

APPROVED MINUTES

VILLAGE OF ANTIOCH BOARD OF TRUSTEES COMMITTEE OF THE WHOLE MEETING

Village of Antioch, Lake County, Illinois
Municipal Building: 874 Main Street, Antioch, IL 60002
February 12, 2025

I. CALL TO ORDER

Mayor Gartner called the February 12, 2025 Committee of the Whole meeting of the Board of Trustees to order at 6:33 pm at the Antioch Municipal Building located at 874 Main Street, Antioch, IL and via Zoom.

II. PLEDGE OF ALLEGIANCE

The Mayor and Board of Trustees led the Pledge of Allegiance.

III. ROLL CALL

Roll call indicated the following Trustees were present: Burman, McNeill, Pierce, Macek and Pedersen. Also present were Mayor Gartner, Attorney Vasselli, Administrator Guttschow and Clerk Romine. Absent: Trustee Bluthardt.

IV. Absent Trustees Wishing to Attend Remotely

There were no Trustees wishing to attend remotely.

V. Mayoral Report –

Mayor Gartner recognized the following: Abraham Lincoln's Birthday, Valentine's Day, President's Day, American Heart Month, Black History Month

Citizens Wishing to Address the Board

None.

VI. Regular Business

1. Approval of the January 29, 2025 Committee of the Whole meeting minutes as presented - Trustee Pedersen moved, seconded by Trustee Pierce, to approve the January 29, 2025 Committee of the Whole meeting minutes as presented.

Upon roll call, the vote was:

YES: 5: Burman, McNeill, Pierce, Macek and Pedersen.

NO: 0.

ABSENT: 1: Bluthardt.

THE MOTION CARRIED.

2. Discussion regarding Camp Crayon refunds and consultancy agreement – Mayor Gartner discussed the proposal presented by a consulting group to assess the DCFS licensing requirements for Camp Crayon and Summer Day Camp.

Trustee Pierce asked for something formal in front of the board each year to acknowledge that all licensing is in order. Attorney Vasselli said they have discussed this internally, and would work with department heads on significant state licensures and check in on it each year. This would be included with their monthly retainer. Trustee Macek added that there should be checks and balances in place for certificates, particularly involving children.

There were no objections to the Mayor executing the agreement for consultancy services.

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Mayor Gartner asked the board for their opinion on what the policy should be to provide refunds for the Camp Crayon program, and to ensure it is not overly cumbersome on finance department staff to process. He asked the board to consider what the refund should entail, and what the cost should be moving forward for the hybrid program.

Trustee Macek recommended prorating for the days used vs. days not used.

Administrator Guttschow discussed the revenues to-date at approximately \$60k, but this amount does not include payment arrangements and how they were structured. He relayed that there were generally positive comments from the public on the program to date, and would recommend refunds after January 1. He asked the board to consider how to charge for the program moving forward. He recommends a prorated format, and said services that continue to be provided should be charged.

Trustee Pierce thinks that teachers should be paid through end of the year no matter what. He agreed with issuing refunds after January 1, and said no more payments and no more new students through the rest of the year.

Trustee Macek thinks that issuing refunds after the program closes would be asking taxpayers who didn't have children in the school to pay for children who didn't receive services. He thinks the teachers can get a severance package, but said the Village cannot ask someone that has nobody in school to help pay for the services. Administrator Guttschow responded that teachers continue to provide services and are currently earning their paycheck.

Trustee Pedersen said she has a hard time charging parents that have to come to school with their child. She thinks the Village should not be charging them, and that it will show respect to the parents and teachers for what happened.

Trustee McNeill would feel better if it's a hybrid situation. Children are still getting benefit of the program, but we still need to own the mistake and inconvenience.

Samantha Harris, parent with 2 children in the program, feels as though there are parents willing to take care of the teachers. She personally would continue to pay for the program, but also feels there should be compensation for the mistake.

Trustee Pierce asked if the \$60,000 amount was for whole year, or this semester. Administrator Guttschow said the amount is based on revenues for whole year, but staff will have to identify which payments were made in full, and which were making payments in installments. He added that staff needs a basis of comparison for other fee structures if the Village offers payment for other programs, stating that Lindenhurst is reasonable, but there are other high priced private facilities.

Mayor Gartner asked the board for their thoughts on how the refunds should be issued; and if those continuing in the program should pay in full, pay half of normal fee, or pay nothing.

It was the consensus of those present to issue refunds from January 1 to today, and families that continue in the program will pay no fee.

3. Discussion regarding Marketplace Incentive Study – Mayor Gartner discussed the recent discussions with a developer related to an incentive request for the Marketplace property under the TIF. He said a study must be done to examine the impact to the TIF.

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Administrator Guttschow said in order for the project to continue to move forward, they need assistance from the Village, and a large part is due to the Route 173 improvements. SB Freidman indicated that they are able to conduct the study at a cost of \$40k. This would be a multiphase approach, and take the data from the developer, and conduct an independent study based on current market conditions. He spoke with Attorney Vasselli and confirmed costs are reimbursable by the TIF as it collects. He said Brown LLC is the master developer, and Core Acquisitions is responsible for drawing in proposed tenants. He indicated that the agreements Core Acquisitions has with proposed tenants include contingencies and opportunities to withdraw if the funding falls through or project is delayed.

Those present discussed the incentives and the potential gap analysis to be conducted by SB Friedman. Administrator Guttschow said it is ultimately up to the board, but if they want the project to move forward, incentives will be necessary.

VII. Other Business

None.

VIII. ADJOURNMENT

There being no further discussion, the Village Board of Trustees Committee of the Whole meeting adjourned at 7:25 pm.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk