

**Village of Rossville**  
**Special Board Meeting**  
**April 14, 2026**  
**7:00 p.m.**

Mayor Black called the special board meeting to order at 7:00 p.m. at the Rossville Municipal Building, located at 120 East Attica Street in Rossville, Illinois. The special board meeting was called to consider a resolution entitled “A Resolution Authorizing the Expenditure of Special Tax Allocation Funds for Improvements to Village-Owned Land Located at 121 East Attica Street and Other actions in connection therewith and an ordinance entitled “An Ordinance Authorizing a Lease of a City-Owned Property located at 121 East Attica Street and other actions in connection therewith.

Members physically present – Mayor Black, Trustees Wallace, Layden, Mikel, Ward, Ault and Gammon.

Members absent – None

Guests present – Clerk White and Kenneth Gammon

Roll call was taken and a quorum was established.

Mayor Black stated that Paradise Sweets & Treats would like to place a container and office on the property located at 121 E. Attica and sign a lease for 2 years then move into a building for a wholesale ice cream distribution site. Leasing the property at 121 E. Attica would be Phase I. The Village would need to level the land to place the container on and install a 200 AMP 480 Volt 3 Phase Service on an H frame. An estimate was received from ARD Farms & Contracting to build a pad and parking area located at 121 E. Attica for \$9,810. The bid includes leveling the area, road cloth, rock and concrete for the container, parking area and the office. An estimate was received from White Electric in the amount of \$6,050 for installation of a 200 AMP 480 Volt 3 Phase service on an H frame. The expenses would be expensed from the TIF Fund. Also presented was a resolution authorizing the expenditure of special tax allocation funds for improvements to Village-Owned land located at 121 E. Attica Street and other actions in connection therewith, an ordinance authorizing a lease of Village-Owned property located at 121 E. Attica Street and other actions in connection therewith and a lease agreement between the Village of Rossville and Paradise Sweets, LLC for 2 years.

Mayor Black stated a bid process for the sale of Village-Owned property at 121 E. Attica could not be achieved in the time frame desired so a lease was offered until the bid process is completed. The proposed lease will not reimburse the Village for lot improvements for the property located at 121 E. Attica. Bids will be returned prior to April 28<sup>th</sup>. There will not be a refund of lease monies received by the Village of Rossville. The leasee will be responsible for liability insurance on the property during the lease period. Clerk White asked if leasing the property will change to tax exempt status for the property tax. Someone will inquire. After further discussion, a motion was made by Ward, seconded by Mikel to approve the resolution authorizing the expenditure an amount not to exceed \$18,500 of Special Tax Allocation Funds for improvements to Village-Owned land located at 121 East Attica Street and other actions in connection therewith. Vote: Wallace, yes. Layden, yes; Mikel, yes; Ward, yes; Ault, no; Gammon, yes. Resolution 2026-05 passed.

An estimate from White Electric, in the amount of \$6,050, to install a 200 AMP 480 Volt 3 Phase service on an H frame from the Ameren box to the container was received. Motion was made by Layden, seconded by Ward to approve the estimate from White Electric in the amount of \$6,050 to install a 200 AMP 480 Volt 3 Phase service on an H frame on 121 E. Attica Street. Vote: Layden, yes; Mikel, yes; Ward, yes; Ault, no; Gammon, abstain; Wallace, yes.

An estimate was received from ARD Farms & Contracting, in the amount of \$9,810, for site prep at 121 E. Attica for building a pad and parking area. Motion was made by Layden, seconded by Ward to accept the estimate of \$9,810 from ARD Farms & Contracting to build a pad and parking area on 121 E. Attica. Vote: Mikel, yes; Ward, yes; Ault, no; Gammon, abstain; Wallace, yes; Layden, yes.

An ordinance authorizing a lease of Village-Owned property located at 121 E. Attica and other actions in connection therewith was presented. Motion was made by Ward, seconded by Wallace to approve the ordinance authorizing a lease of Village-Owned property located at 121 E. Attica Street and other actions in connection therewith. Vote: Ward, yes; Ault, no; Gammon, yes; Wallace, yes; Layden, yes; Mikel, yes. Ordinance 2026-02 passed.

A 2-year lease agreement between the Village of Rossville and Paradise Sweets, LLC for the lease of the property located at 121 E. Attica Street for \$500 per month was presented. Motion was made by Gammon, seconded by Layden to approve the lease agreement between the Village of Rossville and Paradise Sweets, LLC for \$500 in monthly installments with the agreement to expire April 30, 2028 for the Village-Owned property located at 121 E. Attica Street. Vote: Ault, yes; Gammon, yes; Wallace, yes; Layden, yes; Mikel, yes; Ward, yes. Trustee Gammon stated the lease monies should be deposited in the TIF Fund.

Motion was made by Layden, seconded by Ward to adjourn the meeting. Vote: Gammon, yes; Wallace, yes; Layden, yes; Mikel, yes; Ward, yes; Ault, yes. The meeting adjourned at 7:54 p.m.

Board approved 4-20-26