VILLAGE OF JOHNSBURG
NOVEMBER 5, 2026 SPECIAL MEETING
OF THE PRESIDENT AND BOARD OF TRUSTEES

President Hettermann called the special meeting to order at 7:03 p.m. in the Village Hall. Roll call was conducted. The Pledge of Allegiance was recited.

Attendees
Trustee Mike Fouke
Trustee Josh Hagen
Trustee Scott Letzter
Trustee Jamie Morris
Trustee James Sylvanus
Trustee Keith Von Allmen *(absent)*
Village Administrator Vinny Lamontagna
Assistant Village Administrator Ethan Hoffman
Chief of Police Jason Greenwald
Village Attorney Michael Smoron *(absent)*
Village Engineer Tim Hartnett *(absent)*
Village Special Projects Coordinator Rick Quinn

3. FROM THE FLOOR; AUDIENCE PARTICIPATION
N/A, no public participation.

4. OMNIBUS AGENDA
The Board considered the Omnibus Agenda, motion was made by Trustee Sylvanus, seconded by Trustee Morris, to approve the minutes of the October 20, 2026 regular meeting of the President and Board of Trustees. Trustee Hagen requested to pull Item (B.) approve and ratify the execution of the Estoppel Certificate and the Supplement to the Economic Incentive Agreement between the Village of Johnsburg, TEI Johnsburg LLC, and Target Corporation for The Shops at Fox River Development under Omnibus for separate discussion; and

- **Disbursements**
- General Fund $ 282,374.97
- Waterworks & Sewage Fund $ 3,092.21
- Golf Course Fund $ 3,604.00
- Debt Service SSA Fund $ 0.00
- Total All Funds $ 289,071.18

There being no further discussion, the motion to approve the agenda as amended was approved by roll-call vote. Motion carried.

ACTION ITEM PULLED
B. Motion was made by Trustee Hagen and seconded by Trustee Fouke to approve and ratify the execution of the Estoppel Certificate and the Supplement to the Economic Consent Agreement between the Village of Johnsburg, TEI Johnsburg LLC, and Target Corporation for The Shops at Fox River Development. Board members inquired if any changes had been made since the previous week's review. Village Administrator clarified that one minor modification was made to the language in a paragraph, removing/modifying some wording. Attorney Michael Smoron reviewed the revision and confirmed that the legal effect remains unchanged and acceptable. All documents have been reviewed and approved by

legal counsel prior to distribution. There being no further discussion, the motion was approved by roll-call vote. Motion carried.

5. PRESIDENT'S REPORT - President Hettermann reminded the Board that the Nov meeting schedule includes Nov 17th *(Tax Levy Estimate presentation)*, and the Dec meetings are scheduled for Dec 1st *(Truth in Taxation Hearing)* and Dec 15th *(Adoption of Tax Levy Ordinance)*. Trustees were urged to ensure attendance at these critical meetings. The Board was reminded to review staff and committee communications regarding the holiday event scheduled for Friday, Dec 4, 2026, at 6:00p. Holiday Magic & Parade is planned for Saturday, Dec 12, 2026, at 5:30p., and is expected to be the Village's final Village-led event of 2026. Trustee Fouke reported that preparations are on schedule. Parade staging is planned at the H.S. beginning at 4:30p., with post-event activities and refreshments planned at the Community Club. Additional details are expected to be provided at the Nov 17th CAC meeting

6. OLD BUSINESS

A. Water Tower Lease Agreement - Chicago SMSA Limited Partnership d/b/a Verizon Wireless.
The matter remained tabled. Staff reported that the most recent prior communication regarding the water tower matter was received Oct 28, and that clarification had been requested. Staff received a further email on Nov 5, but it was received too late to distribute additional information to the Board before the meeting. No substantive update or finalized terms were presented. The matter remains pending receipt and review of the requested information and legal review. No action was taken.

B. Vertical Bridge / Verizon Proposal at Sunnyside Memorial Park
The matter remained tabled. Staff reported that there had been no communication with the representative since Oct 16 containing finalized or substantive terms. The previously discussed proposal included a $30,000 upfront contribution, monthly rent of $1,500, and a proposed lease and option structure; the representative had indicated only that preliminary discussions were agreeable. Staff had not received a written proposal or finalized terms to present to the Board. The matter remains pending a substantive response and documentation. No action was taken.

7. NEW BUSINESS
N/A

8. TRUSTEES' REPORTS
Trustee Hagen (EDC) asked when the engineering/planning proposals concerning development-related materials would be presented. Discussion addressed the proposal previously received from HDR and a separate presentation anticipated from Eng. Hartnett. Trustees discussed reviewing the HDR proposal and hearing the presentations separately so the Board could compare the respective approaches and understand how the recommendations relate to the Village's development goals and existing ordinances. The Board expressed a preference for scheduling the presentations at separate Committee of the Whole meetings. Staff will review the upcoming meeting agendas and coordinate possible dates, with scheduling to be revisited, projected into beginning 2027. No formal action was taken. Other Trustees reported no additional items.

9. EXECUTIVE CLOSED SESSION
N/A

10. RETURN TO OPEN SESSION
N/A

11. ACTION/MOTION FOLLOWING EXECUTIVE CLOSED SESSION
N/A

12. ADJOURNMENT
Trustee Fouke moved to adjourn the meeting. Trustee Letzter seconded the motion. All Trustees voted aye on the roll. Motion carried at 7:19p.m.

Respectfully Submitted,

Vinny Lamontagna
Village Administrator