

**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, March 3, 2026**

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 Trustees responded: Hadnott, Mosley, Williams, Taylor, Rolle, Brown

**ABSENT:** NONE

**ALSO IN ATTENDANCE:** Police Chief Derek Peddycord, Village Administrator James Patton, Finance Department Bryan Janssen, Glenwoodie Phillip Robbins, Village Engineer Dave Schilling, Fire and Building Department Chief Kevin Welsh Jr.

**ABSENT:** Public Works Joe Benoit

1. Approval of request for Executive Closed Session under Section 2 (c) (2) of the Illinois Open Meetings Act to discuss collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees with action to be taken and reason to reconvene at the end of the meeting.

Trustee Rolle made a motion to approve the request for Executive Closed Session; Trustee Taylor seconded the motion.

**DISCUSSION:** NONE

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

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

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes, Motion Passed.

2. Approval to reconvene from Executive Closed Session under Section 2 (c) 2 with action to be taken and reason to reconvene at the end of the meeting.

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Trustee Hadnott made a motion to reconvene from Executive Closed Session; Trustee Williams seconded the motion.

DISCUSSION: NONE

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

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

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes, Motion Passed.

**CLERK'S OFFICE:**

1. Motion to approve the Regular Board Meeting Minutes of February 17, 2026.

Trustee Hadnott made a motion to accept the regular board meeting minutes of February 17, 2026, with the amendment as stated, Trustee Williams seconded the motion.

DISCUSSION: Trustee Brown asks to include her question in the minutes when she asked Mr. McClelland why he never accepted the role of Fire Chief? Mr. McClelland responded by saying he was asked but turned it down due to being more comfortable as the number two guy.

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

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

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes, Motion Passed with corrections made by Trustee Brown.

**OPEN TO THE PUBLIC:** NONE

**BILLS PAYABLES AND PAYROLL:**

**Bryan Janssen**

1. Bills Payable February 26, 2026 – Corporate \$135,608.32, Motor Fuel Tax Fund \$325.60, Sewer and Water \$47,381.24, TIF Industrial Park \$1,397.50, TIF Main Street \$806.25, Glenwoodie Golf Course \$8,611.00, TIF Halsted South \$55,868.00  
Total All Funds \$249,997.91

Trustee Mosley made a motion to approve the Bills Payables of February 12, 2026, Trustee Brown seconded the motion.

DISCUSSION: NONE

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 February 20, 2026, Administrative \$19,082.09, Public Works \$13,139.43, Police Department \$103,910.39, Fire Department \$19,827.12, Senior Center \$345.99, Elected Positions \$7,350.87, Sewer & Water \$24,401.80, and Glenwoodie Golf Course \$12,287.22 TOTAL PAYROLL \$200,344.91 Police Reimbursable (\$454.28)  
**GRAND TOTAL PAYROLL of \$199,890.63.**

Trustee Mosley made a motion to approve the payroll of February 20, 2026, Trustee Rolle seconded the motion.

DISCUSSION: Trustee Brown: Are we going to receive the overtime? Mayor: It was an oversight and it will be sent out this evening.

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

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

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes, Motion Passed.

**MAYORS OFFICE:**

**Toleda J Hart**

In recognition of Women’s History Month, we honor the remarkable women who have led, served, and strengthened our communities with grace and integrity. Their contributions often made with quiet resilience and unwavering determination have shaped our institutions, advanced equality, and inspired future generations.

As we reflect on their legacy, we are reminded that true leadership is grounded not only in vision and strength, but in character, compassion and accountability. May we women on this board continue to serve with grace, lead with integrity and create opportunities that empower women and girls to thrive.

1. Motion to Approve payment to OM Glenwood Realty Incorporated in the amount of \$50,000.00 for eligible redevelopment costs per the Redevelopment Agreement between the Village of Glenwood and OM Glenwood Realty Inc to be paid out of South Halsted TIF and direct the Finance Department to remit payment.

Trustee Hadnott made a motion to approve payment to OM Glenwood Realty in the amount of \$50,000.00, Trustee Mosley seconded the motion.

**DISCUSSION:** Trustee Rolle: Didn’t we already approve this in Bills Payable and has it already been paid? Mayor: Yes, it is in Bills Payable, and No the check has not been paid. Yes, it was previously approved as a part of the original RDA agreement which will come from for TIF eligible reimbursement. Trustee Brown: Will we continue to pay \$50,000.00 payments until we reach \$1.2M? VA Patton: No, the RDA agreement explains when the project is completed then they would be entitled to \$50,000.00 towards acquisition costs. The remainder of the agreement states that every year property taxes are paid the reimbursable eligible cost will be 50% of the tax increment. If by chance they were to get to the \$1.25M number, it would stop. This means they would have paid \$2.5M in order to receive \$1.5M.

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

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

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes, Motion Passed.

2. Motion to authorize the Mayor to execute the engagement letter from John Kasperek Co. for outside financial services.

Trustee Mosley made a motion to authorize the mayor to execute the engagement letter from John Kasperek Co. for outside financial services, Trustee Hadnott seconded the motion.

**DISCUSSION:** Trustee Hadnott: How will the new account system affect us? Mayor: having the financial expertise to provide us with good fiscal data to transfer to the new software purchased, once it is time to implement having clean fiscal data and new processes and procedures in place will significant help us to transfer actual data that will be reliable would be worth the price. Trustee Brown: How many hours do you anticipate paying the company? Mayor, I am not certain as we will need to meet and determine the actual scope of work required. We will negotiate a plan once we enter contract for services and we are the Village. The price list is the standard pricing listed for the level of fiscal services we may select from. Who is the "Village" as described? Mayor: We are the village administration, etc.,

Trustee Brown: The contract verbiage states that the Village agrees that we may withdraw from the present agreement at any time, for any reason at they're sole discretions and how is this possible? Mayor: It's at will for both parties. Trustee Brown: The description says monthly, annually and ongoing but we don't know how long we will need their services. Mayor: Through assessment of the scope of work required we would then negotiate and will know if it will be monthly or annually. Trustee Brown: Why would the company need access to protected data? Attorney Frazier: In the event of auditing and the information is intermingled they are just lepng you know that the information must be protected. Mayor: They understand that they must maintain confidentiality. Trustee Rolle: Can you outline a budget for the services? I can't elaborate on what a budget would consist of, but I can keep the Board apprised of what we are being billed for. Trustee Rolle: I agree with what you are attempting to do I would just be more comfortable knowing what the cost would look like. Mayor: It would be less costly than the fines that would be imposed on the Village in the amount of \$12,00 per day for non-reporting due to not having the required expertise on staff. After meeting with Kasperek, we will have a clearer picture of what costs will look like. Attorney Frazier: Gives a few examples based on her experience in dealing with Kasperek and explains that the cost is entirely based on workloads and not flat rates monthly. Trustee Taylor: Agreed that the consultation is needed and asked if the board could get the details and cost included in the next agenda? Mayor: What I'm asking for now is authorization to have the consultation but yes, I will give the details to the board. Trustee Brown: It states an increase May 1<sup>st</sup>, does this increase include the Village? Mayor: No. Trustee Brown: What out of pocket expenses would we incur? Mayor: I don't anticipate any, but it could include postage or travel. What we are doing is approving and looking at the actual rates. Once we lay out the scope of work then I can give you a better gauge of what the cost would be. I'm asking for you to approve for me to enter an engagement with Kasperek to provide fiscal contractual services. Trustee Brown: Why did we have such a gap between the last company and this company?

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Where did this company come from? Mayor: I can't answer your 1<sup>st</sup> question due to not knowing why the previous administration allowed us to get to this point. I sent a list via email with a list of all fiscal advisors who have been instrumental in helping me to complete the fiscal external reporting pro-bono to successfully have the imposed fees waived. Kaspersek was referred by our current auditors, Wipfli, to expedite the closing of our FY'23 and to support our current fiscal operational manager in areas of need.

Upon Roll Call: Ayes: 4 Naes: 0 Recues: 0 Absent: 0 Abstain: 2

Ayes: Hadnott, Mosley, Williams, Taylor

Naes: 0

Recues: 0

Absent: 0

Abstain: Brown, Rolle

Motion Approved: Yes, Motion Passed.

**ATTORNEY'S REPORT:**

1. Motion to approve the regularly scheduled March 17, 2026, Board meeting to March 16, 2026, at 7pm to comply with the Illinois Open Meeting Act.

Trustee Rolle made a motion to approve the March 17<sup>th</sup> meeting to be moved to March 16, 2026, to comply with the Illinois Open Meeting Act, Trustee Hadnott seconded the motion.

DISCUSSION: Trustee Brown: In the past there was always a meeting on election day. What changed? VA Patton: The General Assembly updated the Open Meetings Act guidelines. It went into effect in January.

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

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

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes, Motion Passed.

2. Consideration and Approval of Successor Agreement between MAP #612 and the Village of Glenwood (May 1, 2025-April 30, 2028)

Trustee Hadnott made a motion to approve the agreement between the Village of Glenwood and MAP #612, Trustee Rolle seconded the motion.

DISCUSSION: Trustee Taylor: Can you explain what MAP is? Attorney Frazier:  
Metropolitan Alliance of Police.

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

**VILLAGE ADMINISTRATOR:**

**James (JR) Patton**

Thanks to everyone involved for 8 months of negotiations that led to this agreement that the Board just approved. It's a great deal for the Village. There will be a COW meeting scheduled for 6:30pm on March 16, 2026. There will be a presentation about some Ordinance changes that will be proposed at the regular Board meeting later that evening.

1. Approval of Easement Agreement between the Village of Glenwood and Towerpoint (TPA VIII, LLC) regarding 120 N. Main Street, Glenwood, Illinois (subject to attorney review), and authorization for Mayor and Village Administrator to effectuate closing.

Trustee Williams made a motion to approve the Easement Agreement between the Village of Glenwood and Towerpoint, Trustee Rolle seconded the motion.

DISCUSSION: NONE

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

2. Approval of Easement Agreement between the Village of Glenwood and Towerpoint (TPA VIII, LLC) regarding 9 S. Rebecca Street, Glenwood, Illinois (subject to attorney review), and authorization for Mayor and Village Administrator to effectuate closing.

Trustee Rolle made a motion to approve the Easement Agreement between the Village of Glenwood and Towerpoint, Trustee Hadnott seconded the motion.

**DISCUSSION:** NONE

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

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

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes, Motion Passed.

**DEPARTMENTAL REPORT:**

**Derek Peddycord**

1. Motion to Approve the purchase of ammunition from Ray O'Herron (state bid pricing) in an amount not to exceed \$9,500.60 and authorize the Finance Department to remit payment.

Trustee Rolle made a motion to approve the purchase of ammunition in an amount not to exceed \$9,500.60, Trustee Taylor seconded the motion.

**DISCUSSION:** NONE

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

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

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes, Motion Passed.

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2. Motion to Approve the purchase of 16 Ballistic Vests from Roy O'Herron (state bid pricing) in an amount not to exceed \$15,835.00 and authorize the Finance Department to remit payment.

DISCUSSION: NONE

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

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

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes, Motion Passed.

**NEW BUSINESS:**

Trustee Hadnott: Asks about the pump that was in the Board packet. Mayor: Let's Trustee Hadnott know it will be on the agenda for next month.

**OLD BUSINESS:**

Trustee Rolle: Have we received payment from Tuscan Gardens? Mayor: No. VA Patton: There is an active litigation that's going, and they haven't signed the agreement that was extended back in November.

Trustee Brown: What's the status of Glenwood Oaks and Glenwood Roller Rink? Mayor: We have a meeting scheduled Thursday with Mr. Curtis Poncy concerning the Skating Rink and waiting for a response from Glenwood Oaks concerning legal correspondence. Trustee Brown: Is Glenwood Oaks still open? Mayor: Open for events. Trustee Brown: How long do we have to go through this with Tuscan Gardens and Glenwood Oaks? Which one is closer to paying us? Attorney Fraizer: Litigation can last years. Mayor: Currently is in litigation and that's all we can say at this time.

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**PUBLIC COMMENTS:**

Karla Allen: Questioned the validity of rumors where the Glenwood Skating Rink was purchased, and renovations were underway. Mayor: It has been purchased and renovations inside are occurring. The new owners have asked the Village to entertain TIF funding to help with replacing the roof.

Rodrick

Murdock: Asks for future agreements with businesses to have automatic debit/payment vs. waiting on voluntary payment to avoid missed payments. Where do we stand with accessible funds? Mayor: We will look at all options as we enter into new RDA. Approximately \$7-\$10M for operational funds.

Leon Moore: Asks about the agreement that was on the agenda months ago with Tuscan Gardens and was unaware the business defaulted on that agreement. Informs the Board that this Saturday there will be Testing for Police and Fire.

Sherri Brown: How are the relationships between Glenwood businesses and the Village? Are the businesses supporting the Village? Mayor: Yes, local businesses do support events such as the taste of Glenwood that was held in July, the local businesses hosted resulting in no cost to the village. We are in the process of establishing favorable relationships, building and researching economic growth to recruit new businesses.

**ADJOURNMENT:**

Meeting adjourned at 8:23pm

Trustee Rolle made a motion to adjourn; Trustee Taylor 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 C. Durdan*

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Village Clerk, Village of Glenwood

