MINUTES
VILLAGE OF GLENCOE
BOARD OF TRUSTEES
FINANCE COMMITTEE

Village Hall Conference Room
675 Village Court
Tuesday, June 18, 2026 – 6:00 PM

I. ECALL TO ORDER

Chair Ruben called the meeting to order at 6:00 p.m. A quorum was present. The following were in attendance:

Attendee Name	Title	Status
Village Board		
Gary Ruben	Trustee/Chair	Present
Joe Halwax	Trustee/Committee Member	Absent
Georgia Mihalopoulos	Trustee/Committee Member	Present
Howard Roin	Village President	Present
Dudley Onderdonk	Trustee	Present
Village Staff		
Philip Kiraly	Village Manager	Present
Nikki Larson	Deputy Village Manager	Present
Taylor Baxter	Development Services Director	Present
Adam Hall	Assistant Village Manager	Present
Sean Loughran	Public Safety Director	Present
Jen Maddux	Public Works Management Analyst	Present
Stella Nanos	Golf Club Manager	Present
Monica Sarna	Public Works Director	Present
Margaret Schwarz	Assistant CFO	Present
Matt Siegel	IT Director	Present

II. PUBLIC COMMENT

There were no comments from the public.

III. CONSIDERATION OF MINUTES

Chair Ruben requested a motion to approve the Committee's May 19, 2026, meeting minutes. Trustee Mihalopoulos made a motion to approve the minutes as presented, seconded by Chair Ruben. The motion passed by unanimous voice vote.

IV. REVIEW OF MONTHLY FINANCIAL REPORTS

Assistant CFO Margaret Schwarz presented the May Treasurer's Report and provided updates on revenues, expenditures, fund balances, economic conditions and ongoing operational initiatives.

Assistant CFO Schwarz reported that property tax collections exceeded the prior year by approximately $1.9 million and represented 61.3% of budget when including second installment tax receipts accrued back to Calendar Year 2025. Excluding those prior-year receipts, property tax collections remained approximately $270,000 below the prior year and represented 45.3% of budget. Assistant CFO Schwarz explained that staff continue to await final reporting from Cook County regarding recent disbursements and noted that the second installment tax bills were delayed approximately two months.

State income tax revenues exceeded the prior year by approximately $24,000 and were at 51.8% of budget. Sales tax revenues, reflecting February sales activity, exceeded the prior year by approximately $90,000 and stood at 39.1% of budget. Assistant CFO Schwarz noted that grocery tax receipts remain below projections under the State's revised distribution methodology. She further reported that sales tax, use tax, ambulance fees, sewer charges and E-911 surcharges all exceeded both prior-year collections and monthly budget projections.

On the expenditure side, General Fund expenditures were higher than the prior year and represented 38.5% of budget. Assistant CFO Schwarz reported that General Fund revenue-only projections are approximately $2.5 million above budget, primarily due to Calendar Year 2025 property tax receipts and stronger-than-anticipated building permit revenues. Excluding the prior-year property tax receipts, revenues are projected to finish approximately $363,000 above budget. She further reported that the General Fund is projected to end the year with a $213,000 surplus. Without the prior-year property tax receipts, the projected drawdown is approximately $1.9 million, compared with the originally planned $2.2 million drawdown. General Fund reserves at month-end were projected at approximately $15.0 million, or 51.2% of operating expenditures.

Assistant CFO Schwarz continued with the Water Fund update. Volumetric water revenues exceeded the prior year and represented 26.6% of budget, approximately $61,000 above the prior year. Fixed charge revenues also exceeded the prior year by approximately $11,000 and stood at 34.1% of budget. Water Fund expenditures were higher than the prior year and represented 34.7% of budget. Revenue-only projections were approximately $148,000 above budget. Including planned bond proceeds associated with upcoming infrastructure projects, the Water Fund reflected a projected $2.6 million surplus, compared with the planned $1.8 million drawdown. Fund reserves at month-end totaled approximately $2.3 million, or 40.1% of operating expenditures.

Glencoe Golf Club General Manager Stella Nanos presented the Golf Financial Report. She reported that May operations exceeded expectations despite several periods of unfavorable weather. Membership participation remains strong, permanent tee time revenues continue to outperform budget projections and food and beverage operations have shown continued growth. Manager Nanos also provided an update on construction of the new clubhouse, noting continued progress on exterior masonry, roofing, window installation, interior mechanical systems and utility connections. She advised that staff continue to coordinate closely with the contractor to maintain the revised construction schedule and that work on the event lawn, terrace and surrounding site improvements is progressing concurrently. She also highlighted continued fundraising efforts by Friends of the Glencoe Golf Club and expressed their desire to transfer a donation of $350,000 towards the continued progress of the project. The overwhelming consensus of the Committee was to accept the donation in accordance with the Village's Donation Policy procedures and to express great appreciation for the foundation's efforts and the community's ongoing support of the project.

Assistant CFO Margaret Schwarz concluded the financial report with updates on the Village's remaining funds. She reported that Debt Service Fund expenditures were at 23.7% of budget, Capital Projects Fund expenditures at 19.6% of budget, and Motor Fuel Tax Fund expenditures at 6.7% of budget. Police and Fire Pension Fund expenditures remained on target at 42.5% and 41.7% of budget, respectively. Personnel costs are less than last year due to delayed contributions to the pension fund because of Cook County's delay in distributing property tax revenue to municipalities. She noted that personnel and overtime costs continue to reflect cost-of-living adjustments and the filling of vacant positions.

Assistant CFO Schwarz also reviewed several economic indicators. She noted that ongoing international conflict continues to place upward pressure on commodity prices and fuel costs. Utility costs have also increased, contributing to a 4.2% year-over-year increase in the Consumer Price Index. She further reported that commodity expenditures are higher than the prior year and represent 43.2% of budget, while contractual services are also above the prior year at 37.0% of budget. Staff continue to monitor these inflationary pressures, as well as production delays affecting the delivery of the Village's new Ford pickup for the Public Safety Department.

Deputy Village Manager/CFO Nikki Larson then provided an update on the upcoming Series 2026A and Series 2026B General Obligation Bond sale. She reviewed the preliminary financing schedule, anticipated competitive sale process that would take place on Thursday, June 18 and current municipal bond market conditions that could impact the results. She explained that staff continue to work closely with the Village's financial advisor and bond counsel to prepare for the bond sale and reviewed anticipated repayment schedules and debt service impacts associated with the proposed issuance. Committee members discussed current interest rate conditions, market timing and the Village's long-term debt strategy. Staff indicated that final recommendations would be presented to the Village Board following completion of the competitive sale process.

V. MONTHLY REVIEW OF COMMUNITY INVESTMENT PROGRAM

Public Works Director Monica Sarna presented the monthly Community Investment Program update and reviewed several projects scheduled for Village Board consideration. Director Sarna reported on proposed driving range improvements at the Glencoe Golf Club, including new protective netting, tee area reconstruction, irrigation and drainage improvements, grading and site restoration. The work is intended to enhance golfer safety, improve practice conditions and accommodate the redesigned clubhouse layout. Staff received competitive bids and recommended awarding the contract to the lowest responsive bidder. Trustees agreed the improvements represent an important investment in the facility's long-term functionality.

Director Sarna also reviewed the proposed purchase of golf simulators for the new clubhouse, intended to expand year-round programming, support instruction and generate off-season revenue. Golf Club Manager Nanos noted strong regional demand for simulator programming during winter months and described the equipment as an important component of the Club's business model. Director Sarna additionally presented short-game practice area improvements, including new target greens, bunker enhancements and irrigation and grading modifications to support player development and instructional programming. Trustees expressed support for completing all golf improvements concurrently with the clubhouse project to minimize future disruptions.

Regarding Village-wide capital projects, Director Sarna noted that following adoption of the Downtown Streetscape and Parking Study, staff will begin evaluating implementation priorities and potential funding sources. She also provided an update on the Westley Road Multi-Use Path, noting that coordination with the

Forest Preserve District and Cook County is ongoing and that additional engineering analysis will be completed before a preferred alignment is presented for consideration.

The Committee also discussed the future replacement of a frontline ambulance. Public Safety Director Sean Loughran explained that although the existing ambulance remains in service, manufacturers continue to report extended production timelines approaching two years. Staff recommended evaluating an advance purchase strategy to avoid future service interruptions and minimize inflationary cost increases. Trustees discussed procurement timing, anticipated vehicle life cycles and the advantages of ordering replacement apparatus well in advance of anticipated delivery dates. Staff noted that additional recommendations would be presented during future budget discussions as vehicle replacement schedules continue to evolve.

VIA. PRESENTATION AND ACCEPTANCE OF THE DRAFT ANNUAL COMPREHENSIVE FINANCIAL REPORT AND MANAGEMENT LETTER FROM LAUTERBACH & AMEN, LLP FOR THE CALENDAR YEAR ENDING DECEMBER 31, 2026

Jamie Wilkey from Lauterbach & Amen, LLP presented the draft Annual Comprehensive Financial Report (ACFR) and Management Letter for the fiscal year ending December 31, 2025. Ms. Wilkey reported that the Village received an unmodified opinion, commonly referred to as a clean audit opinion, indicating that the financial statements fairly present the financial position of the Village in accordance with generally accepted accounting principles. She also noted that there were no disagreements between the auditors and Village staff during the audit. She commended Village staff for the quality of the financial records, responsiveness throughout the audit process, and the continued strength of the Village's internal financial controls.

Ms. Wilkey also reported that the Village once again earned the Government Finance Officers Association's Certificate of Achievement for Excellence in Financial Reporting for the previous fiscal year's Annual Comprehensive Financial Report. She noted that the Village has consistently maintained this distinction for many years and anticipates submitting the 2025 report for similar recognition. Trustees acknowledged the continued efforts of Finance staff in maintaining the Village's high standard of financial reporting.

Ms. Wilkey reviewed the Village's overall financial position, reporting that General Fund revenues exceeded expenditures during 2025 and that fund balance remained well above the Village's established reserve policy. She discussed the continued impact of delayed Cook County property tax distributions on year-end financial reporting and explained the accounting treatment used to accrue revenues received within the statutory sixty-day period following year end. Although the timing of tax receipts created additional audit procedures this year, the she reported that the Village's financial statements appropriately reflected those revenues and complied with applicable accounting standards.

Ms. Wilkey also reviewed the Management Letter, noting that no material weaknesses or significant deficiencies in internal controls were identified during the audit. Several recommendations focused on continued cybersecurity awareness, periodic review of information technology controls and preparation for upcoming Governmental Accounting Standards Board (GASB) pronouncements that will require additional reporting related to technology subscriptions and other long-term obligations. Staff reported that work has already begun to prepare for these future accounting changes.

Trustees discussed the timing of Cook County property tax collections, audit procedures associated with delayed revenues, cybersecurity planning and the Village's continued strong financial position. Ms. Wilkey responded to several questions regarding governmental accounting requirements, reserve levels and long-term financial planning. Trustees expressed appreciation to Finance staff and Lauterbach & Amen for another successful audit and recognized the Village's continued commitment to sound financial management.

VIB. REVIEW OF THE VILLAGE OF GLENCOE POLICE AND FIRE PENSION ACTUARIAL REPORTS THAT SUPPORT THE TAX LEVY FOR THE YEAR BEGINNING JANUARY 1, 2026 AND ENDING DECEMBER 31, 2026

Heidi Andorfer from Foster & Foster, Inc. presented the annual actuarial valuation reports for the Village's Police and Fire Pension Funds and reviewed the recommended employer contributions supporting the Calendar Year 2026 property tax levy. The presentation summarized each fund's financial condition, investment performance, demographic experience, actuarial assumptions and the projected contributions necessary to maintain compliance with State funding requirements.

Ms. Adorfer reported that both pension funds continue to demonstrate solid long-term financial performance. The Police Pension Fund experienced favorable investment returns during 2025, resulting in an increase in funded status despite continued benefit payments and retirements. The Fire Pension Fund likewise performed well, benefiting from positive investment returns and stable demographic experience. She noted that, while annual investment performance exceeded actuarial assumptions during the reporting period, contribution recommendations continue to be developed using long-term assumptions intended to provide stability over time rather than reacting to short-term market fluctuations.

Ms. Andorfer reviewed the principal factors affecting the recommended employer contributions for 2026. In addition to investment performance, the actuaries discussed salary growth, retirements, mortality assumptions, employee turnover and changes in active membership. They explained that actuarial gains realized during the year helped offset increases associated with benefit accruals and payroll growth. She also reviewed the impact of updated census information and confirmed that the valuation reflects the most current participant data provided by the Village and both pension boards.

Trustees discussed the Village's long-standing funding policy and the statutory requirement to achieve 90% funding by 2040. Ms. Andorfer explained that the recommended employer contributions are designed to keep both pension funds on the required funding trajectory while minimizing year-to-year volatility. She noted that the Village has consistently funded its actuarially determined contributions, placing both funds in a favorable position relative to many comparable Illinois municipalities.

The discussion also addressed pending State legislation affecting Tier 2 pension benefits. Ms. Andorfer explained that although several legislative proposals remain under consideration, none have been enacted to date. As a result, the current actuarial valuations do not incorporate potential Tier 2 benefit enhancements. She advised that any future legislative changes could require additional actuarial analysis and may increase employer contribution requirements, but the magnitude of any impact cannot be determined until final legislation is adopted. Committee members acknowledged the uncertainty surrounding the legislation and emphasized the importance of continuing to monitor developments at the State level.

Ms. Andorfer also discussed actuarial assumptions related to investment returns, inflation, payroll growth, and mortality. They explained that the assumptions continue to align with current actuarial standards and are reviewed regularly to ensure they remain appropriate. Trustees asked several questions regarding the relationship between investment performance and required contributions, as well as the effect of future retirements on each pension fund's long-term outlook. The actuaries responded that both plans remain well positioned, provided the Village continues its practice of making the recommended annual contributions.

Deputy Manager/CFO Larson advised that the actuarial reports will form the basis of the Village's 2026 property tax levy for Police and Fire Pension contributions. She noted that staff recommends accepting the actuarial reports and incorporating the recommended employer contribution amounts into preparation of the upcoming tax levy ordinance. Trustees expressed support for the recommendations and agreed that the reports provide a sound basis for the Village's annual pension funding requirements.

VII. OTHER BUSINESS

No other business was discussed.

VIII. ADJOURN

At 7:25 p.m., Trustee Mihalopoulos moved, seconded by Chair Ruben, to adjourn the meeting. The motion passed with a unanimous voice vote.