

**SPECIAL COMMITTEE MEETING OF THE CORPORATE AUTHORITIES  
VILLAGE OF SAUK VILLAGE  
Tuesday, September 23, 2025  
Immediately following the 7pm Regular Board Meeting  
Sauk Village Municipal Center  
21801 Torrence Avenue  
Sauk Village, Illinois 60411  
(708) 758-3330**

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**1. Mayor Marva called the meeting to order at 9:10 pm.**

**2. Roll Call**

Present: Trustees Burns, Johnson, Jones, Sapp, Sterling and Winston.

**2. Discussion**

**a) Update of FY21 Audit- Baker-Tilly, Mike Mallott**

Mike Mallott stated they have made a lot of process working with Mr. Finch. A list of necessary items still needed was provided to Mr. Finch. We are pretty much reconstructing things the best we can while looking for duplicates and what has and has not been recorded. We cannot provide a binding opinion and will share what we have due to the missing records. We may get closer in 2022. We are looking to complete with a month or month and a half.

Mayor Marve said the records are just not in the building. They looked high and low to find them. At the last presentation it was stated that if the records were not located you would provide a letter. A modified opinion will be submitted explaining that we could not reconcile cash

Trustee Winston stated there will be many negative findings as a result and that will keep the village from being awarded grants.

Mike stated it is good to show that there have been attempts and that progress is being made.

Mayor Marva said negative findings have been presented in the past years, but no corrective actions were taken. That will not continue.

**b) Senior/ Veteran Development**

Living Well's mission is to nurture independence and enhance the lives of clients by delivering compassionate, reliable, and personalized care in the comfort of their home. They service seniors who want to remain in their home with dignity, veterans through VA partnership and specialized programs, and families needing trusted, professional care for their loved ones, such as, social engagement, light housekeeping, meal prep and errands. They also provide personal care like bathing, dressing, grooming and mobility assistance. Respite care and veteran support programs and education, caregiving training that focuses on Veteran dignity and tailored support and specialized initiatives like fall prevention are key.

They work with the Department of Aging and give information to the residents,

Trustee Sapp asked what they were looking for in Sauk Village. They are looking for a partnership, host events, let your residents know these services are available when they need them.

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Trustee Burns stated they could be an extension of the Senior Committee. Bring resources to the seniors through Trustee Dr. Winston questioned the skill sets of the staff. There are nurses, medical assistants and home health aides.

Trustee Sapp said Medicare and Medicaid have a referral program and asked if they were looking to be part of that. Dr. Octavia stated she accepts Medicaid and gets referrals from IDPH but it is her preference to partner with municipalities because they stand by who they send out to homes. Their work is ministry. You don't know who they will send out versus who Living Well will send out.

Trustee Burns questioned liability. Dr. Octavia said they are licensed, insured and fingerprints are required, there is no liability on the village. They are looking to be a referral that Sauk Village will provide to seniors and vets as these services are needed. A memorandum of understanding can be presented.

Living Well is currently attempting to partner with Lynwood, Park Forest and others.

Mayor Marva stated she has been looking to expand the resources for the seniors.

The trustees and Village Clerk were agreeable to working with the Mayor on a committee.

Trustee Winston inquired about mental health. Dr. Octavia said they refer out all behavior health. They are not insured for that, but they do partner with others they can refer to. They are accredited with IDPH.

### **c) Senior/ Veteran Development- Taufe-Hue, Antonio Cooper President/CEO**

Former Economic Development Director Antonio Cooper introduced his team of developers, lenders, economic development specialists and housing specialists, stating they are all qualified to get the job done for what the village needs. Antonio is most interested in bringing a Senior development to Sauk Village. The team consists of a housing developer, HDES project team member, a developer of affordable home, director of lending with IFF, consulting service for South Suburban Cook County engineering/programming manager. A lot of talent and ability to get things done to help the limited staff that is here. Antonio stated they are looking for an MOU to begin discussions on creating a 40-to-50-unit housing development. They have identified three different parcels and realize that a grocery store could be included in either phase one or phase two. The experience and previous completed projects were discussed. They are interested if the village leadership wants community revitalization and want them to invest in the infrastructure, water, sewer, gas, streets and curb repairs. It takes a voice to attract private money. IDHA is a very important partner regarding the tools that they have and building capital staff. We need to attract them to bring their technical assistance to talk about strategic planning in consultation with the village technical advisors.

A connective tissue needs to be developed, work with the staff and the trustees and make sure it makes sense to invest the time necessary as they have done with many communities. One of the biggest challenges is how to attract a grocer to a food desert.

Non-profit banks are mission driven. The process takes 12-to-24-month process.

IFF is focused on redevelopment in black and brown communities. They are funded from various organizations, largely from banks that are using them for CRE credit. They have access to home loan guarantee programs. They work to fund what banks typically don't do.

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They are looking to work with non-profit business and services that can work around the project. The board was invited to visit their work in Joliet and Frankfort and others and see if it fits Sauk Village's vision and speak to the other partners before you invest your time.

Mayor Marva asked Trustee Burns to work with these partners and would love to go on a field trip to see the buildings.

Mayor Marva asked Antonio to work with Trustee Burns including arranging a field trip. They will also work with the trustee to show how the money works.

Trustee Jones said they all need to be part of the process. Mayor Marva expressed delight at how excited everyone is to work together on this project.

Trustee Sapp also stated her committee should work with Trustee Burns. area Ordinance Review Committee will also be involved.

Committee appointments were discussed. Committee meetings are open to all trustees but only two can participate.

Trustee Winston stated Sauk Village needs a downtown area.

Trustee Burns asked for paperwork to review with her team and set up another meeting privately. Bank references and resume' will be sent.

10:30 pm point of privilege – Trustee Jones

Mr. Finch stated the last two people that came to the board with a request for land. This presenter was refreshing because these presenters are showing what they have done and what they will do as well also show you the finished products.

#### **d) CUD Terminal**

Mr. Finch reported that CUB Terminal is a transportation company that is interested in the property located at 2000 East Lincoln Highway. This property is zoned M-2 and CUB is looking to use the property for a cargo terminal and seek a Special Use permit to stack 4 containers high.

Mr. Finch said it is a 24-hour operation that moves supplies. They need a letter of intent to purchase the property but need to know if the village is interested first.

Trustee Burns asked if we will know what is in the container. Mr. Finch stated we are able to inspect all businesses. Containers will be moving in and out not loaded.

Trustee Sterling asked if the containers will be full or empty and asked the location. The location is Transportation Drive and Route 30 way in the back. The village may have some leeway when they go through zoning for the Special Use .

Trustee Winston stated they should be there to answer these questions. They will be attending the committee meeting on October 7<sup>th</sup>.

They need to know if the board will consider the Special Use and a 6B.

Mayor Marva stated they do not need to come on October 7<sup>th</sup> if the board is not agreeable.

Trustee Burns stated with all this new development a Think Tank needs to be developed that includes Mr. Finch, the head of the economic development committee, and the clerk to take notes.

Mayor Marva stated presentations usually come before the board and they collectively decide if we move forward.

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The consensus was 4-3 (with the mayor breaking the tie) to ask them to come back prepared to answer Trustee Winston's questions.

Trustee Burns asked Mr. Finch to coordinate a field trip to the site.

#### **4. Public Comment-**

Francine Anderson was glad to hear the update from Baker- Tilly and would like to hear more from Living Well. Francine had concerns about CUB Terminal. That area was considered to be a source of contamination of vinyl chloride and that ground should not be disturbed.

Please consider not having a special meeting after a board meeting there was nothing now that could not have waited.

#### **5. General Comments by the Trustees & Mayor- None**

#### **6. Adjournment**

Mayor Marva adjourned the meeting by common consent at 10:55 p.m. after the motion to adjourn was made by Trustee Johnson and seconded by Trustee Sapp.