



# Meeting Minutes

**Location:**

Village Hall -  
10631 Main Street  
Roscoe, IL 61073

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**Village Board of Trustees**  
Tuesday, January 21, 2025  
6:30 PM

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## **CALL TO ORDER**

President Gustafson called meeting to order at 630pm

## **PLEDGE OF ALLEGIANCE**

## **ROLL CALL**

President Gustafson requested roll call

## **PRESENT**

Trustee William Babcock  
Trustee Stacy Mallicoat  
Trustee Susan Petty  
Trustee Justin Plock  
Trustee Michael Sima  
Trustee Michael Wright  
Village President Carol Gustafson

## **APPROVAL OF THE MINUTES**

- 1. Approval of the Minutes** for the meeting of the Village Board of Trustees from **December 17, 2024.**

President Gustafson entertained a motion to approve minutes;

Motion made by Trustee Babcock, Seconded by Trustee Plock.

Voting Yea: Trustee Babcock, Trustee Mallicoat, Trustee Petty, Trustee Plock, Trustee Sima, Trustee Wright

**PUBLIC COMMENT (Limited to 3 minutes per speaker)**

None

**PRESIDENT'S REPORT**

President Gustafson introduced David Sidney of Pace Foundry.

**2. Discussion of Main Street Redevelopment & Economic Development Goals for 2025.**

Facilitated by: David Sidney/Place Foundry, LLC

David Sidney provided the board with informational update on the Main Street Redevelopment & Economic Development goals for 2025

Topics included; Main Street District Update, I-90 Rockton Road Gateway Progress, LaBree Property Developer Engagement and Communications Framework

Main Street; Business Alliance structure defined, Zoning Consultant has reviewed our Zoning Recommendations, Zoning Consultant has drafted ordinances for review by Staff, Trustees and the broader community, Targeting Feb/Mar for public hearings and approvals

LaBree Property- the process overview; initial solicitation focused on developer capabilities and experience, review of qualifications and track record, a shortlist of qualified developers, detailed project discussions with shortlisted firms and selection based on developer capability and preliminary concept alignment.

90 day / key milestones:

February- First I-90 Rockton Road Workshop, Zoning Public Hearings and approvals

March- LaBree Property RFP release

April-Second I-90 Rockton Road Workshop

**3. Discussion, Recommendation and Appointment of an engineering firm to serve as Village Engineer.**

None

**TREASURER'S REPORT**

4. Cash Report and Bills

President Gustafson summarized the bills:

Expenditures- \$205,074.01

Additional Invoices Prepaid Bills- \$298,464.59

Payroll-\$118,858.72 & \$122,289.46 (3Jan / 11Jan)

Total \$744,686.78

COH - \$7,759,484.60

MFT - \$49,293.52

COH - \$1,654,753.70

5. Approval of Bills

President Gustafson entertained a motion to pay the bills,

Motion made by Trustee Plock, Seconded by Trustee Sima.

Voting Yea: Trustee Babcock, Trustee Mallicoate, Trustee Petty, Trustee Plock, Trustee Sima, Trustee Wright

6. Year to Date, Revenues and Expenditures

None

**CONSENT AGENDA**

*All items on the Consent Agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event, the item will be removed from the Consent Agenda, and will be discussed and approved separately.*

**ACTION FROM THE LIQUOR COMMISSION**

7. Approval of **One (1) Class "D" On Premise Only Beer & Wine** renewal application

TOMAR LLC dba 815 SLOTS

President Gustafson entertained a motion,

Motion made by Trustee Plock, Seconded by Trustee Wright.

Voting Yea: Trustee Babcock, Trustee Mallicoat, Trustee Petty, Trustee Plock, Trustee Sima, Trustee Wright

## **MOTIONS AND RESOLUTIONS (Final action)**

## **NEW BUSINESS (First reading or suspend rules)**

None

## **QUESTIONS AND REPORTS**

None

## **PUBLIC COMMENT (Limited to 3 minutes per speaker)**

None

## **EXECUTIVE SESSION (IF NECESSARY)**

President Gustafson entertained a motion to move to Executive Session;

Motion made by Trustee Petty, Seconded by Trustee Plock.

Voting Yea: Trustee Babcock, Trustee Mallicoat, Trustee Petty, Trustee Plock, Trustee Sima, Trustee Wright

President Gustafson entertained a motion to move to Open Session;

Motion made by Trustee Petty, Seconded by Trustee Plock.

Voting Yea: Trustee Babcock, Trustee Mallicoat, Trustee Petty, Trustee Plock, Trustee Sima, Trustee Wright

NO ACTION TAKEN

## **ADJOURNMENT**

Motion made by Trustee Wright, Seconded by Trustee Plock.

Voting Yea: Trustee Babcock, Trustee Mallicoat, Trustee Petty, Trustee Plock, Trustee Sima, Trustee Wright