

June 23, 2026 ~ REGULAR MEETING MINUTES

The Ladd Village Board held a regular session on Tuesday, June 23, 2026, at the Ladd Village Hall, 121 N. Main Avenue. Village President Frank Cattani called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance to the American flag.

Roll Call and Attendance

Present: Trustees Patrick Flanagan, Jan Martin, Dan Nelson, Molly Thrasher, and Bernie Victor (5)

Absent: Brad Nicholson (1)

In Attendance: Engineer, Adam Ossola; Village Clerk, Rhonda Bezely; Village Deputy Clerk/Treasurer, Julie Koch; Village Attorney, Patrick Barry

Approval of Minutes and Financial Transactions

Trustee Flanagan motioned, seconded by Trustee Thrasher, to approve the minutes of the June 9, 2026, regular meeting as presented.

Ayes: Martin, Nelson, Thrasher, Victor, Flanagan – Motion carried (5)

Absent: Nicholson (1)

Trustee Nelson motioned, seconded by Trustee Victor, to authorize payment of bills totaling \$143,581.59.

Ayes: Nelson, Thrasher, Victor, Flanagan, Martin – Motion carried (5)

Absent: Nicholson (1)

Trustee Thrasher motioned, seconded by Trustee Martin, to authorize the Treasurer's Report for May 2026.

Ayes: Thrasher, Victor, Flanagan, Martin, Nelson – Motion carried (5)

Absent: Nicholson (1)

Correspondence and Public Comments

Michael Black addressed the room for 5 minutes about the Bureau Putnam Enterprise Zone. He stated he served as trustee in Hennepin for 12 years. He also spent 2 years as a planning commission member. His concern is that they are placing this new enterprise zone near Hennepin, and it is zoned residential. He states that these homes will be tax-free for 10 years. He posed questions that Drew Schlumpf said he would address in his presentation to the council. Mr. Black stated that he has concerns regarding properties within the proposed expansion area for which ownership is not clearly identified. Following discussion, he expressed his concerns about the proposal and stated that he would prefer the amending ordinance not be approved.

Stacie Ring from Ring Lawncare stopped at the meeting tonight to see if any of the trustees had any questions or complaints about the grass mowing. The council told Ring that everything looks great.

Committee and Department Report

Trustee Nelson spoke about the 2 dead trees that were reported. Bezely submitted both trees due to the strong winds and storms we've been having, and concern about someone getting hurt. Nelson and Victor stated both are dead and should be removed. The one on E Pine & Peru Ave is too large for Public Works to take down. The dead tree on LaSalle and E Pine will be scheduled with Public Works. Sammi is working on a tree removal grant we want to apply for to help with the cost to hire a company to remove the huge tree on E. Pine & Peru Ave.

Engineer Adam Ossola: NEW BUSINESS: Engineering Agreement for Service Line Planning Report: Ossola explained the process to apply for the IL EPA Lead Replacement Program. We will have 50-60 lines that have to be replaced. This whole project is going to end up being in the \$500,000 - \$600,000 range. This is a way to come up with possible funding through IL EPA's loan program. It is not a slam dunk, but it is the best program out there right now. To get in line for this program, you have to do the project planning report, which is the subject of the agreement that was in your packets. You'll have to send it in and get it approved before early spring of next year, so you'd be in line for potential funding in the middle of next year. Ossola wanted to explain the process to the council so they could make a decision. Ossola provided a scoring table to show the Village Trustees where the Village of Ladd falls in the scoring. The best case would be some principal forgiveness and possibly a low-interest loan. Possibly 50-60% principal forgiveness and a 0% or 1% low-interest loan through the IL EPA. We are mandated to start this whole project next year. We must do 7% of the replacements in 2027. Ossola stated that the Village could replace individual lines on our own. The Village could do the work, and then we would not need to hire Chamlin's to do the Project Planning Report. Ossola stated that it would be beneficial for the Village to apply soon to help in a possible award. If the study did get done, it could be used year after year for approximately 3-4 years. Pretty much every town in the state is in the same situation; they have to replace all these service lines. Getting in now with the Project Planning Report could ensure that the Village has a better chance of obtaining funding. Victor stated we could see how this pans out and have better knowledge in the future about whether or not applying early benefited the Village.

Trustee Martin moved to approve the Engineering Agreement for Service Line Planning Report for Not To Exceed \$15,000.00; Trustee Thrasher seconded.

Ayes: Thrasher, Victor, Flanagan, Martin, Nelson – Motion carried (5)

Absent: Nicholson (1)

Village Attorney: NEW BUSINESS: Wage Ordinance Deputy Clerk/UB Clerk: Atty. Barry presented the two wage ordinances for the Deputy Clerk & Administrative Assistant raises. Trustee Victor motioned to Pass Ordinance 1217 amending the wage rate for Deputy Clerk/Utility Biller of the Village of Ladd, Bureau County, Illinois, and also Ordinance 1218 amending the wage rate for the part-time Administrative Asst. for the Clerk's Office in the Village of Ladd, Bureau County, Illinois. Trustee Martin seconded the motion.

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Ayes: Victor, Flanagan, Martin, Nelson, Thrasher, President Cattani – Motion carried (6)

Absent: Nicholson (1)

OLD BUSINESS: BPART Donation Request: Bezely stated that she didn't obtain any concrete information on the MFT monies being distributed to paratransit companies. BPART reported 627 trips to Ladd last year. Trustee Martin motioned to donate \$400 to the Bureau Putnam Area Rural Transit, and Trustee Thrasher seconded the motion.

Ayes: Flanagan, Martin, Nelson, Thrasher – Motion carried (4)

Nays: Victor (1)

Absent: Nicholson (1)

OLD BUSINESS: BPEZ Expansion: **James Durdan**, Economic Development Planner for the **North Central Illinois Council of Governments (NCICG)**, addressed the Council regarding the proposed expansion of the 2017 BP Enterprise Zone. He explained that NCICG serves as the administrator of the Enterprise Zone.

Mr. Durdan stated that several months ago, **Marquis Landholdings, LLC** requested an expansion of the Enterprise Zone to include approximately **764.30 acres** of property it currently owns. He noted that **Drew Schumpf** presented the proposal to the Enterprise Zone Board, which approved the expansion by a **5-0 vote**. This action authorized NCICG to prepare and submit an application to the **Illinois Department of Commerce and Economic Opportunity (DCEO)** for approval of the proposed Enterprise Zone expansion.

Mr. Durdan explained that the first step in the approval process was to hold a public hearing, which took place on **June 4** in **Spring Valley**. The second step requires each of the **eight units of local government** participating in the BP Enterprise Zone to adopt an amending ordinance approving the proposed expansion. He provided the Council with an update on the status of each municipality's action regarding the ordinance.

Trustee Victor asked how NCICG is compensated for administering Enterprise Zone expansion requests. Mr. Durdan explained that NCICG charges a fee based on the size of the proposed expansion. In response to a follow-up question, he stated that the fee for NCICG to prepare and submit the application on behalf of **Marquis Landholdings, LLC** is **\$20,000.00**.

Drew Schumpf, representing **Marquis Energy**, then gave a presentation outlining the proposed expansion and the company's plans for the property. Attorney Barry informed the Council that the current **2017 BP Enterprise Zone** is scheduled to expire in **2031** and noted that DCEO is currently developing a process for future Enterprise Zone expansions.

Mr. Schumpf distributed maps showing both the existing Enterprise Zone boundaries and the proposed expansion area, along with a slide presentation identifying the location of the additional acreage. Following the presentation, the Council discussed the proposal.

Mr. Schumpf also explained that future Enterprise Zone expansions will not include applications for **solar or wind farm developments**, as those projects already qualify as **High Impact Businesses** under state law and are eligible for sales tax exemptions without being included in an Enterprise Zone.

Finally, Mr. Schumpf stated that Marquis is working with the Mayor of Hennepin to include a residential area within the proposed Enterprise Zone expansion. He explained that the purpose of including the residential area is to encourage housing development by allowing eligible new homes to qualify for Enterprise Zone incentives, including a 10-year property tax abatement and sales tax exemptions on qualifying building materials. He emphasized that Marquis is not seeking to change the zoning of the property or develop the residential area.

Discussion followed regarding the proposed expansion and its potential benefits to the community.

Mr. Schumpf also provided information on Marquis' economic impact in Putnam County, including the jobs it has created and the community programs it has supported. He addressed the misconception that Marquis does not pay property taxes because it is located within the Enterprise Zone. He stated that Marquis paid approximately **\$2 million in property taxes in 2024**, representing about **60% of the total property tax revenue generated by the county's ten largest taxpayers**. In **2025**, Marquis is expected to pay approximately **\$2.7 million in property taxes**, accounting for roughly **68% of the total property tax revenue generated by the county's ten largest taxpayers**.

Mr. Schumpf further stated that once the South Unit becomes operational next year, Marquis is projected to pay nearly **\$4 million in annual property taxes**. He noted that the construction of the company's second ethanol plant has increased employment from approximately **60 employees to 450 employees**. He also explained that the second ethanol plant is scheduled to come onto the tax rolls in **2027**, with an assessed value expected to generate approximately **\$2.63 million in property taxes**, representing about **75% of the total property tax revenue generated by the county's ten largest taxpayers**.

Mr. Schumpf went over all the changes that Marquis has planned and the timeline to do this. In 2031, the Enterprise Zone expires.

Mr. Schumpf stated that **Marquis** has been designated as the **number one Mega Site in Illinois**. He explained that the State of Illinois, at the Governor's direction, is identifying and preparing large, development-ready sites that can be marketed to major corporations seeking to locate or expand within the state. Mr. Schumpf stated that Marquis is one of these designated sites and that the proposed Enterprise Zone expansion would increase the amount of development-ready acreage available to attract future economic development opportunities. Trustee Flanagan requested that this be tabled until after the Putnam County Board meets on July 6, 2026, to see how they vote on the enterprise zone expansion; Trustee Victor seconded the motion to table. Mr. Schumpf asked for the council's support, stating they need all 8 units of government to be in favor of the expansion.

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Trustee Flanagan motioned to table this decision until after the July 6, 2026 meeting of the Putnam County Board; Trustee Victor seconded the motion.

Ayes: Martin, Nelson, Thrasher, Victor, Flanagan – Motion carried (5)

Absent: Nicholson (1)

NEW BUSINESS: Façade Grant – Rips Tavern: Owner, Angie Panizzi, submitted the proper documentation to the council for approval of a Façade Grant. The council reviewed the owners drawings and noted what they are planning to do to improve their building Façade.

Trustee Victor motioned to approve the Façade Grant for Rips Tavern; Trustee Flanagan seconded.

Ayes: Nelson, Thrasher, Victor, Flanagan, Martin – Motion carried (5)

Absent: Nicholson (1)

NEW BUSINESS: Quote for Village Hall Generator: Trustee Victor asked how many instances have occurred where it was detrimental to the Village of Ladd to lose power. Bezely couldn't recall any but it could be if it was a payroll day, or the day the bills are due. Police have a way to communicate in a situation where the Village was without power. The Village has 5 emergency phones that will work in an emergency. After discussion, no action was taken at this time.

NEW BUSINESS: Caselle Programs move to Cloud: Trustee Victor addressed the council regarding moving Caselle to the Cloud. He explained the benefits of doing this. Discussion ensued. Victor is interested in a diagram of our computer system, so if something happened to the Village's IT, we would have an understanding of where all programs are kept. This information would only be used in an emergency where our IT was incapacitated. Caselle has offered the Village a 25% discount if purchased by 6-30-2026.

Trustee Victor motioned to accept the bid for Caselle's Cloud-Based Service contingent that their 25% Discount extends to 2026-2028; Trustee Nelson seconded the motion.

Ayes: Thrasher, Victor, Flanagan, Martin, Nelson – Motion carried (5)

Absent: Nicholson (1)

Village President Cattani explained the situation with power poles and the underground wiring in his neighborhood. Englehaupt reached out to Underhile, who was recently working in the Village for a price to bore in new underground - \$12,450.00. Cattani felt this price to be high, so he requested Englehaupt get a quote from Ficek Electric, which came in a lot higher. This action item will be placed on the July 14, 2026 agenda.

Announcements and Future Initiatives

- Amy "Murri" Briel heard requests for grant money to fix the parapet wall on the Village Hall, she stated she would introduce us to DCEO to have a better contact for grants, stated that MFT maybe getting less money to municipalities but she stated a trailer bill was put in place to make sure any money given to paratransit would be replaced so there will be no change to our MFT Funds.

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- Cattani spoke to her about the storm sewer separation, and she spoke highly of funding, but we didn't get any solid information.
- Angie from Rips provided pictures of the tree on Main Avenue that sits outside of Rips' outdoor dining area. She feels it needs a big clean-up due to the mess it makes whenever it rains or is windy. She questioned why the Village doesn't trim it like the others on Main Avenue, and Public Works stated that the previous owner, Bill Rounds, planted the tree and always wanted to do the trimming on the tree. Atty. Barry stated that it is now the Village's responsibility to trim. President Cattani stated they will need to compile a list of trees in live lines and get someone to trim the tree around the live lines.

Adjournment

There being no further business, Trustee Thrasher motioned, seconded by Trustee Flanagan, to adjourn the meeting.

Ayes: Thrasher, Victor, Flanagan, Martin, Nelson – Motion carried (5)

Absent: Nicholson (1)

The meeting adjourned at 8:04 pm.

Respectfully submitted,

Rhonda J. Bezely
Village Clerk