

**VILLAGE OF CARPENTERSVILLE  
BOARD OF TRUSTEES  
SPECIAL BOARD MEETING  
August 21, 2021**

Board Meeting Location –  
1075 Tamarac Drive, Carpentersville, IL 60110, Public Works Training Room

The special meeting of the Village Board of Trustees was called to order at 9:01 a.m. Those present for roll call were Trustees Garcia, Malone, Sandoval, and President Skillman. Also present were Village Manager Johnson, Clerk Mastera, Director Mason, Chief Schilling, and Senior Planner Svalenka. Finance Director Michael DuCharme attended remotely via Zoom. Trustee Frost and Attorney Stewart arrived at 9:03 a.m. Trustees O’Sullivan and Vela were absent from the meeting.

Also in attendance were members from the two development groups:

*WT Group team:* Troy Triphan, Peter Coules, and Chad Arthur. Heidi Lapin attended remotely via Zoom.

*Keller Williams team:* Bill Kanatas, Peter Cotsirilos, Al Coulolias, Ben Salzberg, Ward Seifrid, and Ray O’Machel. Rob Powell attended remotely via Zoom.

The Pledge of Allegiance was led by President Skillman.  
Public Comment – None.

**New Business**

**A. Huntley Square Redevelopment Proposals**

Director Mason informed the Board that the developers interested in the project are now down to the two teams, WT Group and Keller Williams. He then presented to the Board a more in-depth review of the proposal provided by each team. Manager Johnson also provided an overview of the potential impact each proposal could have on the Tax Increment Financing (TIF) district.

Trustee Malone stated that he still had several remaining questions. He also stated he was concerned with the tax payers subsidizing a large cost of the development project without getting a guaranteed benefit. Trustee Frost stated his desire to have contractors on the project who will be paid prevailing wages. Staff answered a few other questions from the Village Board members. After a brief discussion, the Board indicated to staff that potentially by the next Village Board meeting on September 7, 2021, the Board could be ready to have a decision on which development group they’d like to direct staff to work with on formulating an agreement. Manager Johnson said he and staff would reach out to each Trustee to ensure they understood each group’s proposal.

## **ADJOURNMENT**

As there was no further business, Trustee Garcia motioned to adjourn the meeting. Trustee Sandoval seconded. Voice vote was unanimous.

The meeting adjourned at 10:23 a.m.

Respectfully submitted,

Kelly Mastera

Kelly Mastera, Village Clerk