

Mr. Spinell discussed some of the benefits a Target store brings to a community. He explained that not only will Target create new employment opportunities, it will also draw shoppers from a larger area, benefitting all of the stores in the area, and helping to fill other vacancies in the center and along the corridor. Mr. Spinell explained that Target is under contract, but the contract terms are subject to a public private partnership, moving an existing tenant, and securing a new loan. He requested the board's consideration to approve a public/private partnership initiative so they can move forward with zoning amendments. He explained that they propose to close with Target by November 1st 2026 so that construction can begin immediately thereafter and have the new store open by November 2027.

Trustee Morris moved to approve an Economic Incentive Agreement between TEI Johnsburg LLC and the Village of Johnsburg. Trustee Hagen seconded the motion. Trustee Hagen questioned if Target will own the property. Mr. Spinell confirmed that it will own the property. Trustee Von Allmen questioned if the Village's attorney reviewed the agreement. Attorney Smoron confirmed that he had. Trustee Hagen expressed his support for public/private partnerships and thanked Mr. Spinell for his efforts to bring this project to Johnsburg. All Trustees voted aye on the roll. Motion carried. President Hettermann thanked Mr. Spinell, Mr. Quinn and Ms. Sofiakis for their efforts.

PRESIDENT'S REPORT - President Hettermann asked Village Administrator Sofiakis to address a request received to pursue a cell tower in Sunnyside Park. Ms. Sofiakis explained that the Village entered into an agreement for a cell tower in the park in 2018, which was to be located by the sled hill. She added that the tower did not move forward in the time provided in the agreement, but there is new interest in pursuing the project on behalf of Verizon. Ms. Sofiakis discussed the initially proposed terms which begin with the monthly rent approved in 2018, adjusted annually by the CPI bringing the amount to just under \$1,600 per month. The original agreement also included funds to be used for the resurfacing of the parking lot since it would be used to access the site. Ms. Sofiakis requested input from the board regarding their interest in pursuing the matter. Trustee Letzter questioned the typical length of the contract. Mr. Smoron explained that most contracts include an initial term of 5 years with several 5 year renewals. Trustee Letzter questioned potential risks for the Village. Attorney Smoron explained that the agreement provides for insurance requirements, indemnifications and bonds to tear down the tower should it be abandoned in the future. All Trustees expressed interest in the project and direct Ms. Sofiakis to pursue an agreement to be considered by the Board. Trustee Von Allmen expressed that he wants to be assured that the project will move forward and not just tie up the property. Trustee Hagen asked that language be included in the agreement requiring the ongoing maintenance of the landscape screening.

President Hettermann reminded all that the State of the Village dinner will be held on June 10th at the Johnsburg Community Club and invitations will go out soon. He also requested feedback from the board on the draft Strategic Planning report.

RESIDENTIAL REFUSE, RECYCLING AND YARDWASTE SERVICES - Village Administrator Sofiakis reviewed the rates experienced under the current contract and the rates being proposed by LRS to extend the contract, as compared with rates being experienced in other communities. She explained that LRS is willing to increase the yard waste pickup from the current eight can limit to unlimited yard waste pickup, provided that there is clause prohibiting commercial disposal of yard waste under the contract.

Ms. Sofiakis stated that staff recommends accepting the proposed terms and extending the contract. She explained that the rates experienced by the few communities experiencing lower rates are only slightly lower and not worth the impact that would be experienced in making a change. President Hettermann concurred and recalled the impacts experienced when changing the last contract and stated that the minor difference in rates is not worth the impacts that would be experienced. Trustee Letzter expressed support for the extension and discussed how during a recent wind storm, the driver in his neighborhood was

picking up tipped over cans and the garbage spilling out of them. Trustee Morris agreed that for the small savings, it would not be worth going out to bid. The Board directed Ms. Sofiakis to pursue the proposal and bring back an addendum to the contract.

RECESS FOF CLOSED SESSION – Trustee Fouke moved to recess the meeting to go into closed session to discuss pending litigation regarding the Pistakee Yacht Club versus the Village of Johnsburg. Trustee Morris seconded the motion. All Trustee voted aye on the roll. Motion carried at 7:34 p.m.

RETURN TO REGULAR SESSION – Trustee Von Allmen moved to return to regular session. Trustee Sylvanus seconded the motion. All Trustees present voted aye on the roll. Motion carried at 8:08 p.m.

ADJOURNMENT – Trustee Von Allmen moved to adjourn the meeting. Trustee Hagen seconded the motion. All Trustees voted aye on the roll. Motion carried at 8:08 p.m.

Respectfully Submitted,

Claudett Sofiakis
Village Administrator