested, postage prepaid. All notices shall be addressed to the Parties at their respective addresses set forth below, and shall be effective (a) upon receipt or refusal if delivered personally or by telecopy facsimile; (b) one (1) business day after depositing with such an overnight courier service or (c) four (4) business days after deposit in the United States mails, if mailed. A Party may change its address for receipt of notices by service of a notice of such change in accordance with this Section. All notices by telecopy facsimile shall be subsequently confirmed by U.S. certified or registered man, return receipt requested. Notice shall be provided as follows:

If to the Village:

Village of Glenwood
One Asselborn Way
Glenwood, IL 60425

with a copy to:

John F. Donahue
Donahue & Rose P.C.
9501 W. Devon, Suite 702
Rosemont, IL 60018

If to the Developer:

Zoran Nikolovski
Leading Truck Centers, LLC
1505 Old Oak Place
Darien, Illinois 60561

with a copy to:

Scott L. David, Esq.
Much Shelist, P.C.
191 North Wacker, Suite 1800
Chicago, Illinois 60606

9.8 Assignment. The Developer agrees that it shall not sell, assign or otherwise transfer its rights and obligations under this Agreement other than to an entity having common ownership with the Developer without the approval of the Village ,which shall not be unreasonably withheld or delayed.

9.9 Successors and Assigns. The agreements, undertakings, rights, benefits and privileges set forth in this Agreement shall be binding upon and inure to the benefit of the parties and their respective successors, assigns and legal representatives (including successor Corporate Authorities) as limited by section 9.8.


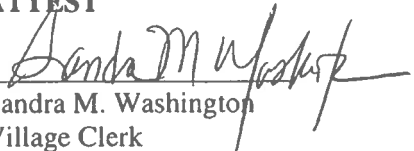
9.10 Commencement/Termination This Agreement shall commence on the date that it is last signed by one of the parties. This Agreement shall terminate, even if the Developer has not received the total maximum payment set forth in Section 7.4(b), upon the earliest of the following to occur: (1) the completion of the Redevelopment Project and the reimbursement of all amounts due the Developer for which a Certificate of Eligibility has been issued by the Village, or (2) the expiration of the Industrial North Redevelopment Project Area on December 31, 2035 as required by 65 ILCS 5/11-74.4-3.5(a); or (3) upon the termination of this Agreement as result of a default or the operation of any other provision herein. However, the termination of this Agreement shall not have any impact upon the Developer's continued receipt of any Class 8 Cook County incentive that was previously granted by Cook County.

9.11 Interpretations. This Agreement has been jointly negotiated by the Parties and shall not be construed against a Party because that Party may have primarily assumed responsibility for the drafting of this Agreement.

9.12 Exhibits. All exhibits attached hereto are declared to be a part of this Agreement and are incorporated herein by this reference.

9.13 Force Majeure. means any of the following acts or conditions, which are unforeseen, beyond the reasonable control of the Parties and cause (or could reasonably be expected to cause) a delay a Party's performance of its duties or obligations under this Agreement (a) acts of God; (b) floods, fires, earthquakes or hurricanes; (c) pandemics or epidemics (excluding conditions relating to COVID-19); (d) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil disturbance; (e) laws or governmental orders, regulations or acts not in existence or reasonably foreseeable as of the date of this Agreement, or laws or governmental orders, regulations or acts in existence as of the date of this Agreement which are supplemented, increased, modified or amended after the date of this Agreement in a manner which was not reasonably foreseeable as of the date of this Agreement; or (f) strikes, labor stoppages, slowdowns or lockouts, or disruption to transportation services.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement pursuant to all requisite authorizations as of the date first above written.

VILLAGE OF GLENWOOD One Asselborn Way Glenwood, IL. 60425 By:  Ronald J. Gardiner Village President Date: <u>12/30/21</u>	LEADING TRUCK CENTERS, L.L.C. 1505 Old Oak Place Darien, Illinois 60561 By: _____ Zoran Nikolovski Manager Date: _____
ATTEST  Sandra M. Washington Village Clerk Glenwood	ATTEST _____ Its:

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Zoran Nikolovski, personally known to me to respectively be the Managing Member of **LEADING TRUCK CENTERS, L.L.C.** respectively executed and attested to the forgoing Redevelopment Agreement as the free and voluntary act of **LEADING TRUCK CENTERS, L.L.C.** for the uses and purposes therein set forth.

Given under my hand and official seal
and sworn to before me this 21st day
of December, 2021.

Notary Public

EXHIBIT A

DESCRIPTION OF DEVELOPER'S REDEVELOPMENT PROJECT

Purchase of the Subject Property and the construction of the improvements as set forth in the attached concept plan which shall include the following general description of the work:

1. construction of an approximately 38,000 square foot truck terminal building, containing an approximately 12,000 square foot parts warehouse and approximately 26,000 square feet of office space.
2. construction of a 5-bay truck repair facility.
3. construction of approximately 11 acres of asphalt hard surface parking area and drive aisles to accommodate the parking of approximately 250 trucks/trailers and approximately 70 other vehicles.
4. construction of water, sanitary sewer, storm sewer and drainage improvements necessary for the above facilities with all necessary permitting and approvals from the MWRD.
5. completion of all electric and natural gas utilities to serve the above facilities.
6. Perimeter fencing of the parcel, site lighting to illuminate the entire parcel with no hidden areas and installation of security camera system that covers the lot as well as drive appurtenances and adjoining roadway with agreement to allow PD access.
7. Roadway cuts on Paarlberg Dr and Glenwood Chicago Heights Roads to be built meeting Village of Glenwood road construction design matrix at the expense of the developer

EXHIBIT B

DEVELOPER'S CONCEPT PLAN

(See the attached plan)

VILLAGE OF GLENWOOD

RESOLUTION NO. 2026-001

A RESOLUTION SUPPORTING THE RENEWAL OF A CLASS 8 REAL ESTATE ASSESSMENT CLASSIFICATION FOR 435 W. 194TH STREET IN THE VILLAGE OF GLENWOOD, COOK COUNTY, STATE OF ILLINOIS

WHEREAS, the Village of Glenwood (the “Village”) is a duly organized and validly existing home rule municipality and may exercise any power and perform any function pertaining to its government and affairs pursuant to Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, the President and Board of Commissioners of the County of Cook have enacted an ordinance known as the Cook County Real Property Assessment Classification Ordinance, as amended from time to time (the “Classification Ordinance”), which allows for various real estate tax assessment classifications as an incentive to encourage industrial and commercial growth within the County of Cook in order to create job opportunities and expand the tax base; and

WHEREAS, WILSON-BELL, INC. (the “Applicant”), owns certain parcel(s) of property within the Village commonly known as 435 W. 194th Street, Glenwood, Illinois, which is located in Bloom Township, Cook County and is identified by a certain permanent index number (PIN): 32-09-102-019-0000 and is legally described on “**Exhibit A**,” a copy of which is attached hereto and made a part hereof (the “Property”); and

WHEREAS, the County of Cook has amended its Class 8 ordinance to allow businesses which have qualified for previous Class 8 designation to extend their Class 8 designation and tax benefits for an additional twelve years (12) years; and

WHEREAS, Applicant has requested that the Mayor and Board of Trustees of the Village of Glenwood (the “*Corporate Authorities*”) support and consent to the renewal of its Cook County Class 8 Real Estate Tax Assessment Classification for the Property, as said term is defined in the

Classification Ordinance (the “*Class 8 Tax Assessment Classification*”), and as previously authorized by the Corporate Authorities on March 19, 2013, by Resolution No. 2013-04, a copy of said authorizing document is attached hereto and made a part hereof, as “**Exhibit B**”; and

WHEREAS, the Village’s economic development goals include promoting the continued occupancy and productive commercial/industrial use of buildings within the Village, supporting employment opportunities for Village residents and residents of surrounding communities, and strengthening the Village’s tax base; and

WHEREAS, the Property continues to be used as a viable commercial/industrial property, an eligible use under the Classification Ordinance, and for which the economic viability is dependent on the continued Class 8 Tax Assessment Classification; and

WHEREAS, the Applicant provided an Economic Disclosure Statement as part of its application process with the Village of Glenwood.

WHEREAS, the adoption of a resolution by the Corporate Authorities is required and must be filed by Owner with its renewal application with the County of Cook in order for the Property to maintain its Class 8 Tax Assessment Classification; and

WHEREAS, to ensure the ongoing viability of the facility, the continuation of employment positions in the Village, and to safeguard the tax base of the Village, the Corporate Authorities have determined that it is necessary and in the best interests of the Village to approve the renewal of the Class 8 Real Estate Tax Assessment Classification for the Property.

WHEREAS, the Corporate Authorities hereby request that the President and Cook County Board of Commissioners of the County of Cook concur with the findings by the Village and authorize the renewal of the Class 8 Tax Assessment Classification for the Property.

NOW, THEREFORE, BE IT RESOLVED, BY THE MAYOR AND THE BOARD OF TRUSTEES OF THE VILLAGE OF GLENWOOD, COOK COUNTY, ILLINOIS, AS FOLLOWS:

Section 1: The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

Section 2: The Corporate Authorities find that the continuing economic viability of the Property is necessary and appropriate for the community and that without a Class 8 Tax Assessment Classification, the Property would be underutilized and cause blight in the area surrounding the Property.

Section 3: The Village hereby supports, consents to, and approves the filing of a Class 8 Tax Incentive Eligibility Renewal Application by the Applicant and for the Applicant's request for renewal of the Class 8 real estate tax assessment classification for the Property, identified as PIN 32-09-102-019-0000, commonly known as 435 W. 194th Street, Glenwood, Illinois 60425, and which is legally described on **Exhibit A**.

Section 4: The Village Clerk, or his designee, is hereby authorized to forward a certified copy of this Resolution to the Office of the Cook County Assessor.

Section 5: If any section, paragraph, clause, or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any other provision of this Resolution.

Section 6: All resolutions, orders, and policies, or parts thereof, in conflict with the provision of this Resolution, to the extent of the conflict, are expressly repealed on the effective date of this Resolution.

Section 7: This Resolution shall be in full force and effect from and after its passage, approval, and publication as provided by law.

[Remainder of Page Intentionally Left Blank]

PASSED by the Board of Trustees of the Village of Glenwood, Cook County, Illinois, this
 _____ day of January, 2026

	YES	NO	ABSTAIN	ABSENT
Brown				
Hadnott				
Mosley				
Rolle				
Taylor				
Williams, Sr.				
(Mayor Hart)				
TOTAL				

APPROVED by the Mayor of the Village of Glenwood, Cook County, Illinois, on this
 _____ day of January 2026.

 Toleda Hart, Mayor

ATTEST:

 Jesse Durden, Village Clerk

VILLAGE OF GLENWOOD

RESOLUTION NO. 2026-001

EXHIBIT A

LEGAL DESCRIPTION

A TRACT OF LAND COMPRISING PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON A LINE DRAWN PERPENDICULAR TO THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, SAID PERPENDICULAR LINE PASSING THROUGH A POINT ON SAID NORTH LINE, A DISTANCE OF 227.51 FEET EAST OF THE INTERSECTION OF SAID NORTH LINE WITH THE CENTER LINE OF GLENWOOD ROAD AND SAID POINT OF BEGINNING BEING 348 FEET SOUTH OF SAID NORTH LINE OF SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 9; THENCE SOUTH ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 202 FEET TO THE NORTH LINE OF 194TH STREET, AS HERETOFORE DEDICATED; THENCE WEST, PARALLEL WITH SAID NORTH LINE OF SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 9 AND ALONG SAID NORTH LINE OF 194TH STREET, A DISTANCE OF 411 FEET TO SAID CENTER LINE OF GLENWOOD ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, A DISTANCE OF 272.95 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 348 FEET SOUTH OF SAID NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 9; THENCE EAST ALONG LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 343.81 FEET TO THE POINT OF BEGINNING (EXCEPT PART TAKEN FOR GLENWOOD ROAD) IN COOK COUNTY, ILLINOIS.

PIN: 32 09 102 019 0000

c/s/a: 435 W. 194th St., Glenwood, Illinois

VILLAGE OF GLENWOOD
RESOLUTION NO. 2026-001

EXHIBIT B

(Original Authorizing Document)

VILLAGE OF GLENWOOD RESOLUTION 2013-04

A RESOLUTION SUPPORTING AND CONSENTING TO THE CLASS 8 APPLICATION
FILED BY WILSON-BELL, INC. WITH THE COOK COUNTY ASSESSOR'S OFFICE FOR
CERTAIN PROPERTY LOCATED IN THE VILLAGE OF GLENWOOD, ILLINOIS

RESOLUTION NO. 2013 - 04

**A RESOLUTION SUPPORTING AND CONSENTING TO THE CLASS 8
APPLICATION FILED BY WILSON-BELL, INC. WITH THE COOK COUNTY
ASSESSOR'S OFFICE FOR CERTAIN PROPERTY LOCATED IN THE VILLAGE OF
GLENWOOD, ILLINOIS**

WHEREAS, WILSON-BELL, INC. ("Applicant") either has filed or intends to file a Class 8 Eligibility Application with the Cook County Assessors Office, Development Incentives Division, for the property described in Exhibit A ("Subject Property");

WHEREAS, Applicant intends to purchase the Subject Property and cause the Subject Property to be utilized for the operation of a business that designs and manufactures timing screws, change parts, material handling drive assemblies, parts carts, storage units and container handling machines and related equipment;

WHEREAS, the Subject Property and the building on the Subject Property has been vacant, abandoned and has not been utilized for more than 24 consecutive months and was purchased by the Village in May, 2012 in order to promote its development;

WHEREAS, the Subject Property is located in Bloom Township;

WHEREAS, the Subject Property has been vacant and unutilized for more than 24 consecutive months;

WHEREAS, the Applicant has intends to purchase the Subject Property from the Village;

WHEREAS, in the event there is a need to show special circumstances as that term is defined in the County's Ordinance providing for a Class 8 incentive, the Village of Glenwood finds and determines that special circumstances exist which include: (1) the length of time the property has been vacant and unused; (2) the need for the business to be located on the Subject

Property to expand beyond its current location in the Village at 335 W. 194th Street, which is on the same street and close to the Subject Property; (3) the proximity of the Subject Property to Indiana and Will County and the need for a Class 8 incentive to compete with these nearby areas that have lower property taxes; (4) the need for more jobs in the Village of Glenwood and Southern Cook County; (5) the return of the Subject Property to the tax rolls; and (6) the additional other economic activity that will be generated by the utilization of a property that has been vacant and unused;

WHEREAS, in the event special circumstances are required under the Cook County Ordinances for a Class 8 incentive, that said special circumstances outlined above justify the granting of a County Class 8 incentive for the Subject Property;

WHEREAS, the corporate authorities of Village of Glenwood finds and determines that the granting of Class 8 status to the Subject Property is necessary for the reutilization of the Subject Property;

WHEREAS, the President and Board of Trustees of the Village of Glenwood find and hereby declare that it is in the best interests of the Village to support and consent to the Class 8 Eligibility Application for the Subject Property; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF GLENWOOD, COOK COUNTY, ILLINOIS, as follows:

SECTION 1: The recitals set forth hereinabove are true, correct and a material part of this Resolution. The above recitals shall be and are hereby incorporated into this Section as if said recitals were fully set forth herein.

SECTION 2: The Village of Glenwood hereby resolves to support and consent to the Class 8 Eligibility Application and the granting of Class 8 status for the Subject Property described in Exhibit A and further resolves that the granting of Class 8 status is necessary for the reutilization of the Subject Property. In the event any finding of special circumstances is, or might, be required, the Village of Glenwood further finds and determines that special circumstances exist, as that term is defined in the County's Ordinance providing for a Class 8 incentive, and that said special circumstances justify the granting of a County Class 8 incentive.

SECTION 3: Any policy or resolution of the Village that conflicts with the provisions of this Resolution shall be and is hereby repealed to the extent of such conflict.

SECTION 4: This Resolution shall be in full force and effect immediately from and after its passage and approval as provided by law. However, the approvals contained in this resolution shall be void if the Applicant does not take title to the Subject Property and file a Class 8 application with Cook County on or before July 31, 2013.

PASSED by roll call vote this 19 th day of March, 2013.

AYES: Campbell Hopkins Nielsen Plott

NAYS: None

ABSENT: Freeman Thomas

ABSTAIN: None

APPROVED this 19 th day of March, 2013.


Kerry Durkin, Village President


ATTEST:

Ernestine Dobbins, Village Clerk

EXHIBIT A
(Description of the Subject Property)

The Legal description is attached.

EXHIBIT "A"

A TRACT OF LAND COMPRISING PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON A LINE DRAWN PERPENDICULAR TO THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, SAID PERPENDICULAR LINE PASSING THROUGH A POINT ON SAID NORTH LINE, A DISTANCE OF 227.51 FEET EAST OF THE INTERSECTION OF SAID NORTH LINE WITH THE CENTER LINE OF GLENWOOD ROAD AND SAID POINT OF BEGINNING BEING 348 FEET SOUTH OF SAID NORTH LINE OF SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 9; THENCE SOUTH ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 202 FEET TO THE NORTH LINE OF 194TH STREET, AS HERETOFORE DEDICATED; THENCE WEST, PARALLEL WITH SAID NORTH LINE OF SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 9 AND ALONG SAID NORTH LINE OF 194TH STREET, A DISTANCE OF 411 FEET TO SAID CENTER LINE OF GLENWOOD ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, A DISTANCE OF 272.95 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 348 FEET SOUTH OF SAID NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 9; THENCE EAST ALONG LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 343.81 FEET TO THE POINT OF BEGINNING (EXCEPT PART TAKEN FOR GLENWOOD ROAD) IN COOK COUNTY, ILLINOIS.

PIN: 32 09 102 019 0000

c/k/a: 435 W. 194th St., Glenwood, Illinois

CERTIFICATE


I, Ernestine T. Dobbins, certify that I am the duly elected and acting municipal clerk of the Village of Glenwood, Cook County, Illinois.

I further certify that on March 19, 2013, the Corporate Authorities of the Village of Glenwood passed and approved the attached Resolution No. 2013- 04, entitled,

A RESOLUTION SUPPORTING AND CONSENTING TO THE CLASS 8 APPLICATION FILED BY WILSON-BELL, INC. WITH THE COOK COUNTY ASSESSOR'S OFFICE FOR CERTAIN PROPERTY LOCATED IN THE VILLAGE OF GLENWOOD, ILLINOIS

a true and correct copy of which is attached hereto.

Dated at Glenwood, Illinois, this 19th day of March, 2013.


Ernestine T. Dobbins
Municipal Clerk



Village of Glenwood Department of Police



Derek Peddycord
Chief of Police

To: VA Patton
Re: Station Remodel quote estimate

Greetings, the quotes for the following remodeling needs for the GPD are included in this draft:

- Paint most interior spaces of the PD (Sourcewell vendor)
 - Not Lockup
 - Not Chief, DC offices, or Animal Control office and hallway
 - Not Exterior Lobby
 - Not the garage(The above spaces not included can be painted by DPW).
- Replace floor in most spaces on the PD (Sourcewell vendor)
- Update furniture in most spaces of the PD

We focused our attention on the spaces most utilized by our officers and clerks. As you know, our station is over 25 years old and in need of an update.

We propose funding this project primarily with Federal asset forfeiture funds that have been earmarked for this project for the past several years.

Aside from the above items, we will be looking to update our kitchenette area. We feel that with DPW we may be able to do most of that in-house.

We would also be updating some of our older bulletin boards and other minor sundries.

I would propose that when this is ready to be presented for approval we request to move forward and not exceed \$102,000.00 which is what we have in our federal funds. We were also approved \$15,000 for station remodel in the current budget.

Please let us know if you have any questions,

Respectfully,
Derek Peddycord
Chief Peddycord

(708) 753-2420 Department
(708) 753-2405 Fax

One Asselborn Way
Glenwood, Illinois 60425

JOB SITE

Village of Glenwood Police Depart - Comm-Int - JOB-1441-9700
 1 ASSELBORN WAY
 GLENWOOD, IL 60425
 (708) 475-1540
 peddycord@villageofglenwood.com

PREPARED BY

Pete Liberti
 Sales Associate
 (708) 595-3622
 pliberti@certapro.com



CLIENT

Village of Glenwood Police Department
 1 ASSELBORN WAY
 GLENWOOD, IL 60425
 (708) 475-1540
 peddycord@villageofglenwood.com

CLIENT CONTACTS

derek Peddycord
M: (708) 475-1540
E: peddycord@villageofglenwood.com
 1 ASSELBORN WAY
 GLENWOOD, IL 60425

PRICING:

Communications	\$1,625.29
Interview Room	\$894.58
Investigations	\$894.58
Main Hallway	\$2,230.43
Men's Locker Room	\$1,390.88
Secure Area	\$1,458.47
Sergeant's Office	\$939.68
Squad Room/ Copy Station	\$3,675.22
Women's Locker Room	\$1,390.88
Subtotal:	\$14,500.00
E&L Fee	\$150.00
Total:	\$14,650.00
Deposits Due	\$3,662.50
Balance	\$10,987.50

GENERAL SCOPE OF WORK

Project Title: Glenwood Police Station- Interior Painting
Contractor: CertaPro Painters

1. Project Overview

CertaPro Painters will provide all labor, materials, equipment, and supervision necessary to complete the interior painting of designated office areas within the Glenwood Police Station. The work will include the preparation and painting of interior cinderblock walls, doors, and door frames to provide a professional, durable, and aesthetically consistent finish that meets or exceeds industry standards.

2. Areas of Work

The following areas are included in this scope:

- Office spaces within the police station
- Hallways and corridors associated with office areas
- Doors and door frames within those spaces

(Exact rooms to be confirmed at a later date.)

3. Surfaces to Be Painted

- Walls: Interior painted concrete block (Cinderblock) surfaces
- Doors: Metal or wood doors (as applicable)

- **Door Frames: Metal frames**

4. Surface Preparation

CertaPro Painters will perform the following preparation steps prior to painting:

- Clean all surfaces to remove dirt, grease, dust, and other contaminants.
- Scrape and sand loose, peeling, or flaking paint.
- Mask, tape, and protect all adjacent surfaces, fixtures, hardware, and flooring to prevent overspray or paint damage.
- Remove or cover switch plates, signage, and hardware as necessary for a clean finish.

5. Paint Systems and Materials

All materials shall be premium-grade, commercial-quality coatings suitable for institutional and high-traffic environments.

- **Manufacturer:** Sherwin-Williams professional-grade coatings (per approval).
- **Colors:** To be selected and approved by the client prior to commencement.

6. Application

- Apply coatings in accordance with manufacturer's instructions.
- Uniform color, sheen, and coverage shall be achieved throughout.
- All work shall be performed in compliance with OSHA safety standards and manufacturer safety data sheets (SDS).

7. Project Schedule and Coordination

- Work will be scheduled to minimize disruption to police station operations.
- Coordination with facility management and security personnel will be maintained at all times.
- Work areas will be properly secured during and after each shift.
- Daily cleanup will ensure safe, orderly work areas free from debris and obstructions.

8. Quality Control and Inspection

- All work will be subject to inspection by the client's representative.
- Any areas found to be unsatisfactory or not in compliance with specifications will be corrected at no additional cost.
- Final walk-through and sign-off will occur upon completion.

PREVAILING WAGE COMPLIANCE (COOK COUNTY): ALL LABOR ON THIS PROJECT WILL BE PAID AT COOK COUNTY PREVAILING WAGE STANDARDS IN FULL COMPLIANCE WITH COUNTY AND STATE WAGE REQUIREMENTS.

INCLUDES AND EXCLUDES

EXCLUDES:

- Any area or surface not specifically listed in this proposal

SURFACE PREPARATION

- Caulking and filling holes in trim if being repainted
- Lightly sand all surfaces receiving any coating to promote adhesion
- Prime and seal stains on surfaces as needed
- Repair cracks, nail pops, holes in surfaces being painted

Standard Preparation for Interior Painting:

1. Move 3-5 pieces of furniture per room to create a clear workspace.
2. Cover and protect all areas that will not be painted to avoid any damage.
3. Lightly sand applicable painted surfaces to enhance adhesion for the new product.
4. Repair visible nail pops and any surface breaks in the drywall that can be seen from the center of the room.
5. Caulk painted trim if it is included in this project.
6. Ensure thorough cleanup upon completion.

SET-UP

CUSTOMER TO:

Allow clear access to work areas , Clear personal effects and breakable items , Disconnect electronics , Remove any picture hooks or mountings that need to be repaired

CERTAPRO WILL COVER & PROTECT

Anything that may be affected in areas work is performed

CERTAPRO WILL

Maintain clean work area , Not move any large items (without customer present) , Not move or disconnect any electronics (without customer approval) , Remove and replace switch plates and outlet

covers

CLEAN UP

CertaPro of Orland Park, Homewood, and Kankakee County is committed to maintaining a clean and organized work environment throughout the painting process. Upon completion of the project, we will ensure that the property is left in a neat and presentable condition. Our interior cleanup process includes:

1. **Debris & Waste Removal** – All painting materials, such as masking tape, drop cloths, plastic coverings, and empty paint cans, will be collected and properly disposed of.
2. **Surface Protection & Cleanup** – Any paint drips, splatters, or dust on floors, furniture, or fixtures will be carefully cleaned. Protective coverings will be removed, and all surfaces will be wiped down as needed.
3. **Furniture & Fixture Resetting** – If furniture or fixtures were moved to accommodate painting, they will be returned to their original positions unless otherwise specified by the customer.
4. **Final Inspection** – A walkthrough will be conducted with the property owner (or designated representative) to ensure satisfaction and confirm that all areas have been properly cleaned.
5. **Daily Cleanup** – If the project extends beyond one day, a daily cleanup will be performed to keep the space as organized and livable as possible.

CertaPro of Orland Park, Homewood, and Kankakee County strives to provide a hassle-free experience by ensuring your home or business is left clean and ready for use immediately after the project is completed.

PROPOSAL AND COLOR SPECIFICATIONS

Surface/Item	Product	Paint / Primer Coats	Color
Communications Included in this proposal: <ul style="list-style-type: none"> • walls • doors, that are currently painted • door frames • window frame 			
Door(s)	Emerald Trim Enamel-Urethane-Semi-Gloss	GC / 0	TBD
Door Frame(s)	Emerald Trim Enamel-Urethane-Semi-Gloss	GC / 0	TBD
Walls	ProMar 200 Zero VOC-Acrylic Latex-Eg-Shel	GC / 0	TBD
Window Frame(s)	Emerald Trim Enamel-Urethane-Semi-Gloss	GC / 0	TBD
Interview Room Included in this proposal: <ul style="list-style-type: none"> • walls • doors, that are currently painted • door frames • window frame 			
Door(s)	Emerald Trim Enamel-Urethane-Semi-Gloss	GC / 0	TBD
Door Frame(s)	Emerald Trim Enamel-Urethane-Semi-Gloss	GC / 0	TBD
Walls	ProMar 200 Zero VOC-Acrylic Latex-Eg-Shel	GC / 0	TBD
Window Frame(s)	Emerald Trim Enamel-Urethane-Semi-Gloss	GC / 0	TBD
Investigations Included in this proposal: <ul style="list-style-type: none"> • walls • doors, that are currently painted • door frames • window frame 			
Door(s)	Emerald Trim Enamel-Urethane-Semi-Gloss	GC / 0	TBD
Door Frame(s)	Emerald Trim Enamel-Urethane-Semi-Gloss	GC / 0	TBD
Walls	ProMar 200 Zero VOC-Acrylic Latex-Eg-Shel	GC / 0	TBD

Window Frame(s)	Emerald Trim Enamel-Urethane-Semi-Gloss	GC / 0	TBD
Main Hallway			
Included in this proposal:			
<ul style="list-style-type: none"> • walls • doors, that are currently painted • door frames 			
Door(s)	Emerald Trim Enamel-Urethane-Semi-Gloss	GC / 0	TBD
Door Frame(s)	Emerald Trim Enamel-Urethane-Semi-Gloss	GC / 0	TBD
Walls	ProMar 200 Zero VOC-Acrylic Latex-Eg-Shel	GC / 0	TBD
Men's Locker Room			
Included in this proposal:			
<ul style="list-style-type: none"> • walls • doors • door frames 			
Door(s)	Emerald Trim Enamel-Urethane-Semi-Gloss	GC / 0	TBD
Door Frame(s)	Emerald Trim Enamel-Urethane-Semi-Gloss	GC / 0	TBD
Walls	ProMar 200 Zero VOC-Acrylic Latex-Eg-Shel	GC / 0	TBD
Secure Area			
Included in this proposal:			
<ul style="list-style-type: none"> • walls • doors • door frames 			
Door(s)	Emerald Trim Enamel-Urethane-Semi-Gloss	GC / 0	TBD
Door Frame(s)	Emerald Trim Enamel-Urethane-Semi-Gloss	GC / 0	TBD
Walls	ProMar 200 Zero VOC-Acrylic Latex-Eg-Shel	GC / 0	TBD
Sergeant's Office			
Included in this proposal:			
<ul style="list-style-type: none"> • walls • doors, that are currently painted • door frames 			
Walls	ProMar 200 Zero VOC-Acrylic Latex-Eg-Shel	GC / 0	TBD
Door(s)	Emerald Trim Enamel-Urethane-Semi-Gloss	GC / 0	TBD
Door Frame(s)	Emerald Trim Enamel-Urethane-Semi-Gloss	GC / 0	TBD
Squad Room/ Copy Station			
Included in this proposal:			
<ul style="list-style-type: none"> • walls • doors, that are currently painted • door frames 			
Door(s)	Emerald Trim Enamel-Urethane-Semi-Gloss	GC / 0	TBD
Door Frame(s)	Emerald Trim Enamel-Urethane-Semi-Gloss	GC / 0	TBD
Walls	ProMar 200 Zero VOC-Acrylic Latex-Eg-Shel	GC / 0	TBD
Women's Locker Room			
Included in this proposal:			
<ul style="list-style-type: none"> • walls • doors • door frames 			

Door(s)	Emerald Trim Enamel-Urethane-Semi-Gloss	GC / 0	TBD
Door Frame(s)	Emerald Trim Enamel-Urethane-Semi-Gloss	GC / 0	TBD
Walls	ProMar 200 Zero VOC-Acrylic Latex-Eg-Shel	GC / 0	TBD

ADDENDUM - ALL PICTURES



Main Hallway



Main Hallway



Secure Area

NOTES

Thank you for choosing CertaPro Painters of Orland Park, Homewood, and Kankakee County for your interior painting project. We are committed to providing you with an "Excellent Painting Experience" from start to finish!

OUR CERTAINTY SERVICES SYSTEM

To ensure the project meets your expectations, we will:

- Conduct a pre-project meeting to confirm all information is accurate and up to date.
- Provide daily updates on completed tasks, upcoming work, and any potential issues.
- Perform a final inspection with you to ensure your complete satisfaction with the finished project.

If customer is choosing to pay with any credit card or debit card our payment processor charges a 3% fee. If you would not like to pay a processing fee there is no fee associated with our ACH payments, cash payments, cashier checks, or money orders _____

Project Overview

For this interior painting project, you will be assigned a Job Site Supervisor (JSS), who will oversee the painting crew and address any concerns you may have.

Scope of Work

Please carefully review the included and excluded items, areas, and components to avoid any misunderstandings. Any areas not specifically mentioned in the proposal are excluded.

Proposal Validity

This proposal is valid for 60 days. To begin work, we require your signed approval, deposit paid, and confirmation within this period.

Color Considerations

At the time of this estimate we do not know the final customer color selection. Certain colors and the manufacturers paint bases may require more than two coats for proper coverage, especially some lighter colors and bold shades like deep reds, oranges, yellows, and purples. Some specific colors from Sherwin-Williams and Benjamin Moore (such as White Tail, Alabaster, Pure White, etc.) may require a third coat, which could incur an additional charge. If additional coats are necessary, we will adjust the proposal accordingly.

Change Orders

Changes to the scope of work will be charged at \$65 per labor hour plus materials. If a selected color is only available in certain sheens or products, additional costs may apply.

- Standard colors: Walls (up to 3 colors), Ceilings (1 color), Trim and Doors (1 color)
- Any colors above 3 wall, 1 ceiling, 1 trim/doors colors will have a \$100 per color charge.
- Accent walls added after the proposal: \$100 per wall.
- Client-supplied paint: We cannot guarantee coverage, and a third coat may incur additional costs.

Additional Coats of Paint

We apply two coats of paint as standard. However, if a third coat is needed for proper coverage, we will notify you and request approval. Additional labor and material costs will be provided in writing for your consent before proceeding.

Payment Information

- **Methods:** We accept cash, checks, ACH payments, and major credit cards (Visa, MasterCard, Discover, American Express). Please

note that credit card payments incur a 3% processing fee, which can be avoided by using ACH or cash payments.

- **Payment Terms:** Remaining project balance (minus any deposit paid) will be invoiced on the last day of completion and NET30 payment terms will apply, unless otherwise specified in the project summary section of the proposal.
- **Returned Payments-** A \$25 return check fee will be applied if any checks are returned.

Completion & Final Walkthrough

Upon completion, we will perform a final walkthrough with you to ensure all work meets your satisfaction. We strive for excellence and hope to receive a positive review from you.

Warranty

All work is backed by a 2-year warranty against blistering and peeling. Please note that structural issues, such as water damage or nail pops, are not covered under this warranty.

Customer Commitment

Our goal is to provide exceptional service with clear communication, daily updates, and respect for your home. We follow industry best practices in compliance with all local, state, and federal regulations, including EPA Lead-Safe standards.

Color Consultation

Available upon request for an additional fee.

Environmental & Logistics (E&L) Fee

An Environmental & Logistics (E&L) Fee will be applied to each project. This fee helps cover the direct costs associated with responsible and professional project execution, including:

- Proper disposal and recycling of materials
- Environmental (EPA) compliance requirements
- Fuel and transportation
- Project coordination and scheduling
- Contractor licenses required in certain municipalities where we perform work
- **The newly mandated Illinois PaintCare Tax**, which applies to each gallon of paint purchased from the manufacturer

This fee is not a government-imposed tax specific to our company, but a standard business practice to ensure we remain compliant with state regulations, hold proper licensing, and complete each project safely, legally, and efficiently.

ADDITIONAL NOTES

Contract for Services

This Agreement is entered into as of the date it is signed by the Client, by and between("Client") and KND Painting d/b/a CertaPro Painters of Orland Park, Homewood, and Kankakee County, IL ("Contractor"), with its principal place of business located at 1004 Lincoln Drive, Manteno, IL 60950.

All surface preparation and painting services will be performed in accordance with industry best practices as outlined by the Painters and Decorators Contractors Association (PDCA).

ARTICLE 1: TERM OF CONTRACT

1.01 This Agreement becomes effective upon signature and will remain in effect until the services are completed or terminated earlier as outlined in Article 6.

ARTICLE 2: SERVICES TO BE PERFORMED

2.01 Contractor agrees to perform the services outlined in the "Project Summary" and "Project Details" sections of this Agreement, incorporated by reference.

2.02 The Contractor will determine the method, details, and approach to perform the services. The Client may only specify the desired results.

2.03 Contractor may hire any necessary assistants at the Contractor's expense to complete the services required under this Agreement.

ARTICLE 3: COMPENSATION

3.01

Residential Jobs: For jobs a deposit of 25% is required to schedule the job. The Client agrees to pay the full balance (minus any deposit) on the final scheduled day of work.

Commercial Jobs: The deposit and schedule of payments will be determined in the "PROJECT SUMMARY" section of the proposal.

3.02 The remaining balance specified in the "Price Summary" is due upon completion of the service, after applying any deposits made. *unless otherwise specified in the "Project Summary"

ARTICLE 4: CONTRACTOR OBLIGATIONS

4.01 Contractor may represent, work for, and be employed by other clients or companies as Contractor sees fit.

4.02 Services performed on the Client's premises will follow the schedule set forth in the "Certainty Pledge" section of this Agreement.

4.03 Contractor will supply all necessary tools, equipment, and materials unless otherwise noted in the contract.

ARTICLE 5: CLIENT OBLIGATIONS

5.01 The Client agrees to cooperate with reasonable requests by the Contractor to facilitate the completion of services.

5.02 The Client will provide space on their premises for the Contractor to perform services as needed.

ARTICLE 6: TERMINATION OF AGREEMENT

6.01 This Agreement will terminate upon completion of services unless renewed in writing by both parties.

6.02 Either party may terminate the Agreement with proper notice, as provided in this section.

6.03 This Agreement automatically terminates upon:

1. Bankruptcy or insolvency of the Contractor.
2. Sale of either party's business.
3. Assignment of this Agreement without the other party's consent.
4. Mutual agreement between both parties.

6.04 Contractor may terminate this Agreement if the Client materially breaches any provision, including failure to make payment or grant access necessary for the services.

6.05 If the Client fails to pay any part of the agreed-upon compensation, the Contractor may terminate the Agreement if the issue is not remedied within five (5) days of notice.

ARTICLE 7: GENERAL PROVISIONS

7.01 Notices – All notices must be made in writing and can be delivered by personal delivery, certified mail, or email. Notices will be considered effective upon delivery or the date of sending.

7.02 Entire Agreement – This Agreement supersedes all prior agreements, oral or written, between the parties regarding the services rendered. Modifications are only valid if made in writing and signed by both parties.

7.03 Partial Invalidity – If any provision is found invalid, the remaining provisions remain enforceable.

7.04 Payment to Deceased Contractor – If the Contractor dies or is dissolved, any payments due for services already rendered will be made to the Contractor's legal successors.

7.05 Arbitration – Any disputes arising under this Agreement will be settled by arbitration in accordance with the American Arbitration Association.

7.06 Attorneys' Fees – In any legal action related to this Agreement, the prevailing party (Contractor) is entitled to reasonable attorneys' fees.

7.07 Governing Law – This Agreement will be governed by the laws of Illinois, and both parties consent to the jurisdiction of Illinois state or federal courts located within Kanka

SIGNATURES

CertaPro Painters Authorized Signature Date

Authorized Client Signature Date

Authorized Client Representative Name & Title

Client

PROPERTY PHOTO AND VIDEO RELEASE

By checking this box, I consent to CertaPro and its agents taking photographs and videos of the property identified in the Proposal and using that content for marketing and advertising purposes. I represent that I have authority to grant this consent, either on my own behalf or on behalf of the property owner.

PAYMENT DETAILS

Payment is due: In full upon job completion

OPTIONAL WORK

The following items are **NOT INCLUDED** in your project but may be added for the additional cost listed below.

Item	Description	Price
Bookings		\$3,002.76
Stairs Down/ Lower Hall		\$3,461.19

COMMERCIAL DEFINITIONS AND CONDITIONS OF THIS CONTRACT

RELATIONSHIP — The individual giving you this proposal is an independent contractor licensed by CertaPro Painters® to use its systems and trademarks to operate a painting franchise. The work will be completed by the independent franchised contractor. Please make any check payable to the franchise shown on the front of this proposal.

COLORS — Colors may be chosen by the client prior to commencement of work. If, after the job starts, a color change is required, the independent Contractor will have to charge for time and material expenses incurred on the original color.

UNFORESEEN CONDITIONS — Should conditions arise which could not be determined by visual inspection prior to starting work, the client must pay an agreed upon extra for the completion of such work.

PROPOSAL — This proposal is valid for 60 days after it was written. In addition, the Independent Franchised Contractor should be informed of your desire to have the work done and receive a signed copy of the proposal before work is to be started.

ATTENTION CLIENT:

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE BELOW NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT. (SATURDAY IS A LEGAL BUSINESS DAY IN CONNECTICUT.) THIS SALE IS SUBJECT TO THE PROVISIONS OF THE HOME SOLICITATION SALES ACT AND THE HOME IMPROVEMENT ACT. THIS INSTRUMENT IS NOT NEGOTIABLE.

NOTICE OF CANCELLATION

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE. IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED. IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK. IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREED TO RETURN THE GOODS AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT. TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM TO:

Name of Seller **CertaPro Painters of Orland Park, Homewood, and Kankakee County**

DATE OF TRANSACTION _____
NOT LATER THAN MIDNIGHT OF _____

I HEREBY CANCEL THIS TRANSACTION

(Buyer's Signature)

(Date)

LIMITED TWO YEAR WARRANTY

Peace of Mind with our Two-Year Limited Warranty

At CertaPro Painters®, our promise has always been that of Certainty — reassuring our customers of a worry-free and easy property improvement. Our limited two-year warranty can help provide you with some peace of mind as CertaPro Painters refreshes your space.

Subject to the limitations set forth below, for a period of two years from the date of completion of the work described in your contract, the independently owned and operated CertaPro Painters franchised business identified on your contract ("CertaPro" or the "CertaPro Business") will repair any peeling, blistering, or chipping paint resulting from defective workmanship.

How to Make a Warranty Claim

In order to make a valid warranty claim, you must:

- Retain a copy of the original contract.
- Have proof that you made payment in full.
- Make the property accessible to CertaPro to inspect and perform any warranty work and/or repairs.
- Pay for the cost of all materials used to perform the repairs.

As soon as you become aware of a potential warranty issue, you should contact the CertaPro Business named in your contract to submit a claim and schedule an inspection of your property. You may also send an email to customersforlife@certapro.com or call (800) 462-3782.

Warranty Limitations

This two-year warranty does not cover or include:

- Any work where CertaPro Painters did not supply the paint or other materials.
- Any work which was not performed entirely by CertaPro Painters.
- Varnished surfaces.
- Surfaces made of, or containing, galvanized metal.
- The cost of materials required to perform the repairs.
- Repairs to horizontal surfaces or any surface that, by virtue of its design, permits moisture to collect. Such surfaces include, but are not limited to, decks, railings, stairs, porches, roofs, and gutters.
- Exact paint match, as environmental conditions will affect the color and finish of all paints over time.
- Any issues that are caused, in whole or in part, by manufacturing defects in the paint, stain, or other products and materials used, regardless of whether the products or materials were supplied by CertaPro Painters or the customer.
- Bleeding caused by knots, rust, or cedar.
- Cracks in drywall, plaster, or wood.
- Peeling, blistering, or chipping caused by:
 - mill-glazing from smooth cedar

- ordinary wear and tear
- abnormal use or misuse
- peeling of layers of paint existing prior to the work performed by CertaPro Painters
- design, structural, or other latent defects
- settling or movement
- moisture content of the substrate
- nail pops or other imperfections in siding or trim
- abrasion, mechanical damage, abrasive cleaning, abuse, or damage resulting from the use of chemicals or cleaning agents or exposure to harmful solids, liquids, or gases
- damage or defects caused in whole or in part by reason of fire, explosion, flood, acts of God, extreme weather conditions, misuse, alterations, abuse, vandalism, negligence, or any other similar causes beyond the control of CertaPro Painters

This Warranty gives you specific legal rights. Some jurisdictions do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, so the limitations or exclusions may not apply to you.

This Warranty is the only express warranty made by the CertaPro Business and is in lieu of all other warranties, express or implied. This warranty covers only those services provided by the CertaPro Business to the original customer named on the front of the contract and is not transferable. In no event shall the CertaPro Business be liable for incidental or consequential damages or damages in excess of the original contract price. This warranty may not be altered or extended for any purpose unless done so in writing in a document executed by all parties to this contract.



Mohawk Carpet Distribution, LLC. Sourcewell #061323-MCD Expires 08/09/2027

December 12, 2025

Chief Derek Pedicord
Glenwood PD
1 Asselborn Way
Glenwood, IL 60425

TLL09055 Glenwood IL Police Dept

M1-X is pleased to provide the following quotation for the above referenced job.

Main Bid

Style, Size, Backing, Description	Color Name	Color Number	Quantity	UoM		Unit Price	Line Total
Materials							
C2108 18"x36" Bolder 5.0 LVT (27 sf per ctn)	TBD	TBD	2,700.00	SF	@	\$ 3.78	\$ 10,206.00
CRW03 4" Rubber Cove Base	TBD	TBD	600.00	LF	@	\$ 0.95	\$ 570.00
Adhesives							
M95 acrylic adhesive (4 gal) / spread rate 880-1040 sf			3.00	EA	@	\$ 182.87	\$ 548.61
M45 wall base adhesive (30 oz cartridge) / spread rate 50 LF of 4" base or 30 LF of 6" base			11.00	EA	@	\$ 6.93	\$ 76.23
MW REGION 3 LABOR PRICING PREVAILING WAGES							
Removal / Disposal of Resilient Flooring			445.00	SF	@	\$ 2.28	\$ 1,014.60
Installation of LVT (Planks or Squares)			2,600.00	SF	@	\$ 3.49	\$ 9,073.22
Conventional Furniture Moving (Medium)			290.00	SY	@	\$ 7.90	\$ 2,290.28
Install Base Standard 4" Rubber			600.00	LF	@	\$ 3.68	\$ 2,206.01
Floor Prep Self Leveling to 1/4" (Material and Labor)			2,600.00	SF	@	\$ 4.49	\$ 11,676.08
Open Market Labor Items:							
Supply Tarkett 4 Foot Stair Treads/Adhesive			20.00	EA	@	\$ 61.20	\$ 1,224.00
Supply Tarkett Rubber Landing Tile			45.00	SF	@	\$ 13.26	\$ 596.70
Labor to install Rubber Products that include demo and			1.00	EA	@	\$ 8,160.00	\$ 8,160.00
Receive and handle all materials/take to jobsite			1.00	EA	@	\$ 3,307.91	\$ 3,307.91
Freight			1.00	EA	@	\$ 153.00	\$ 153.00
Subtotal							\$ 51,102.64
Estimated Sales							\$ -
TOTAL							\$ 51,102.64

Notes

1. Based on field measure by: Nexgen Flooring Inc
2. Price includes all work as specifically stated in above description for the quantities stated. Any unforeseen circumstances may require additional labor and can be handled through the change order process.
3. Standard Floor Prep Includes: light sweeping & hairline crack filling. Any extra unforeseen floor prep: heavy scraping, trench filling, grinding, filling large depressions, leveling, or floating must be approved through a change order.
4. **Exclusions** (unless specifically included in the above scope of work): attic stock, bonding cost, extensive floor prep, protection of floors, resilient flooring, border carpet, cleaning / waxing of resilient, carpet cleaning, no thresholds / trimming of doors, preformed corners, special delivery / equipment, union labor, dumpster cost, asbestos abatement, stair materials, furniture moving, trip charges, moisture testing and / or remediation.

Sincerely,

Tammy Land

M1-X Sr. Project Manager:
Office: 706-624-2428
Cell: 706-260-6550
Email: tammy_land@mohawkind.com

Account Executive:
Nick Stenson

Signature below indicates acceptance of the proposal and terms outlined in this document.



Authorized Signature _____

Terms of Payment

All Materials and Labor - Net 30 Days After Invoice (Material will bill when shipped, labor will bill as phased or upon completion of project).

Prices given are firm for (60) sixty days from proposal date.

Please indicate your acceptance of this proposal by returning your signed purchase order to my attention via email. Should you have any questions, feel free to contact me by phone or e-mail. My contact information is provided below.

Lead Times

Please note that we are a made to order mill and we cannot commence production of any order until a signed purchase order, or a fully executed contract has been received. Lead times are determined by product ordered. Lead times do not start until after the purchase order or fully-executed contract is received.

Floor Preparation

Additional floor preparation may be required as a result of an unforeseen condition of the floor. Costs associated with this floor preparation will be negotiated on a job-to-job basis. Our products perform properly when installed on floors that are free of dirt, oil, paint and excessive moisture. Floors that have moisture readings greater than the manufacturer specified tolerance will not meet specification and will require further curing time or treatment prior to carpet installation. This quote does not include moisture remediation.

We recommend only wet scraping or mechanical removal of all non-water based adhesives.

Asbestos Abatement

This quote DOES NOT include asbestos abatement. Neither we nor our installers are responsible for the handling, removal or abatement of asbestos contained floor material or adhesive. Further, our policy is that all abatement of asbestos contained floor material must be removed and that an AHERA report or Clearance Letter from the asbestos surveyor or from the asbestos abatement contractor must be provided before we will proceed with any work in those areas of asbestos concern. We and our installers consider it the owner's responsibility to ensure proper abatement is performed prior to executing this contract.

If any chemical stripping agents such as those commonly used in asbestos abatement have been used, we and our installers may require additional measures be taken prior to installation of any product. These measures may affect the price of this quote.

Call (855) 991-2669 To Order!

Office Furniture Shipped Direct



What are you looking for?



U Shaped
Desks

L Shaped
Desks

Pedestal
Desks

Sit Stand
Desks



Shopping Cart



71" x 84" - Desk w/ Left Return
Ash Gray

QTY

1

[Remove](#)

~~\$975.00~~
\$975.00



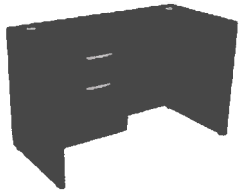
71" x 84" - Desk w/ Right Return
Ash Gray

QTY

1

[Remove](#)

~~\$975.00~~
\$975.00



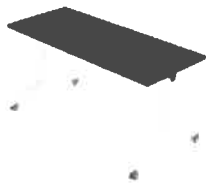
60" x 30" - Desk
Ash Gray

QTY

3

[Remove](#)

~~\$275.00~~
\$825.00



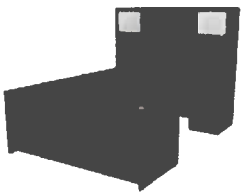
24" X 48" - Table
Grigio
Black

QTY

3

[Remove](#)

~~\$470.00~~
\$1,410.00



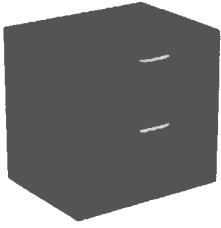
71" x 102" - Desk
Ash Gray

QTY

1

[Remove](#)

~~\$1,275.00~~
\$1,275.00



2 Drawer Lateral File Cabinet
Ash Gray

QTY

Remove

\$540.00
\$1,080.00



Lateral File with Upper Storage Cabinet
Silver Birch

QTY

Remove

\$1,030.00
\$1,030.00

Add \$2,430.00 to Save 10%

Order Summary

Sub-Total	\$7,570.00
5% Discount	\$378.50
Delivery & Installation	\$1,430.00
Shipping	\$0.00
Sales Tax	\$0.00
Total	\$8,621.50

Shipping

Shipping State

Shipping Zip Code

- Delivery & Installation \$1,430.00
- Standard Shipping \$832.70
- White Glove Delivery \$1786.90

Tax Exempt

Salesperson

Leave blank if none

Begin Checkout ►

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Work To Be Completed Utilizing Federal Asset Forfeiture Funds Seized From Drug Dealers:

Vendor	Job Description	Totals
Mohawk Carpet Dist, LLC	Flooring Materials	
	C2108 18"x36" Bolder 5.0 LVT (27 sf per ctn)	
	CRW03 4" Rubber Cove Base	
	M95 acrylic adhesive (4 gal) / spread rate 880-1040 sf	
	M45 wall base adhesive (30 oz cartridge) / spread rate 50 LF of 4" base or 30 LF of 6" base	
	MW REGION 3 LABOR PRICING PREVAILING WAGES	
	Removal / Disposal of Resilient Flooring	
	Installation of LVT (Planks or Squares)	See Attached Quote
	Conventional Furniture Moving (Medium)	
	Install Base Standard 4" Rubber	
	Floor Prep Self Leveling to 1/4" (Material and Labor)	
	Open Market Labor Items:	
	Supply Tarkett 4 Foot Stair Treads/Adhesive	
	Supply Tarkett Rubber Landing Tile	
	Labor to Install Rubber Products that include demo and floor prep	
	Receive and handle all materials/take to jobsite	
	Freight	
	Flooring Total	\$51,102.64
	Paint	
Certa Pro Painters	Paint Communications Room, Interview Room, Investigations Offices, Main Hallway,	
	Men's & Women's Locker Rooms/Investigations Hallway, Sgt. Office, Squad Room/ Copy Rm	\$14,500.00
	Optional- But We Want To Include -Stairs Down and hallway	\$3,461.19
	Paint Total	\$17,961.19
	Office Furniture	
Maddison Liquidators	Investigations Desk/File Storage x2, Records Work Station, Sgt. Office Desk x3,	
Office Furniture	Patrol Work Stations x3	
	Office Furniture Total	\$12,000.00
	Office Chairs	
ODP Business Solutions	14 Patrol / Sgt / Records/ Detective	
	Office Chairs Total	\$3,443.86
	Available Funds In The Federal Asset Forfeiture Account	\$102,828.02
	Total Project Cost For Applicable Work With Federal Forfeiture Funds: Paint/Flooring/ Furniture/ Chairs	\$84,507.69