

Village of Richmond

INCORPORATED 1872

MINUTES SPECIAL REMOTE VILLAGE BOARD MEETING Saturday, April 10, 2021

REMOTE ZOOM MEETING ID: 832 6626 5546

Village President Craig Kunz called the April 10, 2021 Special Board Meeting to order at 9:00 AM, via Remote Web Meeting held on Zoom, Richmond, Illinois.

ROLL CALL:

PRESENT REMOTELY: Village President Craig Kunz; Trustees Robert Elliott, T.J. Fulmer, Gina Garbis, Frank Peiler, Toni Wardanian and Linda Weiss.

ABSENT: None.

OTHERS PRESENT: Administrator/Police Chief Cetrangolo, Attorney David McArdle and Village Clerk Karla Thomas.

PUBLIC PRESENT REMOTELY: Mimi Hill-Bierman, Marc Bushala, Chicago Tribune, Allison Kessel-Clark, Scott Drabant, Sam & Heather Everly, Amy Fulmer, Peter Gussie, Graham Svoboda.

PUBLIC COMMENTS: None.

EXECUTIVE SESSION: President Kunz announced that the Board needed to go into executive session pursuant to 5 ILCS 120/2(c)(6) to discuss the sale price of real estate owned by the Village.

Trustee Elliott moved, seconded by Trustee Fulmer to go into executive pursuant to 5 ILCS 120/2(c)(6) to discuss the sale price of real estate owned by the Village. ROLL CALL VOTE: AYES: ELLIOTT, FULMER, GARBIS, PEILER, WARDANIAN and WEISS. NAYS: NONE. ABSENT: NONE. ABSTAIN: NONE. Motion carried.

The Board went into Executive Session at 9:04 AM.

The Board reconvened at 9:18 AM.

Roll call was then taken, present were President Kunz, Trustees Elliott, Fulmer, Garbis, Peiler, Wardanian and Weiss, Administrator/Chief Cetrangolo, Attorney McArdle and Clerk Thomas.

Attorney McArdle explained that both parties that have provided offers for Memorial Hall will make presentations.

Sam Everly provided a brief background about his family and firm. He then presented concept drawings and explained their plans for the building, an Event venue for weddings, parties, village community events, while using local businesses to help accommodate/compliment these events. He is also looking to host Food Truck events and Farmers Markets on Friday and Saturdays. Mr. Everly expects to have several individuals helping with the operation of the business. Construction would begin in the summer and events would begin next spring. Scott Drabant questioned when the prints were delivered to the village. President Kunz stated that they were delivered yesterday afternoon. President Kunz will provide the plans to the Village Clerk to display at the Village Hall on Monday.

Marc Bushala announced that he had purchased the old Golf Course property yesterday. He presented his concept plans for this property, a Special Event venue, especially weddings with small barns to accommodate guests, a craft distillery with small tasting room and other tourist attractions. The name for the development will be "Rosebud". Mr. Bushala provided a brief background on himself and other businesses/enterprises he runs. He then discussed his concept plan for Memorial Hall. The building would be used as a second multiple function event space, with open mic night, string quartet performances and other similar activities to compliment the Golf Course property. He anticipates opening 4-6 months after design approval. Additionally, he intends to have three individuals running the business.

Attorney McArdle announced that the Board needed to go into executive session pursuant to 5 ILCS 120/2(c)(6) to discuss the sale price of real estate owned by the Village.

Trustee Fulmer moved, seconded by Trustee Garbis to go into executive pursuant to 5 ILCS 120/2(c)(6) to discuss the sale price of real estate owned by the Village. ROLL CALL VOTE: AYES: ELLIOTT, FULMER, GARBIS, PEILER, WARDANIAN and WEISS. NAYS: NONE. ABSENT: NONE. ABSTAIN: NONE. Motion carried.

The Board went into Executive Session at 9:54 AM.

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The Board reconvened at 10:43 AM.

Roll call was then taken, present were President Kunz, Trustees Elliott, Fulmer, Garbis, Peiler, Wardanian and Weiss, Administrator/Chief Cetrangolo, Attorney McArdle and Clerk Thomas.

POSSIBLE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION: President Kunz announced that the Magnolia property hazardous material testing appears to be minimal. The village will have the written report on Wednesday. Mr. Pease has agreed to pay for remediation.

Trustee Elliott moved, seconded by Trustee Weiss to authorize the Village President and Village Attorney to finalize the contract documents for the Magnolia property and authorize the Village President and Village Clerk to sign all closing documents. ROLL CALL VOTE: AYES: ELLIOTT, FULMER, GARBIS, PEILER, WARDANIAN and WEISS. NAYS: NONE. ABSENT: NONE. ABSTAIN: NONE. The motion carried.

President Kunz announced that the Board has decided to accept the Everly proposal for Memorial Hall.

Trustee Elliott moved, seconded by Trustee Peiler to authorize the Village President and Village Attorney to finalize the contract documents for the Memorial Hall and authorize the Village President and Village Clerk to sign all closing documents. ROLL CALL VOTE: AYES: ELLIOTT, FULMER, PEILER, WARDANIAN and WEISS. NAYS: NONE. ABSENT: NONE. ABSTAIN: GARBIS. Motion carried.

President Kunz announced that both proposals were excellent and the Board is excited about both the future of the Golf Course and Memorial Hall. Attorney McArdle stated that this was a very difficult decision for the Board. The Trustees commended both proposals, thanked both parties and were very excited. President Kunz thanked both Marc and Sam/Heather for their interest and passion for Richmond. The Golf Course and Memorial Hall will be a destination. Exciting things will be happening on the Route 12 property, as well.

Marc Bushala expressed his willingness to help the Village and working with them. Sam Everly remarked on Marc Bushala's wonderful plans for the development of the Golf Course property and is looking forward to working with the Village.

With no further business, Trustee Peiler moved to adjourn the April 10, 2021 Special Board meeting, seconded by Trustee Fulmer. The motion was approved by ROLL CALL VOTE: AYES: ELLIOTT, FULMER, GARBIS, PEILER, WARDANIAN and WEISS. NAYS: NONE. ABSENT: NONE. ABSTAIN: NONE.

Meeting adjourned at 10:56 AM.

Respectfully submitted,



Karla L. Thomas, Village Clerk