MINUTES OF THE REGULAR MEETING
OF THE GURNEE VILLAGE BOARD

GURNEE VILLAGE HALL
JULY 7, 2025

Call to Order	Mayor Hood called the meeting to order at 7:00 p.m.
Other Officials in Attendance	Patrick Muetz, Village Administrator; Austin Pollack, Assistant to the Village Administrator; Bryan Winter, Village Attorney; David Ziegler, Community Development Director; Heather Galan, Public Works Director; Brian Gosnell, Finance Director; Christine Palmieri, Director of Human Resources; Ellen Dean, Economic Development Director; Nick Leach, Village Engineer; John Kavanagh, Fire Chief; Jeremy Gaughan, Deputy Police Chief.
Roll Call	**PRESENT: 6-Garner, O'Brien, Balmes, Thorstenson, Woodside, Ross** **ABSENT: 0-**
Pledge of Allegiance	Mayor Hood led the Pledge of Allegiance.
A. PUBLIC COMMENT	None.
B. APPROVAL OF CONSENT AGENDA	It was moved by Trustee Balmes, seconded by Trustee O'Brien to approve the Consent Agenda as presented. **Roll call,** **AYE: 6- Garner, O'Brien, Balmes, Thorstenson, Woodside, Ross** **NAY: 0- None** **ABSENT: 0- None** **Motion Carried.**
C. CONSENT AGENDA / OMNIBUS VOTE	The Village Administrator read the consent agenda for an omnibus vote as follows. 1. Approval of the minutes from the June 16, 2025 meeting. 2. Approval of Police Department request to send Sergeant St. Clair and Detective Silvernail to the TASER Master Instructor School from October 6 – 10, 2025 in Columbus, OH at a cost not to exceed $2,600.00. 3. Approval of Police Department request to send Deputy Chief Gaughan to the International Association of Chiefs of Police Conference and Exposition from October 18 – 22, 2025 in Denver, CO at a cost not to exceed $2,700.00. 4. Approval of Police Department request to purchase Bradford Systems Corporation evidence storage lockers at a cost of $36,996.72 (Omnia Partners Contract #R240109 pricing). 5. Approval of Payroll for period ending June 13, 2025 in the amount of $1,132,699.29. 6. Approval of Payroll for period ending June 27, 2025 in the amount of $1,112,546.54. 7. Approval of Bills for the period ending July 7, 2025 in the amount of $2,777,075.76. It was moved by Trustee Garner, seconded by Trustee Ross to approve the Consent Agenda for an omnibus vote as read. **Roll call,** **AYE: 6- Garner, O'Brien, Balmes, Thorstenson, Woodside, Ross** **NAY: 0- None** **ABSENT: 0- None** **Motion Carried.**

D. PETITIONS AND COMMUNICATIONS	None.
E. REPORTS	1. Presentation by District 121 Superintendent Dr. Danny Woestman: Warren Township High School update. Dr. Woestman thanked the Village Board for the opportunity to present. He started by sharing some information about District 121 including that it covers 50 square miles, has over 3,600 students and serves 12 communities and three feeder districts. He next shared information about historical enrollment as it relates to Lake County's population. He then reviewed projected enrollment, which is expected to continue to decline from a high of over 4,100 students in 2018 to approximately 2,900 students in 2028. Following 2028, enrollment is projected to remain flat. These projections are based on feeder district enrollment. Dr. Woestman stated historically the discussion has been on how to serve ever-increasing enrollment figures. That conversation is transitioning to the opposite. He next shared student data related to graduation, 12-month college enrollment and students in career courses. Warren ranks higher than the State average in two of the three categories, with it 11% lower than the State in the student in career courses category. He stated Warren has been working on improving in this area. He then reviewed attendance data, which declined 4-5% post-COVID, but has historically been higher than the State average most years. Dr. Woestman next reviewed the June 2022 Referendum and the commitments the District made. These commitments include: 1. Preserve the 8-period day 2. Restore & protect activities, clubs & athletics 3. Improve academic supports & mental health services Dr. Woestman spoke in detail on the importance of each commitment and what the District is doing in relation to them. Next, Dr. Woestman reviewed facility improvements at both campuses. He highlighted the upcoming locker room replacement project at the O'Plaine Campus. He stated the new locker rooms will take up a portion of the current tennis courts. The addition will include physical education lockers, athletic lockers, trainers' room, staff offices, laundry, ADA accessibility and the boys' swim lockers. Dr. Woestman concluded the presentation by thanking the Village Board and offering to answer any questions it may have. Trustee Garner asked what will happen with the old locker rooms. Dr. Woestman said they will be turned into storage. Trustee Thorstenson asked about long-term needs and enhancements, including the land the school owns on Stearns School Road. Dr. Woestman said main focus of the financial review is maintaining a healthy fund balance. He stated capital needs are a major component. He stated the District is in a good financial position currently, mainly due to the referendum. Currently there is no discussion about selling the property on Stearns School Road. Dr. Woestman stated if it was sold, the District would prefer the future use not generate students. Mayor Hood commended Dr. Woestman and WTHS. He stated the Village and District have a great relationship that he really appreciates.
F. OLD BUSINESS	None.
G. NEW BUSINESS	1. Approval of Ord. 2025 – 51 approving a professional services agreement with Mallon and Associates, Inc. for restaurant and retail recruitment and development advisory services. Administrator Muetz said Director Dean is responsible for economic development activities in the Village. She is a staff of one who on occasion requires outside assistance. Administrator Muetz stated the Village has some targeted properties where it believes additional assistance would be beneficial. Director Dean reviewed options and is

of the opinion that partnering with Mallon and Associates would be positive for the Village. The initial engagement would be a short-term agreement, which would then be evaluated to determine future action.

Director Dean stated she has known Mr. Mallon for over 20 years. His firm specializes in retail real estate, development and advising among other things. She reviewed Mr. Mallon's background, stating he understands and values public/private partnerships. Next, Director Dean reviewed a list of deals made over the past 24 months including his work with the Village of Glenview.

Director Dean stated the goal is destination retail and restaurants that will help stimulate redevelopment. She stated if the Village can be more proactive, it will be better positioned to land desired retailers and restaurants when opportunities arise. Director Dean next reviewed the tangibles of the agreement including a market analysis, contact prospects regarding Gurnee, promote Gurnee at real estate events, assist with financial negotiations and assist prospective businesses with their due diligence and entitlement processes for Gurnee sites.

Next, Director Dean reviewed target sites and how they were chosen.

Director Dean concluded by reviewing the agreement terms, which include a six-month term unless extended at a cost of $7,000 per month.

Mr. Mallon introduced himself to the Village Board, stating he appreciates the opportunity to work with the Village to redevelop certain properties and bring new retailers to the community. He stated keys to success are relationships and education, which he believes sets him apart from others. Mr. Mallon stated the Village has many positives that can be relied upon to take it to the next level.

Trustee O'Brien asked for clarification on who Mr. Mallon will represent. Mr. Mallon stated he would represent the Village only. The only compensation he would receive is from the Village and would be the agreed upon monthly fee. Mr. Mallon stated he prides himself on matching up parties and solving problems.

Trustee Garner asked if the different areas would be worked on simultaneously or one at a time. Mr. Mallon stated he would start out with a macro-approach and then narrow it down. He stated he will be available as a resource throughout the process.

Trustee Garner asked for clarification on dining-entertainment. Mr. Mallon stated combining entertainment opportunities with dining. He referenced the explosion of pickle ball incorporated into dining establishments.

Trustee Balmes referenced the Triangle property and the ability to create a community gathering location. Mr. Mallon stated in his opinion the Triangle is a prime mix-used development opportunity that could incorporate some community gathering aspects.

Trustee Woodside stated he is excited about the partnership. He asked if the proximity of Gurnee to Glenview would be a benefit or determent. Mr. Mallon stated he definitely sees an overlap, but does not view it as conflict. He stated he believes his relationships will be very beneficial to Gurnee. Mr. Mallon continued to state he works with multiple communities and believes this is a positive for his municipal partners.

It was moved by Trustee O'Brien, seconded by Trustee Ross to approve of Ord. 2025 – 51 approving a professional services agreement with Mallon and Associates, Inc. for restaurant and retail recruitment and development advisory services.

<u>Roll call,</u>
AYE: 6- Garner, O'Brien, Balmes, Thorstenson, Woodside, Ross
NAY: 0- None
ABSENT: 0- None
Motion Carried.

2. Approval of Ord. 2025 - 52 approving a professional services agreement for audit services with Lauterbach & Amen, LLP for fiscal years ending April 30, 2026 through April 30, 2030.

	Administrator Muetz said the Village has used Lauterbach & Amen (L&A) as its auditors since 2016. In 2021, the entire audit team was switched out to ensure a fresh set of eyes is reviewing the Village's finances. With the most recent five-year extension expiring with the completion of the FY 25 audit, staff approached L&A and requested a new proposal. Muetz stated the proposal is for an additional 5-year term along with another change out of the entire audit team. The pricing is favorable and reflects an average annual increase of 1.8% since 2016, even though the audit has gotten more complex. Muetz stated the price proposed for the FY25/26 audit of $32,800 would have made them the 3rd lowest proposer amongst the respondents to the 2016 RFP. Staff is confident the Village will not find a lower price amongst qualified firms for audit services. As noted in Director Gosnell's staff memo, the Government Finance Officers Association's (GFOA) best practices recommend multi-year agreements of at least 5-years to help reduce costs incurred for new auditors to "start up" an engagement and recommends senior staff be rotated to provide fresh perspective on the audit. The Village is going a step further and asking that the entire team be rotated. It was moved by Trustee Garner, seconded by Trustee Thorstenson to approve of Ord. 2025 - 52 approving a professional services agreement for audit services with Lauterbach & Amen, LLP for fiscal years ending April 30, 2026 through April 30, 2030. **Roll call,** **AYE: 6- Garner, O'Brien, Balmes, Thorstenson, Woodside, Ross** **NAY: 0- None** **ABSENT: 0- None** **Motion Carried.**
H. PUBLIC COMMENT	None.
Closing Comments	None.
Adjournment	It was moved by Trustee Balmes, seconded by Trustee O'Brien to adjourn the meeting. **Voice Vote: ALL AYE: Motion Carried.** Mayor Hood adjourned the meeting at 8:07 p.m.
Andrew Harris, Village Clerk	