



# Meeting Minutes

**Location:**

Village Hall -  
10631 Main Street  
Roscoe, IL 61073

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**Committee of the Whole**

Tuesday, April 21, 2026

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**CALL TO ORDER**

**ROLL CALL**

**PRESENT**

Trustee William Babcock  
Trustee John Broda  
Trustee Molly Butz  
Trustee Dayne Mead  
Trustee Michael Sima  
Trustee Michael Wright  
Village President Carol Gustafson

Tom Green Village Attorney asked for a motion for Trustee Sima to join the meeting remotely.

Motion was made by Trustee Broda, second by Trustee Wright. Voting yes: Trustees Butz, Wright, Broda, Babcock, Mead, Sima 6-0-0.

**APPROVAL OF THE MINUTES**

**Approval of the Minutes** for the meeting of the Committee of the Whole from **April 07, 2026.**

Trustee Wright asked for a motion for the approval of the minutes.

Motion was made by Trustee Broda, second by Trustee Mead. Voting yes: Trustees Wright, Babcock, Sima, Mead, Butz, Broda 6-0-0.

**PUBLIC COMMENT (limited to 3 minutes per speaker)**

No Public Comments.

**OLD BUSINESS**

1. Discussion and Recommendation of **Donation of Village owned Property to Northern Illinois Landbank Authority (NILBA)** for proposed Commercial and Residential Development proposed by **Ambassador Homes.**

**Property Address:** 11243 Main Street, Roscoe, Illinois

The Trustees held an extended discussion on whether to donate the village-owned parcel at 11243 Main Street to the Northern Illinois Land Bank Authority for a proposed Ambassador Homes Development.

Trustee Broda opened by urging the board not to rush, noting the developer could not attend this meeting and that trustees should wait for a full presentation.

President Gustafson responded that the developer's proposal had already been presented to the entire board and reiterated privately with some trustees. She argued that the land-bank transfer is tied to that specific proposal and delaying to explore alternatives would stall progress, emphasizing that the developer is ready, capable, and that other Main Street parcels could serve different future projects.

Trustee Wright countered that the developer was flexible, not on a strict timeline, and open to additional ideas trustees had discussed with him.

Trustee Sima supported laying the item over, saying the board should hear from the developer publicly to complete its due diligence.

Trustee Broda added that he had not yet met with the developer and wanted the opportunity before making a decision.

Other Trustees expressed differing views. Trustee Babcock argued the board already had enough information to move forward, praising the developer's past work in Roscoe and stating it was inappropriate for the board to dictate rental versus ownership to a private developer.

Trustee Wright expressed concerns stating we are on the hook for the loan that was used to purchase the land so why are we rushing into it so quickly.

Trustee Mead emphasized that the board should not rush into giving the property to Landbank.

Trustee Sima expressed that there is no reason for the board to rush on this. He supports holding the item over, stressing transparency and the importance of allowing all trustees to participate in the conversation with the developer.

Tom Green Village Attorney clarified the procedural options, explaining that a motion to table would automatically bring the item back at the next Committee of the Whole meeting.

Motion was made by Trustee Wright to table it, second by Trustee Broda. Voting yes: Mead, Sima, Broda, Wright. Voting no: Trustee Babcock, Butz 4-2-0.

## **NEW BUSINESS**

2. Approval of Memorandum of Understanding between the Village of Roscoe and Village of Rockton for Police Mutual Aid.

Chief Sam Hawley presented the Memorandum of Understanding between the Village of Roscoe and the Village of Rockton, explaining that it is designed to strengthen police coverage during the upcoming Roscoe Road bridge closure, which will run from June through November. He noted that Roscoe already has intergovernmental agreements with surrounding agencies, but the bridge projects create unique challenges-particularly the need to maintain

reliable coverage on both the east and west sides of the village when offices are pulled away for transports to the jail, hospital, or other duties. To address this, the department plans to add additional patrol units on every shift, ensuring 24/7 coverage. The MOU formalizes Rockton's role in providing automatic response to west-side calls whenever Roscoe units are tied up, giving residents faster service during the construction period.

Chief Hawley emphasized that the agreement is mutually beneficial, as Roscoe would also provide automatic backup to Rockton when needed-similar to how Rockton managed coverage during its own bridge project in 2017. He stated that both departments have reviewed the plan, and Rockton's leadership supports the revised draft.

Tom Green Village Attorney confirmed that Rockton's Attorney has approved the language and that the MOU is ready for Board consideration.

Motion was made to move to the Board by Trustee Broda, second by Trustee Mead. Voting yes: Trustees Sima, Mead, Butz, Wright, Broda, Babcock 6-0-0.

### 3. Discussion & Recommendation: Village Parade Protocol

Trustee Broda raised concerns about last year's Veterans Parade, where the Village contingent unintentionally ended up in front of the color guard, which he felt appeared inappropriate. Trustee Broda suggested setting a simple expectation that the color guard should always lead, followed by the Village officials and the Village vehicle for clear identification. President Gustafson clarified that the Village does not organize these parades-groups like the VFW or the Fall Festival Committee determine lineup order- so any request for placement must be communicated to the parade organizers.

No action was taken.

### **PUBLIC COMMENT (limited to 3 minutes per speaker)**

No Public Comment.

### **PRESENTATIONS**

Presentation: AR2 Homes (Roscoe Development Discussion)

AR2 Homes, represented by Ri Prasad and Roux Nolan, delivered a comprehensive presentation explaining their stewardship-based development model, which they contrasted sharply with traditional development practices. They began by describing how most cities conduct a five-year study, gather data, and then issue an RFP hoping a developer will propose something suitable. In their experience, this often results in prescriptive, one-size-fits-all proposals-full residential, full commercial, or mixed -use-designed primarily to maximize a developer's return rather than meet a community's long-term needs. They emphasized that this approach frequently leads to vacant commercial spaces, stalled projects, and developments that do not reflect the desires or economic realities of the community.

AR2 Homes explained that their model is fundamentally different: they work through a 12-week, community-driven process that includes elected officials, residents, business owners, and local organizations. Instead of arriving with a predetermined plan, they begin by collecting granular data, conducting interviews, meeting with stakeholders, and analyzing existing commercial and residential patterns. They stressed that without this groundwork, cities often misinterpret market signals -for

example, assuming that high rental demand means more rentals are needed, when in reality it may indicate a lack of attainable ownership opportunities. Their goal is to create development that is regenerative, not extractive-meaning wealth stays within the community rather than flowing to outside landlords or investors.

Ri and Roux will be providing examples to the board from their work in Rockford, where they were brought in to evaluate the west side, an area with little new development in 20 years. Instead of prescribing a project, they studied the area's commercial vacancies, residential turnover, and business needs. They discovered that adding new commercial space would actually harm existing businesses, many of which were struggling. Their solution was to increase residential density first, creating a customer base that could support commercial revitalization. They also described how they identify which local businesses want to expand, secure SBA financing, and design commercial spaces around real tenants, not speculative demand. This reduces risk and ensures long-term stability.

AR2 Homes also emphasized the importance of homeownership. They explained that renters and owners contribute differently to community stability, and that ownership builds equity and keeps wealth local. Their model includes analyzing what renters currently pay, then designing ownership products-homes, townhomes, or condos-priced to match those monthly payments. They also help residents access down-payment assistance programs, making ownership attainable for people who might otherwise remain renters. They described how, in some communities, they even match new housing products to the hiring patterns of local employers, ensuring new workers can live near their jobs.

Throughout the presentation, they stressed that their approach is collaborative, transparent, and flexible. They do not lock cities into rigid plans; instead, they create multiple development scenarios, stress-test them with stakeholders, and present them to the council for selection. Their contracts include strict performance timelines-if they fail to break ground by a certain date, the land reverts back to the city. They highlighted that Roscoe's three large Main Street parcels represent a rare opportunity to plan strategically for the future, ensuring commercial and residential development complement each other rather than compete. Their closing message was that whether Roscoe works with them or not, they hope the Village recognizes that alternative development models exist-models that prioritize community needs, long-term stability, and shared ownership over short-term profit.

## **EXECUTIVE SESSION (IF NECESSARY)**

### **ADJOURNMENT**

Trustee Wright asked for a motion to Adjourn the meeting.

Motion was made by Trustee Broda, second by Trustee Mead. Voting yes: Trustees Wright, Mead, Broda, Babcock, Butz, Sima 6-0-0.

Meeting Adjourned at 8:24 pm.