

REGULAR MEETING OF THE
BOARD OF DIRECTORS
JOLIET ARSENAL DEVELOPMENT AUTHORITY

**Friday, August 28, 2026
9:30 A.M.**

A G E N D A

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES
- III. TREASURER'S REPORT
 - a. Presentation & approval of bills for payment
- IV. PUBLIC PARTICIPATION
- V. CHAIRPERSON'S REPORT
- VI. EXECUTIVE DIRECTOR'S REPORT
 - a. Agreement - DCEO Grant
 - b. Budget - FY2027
 - c. Executive Director Contract Authority
- VII. BOARD COMMENTS
- VIII. EXECUTIVE SESSION - None
- IX. ADJOURNMENT

This meeting will be held at:
**IBEW - 176 Hall
1100 NE Frontage Road
Joliet, IL 60431**

JOLIET ARSENAL DEVELOPMENT AUTHORITY
REGULAR MEETING OF THE BOARD OF DIRECTORS
JUNE 19, 2026

The Joliet Arsenal Development Authority Board of Directors held their regular meeting on Friday, June 19, 2026. Chairman Brophy called the meeting to order at 9:00 a.m. Roll Call: Adriansen-absent, Bottomley-present, Brophy-present, Dietz-present, Geiss-present, Jenco-present, McMillan-present, Noak-present, Plese-absent, Andy Rico-absent, Schumacher-present, Soliman-absent, Streit-present, and Wyke-absent.

Staff in attendance: Kwasneski-present, Belom-present.

Approval of Minutes:

A motion was made by Jenco, seconded by McMillan to approve the minutes of the regular meeting of February 20, 2026. All in favor say aye. Bottomley-aye, Brophy-aye, Dietz, aye, Geiss-aye, Jenco-aye, McMillan-aye, Noak-aye, Schumacher-aye, and Streit-aye. Motion carried.

Treasurer's Report:

The Director provided the Board with a copy of the Treasurer's Report for the period of February 20, 2026 through June 19, 2026. The total amount for approval is \$186,247.63. A motion was made by Noak, seconded by Bottomley to approve the Treasurer's Report. Roll Call: Bottomley-aye, Brophy-aye, Dietz, aye, Geiss-aye, Jenco-aye, McMillan-aye, Noak-aye, Schumacher-aye, and Streit-abstain. Motion carried.

Public Participation:

In attendance — Hugh O'Hara and Greg Peerbolte.

Board Member Rico arrived at 9:14am.

Chairman's Report:

Calendar invites for the board meetings. Welcomed newest JADA board member, Andy Rico. Mentioned the reappointments of McMillan and Plese.

Executive Director's Report:

FY2026 Budget Amendment — JADA is included in State budget for \$800,000. Jada also received a \$10,000,000 appropriation for a Land Inventory Study, along with land acquisition for a public port, which will enhance river use and ease road congestion.

A motion was made by Bottomley, seconded by Jenco to approve the FY2026 Budget Amendment. Roll Call: Bottomley-aye, Brophy-aye, Dietz, aye, Geiss-aye, Jenco-aye, McMillan-aye, Noak-aye, Rico-aye, Schumacher-aye, and Streit-aye. Motion carried.

Agreement-CDM Smith — the \$350,000 is a project is from Route 53 to Wilmington, focused on rerouting truck traffic.

A motion was made by Schumacher, seconded by Bottomley to approve the Agreement with CDM Smith for Regional Mobility & Freight Management Study. Amendment. Roll Call: Bottomley-aye, Brophy-aye, Dietz, aye, Geiss-aye, Jenco-aye, McMillan-aye, Noak-aye, Rico-aye, Schumacher-aye, and Streit-aye. Motion carried.

Resolution-Rt.66 Tourism — Will be doing two "road shows" per community. Mayor Streit commented on his first one and there was a great sense of community building. Received positively.

A motion was made by Streit, seconded by McMillan to approve the resolution for Route 66 Tourism Funding. Amendment. Roll Call: Bottomley-aye, Brophy-aye, Dietz, aye, Geiss-aye, Jenco-aye, McMillan-aye, Noak-aye, Rico-aye, Schumacher-aye, and Streit-aye. Motion carried.

Agreement-Joint Rt. 66 Centennial Activities — JADA and the Joliet Area Historical Museum to work together on the promotional centennial activities.

Peerbolte discussed the JADA exhibit and future displays & content tech upgrades.

A motion was made by Streit, seconded by Jenco to approve the agreement for Joint Route 66 Centennial Activities. Amendment. Roll Call: Bottomley-aye, Brophy-aye, Dietz-abstain, Geiss-aye, Jenco-aye, McMillan-aye, Noak-aye, Rico-aye, Schumacher-aye, and Streit-aye. Motion carried.

Kwasneski to outreach for needs for the historical societies of the communities.

There will be a ribbon cutting in July for guardhouse, in Wilmington, and the new pavilion in Symerton.

The Army Jeep bench will be held at the Joliet Area Historical Museum.

Executive Session — None at this time.

Board Comments:

None

Next meeting date will be determined after reaching out to the absent board members.

A motion was made by Noak, second by Schumacher, to adjourn at approximately 9:48 a.m. All in favor say aye. Bottomley-aye, Brophy-aye, Dietz-abstain, Geiss-aye, Jenco-aye, McMillan-aye, Noak-aye, Rico-aye, Schumacher-aye, and Streit-aye. Motion carried.

Eli Geiss, Secretary/Treasurer

Prior Month Balance	\$	335,224.93
Revenue	\$	87.35
Transfer to DCEO/Old Natl Bank	\$	-
JADA Bills	\$	72,969.96
Payroll	\$	8,433.44
Balance as of 07/31/26	\$	253,908.88

Old National Checking - 4138	\$	106,608.66
Old National Checking - 0269	\$	107,661.84
Old Plank Trail-3758	\$	26,235.62
Old Plank Trail-8892	\$	13,402.76
Total Net of Accounts	\$	253,908.88
	\$	-

Monthly Revenue Breakdown

Interest Earned	\$	87.35
Transfer from 0269	\$	-
Grant	\$	-
CenterPoint	\$	-
Other	\$	-
Total Receipts	\$	87.35

AUTHORIZED BY: _____

DATE: _____


08/06/26

Prior Month Balance	\$	344,412.16
Revenue	\$	99,723.99
Transfer for People First Bank	\$	-
JADA Bills	\$	100,295.28
Payroll	\$	8,615.94
Balance as of 06/30/26	\$	335,224.93

Old National Checking - 4138	\$	188,012.06
Old National Checking - 0269	\$	107,658.18
Old Plank Trail-3758	\$	26,151.93
Old Plank Trail-8892	\$	13,402.76

Total Net of Accounts	\$	335,224.93
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\$ -

Monthly Revenue Breakdown

Interest Earned	\$	89.50
Transfer from 0269	\$	-
Grant	\$	99,634.49
CenterPoint	\$	-
Other	\$	-

Total Receipts	\$	99,723.99
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AUTHORIZED BY: _____

DATE: _____


2/8/2026

JADA
Transaction Detail by Account
 June 20 through August 28, 2026

Date	Name	Memo	Amount
06/29/2026	City of Lockport	Movie Night - Roxy Theatre Rental	1,000.00
06/29/2026	Geotech, Inc.	Enterprise Zone Professional Services	540.00
06/29/2026	Joliet Area Historical Museum	Agreement - JADA/JAHM	35,000.00
06/29/2026	Verizon Wireless	Business Phone Service-Jun	115.96
07/07/2026	City of Joliet	Centennial Promotion & Comm Tourism	10,000.00
07/07/2026	City of Braidwood	Centennial Promotion & Comm Tourism	5,000.00
07/08/2026	Village of Lemont	Centennial Promotion & Comm Tourism	5,000.00
07/14/2026	Ann Schneider & Assoc, LLC	Upper IL River Corridor Study	1,649.65
07/14/2026	Ann Schneider & Assoc, LLC	Regional Mobility Study	5,000.00
07/14/2026	Arthur M. Holz	Lockport Roadshow	1,200.00
07/14/2026	CitiBusiness Card	Miscellaneous/Supplies	2,112.35
07/14/2026	Dave Neal, Govt Consulting	Legal Services-2026 Jun	1,800.00
07/14/2026	Dixon/Heitman Collective	Professional Services - Jun 26	2,000.00
07/14/2026	Polsinelli Shughart PC	General Matters	1,752.00
07/30/2026	CitiBusiness Card	Miscellaneous/Supplies	424.07
07/30/2026	Crowe LLP	Audit Fees-FY26	14,600.00
07/30/2026	Dixon/Heitman Collective	Professional Services - Jul 26	2,000.00
07/30/2026	Verizon Wireless	Business Phone Service-Jul	116.02
07/30/2026	Village of Bolingbrook	Centennial Promotion & Comm Tourism	5,000.00
08/27/2026	Ann Schneider & Assoc, LLC	Regional Mobility Study	5,000.00
08/27/2026	Ann Schneider & Assoc, LLC	Regional Mobility Study	1,649.65
08/27/2026	CDM Smith	IL 53 Reg Mobility & Freight Mgmt Study	15,765.50
08/27/2026	CitiBusiness Card	Miscellaneous/Supplies	293.66
08/27/2026	Dave Neal, Govt Consulting	Legal Services-2026 Jul	1,800.00
08/27/2026	Dave Neal, Govt Consulting	Legal Services-2026 Aug	1,800.00
08/27/2026	Dixon/Heitman Collective	Professional Services - Aug 26	2,000.00
08/27/2026	Lemont Area Historical Society	Facility Rental - Route 66 Road Show	500.00
08/27/2026	Verizon Wireless	Business Phone Service-Aug	116.02
			<u>123,234.88</u>
			<u>123,234.88</u>

JADA
Budget vs. Actual
July 2026 through June 2027

	<u>Jul '26 - Ju...</u>	<u>Budget</u>
Ordinary Income/Expense		
Income		
4000 · All Income		
4200 · State Income		
4230 · DCEO		
4230.11 · Grant 25-203001	0.00	0.00
4230.12 · Grant 26-203000	3.66	248,566.96
4230.13 · Grant-27-203001	0.00	720,000.00
Total 4230 · DCEO	3.66	968,566.96
Total 4200 · State Income	3.66	968,566.96
4300 · Local Income		
4303 · Interest Income	83.69	1,000.00
4305 · Misc		
4305.6 · Consulting-CNT	0.00	90,000.00
Total 4305 · Misc	0.00	90,000.00
4310 · Bank Balance	0.00	206,069.81
Total 4300 · Local Income	83.69	297,069.81
Total 4000 · All Income	87.35	1,265,636.77
Total Income	87.35	1,265,636.77
Gross Profit	87.35	1,265,636.77
Expense		
5000 · ADMINISTRATIVE BUDGET		
5100 · Consultant		
5110 · Legal	7,152.00	32,000.00
5120 · Engineering	0.00	0.00
5130 · Public Relations/Gov Affairs	0.00	0.00
5140 · Misc	1,200.00	5,000.00
5150 · Planning	0.00	0.00
5160 · Auditor	0.00	0.00
5170 · Economic Development	0.00	0.00
Total 5100 · Consultant	8,352.00	37,000.00
5200 · Contractual		
5210 · Insurance-Liability	782.42	1,600.00
5220 · Audit Fees	14,600.00	14,000.00
5230 · Office Equipment	0.00	0.00
5240 · Misc	135.96	10,000.00
5250 · Comprehensive Planning	0.00	0.00

JADA
Budget vs. Actual
July 2026 through June 2027

	<u>Jul '26 - Ju...</u>	<u>Budget</u>
5260 · Transportation Projects	29,064.80	500,000.00
5270 · Economic Development	0.00	50,000.00
5280 · Planning	0.00	50,000.00
5290 · Marketing/Tourism	31,500.00	100,000.00
Total 5200 · Contractual	76,083.18	725,600.00
5400 · Fringe Benefits		
5410 · FICA	734.51	6,000.00
5420 · MEDICARE	171.77	1,400.00
5440 · JADA-Benefit		
5441 · Director-Benefit	1,934.22	15,473.76
Total 5440 · JADA-Benefit	1,934.22	15,473.76
Total 5400 · Fringe Benefits	2,840.50	22,873.76
5500 · Other Expense		
5520 · Phones		
5523 · Cellular Phone Service	232.04	1,500.00
Total 5520 · Phones	232.04	1,500.00
5530 · Rent		
5534 · Rent-Other	0.00	0.00
Total 5530 · Rent	0.00	0.00
5550 · Subscriptions/Ads/Notices	0.00	2,500.00
5560 · Dues/Registrations	1,015.00	10,000.00
5580 · Misc	120.42	200.00
Total 5500 · Other Expense	1,367.46	14,200.00
5600 · Personnel		
5610 · Director-Salary	5,435.01	43,480.08
5620 · Admin-Salary	4,618.38	38,055.54
5670 · Direct Deposit Fees	30.00	240.00
Total 5600 · Personnel	10,083.39	81,775.62
5700 · Supplies		
5710 · Office	0.00	250.00
5720 · Misc	85.22	1,550.62
Total 5700 · Supplies	85.22	1,800.62
5800 · Travel		
5810 · Lodging	0.00	250.00

JADA
Budget vs. Actual
July 2026 through June 2027

	<u>Jul '26 - Ju...</u>	<u>Budget</u>
5830 · Meals	37.06	1,500.00
Total 5800 · Travel	37.06	1,750.00
5900 · MARKETING & PUBLIC RELATIONS		
5910 · Web Site Dev & Maintenance	0.00	10,000.00
5920 · Marketing & Public Relations	0.00	5,000.00
Total 5900 · MARKETING & PUBLIC RELATI...	0.00	15,000.00
Total 5000 · ADMINISTRATIVE BUDGET	98,848.81	900,000.00
9000 · FINANCIAL & CAPITAL PROJECTS		
9070 · Construction		
9070.1 · Guard Shack Reconstruction	0.00	0.00
9070 · Construction - Other	0.00	0.00
Total 9070 · Construction	0.00	0.00
Total 9000 · FINANCIAL & CAPITAL PROJECTS	0.00	0.00
Total Expense	98,848.81	900,000.00
Net Ordinary Income	-98,761.46	365,636.77
Other Income/Expense		
Other Income	0.00	0.00
Net Other Income	0.00	0.00
Net Income	<u>-98,761.46</u>	<u>365,636.77</u>

RESOLUTION NO. 26-02

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE JOLIET ARSENAL DEVELOPMENT AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AND EXECUTE CONTRACTS UNDER \$25,000

WHEREAS, the Joliet Arsenal Development Authority is a state created Authority duly organized and existing under the laws of the State of Illinois; and

WHEREAS, the Board of Directors is charged with the overall management and control of the property, business, and affairs of the Authority; and

WHEREAS, to ensure the efficient and continuous day-to-day operation of the Authority, the Board deems it necessary and in the best interest of the organization to delegate limited contract execution authority to the Executive Director; and

WHEREAS, any financial commitment or contract exceeding this defined operational threshold will still require review and formal approval by the Board of Directors;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors hereby adopts the following delegations of authority:

1. **Authorization Limit:** The Executive Director, is hereby authorized and empowered, in the name of and on behalf of the Authority, to negotiate, enter into, and execute individual contracts, agreements, purchase orders, and amendments where the total financial obligation to the Authority is **less than \$25,000**.
2. **Scope of Authority:** This authority applies to routine operational expenditures, professional services, vendor agreements, and project contracts provided that:
 - The expense is included within the annual operating budget approved by the Board.
 - The individual contract or transaction total remains strictly below the \$25,000 threshold.
3. **Reporting:** The Executive Director shall report of all contracts being considered to the Chairman of the Authority for approval.
4. **Effective Date:** This resolution shall take effect immediately upon adoption and shall remain in full force and effect until explicitly modified, superseded, or revoked by a subsequent resolution of the Board of Directors.

NOW THEREFORE BE IT RESOLVED THAT the Joliet Arsenal Development Authority (JADA) Board of Directors approved this resolution at a meeting on this 28th day of August, 2026. The Joliet Arsenal Development Authority (JADA) Board of Directors authorizes the Chairman to sign and execute this resolution.

Executed this 28th day of August, 2026.

Timothy Brophy, Chairman

Eli Geiss, Secretary/Treasurer