



November 9, 2022

Proceedings, transactions, and resolutions made and order of said record of said Board in the Village of Diamond, IL on the 9th of November 2022.

The scheduled special meeting of the Diamond Village Board was held on Wednesday, November 9, 2022, at 6:00 p.m. with Mayor Teresa Kernc presiding. Upon roll call Commissioners present were Mark Adair, Dean Johnson, Jeff Kasher and Dave Warner.

Approval of 10-25-2022 Minutes

MOTION was made by Commissioner Kasher, **SECOND** by Commissioner Warner to approve the 10/25/2022 regular meeting minutes and place on file. **All Ayes: Motion Carried.**

Approval of November 9, 2022, Bill List

MOTION was made by Commissioner Warner, **SECOND** by Commissioner Johnson to approve the November 9, 2022, bill list and place it on file. **All Ayes: Motion Carried.**

Approval of October 2022 Treasurer's Report

MOTION was made by Commissioner Johnson, **SECOND** by Commissioner Adair to approve the October 2022, Treasurer's Report and place it on file. **All Ayes: Motion Carried.**

Public Comment

None

New Business

Approve Ordinance #2022-15; An Ordinance Authorizing the Execution of a Development Agreement (Jewel/Osco Shopping Center)

MOTION was made by Commissioner Johnson, **SECOND** by Commissioner Kasher to Approve Ordinance #2022-15; An Ordinance Authorizing the Execution of a Development Agreement (Jewel/Osco Shopping Center). **All Ayes: Motion Carried.**

Ordinance #2022-16; An Ordinance Approving a Site Plan (Jewel/Osco Shopping Center)

Mayor Kernc welcomed Jim Kartheiser-TBS Development Services Group to present the site plan. Kartheiser presented the property which is approximately 35 acres. It will be called Diamond Market Place. Kartheiser presented the development site for the Jewel-Osco site, detention area, landscape, etc. and the additional out lot's which will face IL Route 113. The approximate opening date for the Jewel-Osco building will be January 2024. **MOTION** was made by Commissioner Warner, **SECOND** by Commissioner Kasher to Approve Ordinance #2022-16; An Ordinance Approving a Site Plan (Jewel/Osco Shopping Center) **All Ayes: Motion Carried.**

Ordinance #2022-17; An Ordinance Approving the Execution of a Redevelopment and Financing Agreement (Jewel/Osco Shopping Center)

Village Attorney John Gallo stated this is the TIF Agreement with the estimated development site costs for reimbursement of the TIF. **MOTION** was made by Commissioner Johnson, **SECOND** by Commissioner Adair to Approve Ordinance #2022-17; An Ordinance Approving the Execution of a Redevelopment and Financing Agreement (Jewel/Osco Shopping Center) **All Ayes: Motion Carried.**

Ordinance #2022-18; An Ordinance to Approve the Execution of an Economic Incentive Agreement (Jewel/Osco Shopping Center)

Village Attorney John Gallo stated this is the sales tax incentive agreement. There was an agreement with the developer from 2005 then amended in 2012. This Ordinance would terminate those prior agreements. **MOTION** was made by Commissioner Adair, **SECOND** by Commissioner Kasher to Approve Ordinance #2022-18; An Ordinance to Approve the Execution of an Economic Incentive Agreement (Jewel/Osco Shopping Center). **All Ayes: Motion Carried.**

Approve Ordinance #2022-19, An Ordinance Approving the Execution of a Termination of a Participation Agreement (Jewel/Osco Shopping Center)

MOTION was made by Commissioner Kasher, **SECOND** by Commissioner Warner to Approve an Ordinance Approving the Execution of a Termination of a Participation Agreement (Jewel/Osco Shopping Center) **All Ayes: Motion Carried.**

Ordinance #2022-20; An Ordinance Approving the Execution of a Termination of a Participation Agreement (TBS-Diamond, LLC)

MOTION was made by Commissioner Adair, **SECOND** by Commissioner Johnson to Approve Ordinance #2022-20; An Ordinance Approving the Execution of a Termination of a Participation Agreement (TBS-Diamond, LLC). **All Ayes: Motion Carried.**

Mayor Kernc thanked all those who were an integral part of this development coming to Diamond.

Approve Ordinance 2022-21; Grundy County Animal Control Contract for 2022-23.

MOTION was made by Commissioner Adair, **SECOND** by Commissioner Kasher to Approve Ordinance 2022-21; Grundy County Animal Control Contract for 2022-23. **All Ayes: Motion Carried.**

Approve Resolution #2022-10; Construction on State Highways

Mayor Kernc stated this must be completed every 2 years. **MOTION** was made by Commissioner Kasher, **SECOND** by Commissioner Warner to Approve Resolution #2022-10, Construction on State Highways. **All Ayes: Motion Carried.**

Old Business

Grundy and Will County Sheriff's Monthly Update

Mayor Kernc presented the Will County Sheriff's Monthly Update, which was a very good report.

Legal Counsel

No Report

Engineer Updates

No Report

Public Works Department Updates

Public Works Department Supervisor Jim Dunning stated the department completed a water leak issue today. The fire hydrant was replaced. They will be working on valve replacements at the water treatment plant. The plows are ready for the winter weather.

Clerk Updates

No Report

Commissioner Comments

Commissioner Adair

No Report

Commissioner Johnson

No Report

Commissioner Kasher

Commissioner Kasher inquired about the bollards around the fire hydrant at the old EZ Living property. Kasher stated Larry Grachan installed the stainless-steel oil pan in the large truck.

Commissioner Warner

No Report

Mayor Kernc

No Report

Adjournment

MOTION was made to adjourn at 6:36 p.m. by Commissioner Warner, **SECOND** by Commissioner Kasher. **All Ayes: Motion Carried.**

Respectively Submitted:

Lori Holmes, Village Clerk