

APPROVED @ 2/9/26 VB mtg

January 26, 2026
Meeting Duly Noted
According to State Statute

**A SPECIAL MEETING OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF BLOOMINGDALE HELD ON JANUARY 26, 2026,
AT THE ROBERT J. HOMOLA MUNICIPAL CENTER
201 SOUTH BLOOMINGDALE ROAD, BLOOMINGDALE, ILLINOIS, DUPAGE COUNTY**

CALL TO ORDER

The meeting was called to order by Deputy Village Clerk at 6:01 p.m.

ROLL CALL

Upon Roll Call by Deputy Clerk Saucedo, those in attendance were:

PRESENT: Mayor Coladipietro, Trustees Ackerman, Belmonte, Shannon, Von Huben, and Vitacco

ABSENT: Mayor Coladipietro Trustee Bucaro

QUORUM PRESENT

Motion by Trustee Ackerman, seconded by Trustee Vitacco to establish Trustee Judi Von Huben as chairperson pro temp.

PLEDGE OF ALLEGIANCE

AUDIENCE PARTICIPATION

Motion by Trustee Ackerman, seconded by Trustee Shannon, **to open the floor to audience participation.** Voice Vote. All Trustees present voted **AYE**.

No one in the audience wished to speak.

Motion by Trustee Shannon, seconded by Trustee Ackerman, **to close the floor to audience participation.** Voice Vote. All Trustees present voted **AYE**.

APPROVAL OF AGENDA

Motion by Trustee Shannon, seconded by Trustee Ackerman, **to approve the Agenda of the January 26, 2026 Special Meeting of the Village President and the Village of Bloomingdale Board of Trustees.** Voice Vote. All Trustees present voted **AYE**.

APPROVAL OF MINUTES

Motion by Trustee Ackerman, seconded by Trustee Vitacco **to approve the Minutes of the January 14, 2026 Special Meeting of the Village President and Village of Bloomingdale Board of Trustees – Absent: none**

AYES: Trustees Ackerman, Vitacco, Shannon, Belmonte and Von Huben

NAYS: None

ABSENT: Trustee Bucaro

MOTION DECLARED CARRIED

CONSENT AGENDA

Golf Course Operations

1. To approve Resolution No. 2026-R-04: A RESOLUTION AUTHORIZING AND APPROVING A CONCESSION AGREEMENT BY AND BETWEEN THE VILLAGE OF BLOOMINGDALE AND CATERING ENTERPRISES, LTD., FOR THE BLOOMINGDALE GOLF CLUB.

Finance and Administration

1. To approve Resolution No. 2026-R-05: A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE VILLAGE OF BLOOMINGDALE AND SBC WASTE SOLUTIONS, INC., FOR WASTE HAULING SERVICES.
2. To approve the Purchase Order to IRMA in the amount of \$216,757 representing the Village's calendar year 2026 net, annual contribution.

Facilities, Infrastructure

1. To approve Resolution No. 2026-R-06: A RESOLUTION APPROVING AND AUTHORIZING TWO YEAR CONTRACT WITH ASSOCIATED LANDSCAPE INCORPORATED FOR VILLAGE WIDE LANDSCAPE MAINTENANCE
2. To approve Resolution No. 2026-R-07: A RESOLUTION APPROVING AND AUTHORIZING A ONE-YEAR CONTRACT EXTENSION WITH YELLOWSTONE LANDSCAPE FOR MOWING MAINTENANCE AT THE INDIAN LAKES OPEN SPACE PROPERTY

Traffic and Streets

1. To approve Resolution No. 2026-R-08: A RESOLUTION TO AWARD A CONTRACT FOR THE FY26 TELEVISION INSPECTION OF SANITARY AND STORM SEWERS
2. To approve Resolution No. 2026-R-09: A RESOLUTION AUTHORIZING A THREE-YEAR EXTENSION TO THE RESIDENTIAL BRANCH COLLECTION CONTRACT

Public Safety

To approve Resolution No. 2026-R-10: A RESOLUTION AUTHORIZING PAYMENT PURSUANT TO THE INTERGOVERNMENTAL AGREEMENT FOR ADDISON CONSOLIDATED DISPATCH CENTER SERVICE

Motion by Trustee Ackerman, seconded by Trustee Shannon to establish the consent agenda for this meeting.

AYES: Trustees Ackerman, Shannon, Vitacco, Belmonte, and Von Huben
NAYS: None
ABSENT: Trustee Bucaro

MOTION DECLARED CARRIED

Motion by Trustee Shannon, seconded by Trustee Vitacco to approve all items on the consent agenda as presented.

AYES: Trustees Shannon, Vitacco, Ackerman, Belmonte, Vitacco and Von Huben
NAYS: None
ABSENT: Trustee Bucaro

MOTION DECLARED CARRIED

Golf Course Operations

1. Approval of Golf Course Irrigation Pump Replacement #2

Mr. Scalera stated that in the board package, there is a summary along with an invoice for the replacement of Pump #2 which is one out of three pumps at the golf club that provide the overall irrigation system, supplying water to the sprinkler system throughout the golf course. It was replaced last year however, the ground supervisor at the time did not forward the invoice to the village Finance Department and the company that completed the work is looking for payment.

Motion by Trustee Von Huben, seconded by Trustee Vitacco to approve the purchase of the Golf Course Irrigation Pump Replacement #2 in the amount of \$32,137.00 from Water Well Solutions Illinois, LLC in Elburn, IL.

AYES: Trustees Von Huben, Vitacco, Belmonte, Shannon, and Ackerman
NAYS: None
ABSENT: Trustee Bucaro

Board members suggested that the Finance and Administration items should be discussed last.

Planning, Zoning and Environmental Concerns

1. Discussion of Findings of Fact for 136 E. Lake Street (Andy's Frozen Custard)

Mr. Gascoigne explained that the village received an application for Andy's Frozen Custard to redevelop the former Chase Bank site. The subject property is situated to the south of Lake Street, adjacent to the Springbrook Shopping Center. The Petitioner is proposing to subdivide the subject property into two lots—Lot 1 (0.68 acres) and Lot 2 (0.44 acres). After development, Lot 1 will contain Andy's Frozen Custard, a 1,438 s.f. building. The tenant for Lot 2 is undecided, with marketing ongoing, but will likely contain another quick service, drive-through user. The Petitioner is requesting to repeal Ordinance No. 1992-50, which granted final site plan approval for a building addition to a bank. The request also includes exceptions from the Village's Zoning Code to allow for the proposed signage and setbacks, as well as a Special Use, to allow for an amendment to the existing Planned Development, a frozen custard shop with a drive-thru, and outdoor seating exceeding 24 seats on the subject property. Mr. Gascoigne went on to present a slide show of Petitioner's proposed requests. Josh Braun, the Construction Project Manager at Andy's Frozen Custard and Mr. Gascoigne fielded questions from the Board. There were no objections from the Board and the item will be placed on Consent at the next board meeting.

2. Discussion of Findings of Fact for 252 S. Gary Avenue (Former Turtle Wax)

Mr. Gascoigne informed the Board that the Petitioner is proposing to redevelop the former Turtle Wax Car Wash site. The proposal includes an amendment to the existing planned development, with exceptions, and a special use for outdoor patios, as well as final site plan, and other necessary approvals required to allow for the construction of a new 9,800 square foot multi-tenant commercial building, with a drive-through and outdoor seating for the two new restaurants. Mr. Gascoigne presented and discussed resident concerns regarding safety and security, relative to a series of break-ins and vandalism. Additional concerns and questions were raised related to noise and environmental disturbances created by construction and construction vehicles, as well as delivery vehicles from the future restaurants, as well as the need for the rear disc sign on the west elevation. A request was made for the installation of a fence around the property. The Board agreed with the Commission's recommendations that they would not be in support of a fence indicating the maintenance issues that come with upkeeping a fence on a commercial property that could ultimately

become an eyesore. Mr. Gascoigne fielded questions from the Board. There were no objections from the Board and the item will be placed on Consent at the next board meeting.

Public Safety

1. Discussion of Purchase Approval Invoice for Men's Locker Room (PD)

Mr. Giammarese explained the police department had previously budgeted a portion of the locker room renovation for the last fiscal year. They now have the due amount of \$57,205 for this current fiscal year, exceeding the Village Administrator's purchasing authority. He noted that the Police Department has completed and submitted all required paperwork pertaining to two State grants, totaling \$50,000 that were awarded to the Village of Bloomingdale by the IL Department of Commerce & Economic Opportunity to help offset costs for this project. There were no objections from the Board and this item will be placed on Consent for the next board meeting.

Traffic and Streets

1. Approval of Final Acceptance of Public Improvements for Springfield Pointe Subdivision

Mr. Gascoigne explained that this item is the acceptance of public improvements for Springfield Pointe Subdivision. Once it is finalized, the village requires that they post a \$50,000 letter of credit for Maintenance Bond.

Motion by Trustee Belmonte, seconded by Trustee Vitacco to approve Resolution No. 2026-R-11: A RESOLUTION APPROVING AND AUTHORIZING AN AGREEMENT BY AND BETWEEN THE VILLAGE OF BLOOMINGDALE AND SPRINGFIELD PARTNER GROUP LLC, FOR ACCEPTANCE OF PUBLIC IMPROVEMENTS; (SPRINGFIELD POINTE SUBDIVISION).

AYES: Trustees Belmonte, Vitacco, Ackerman, Shannon, and Von Huben

NAYS: None

ABSENT: Trustee Bucaro

Finance and Administration

1. Presentation of FY27 Revenue and Expenditures

Ms. Montbriand presented.

Total revenues for FY27 are projected at about \$45 million, representing an increase of roughly \$2 million or 6% compared to the projected end of year. The current revenue estimates are based on historical trends, known changes, and conservative forecasting to mitigate fiscal risk.

Total expenditures are proposed at roughly \$71 million, representing an increase of about \$11 million or 19%, reflecting the operational and capital needs of the Village. Expenditures are primarily driven by personnel costs, debt service obligations, and the ongoing redevelopment work.

She noted that as part of the FY26-27 budget schedule, she has a presentation of the revenues and expenditures for this upcoming budget. She explained that the presentation was an overall bigger picture but on the next following meetings, there was a plan to discuss each department's line items. She made note of a couple of disclaimers.

- The budget is still ongoing; things are changing pretty much daily and the numbers may change before the final budget is approved.
- The Community Relations Fund will be dissolved into the General Fund.

- Budget estimates were made given the information at the time prepared. Yellow highlights indicate a change greater than 10% from the prior year.

The table she presented has a comparative of five years and shows how successfully the Village has budgeted. She went over the revenues that were budgeted, the actual revenues, the expenses that were budgeted and then the actual expenses. She explained that the Village tends to budget more conservatively than actually occurs but performs pretty close to the budgeted figures. The revenues tend to be more than what is budgeted and the expenses tend to be less. This conservative approach is intended to allow for some contingency for unforeseen circumstances such as with COVID. Ms. Montbriand presented a chart explaining how successfully the Village has budgeted with the blue columns in each chart showing the budget figures and the orange columns the actual figures. She went on to explain the breakdown of the Revenue Categories:

- Taxes – includes property, telecommunication, municipal motor fuel, home rule sales, business district, and hotel use taxes
- Intergovernmental – sales, income, use, cannabis, personal property replacement, video gaming, motor fuel, road & bridge property taxes, grants, and intergovernmental agreements
- Fines – primarily Ordinance violations and miscellaneous fines
- Fees, Licenses & Permits – all other fees, licenses, and permits (i.e. – franchise and tow fees, business and liquor licenses, building permits)
- Investment Income is the interest we earned
- Other Revenues – all other revenues not otherwise categorized (i.e. – rental income, PD special detail)
- Other Financing Sources – sale of assets and real estate, operating transfers in, and bond proceeds/advances

She continued to present a table with the Revenues of how the Village has performed over the last five years. The revenues have been trending 5–9% in the positive direction in the last five years. The large fluctuations you see in FY26 & 27 were created from the Grove Bond issuance which was \$52 million dollars. But in general sales tax, which is the Village's main revenue stream, has been trending positively and will explain in further detail later on in the presentation. She presented a graph showing the sales tax over the last five years. It has been positively trending with an average of 5% increase each year. However, for budgeting purposes she assumes a 3% increase from the prior years figure. Beginning in January 2025, a large portion of a different tax which is the "Use Tax" is no longer reflected as used tax but will be bumped into the "Sales Tax". That's why you see an increase more in FY26-27 in that category in the slide. The Home Rule Sales Tax over the last five years has been trending positively with a 3 ½% increase each year. Again, for budgeting purposes, they assume a 3% increase from the prior year's figure. Last year, at least with the sales tax, they had incorporated the reduction in the 1% grocery tax, and that was before the Village passed the Grocery Tax ordinance so that the 1% was removed from the sales tax figures. That's why it is seen to be performing much better than expected. The income tax has also been positively trending about a 4% increase on average each year. This assumes a 3% increase from the end of year figure. Then starting in calendar year 2025, public act 103-0983 requires out-of-state sellers shipping goods from outside Illinois must collect the sales tax rate in effect at the delivery address. Basing sales tax on the point of delivery is known as destination sourcing. Fees, licenses and permits remain pretty consistent. A large factor in this is the permits and whatever is going on in the town commercially and residentially. The fees have not have been changed in quite sometime. What will probably happen in future years, is that Building and Zoning department and the Building Commissioner will be looking at the Village's permit fee structure because a number of those fees have not been touched in ten years, if not longer. The Village will be looking at that to determine what could be adjusted. Mr. Gascoigne commented that he has reviewed the numbers and has

actually compared them to other communities and ours are comparatively lower than the surrounding communities.

Water and Sewer rates have remained pretty consistent however we see a 3% increase each year which is primarily attributable to the past through cost that is passed on to the residents that the Village gets from the DuPage Water Commission. As golf continues to remain popular, along with small increases that have been made each year, the golf green fees and cart rental fees have been trending positively.

She went on to break down the Expense Categories:

- Personal Services – wages, overtime, insurance, FICA taxes, retirement, and employee development
- Purchased Services – consulting, professional, public relations, notices/filings, and intergovernmental services
- Training and Education
- Maintenance – buildings & grounds, equipment, vehicles,
- Commodities – office supplies, printed materials, operating equipment, postage, uniforms, chemicals, and utilities for electricity and natural gas
- Capital Outlays – include capital assets that are greater than \$5,000 per item
- Other Charges – sales tax distributions we make to Walmart and Stratford Crossings, administrative services, and IS services

Ms. Montbriand explained the expenses over the years. She mentioned that they really fluctuate when the village has more larger projects going on. For example, the water meter replacement project back in 2024, you see 63% increase reflecting on the chart. Then the following year you see in FY25, under commodities, a 25% decrease because the prior year was more from that big project. Also in the debt service, you see large increases because the Village is paying interest in the Lines of Credit that they have for the Stratford TIF development. The Training and Education category you can see in FY25 a very large increase which is kind of misleading. It is just a change in the way it is accounted for. A lot of the other increases like maintenance, commodities and purchase services really have to do with the additional costs that have been incurred with the development of the Stratford Mall property. She then went on to explain the numbers on the chart with the breakdown of each department. As each department implements new projects and new positions, their numbers fluctuate from year to year. Most of the ongoing costs related to the Grove development, have all been expensed to Administration. Administration is acting as an incubator for the village's Grove and that's why you see each year those large increases. She went into further detail for the personal services category; it is one of the Village's largest expense categories because it is their staff. It is the wages, overtime, insurance as previously mentioned. For FY27, a vast majority of the increase has to do with the health insurance increases that were talked about previously. The numbers included in this chart are still preliminary rates. She is expecting final rates in February. It is expected to be slightly less. She doesn't have an estimate of how much but the Village tends to get rates that are less than the preliminary rates. She presented another chart that shows personal services over the years by department. While in the past the Village's personal services category was pretty stable with the tenure staff, in recent years they have been in sort of a transitional state with what is commonly referred to The Great Resignation. They have seen tenure staff retire, and new employees coming in with greater requests. So historically the past few years, Public Works has really struggled with getting all their open budgeted positions filled. They are nearly fully staffed at Public Works, which is the first time in 8 years. However the Police Department is still working hard to fill all of their open budgeted vacancies. As mentioned, the large increase seen in FY26 and 27 is primarily attributable to the large expected insurance increases and wage increases per the Local 150 and FOP CBA's. So we took it one step further and calculated the personal service cost per full-time

equivalent of FTE. It had historically remained pretty consistent with one to 3 percent increase per year. However, you see that large increase in 26 and 27 which is mostly because of the insurance. These next couple of slides include the village positions and how many people hold that position. We typically don't see much change in the budgeted number of employees. The biggest thing is the PD is always playing catch up or trying to add more bodies. Other than that, there is not many changes in personnel. And if there is, usually it is a promotion in the department. So a closer look at personal services, she broke out wages, salaries and overtime. From the other personnel costs, this has generally seen an average of 5% increase year over year. And the FY27 budget includes the following increases for each: either Union or non Union employees. The non-union employees includes a COLA and merit at 1 ½% increase each. The FOP which are in their union, they have a COLA of 3.25% and a merit increase of 5.33%. Then the FOP civilian union, they have a COLA of 2.5% and a merit increase of 3.53%. The Local 150, they are still in negotiations but the budget considered a 3.5% for both COLA and Merit. This may be less, it won't be more. Mr. Scalera explained that the 150, and the Village have just set a mediation date in the next two weeks. He will probably be coming back to the Board with an update. As that changes, we will update the budget and keep it current. They did receive the preliminary estimates from IPBC which is the health insurance board the Village is part of. As previously mentioned, it is expected that the rates will be slightly less than what they've provided us. For HMO, which a majority of staff is in, they gave us a preliminary increase of 13 1/2 %, PPO 21.6%. Local 150 – 10% which is the cap that they are negotiating. Dental insurance is going to increase 3.8%. A majority of the PPO population are retirees. They pay 25% and the village pays 75%. They received some information from IPBC, village rate increases vs market and the village's were always less than what the market is trending. Moving on to Retirement Contributions this chart includes the cost for FICA taxes, police pension and IMRF. The large increase starting in FY25 is primarily attributable to Police Pension Fund. As you may recall, the individual Pension Funds no longer have their own investment authority. They all have to go to this pool, IPOPIF, IL Police Officer's Pension Investment Fund. Previously we had been allowed as the village to hire our independent actuaries to calculate the minimum required contribution that the village has to make to the pension fund. However now, the IPOPIF has their own actuarial report and that is the actual state required minimal contribution. So we have been using independent actuaries over the last couple of years because we still have some investment that we were unable to transfer to IPOPIF, causing our actuarial assumptions to differ slightly from what IPOPIF has. Lending to the independent actuaries calculating a lower required contribution than IPOPIF. In purchase services, this category goes up and down quite often because this is the category that is used to pay developer incentives. Also you may recall, we had significant relocation payments that were required to be paid to the Stratford Mall tenants. So that was over FY24 and FY25. FY23 we had the Cooper's Hawk developer incentive then 24 and 25 we had the relocation costs for Stratford tenants. In FY26, the large spike is due to reimbursement to Kohl's for this prior suppression in the parking lot. The commodities category as a reminder is primarily utilities and operating costs and it has remained pretty consistent aside from FY24 when they did the water meter replacement project. Between 25 and 27, these accounts have increased a little bit. This is because of all the various properties they have acquired and the required maintenance that goes with that (i.e. utilities, security for the mall and Indian Lakes hotel). The other charges categories have remained pretty consistent. Capital Outlays, this is where in FY24, you see us purchasing the mall, then the demolition of the mall and the development of the Grove. So this probably, will level off after the infrastructure work. When you take away any Capital projects going on at the mall and the Indian Lakes stormwater work, the Capital Outlays are pretty consistent and have gone down for FY27. In the Debt Service, this category is growing, as we issued the Bonds for the stormwater work at Indian Lakes and we just issued the Grove bonds. Those are the principal on interest payments for our debt.

Summary of the fund balance.

The fund balance is a bit tricky, it includes the bond proceeds of \$52,000,000 and then all these various things that aren't really indicative of where we are at cash wise. The fund balances in the budget differ from the fund balance you see in the audit. The fund balance you see in the budget are unassigned. It is more like cash. What you are seeing here for the general fund having \$9M that's more in line with your free cash. It's unassigned. However, if you go to all the way down to the Grove TIF, showing about \$37,000,000, that is misleading because it includes the bond proceeds. The Grove TIF is negative and has made no revenue. The General Fund for FY26, we are showing positive \$714,000 and FY27 a -\$324,000. As we are going through the budget process, our main goal is to make this number positive. However, this negative \$300,000, she's hoping to close that gap with all of the updates she will be getting in February; the insurance rates, the DuPage water commission costs, so the estimates will be better and expects this number to go down. The Home Rule sales tax fund, with the sale of the property, they are going from a negative fund balance to a positive. This fund will be back in good order.

The FY27 Water & Sewer fund budget includes a major capital project that is budgeted to be \$2.3 million dollars. Traditionally with these larger projects, the Village would get funding through loans or IEPA. However, the Village doesn't qualify for an IEPA loan because their financial standing is not bad enough to qualify. So that project alone will come to the Board separately for discussion and how they will want to fund it and necessity of it.

Mr. Scalera commended Ms. Montbriand's work on the budget and Trustee Ackerman's and the Mayor's input and suggestions to better present it to the Board. The next meeting they will review the Administration, Finance and IT budget.

2. Approval of Warrant #2 for the Month of January, 2026 - \$1,351,565.23

There were no questions.

Motion by Trustee Ackerman, seconded by Trustee Shannon to approve Warrant #2 for the Month of January, 2026 in the amount of \$1,351,565.23, as presented.

AYES: Trustees Ackerman, Shannon, Belmonte, Vitacco, and Von Huben

NAYS: None

ABSENT: Trustee Bucaro

MOTION DECLARED CARRIED

OTHER BUSINESS

None

ADMINISTRATIVE STAFF REPORTS

Village Administrator, P. Scalera

Will give his report in Executive Session closed session

Assistant Village Administrator/H.R. Director, vacant

No Report.

Village Attorney, M. Castaldo, III

Will give his report in Executive Session closed session

Director of Public Works, K. Lindhorn
Absent

Director of Finance, T. Montbriand
Will have a Joint TIF Review Board meeting on February 10th here. She has 5 applicants for the Assistant Finance Director position that she is reviewing.

Director of Public Safety, F. Giammarese
No report.

Director of Community and Economic Development, S. Gascoigne
No report.

RECESS TO EXECUTIVE SESSION

Motion by Trustee Ackerman, seconded by Trustee Vitacco, **to recess to Executive Session to discuss Sale or Lease of Real Estate 5ILCS 120/2(c)(6) at 7:40 p.m.**

AYES: Trustees Ackerman, Vitacco, Belmonte, Shannon, and Von Huben
NAYS: None
ABSENT: Trustee Bucaro

MOTION DECLARED CARRIED

RECONVENE MEETING FROM EXECUTIVE SESSION

The meeting was again called to order by Trustee Von Huben at 8:00 p.m.

ROLL CALL

Upon Roll Call by Deputy Clerk Saucedo, those in attendance were:

PRESENT: Trustees Belmonte, Ackerman, Shannon, Vitacco, and Von Huben
ABSENT: Trustee Bucaro

QUORUM PRESENT

There was no other business to come before the Board.

ADJOURNMENT:

Motion by Trustee Shannon seconded by Trustee Ackerman **to adjourn the meeting of January 26, 2026 at 8:02 p.m.** Voice Vote All Trustees voted **AYE**.

MOTION DECLARED CARRIED – MEETING ADJOURNED

Respectfully submitted,



Nora Saucedo
Deputy Village Clerk

/ns