VILLAGE OF ROSEMONT
VILLAGE HALL – VILLAGE BOARD ROOM
9501 TECHNOLOGY BOULEVARD
ROSEMONT, ILLINOIS 60018
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REGULAR VILLAGE BOARD MEETING MINUTES **AUGUST 10, 2026**

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 9:14 A.M.

MAYOR'S REVIEW OF REGULAR BOARD MEETING AGENDA ITEMS

Mayor Stephens briefly described each item listed on the Regular Board Meeting Agenda.

DISCUSSION

None

ADJOURNMENT

The agenda meeting was adjourned at 9:28 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 9:32 A.M.

ROLL CALL

Name	Title	Status
Steve Price	Village Trustee	Present
Samantha Wong-Balogh	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 13, 2026.**

A vote on the motion was unanimous:

AYES:	6-	**Price, Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	0-	none
RESULT:		**MOTION CARRIED**

CLERK'S CORRESPONDENCE – None

FINANCE COMMITTEE

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

GENERAL FUND	$	7,599,462.87
PUBLIC SAFETY OFFICER PENSION FUND		1,057.50
MOTOR FUEL TAX FUND		-
SPECIAL SERVICE AREA 2		20,526.84
CONVENTION CENTER		2,782,118.18
ROSEMONT VISITOR AND TOURISM BUREAU		41,385.62
TIF 4		393,784.10
TIF 6		124,736.55
TIF 7		26,773.07
TIF 8		26,738.41
ALLSTATE ARENA		1,504,505.92
WATER FUND		54,167.87
ROSEMONT HEALTH AND FITNESS		95,816.66
COMMERCIAL PROPERTIES		199,850.56
ENTERTAINMENT DISTRICT		123,672.25
ROSEMONT THEATRE		160,806.63
IMPACT FIELD		98,298.49
DEBT SERVICE		-
TOTAL	$	**13,253,701.52**

A vote on the motion was unanimous:

AYES:	6-	**Price, Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	0-	none
RESULT:		**MOTION CARRIED**

2. A motion was made by Trustee Dorgan, seconded by Trustee DiMatteo, to approve **Ordinance 2026-8-10, an Ordinance authorizing the sale or disposal of surplus property [2001 Ford F250 Pickup Truck].**

A vote on the motion was unanimous:

AYES:	6-	**Price, Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	0-	none
RESULT:		**MOTION CARRIED**

3. A motion was made by Trustee Dorgan, seconded by Trustee DiMatteo, to approve **Resolution 2026-8-10, a Resolution to adopt an IMRF Early Retirement Incentive.**

   A vote on the motion was unanimous:

AYES:	6-	**Price, Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	0-	none
RESULT:		**MOTION CARRIED**

4. A motion was made by Trustee Dorgan, seconded by Trustee DiMatteo, to approve **an annual preventative maintenance contract with Admiral Heating and Ventilating, Inc. for the Entertainment District, EXP, Impact Field and Village Hall** in the amount of $425,000.00.

   A vote on the motion was unanimous:

AYES:	6-	**Price, Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	0-	none
RESULT:		**MOTION CARRIED**

5. Mayor Stephens struck this item from the agenda before the meeting: a proposal from D-R Rosemont LLC for structural improvements to the Village-owned parking garage located at 9441 Devon Avenue.

6. A motion was made by Trustee Dorgan, seconded by Trustee Fazio, to approve **a proposal from D-R Rosemont LLC for additional sealant repairs on the second and third floors of the Village-owned parking garage located at 9501 Technology Blvd.**

   A vote on the motion was unanimous:

AYES:	6-	**Price, Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	0-	none
RESULT:		**MOTION CARRIED**

7. A motion was made by Trustee Dorgan, seconded by Trustee Price, to **approve a proposal from DiMeo Bros., Inc. for watermain and sewer replacement at Gage, Maple, Glenlake and Willowcreek** not to exceed $3,788,574.00.

   A vote on the motion was unanimous:

AYES:	6-	**Price, Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	0-	none
RESULT:		**MOTION CARRIED**

8. A motion was made by Trustee Dorgan, seconded by Trustee Price, to approve **a proposal from DSI Security Services for the purchase of 12 Evolv Express Gen2 Walk-Thru Metal Detectors for the Allstate Arena** in the amount of $1,128,432.10.00.

   A vote on the motion was unanimous:

AYES:	6-	**Price, Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	0-	none
RESULT:		**MOTION CARRIED**

9. A motion was made by Trustee Dorgan, seconded by Trustee DiMatteo, to approve **a proposal from Direct Fitness Solutions for the purchase of strength training equipment for Rosemont Health & Fitness** in the amount of $59,596.00.

A vote on the motion was unanimous:

AYES:	6-	**Price, Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	0-	none
RESULT:		**MOTION CARRIED**

10. A motion was made by Trustee Dorgan, seconded by Trustee DiMatteo, to approve **a proposal from Emerald Carpets for the purchase of show-related carpet for Rosemont Exposition Services** in the amount of $802,822.38.

A vote on the motion was unanimous:

AYES:	6-	**Price, Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	0-	none
RESULT:		**MOTION CARRIED**

PUBLIC SAFETY COMMITTEE – none

STREET COMMITTEE – none

MUNICIPAL DEVELOPMENT COMMITTEE

1. A motion was made by Trustee Fazio, seconded by Trustee Pappas, to approve **Ordinance 2026-8-10A, an Ordinance authorizing the execution of a lease agreement with Northwest Dental of Chicago, P.C., to lease certain Village-owned property** located at 9518 West Higgins Road for a dental office.

A vote on the motion was unanimous:

AYES:	6-	**Price, Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	0-	none
RESULT:		**MOTION CARRIED**

2. A motion was made by Trustee Fazio, seconded by Trustee DiMatteo, to approve **Ordinance 2026-8-10B, an Ordinance authorizing the execution of a lease agreement with Tempesta Rosemont, LLC to lease certain Village-owned property** located at 9516 West Higgins Road for an Italian style market and deli sandwich shop.

A vote on the motion was unanimous:

AYES:	6-	**Price, Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	0-	none
RESULT:		**MOTION CARRIED**

3. A motion was made by Trustee Fazio, seconded by Trustee DiMatteo, to approve **Ordinance 2026-8-10C, an Ordinance authorizing the execution of a lease agreement with CTG Rosemont Inc. (Fuego) to lease certain Village-owned** property located at 9514 West Higgins Road for a Mexican restaurant.

A vote on the motion was unanimous:

AYES:	6-	**Price, Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	0-	none
RESULT:		**MOTION CARRIED**

4. A motion was made by Trustee Fazio, seconded by Trustee DiMatteo, to approve **Ordinance 2026-8-10D, an Ordinance authorizing the execution of a real estate purchase and sale agreement with the ownership of the Marriott Residence Inn located at 7101 Chestnut Street**, providing for the purchase of certain Marriott-owned property and conveyance of certain Village-owned property for the Chestnut Street improvements.

A vote on the motion was unanimous:

AYES:	6-	**Price, Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	0-	none
RESULT:		**MOTION CARRIED**

HEALTH AND LICENSE COMMITTEE – none

BUILDING AND ZONING COMMITTEE – none

APPOINTMENTS

1. A motion was made by Mayor Stephens, seconded by Trustee Fazio**, to appoint Grant Bailey to the Zoning Board of Appeals and Bradley Stephens II to the Board of Public Safety Commissioners.**

A vote on the motion was unanimous:

AYES:	6-	**Price, Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	0-	none
RESULT:		**MOTION CARRIED**

NEW BUSINESS

1. Chief Alvarado presented a retirement plaque to Sergeant Bresnan's K9, Knox. Sergeant Bresnan expressed his gratitude to his family and the Public Safety Department for their support during K9 Knox's career and introduced Officer Stack as a new K9 handler for the department.

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 9:54 AM.

MAYOR

ATTEST:

VILLAGE CLERK

VILLAGE OF ROSEMONT OFFICIAL SEAL COOK COUNTY, ILLINOIS