



**I. AGENDA MEETING AT 9:15 A.M.**

**CALL TO ORDER**

The agenda meeting of the Board of Trustees of the Village of Rosemont was called to order by Mayor Stephens at 9:11A.M.

**MAYOR’S REVIEW OF REGULAR BOARD MEETING AGENDA ITEMS**

Mayor Stephens discussed a potential redevelopment proposal for the Crowne Plaza Hotel (5440 River Road) and briefly described each item listed on the Regular Board Meeting Agenda.

**DISCUSSION**

None

**ADJOURNMENT**

The agenda meeting was adjourned at 9:23 A.M.

**II. REGULAR BOARD MEETING AT 9:30 A.M.**

**CALL TO ORDER**

The Regular Meeting of the Board of Trustees of the Village of Rosemont was called to order by Mayor Stephens at 9:27 A.M.

**ROLL CALL**

Name	Title	Status
Steve Price	Village Trustee	Present
Roger Minale	Village Trustee	Present
Jack Dorgan	Village Trustee	Present
Karen Fazio	Village Trustee	Present
Harry Pappas	Village Trustee	Present
Ralph DiMatteo	Village Trustee	Present

Others in attendance: Mayor Bradley Stephens, Village Attorney John Donahue, Village Clerk Kathryn Lawler

**APPROVAL OF MINUTES**

A motion was made by Trustee Dorgan, seconded by Trustee Fazio, to **approve the Agenda Meeting Minutes and the Board Meeting Minutes of July 14, 2025.**

A vote on the motion was unanimous:

<b>AYES:</b>	6-	<b>Price, Minale, Dorgan, Fazio, Pappas, DiMatteo</b>
<b>NAYS:</b>	0-	none
<b>ABSENT:</b>	0-	none
<b>RESULT:</b>		<b>MOTION CARRIED</b>

**CLERK’S CORRESPONDENCE**

Mayor Stephens requested a moment of silence in honor of the passing of former Village Trustee Emmett “Topper” Michael. Mayor Stephens stated the family will plan a celebration of life in his honor.



**FINANCE COMMITTEE**

1. A motion was made by Trustee Dorgan, seconded by Trustee DiMatteo, to **approve and ratify the following paid bills:**

GENERAL FUND	\$	2,667,278.25
PUBLIC SAFETY OFFICER PENSION FUND		-
MOTOR FUEL TAX FUND		-
SPECIAL SERVICE AREA 2		19,207.38
CONVENTION CENTER		1,877,820.79
ROSEMONT VISITOR AND TOURISM BUREAU		223,861.52
TIF 4		641,259.87
TIF 6		-
TIF 7		3,542,160.06
TIF 8		84,640.36
ALLSTATE ARENA		3,681,486.51
WATER FUND		648,750.89
ROSEMONT HEALTH AND FITNESS		110,519.37
COMMERCIAL PROPERTIES		152,492.09
ENTERTAINMENT DISTRICT		234,773.17
ROSEMONT THEATRE		291,542.55
IMPACT FIELD		62,838.75
DEBT SERVICE		-
TOTAL	\$	14,238,631.56

A vote on the motion was unanimous:

<b>AYES:</b>	6-	<b>Price, Minale, Dorgan, Fazio, Pappas, DiMatteo</b>
<b>NAYS:</b>	0-	none
<b>ABSENT:</b>	0-	none
<b>RESULT:</b>		<b>MOTION CARRIED</b>

2. A motion was made by Trustee Dorgan, seconded by Trustee DiMatteo, to **approve and ratify a guaranteed maximum price contract from Nicholas & Associates, Inc. for the construction of a parking structure** in the amount of \$5,873,916.00.

A vote on the motion was unanimous:

<b>AYES:</b>	6-	<b>Price, Minale, Dorgan, Fazio, Pappas, DiMatteo</b>
<b>NAYS:</b>	0-	none
<b>ABSENT:</b>	0-	none
<b>RESULT:</b>		<b>MOTION CARRIED</b>





3. A motion was made by Trustee Dorgan, seconded by Trustee Minale, to **approve an agreement with the Executive Estates Condominium Associations for parking improvements on Village owned property, access improvements for security, and pool improvements.**

A vote on the motion was unanimous:

<b>AYES:</b>	6-	<b>Price, Minale, Dorgan, Fazio, Pappas, DiMatteo</b>
<b>NAYS:</b>	0-	none
<b>ABSENT:</b>	0-	none
<b>RESULT:</b>		<b>MOTION CARRIED</b>

4. A motion was made by Trustee Dorgan, seconded by Trustee DiMatteo, to **approve a maintenance agreement with Admiral Heating & Ventilating, Inc. at Impact Field [9850 Balmoral Avenue] effective July 1, 2025, through June 30, 2027, in the amount of \$49,888.00 for the first year and \$51,384.00 for the second year.**

A vote on the motion was unanimous:

<b>AYES:</b>	6-	<b>Price, Minale, Dorgan, Fazio, Pappas, DiMatteo</b>
<b>NAYS:</b>	0-	none
<b>ABSENT:</b>	0-	none
<b>RESULT:</b>		<b>MOTION CARRIED</b>

5. A motion was made by Trustee Dorgan, seconded by Trustee DiMatteo, to **approve a proposal from Amano McGann for a parking lot management system for the Pearl District in the amount of \$326,459.00.**

A vote on the motion was unanimous:

<b>AYES:</b>	6-	<b>Price, Minale, Dorgan, Fazio, Pappas, DiMatteo</b>
<b>NAYS:</b>	0-	none
<b>ABSENT:</b>	0-	none
<b>RESULT:</b>		<b>MOTION CARRIED</b>

6. A motion was made by Trustee Dorgan, seconded by Trustee Minale, to **approve the purchase of a 2025 Chevy Tahoe from Karl Automotive Group in the amount of \$52,464.20.**

A vote on the motion was unanimous:

<b>AYES:</b>	6-	<b>Price, Minale, Dorgan, Fazio, Pappas, DiMatteo</b>
<b>NAYS:</b>	0-	none
<b>ABSENT:</b>	0-	none
<b>RESULT:</b>		<b>MOTION CARRIED</b>

7. A motion was made by Trustee Dorgan, seconded by Trustee DiMatteo, to **approve the purchase of a 2025 Ford F-150 STX pickup truck from Ziegler Ford of North Riverside in the amount of \$51,463.00.**

A vote on the motion was unanimous:

<b>AYES:</b>	6-	<b>Price, Minale, Dorgan, Fazio, Pappas, DiMatteo</b>
<b>NAYS:</b>	0-	none
<b>ABSENT:</b>	0-	none
<b>RESULT:</b>		<b>MOTION CARRIED</b>



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**REGULAR VILLAGE BOARD MEETING MINUTES**

**AUGUST 11, 2025**

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8. A motion was made by Trustee Dorgan, seconded by Trustee DiMatteo, to **approve a proposal from Nationwide Environmental & Demo, LLC, for the asbestos abatement of the 10067 Higgins Road building** in the amount of \$129,200.00.

A vote on the motion was unanimous:

<b>AYES:</b>	6-	<b>Price, Minale, Dorgan, Fazio, Pappas, DiMatteo</b>
<b>NAYS:</b>	0-	none
<b>ABSENT:</b>	0-	none
<b>RESULT:</b>		<b>MOTION CARRIED</b>

9. A motion was made by Trustee Dorgan, seconded by Trustee Price, to **approve a proposal from Woods Roofing for the roof replacement of the 10010 Devon Avenue building** in the amount of \$38,000.00.

A vote on the motion was unanimous:

<b>AYES:</b>	6-	<b>Price, Minale, Dorgan, Fazio, Pappas, DiMatteo</b>
<b>NAYS:</b>	0-	none
<b>ABSENT:</b>	0-	none
<b>RESULT:</b>		<b>MOTION CARRIED</b>

10. A motion was made by Trustee Dorgan, seconded by Trustee Minale, to **approve a proposal from Young's Waterproofing, LLC for interior waterproofing of the 10195 Higgins Road building** in the amount of \$40,320.00.

A vote on the motion was unanimous:

<b>AYES:</b>	6-	<b>Price, Minale, Dorgan, Fazio, Pappas, DiMatteo</b>
<b>NAYS:</b>	0-	none
<b>ABSENT:</b>	0-	none
<b>RESULT:</b>		<b>MOTION CARRIED</b>

**PUBLIC SAFETY COMMITTEE**

1. A motion was made by Trustee Price, seconded by Trustee DiMatteo, to **approve a proposal from Motorola Solutions for the Smart Connect subscription for the Public Safety Department radios** in the amount of \$67,417.50.

A vote on the motion was unanimous:

<b>AYES:</b>	6-	<b>Price, Minale, Dorgan, Fazio, Pappas, DiMatteo</b>
<b>NAYS:</b>	0-	none
<b>ABSENT:</b>	0-	none
<b>RESULT:</b>		<b>MOTION CARRIED</b>

**STREET COMMITTEE** – none

**MUNICIPAL DEVELOPMENT COMMITTEE**

1. A motion was made by Trustee Fazio, seconded by Trustee DiMatteo, to **approve Ordinance 2025-8-11, an ordinance authorizing the execution of a Declaration of Access and Parking Easements for a portion of the TIF No. 6 Redevelopment Plan and Project Area [6400 Shafer Court].**

A vote on the motion was unanimous:

<b>AYES:</b>	6-	<b>Price, Minale, Dorgan, Fazio, Pappas, DiMatteo</b>
<b>NAYS:</b>	0-	none
<b>ABSENT:</b>	0-	none
<b>RESULT:</b>		<b>MOTION CARRIED</b>





## VILLAGE OF ROSEMONT

VILLAGE HALL – VILLAGE BOARD ROOM

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### REGULAR VILLAGE BOARD MEETING MINUTES

AUGUST 11, 2025

2. A motion was made by Trustee Fazio, seconded by Trustee DiMatteo, to approve **Ordinance 2025-8-11A, an ordinance authorizing the execution of a Purchase and Sale Agreement for a portion of the TIF No. 6 Redevelopment Plan and Project Area [6400 Shafer Court]**.

A vote on the motion was unanimous:

<b>AYES:</b>	6-	<b>Price, Minale, Dorgan, Fazio, Pappas, DiMatteo</b>
<b>NAYS:</b>	0-	none
<b>ABSENT:</b>	0-	none
<b>RESULT:</b>		<b>MOTION CARRIED</b>

3. A motion was made by Trustee Fazio, seconded by Trustee Pappas, to approve **Ordinance 2025-8-11B, an ordinance authorizing the execution of a Purchase and Sale Agreement for certain property located at 10600 West Higgins Road.**

A vote on the motion was unanimous:

<b>AYES:</b>	6-	<b>Price, Minale, Dorgan, Fazio, Pappas, DiMatteo</b>
<b>NAYS:</b>	0-	none
<b>ABSENT:</b>	0-	none
<b>RESULT:</b>		<b>MOTION CARRIED</b>

**HEALTH AND LICENSE COMMITTEE** – none

**BUILDING AND ZONING COMMITTEE** – none

**APPOINTMENTS** – none

**NEW BUSINESS** – none

**PUBLIC COMMENT** – none

**EXECUTIVE SESSION** – none

- Personnel – Section 2(c)(1)
- Appointment/Removal of officers – Section 2(c)(3)
- Purchase or Lease of Real Property – Section 2(c)(5)
- Sale or Lease of Property – Section 2(c)(6)
- Litigation – Section 2(c)(11)
- Approval of Closed Meeting Minutes – Section 2(c)(21)

### ADJOURNMENT

There being no further business to come before the board, the meeting was adjourned at 9:41 A.M.

  
MAYOR

ATTEST:

  
VILLAGE CLERK

