

REVISED

COMMITTEE MEETING OF THE CORPORATE AUTHORITIES

VILLAGE OF SAUK VILLAGE

Tuesday, December 16, 2025

Sauk Village Municipal Center

21801 Torrence Avenue

Sauk Village, Illinois 60411

(708) 758-3330

1. Mayor Marva called the meeting to order at 7:05 pm.

Roll Call

Present: Trustees Burns, Jones, Sterling and Winston.

Absent: Trustees Johnson and Sapp. Both absent with notice.

Mayor Marva announced some changes to the agenda order.

2. Discussion & Presentations

A) Akil Abree, Consultants, LLC- David Lockman

Mr. Lockman returned to readdress how Akil Abree Consultants could provide resources and economic and digital development, construction, energy and tech assistance to Sauk Village.

Akil Abree has quite a bit of relationships with manufacturers because of the products they supply. Akil Abree comes with a team of 14 engineers and architectures as well as a community outreach branch where the vet tech comes into play. Other outreach to the community includes training and providing residences for veterans and disenfranchised and disadvantaged people. There is also an educational component to streamline the pipeline to the private sector, to bring their businesses and new residential development. For smaller towns, they are here for the board and the mayor when people want to come here and develop and operate a business. Their expertise is advising and showing the funding for it and letting you know if the research finds that the company or entity is available for you.

Mr. Lockman also spoke about Smart Goals which is something they have done in universities and college campuses which have capital security with a 360° camera on there and facial recognition. The speaker system has a call button. You can put music on or engage in the community, and it includes a direct line to the first responders where they can override everything. Once you sign up for that system, you can have the app on your phone.

Mr. Lockman stated they have lived and worked in the South Suburbs for over 20 years. he has helped over 100 young men and women in the UW union for 36 years. They are serious about helping kids and seniors, which is why they have partnerships to develop affordable housing and can bring economic development, increase jobs and the school curriculum. They look at what towns have done previously in a holistic way to have a comprehensive idea and make time to address how to get true economic development, better infrastructure and education. True economic development is bringing in new revenue and sustaining new revenue.

Relationships happen in Springfield once a week and in DC once a month which means Sauk Village will be represented. They are bringing in a team of economic development staff with businesses that want to come here. A lot of times smaller villages may not have the resources to do the true vetting. Once they proved they wanted them in. We're going to work with them and make sure that they're ready and not just coming in and spending all of their resources just the whole time. They will work with the mayor and make sure that you have the top-of-the-line expertise to decide on what you want in your town and what you want for your people while also working with schools in the district. as far as what they expressed to you. We want to make sure that you deliver what you said you wanted to do for the town by working to attract businesses and support the businesses that are here. Also to develop workforce initiatives and improve the community infrastructure and promote equity and inclusion.

Trustees were looking forward to seeing what companies they could bring in, to know what they have done in other communities and questioned their profit and loss statements, balance sheets, annual report numbers. Those should all be included in the RFP.

Mr. Lockman stated if that is common practice, if there is an ordinance or if it has been done before they don't have a problem doing it. Mr. Lockman stated what he mentioned earlier, they just a \$1,000,000 grant and with TCO who has the best vetting process in all the land and shows you that this company is sound in body and mind.

Further discussion of the process of applying for grants was discussed. Everyone agreed that the residents are looking for economic development and expect the trustees to do their due diligence when selecting companies to work with the village including looking at their financials.

This being the second time Mr. Lockman has presented to the board, Mayor Marva stated she felt that this time the discussion would be more focused on reviewing a proposal with exactly what the company would provide and for what cost. Mr. Lockman said he dropped off a package the day after the last presentation with the proposal in it for the mayor.

Mayor Marva stated she does not recall getting a package from them.

Trustee Burns stated she forwarded the proposal to the Clerk by email. The Clerk stated she copied everything in the email from Trustee Burns and the proposal was not there.

It was agreed that Mr. Lockman would come back for the first Committee meeting in January and email the proposal to the Mayor, the Clerk and Trustee Burns before that meeting for distribution to the board. Mr. Lockman agreed to check his travel dates and get back to the village.

B) A Resolution of the Village of Sauk Village, Illinois Supporting the Renewal of a Class 8 Real Estate Tax Assessment Clarification for 21700 Mark Collins Drive (VHE II Sauk MC LLC- Warehouse Specialists LLC)

Sean King from Ryan represented Warehouse Specialists, a logistics company, in seeking a renewal of a Class 8 designation.

Warehouse Specialist owns the 775,000 square foot warehouse that's located at 21700 Mark Collins Drive. This property has a Class 8 incentive with 2025 being year 10. They are owner/operators that have 15 employees at this location also have another property in the village located at 21751 Jason Rasmussen Dr. They are paying close to \$900,000 in property taxes between the two properties. The Mark Collins property tax is about \$540,000.00 with the incentive. Without the incentive they would have to pay 1.3 million, which will be difficult to sustain. They own two buildings here and they are committed to Sauk Village. With the incentives in place, they will pay close to 1 million dollars in taxes. Mayor Marva asked how many residents are employed there. The response was none. Sean suggested to them that all future job opportunities should be posted at the village first. Mayor Marva stated everyone the comes to renew their Class 8 say that they will make the effort to post and hire Sauk Village residents.

Many of our residents have low incomes and need employment. Dean stated that something should be put in writing, like a resolution, not a guarantee but attempts must be made.

This is year 10 and the renewal will be provided to the Assessor's office in 2026.

Trustee Winston agreed that a percentage of Sauk Village residents need to be added to the workplace and wanted to research if the village could lower the amount of years to renew.

Trustee Burns stated this is an instance where we need an economic team in place to research this or follow up on. This has been before us before with no one to follow up.

Mayor Marva stated the attorneys handle that. Trustee Burns stated that is not their job to oversee that everything is proper in place.

Trustee Sterling would like a list of things to take back. Mayor Marva it is just to make sure the residents have a way of finding out about new employment. Where is it posted? An appeal to our residents to apply- no guarantee but at last request it. Secondly, Mayor Marva also restated lowering the term.

Mr. King stated that Cook County sets the time at 10 years with a 15% increase in year 11 and 20% increase in year 12 and then goes to 25% and stays there.

Mr. King will follow up with Mr. Finch and the attorneys regarding a resolution.

C) A Resolution of the Village of Sauk Village, Illinois Supporting the Renewal of a Class 8 Real Estate Tax Assessment Clarification for 22500 Sauk Pint Drive (Wille Brothers Company)

No one was present to address this request.

D) Request for Qualifications & Proposals- IT Services (RFQ)

Mayor Marva stated the packet includes a Request for Qualifications & Proposals which is the exact same one as the previous RFQ which went for legal posting before and was approved by the board. The Clerk was asked if anything was changed. The Clerk stated the RFQ came directly from Mr. Finch and she processed it. Clerk Williams stated she was not aware of any changes. Trustee Dr. Winston asked for a copy of the previous RFQ to compare if they are the same.

Trustee Sterling stated she may have questions regarding cyber security. Mayor Marva said the village follows the same as the federal government.

Trustee Sterling asked if the village would have ownership of our administrative systems considering all of the trouble we have had keeping our data with other companies. Can we put that in the RFQ, more importantly in the agreement that will come as a result of this process that we would be able to have ownership?

Mayor Marva stated this will not go into the RFQ but would be in the agreement that comes from this step. Since May we have learned how important this is and how

to have everything in writing.

Village Clerk Williams stated she was asked to place this notice in the newspaper today and asked if she should cancel that request. Mayor Marva recommended cancelling the ad.

3) PUBLIC COMMENT

Francine Anderson stated that she was sad to see Mr. Lockman turned way again. Can we be better at adding what info is needed instead of just bringing general information? Francine said it will be helpful for the residents as well as the board. Regarding tax incentives and for us to consider demanding that companies employ our residents, Francine said it would be good if they have it in writing but when you're talking about percentages that will put us in a position where this could be possible litigation. The reason she is asking is because the mayor made her statement that the last few companies that have come for the tax incentives not employed those residents. WinPak has approved numerous employees. We can't lump everyone together.

If we don't give tax incentives, not only will we not get our residents employed we can possibly lose their businesses.

We have been having problems with IT for a long time. We should put cyber security or any other information we are concerned with in the RFQ.

Francine congratulated and thanked Trustee Jones, Trustee Johnson and Trustee Sterling again. The families that participated in the Winter Wonderland really enjoyed it. Also, thanks to the Clerk for her participation and also for offering donations to the families.

4. GENERAL COMMENTS BY THE TRUSTEES AND MAYOR

Mayor Marva stated there was an email sent out a couple of weeks ago letting everyone know about the employee appreciation lunch and games at 2:00 pm. Everyone is invited. There is no fee thanks to our generous contributors. A lot of our staff will be donating to make this happen. You will be able to meet with other employees of the village that you rarely get to come in contact with. We come together taking consideration of our staff's work schedule. We have a whole crew that gets off at 3:30 pm, therefore we can't extend it longer than that. Please try to make it. Donations for the Holiday Cheer Food Baskets have been quite meager, but Mayor Marva is very hopeful that by Thursday and Friday the school districts will be showing up and showing out. There is fierce competition between some of the classes and the kids are just all

over their parents to help them win a pizza party.

If anyone is around this Friday at 2:00pm to help us inventory and assemble food items, it would be greatly appreciated.

This would help us to determine if we have enough to make that goal of serving 150 of our residents. If we do not get enough quantity and or the protein that you would go out the next morning and make those purchases. We are planning to distribute them at 2:00pm until all of the supplies are gone. It is first come first served. This was sent out to you earlier today and asked that you share. This outreach is for individuals who are in need and not someone who just wanted free Turkey and premium sides. We're really trying to meet the needs and if you don't have the need but you're the first one in line then you will be taking away from someone.

We were expecting our attorney to be here and for us to go into closed session because someone asked about the union contract. Mayor Marva stated she really wanted our attorney to be able to share in executive session in terms of exactly what happened to change that vote of how we were far apart and managed to come to agreement before we came out to mention it to the residents

5. EXECUTIVE SESSION-None

6. ADJOURNMENT

Mayor Marva adjourned the meeting by common consent at 8:30 p.m. after the motion to adjourn was made by Trustee Dr. Winston and seconded by Trustee Sterling.

October 7, 2025

Committee of the Whole Special Meeting