

Regular Board Meeting

Thursday, November 6, 2025

Meeting called to order by Mayor Dvorak

Trustees Present: Lord, Foley, Bohac, Persak, B. Masulis, M. Masulis

Trustees Absent:

Statement from Constellation:

Elliot Flick – VP of Commercial projects – Development of new generation and connecting customers to carbon free energy

Sharon, Michelle – Colleagues

Purchased 700+ acres south of the Power plant in Braidwood

February Constellation separated from Exelon

Previously there was a initiative to shut down several nuclear plants – with help from the state they did not shut down

Constellation is extending, making more electricity available

In Braidwood they are investing to increase power supply

Braidwood does not have enough property around the current power plant

There are not projects or customers identified for the property in Essex

No plans to acquire any more property in Essex

Questions from the community – Data Centers in Braidwood and Coal City are not connected to Constellation

They do not have a customer and do not have a plan for development

Constellation pays 30 million in property taxes that help schools and community

Intend to continue their outreach when they have identified

They will ask to annex about 120 acres into the village that will provide

No customer identified – not a proposed project for a data center

What kind of project could this project be? We are a power generation company, data center, hydrogen production. Many different options. What is important to Constellation is being a good neighbor to the community. They intend to work with the community to be beneficial to the community.

What kind of water system are you going to put in?

Haven't decided on a project. Don't know how much water they will use. The land is connected to the Braidwood cooling lake. Most customers are doing air cooling. They are not pumping water out of wells for a data center. Considerations are always important to them.

Lack of transparency – failure to communicate. Water is a big deal. Why did you pick our little town? Silver lining? Don't have a school? I don't personally know any of the people that have bought land have any regrets.

There is no customer? Will it be a local benefit to the community. Our community will benefit from the project. Constellation will make sure the community is considered.

Annexation agreement in Marseilles – limiting FOIA. The annexation would help with zoning, the types of businesses can be put on the land, money that can be made available to the community. Marseilles is not very happy.

If you intend on being a good neighbor we don't want data centers. Take into account the considerations of what the community is concerned about. We live here and are concerned about light pollution, sound pollution. We want to keep the small community feel.

It could be any power generating facility, hydrogen production, data center etc. Can you give us the impact of the possible projects. They do not have a project. Hydrogen can create clean energy.

Would Constellation be willing to come back? They will come back when they have a customer and project. Will they deny a customer based on what the community wants? They will be in contact with the town council and work with the town to address what the concerns are.

Travel and work nuclear plants – are you concerned with how much farmland you are buying and providing for livestock. Have not considered the livestock.

What kind of timeline? The project can be weeks, months or years.

Transparency with the community

Are you going to be subdividing the property? No decision or aggregating. There are multiple avenues that can be accessed. Traffic studies will be done. Property values will likely go up

Are you considering this land? Considering a project on the land. Where would you put the project? I don't have a project and we can't tell you where it will be?

You don't want to know what you are going to build? I don't think anyone will be happy with what you put on the land

Can I see the data that the property value will increase if a data center will be put in? We can provide the board with data.

If it will take 10 years to find a customer what do you do with the land? Excess land around the facility is farmland.

If Constellation Energy has millions of dollars and we have no customer they are buying land around their properties. Yes, they are acquiring land to expand if they have a customer. Have looked at all of their facilities to expand. How will the electric rates be affected? We are a net exporter of electricity – transmission distribution has been going up, the cost to generate has been flat

To clarify you don't build data centers? No – you have customers that will use your energy? Who uses the most right now – $\frac{3}{4}$ of fortune 100 companies in the United States

How do you maintain the balance to keep Essex the way it is while adding benefit to the town with new development. We will consider the concerns and will work with the city once they have the project. Whatever the project is, there will be tax revenue that will help the city from an economic standpoint.

120 acres that will be requested to become part of the village from annexation.

How many acres? 700 acres on the West side of the Village.

Is Constellation involved in the sub-station project in Essex? No
Meta has a contract with Constellation to purchase from Clinton station

Did you purchase from the Sportsmans Club? Purchased 30 acres – no lake
Do you plan to provide documents to the village? They will meet all the rules and regulations?
Have you submitted any applications to the Village for zoning? No
Have any of the board members profited from the sale of land?
Who has signed NDA's from the board?

Public Comment:

Lorrie Caise

Who are the two guys on the end of the table?
Rob Romo – Accountant
Jim Vasselli - Special Counsel

Steve Barton

Talking about annexation into the village. They can take the land and remove it from the village and the village will get no benefit.

Lois Swearengen

Already Spoke

Carol Ferraro

Lived here all my life. It has been a quiet place and we want them to go away. Don't know anyone that buys that kind of property and doesn't have a plan? How can they spend that kind of money and not know what they are doing? Do we have a way that we can refuse this? Can we stop them? We should try – they aren't looking out for us. They can promise sidewalks and park – my sidewalk has been broken for over 30 years. Doesn't influence me at all. Something is really wrong here. They didn't just buy this land a month ago.

Austin Willis

As an attorney I have worked with projects going on around Essex. What does Essex have planned for the money coming in for the annexation and the project? What can we do next?

Shawnee Brauman

Questions answered already

Sandy Ascot

Thank you for getting the grass cut in the Seneca easement.
Deep ditches at the south end of town also got done.
The other piece of railroad property that sold last month – who bought it, how much was it sold for?
Paving looks great but didn't go to the south end of the town.

Kylee Raney

Circulating petition to build out stricter industrial ordinances
Concerns reviewed from petition
Petition will go door to door
Rough draft to present to get a head start
Do not have a good track record in Marsailles – we need to protect ourselves

Jason Jackson

108 Foley Drive
None of the residents want it. Why is the board not pushing back?
If you don't have time, why did you take the job?

Julia Joyner

Not from here
Own a home here – concerned about the property value
Conflict of Interest – is there a legitimate conflict of Interest? Do you plan on removing them or replacing them?

Sylvia Webster

Trick or Treat was amazing
We appreciate the time that Kylee takes and we respect what you do

James Denovo

Constellation has basically surrounded Essex – we will be the new Elwood. We can't grow as a community, we can't build any more houses

Steve Barton

We are right in the backyard of the Nuc plant? Why are they moving into Kankakee county instead of staying in Will county?

Nicole Shores

What are they bringing to us for invading our space? Nuc plant helps the schooling in Braidwood
What do they have planned to help communities
Moved out here for the peace and quiet – I will move out

Shawnee Brauman

Have you applied for grants for city water?

Matt Pivonka

Can we get an updated map of all the land purchased?

Adam Plunge

Pacific street – section between Parls and Merchant – Can we widen the road?

Kent Harmon

What each board member thinks we have invited into this town?

Carol Lambert

Industry is king – individual rights to the property are defined by business and not the landowner
The representative from Constellation said they don't have a buyer – when they do figure out what they are going to do, it will be to late

Kyle Shores

Grew up in Goose lake area
Didn't know about the data center – we have heard rumors
People on the board had a conflict of interest with the purchase of the land that is a problem.
They don't have a project, why do we have attorney's? It is a multi billion dollar company and they will do whatever they

Genevieve Morgan

Love the community
Only brown person out here and I don't care
Loves the peace and quiet – I'm loud
Doesn't know anyone here – moved from the city to run from there
Life is short and my tears are of happiness – only been here 7 years
I hope it doesn't get bad out here – only traffic is the tree farm

Kate Tuskey

No sign in the yard about no Data center – quiet retirement for my husband and I. Please do what's best for the residents.

Minutes from the last Board Meeting were approved as read by a motion from Foley, second by Mike Masulis. The vote was unanimous.

The Treasurer's report was approved as read by a motion from Foley, second by M. Masulis . The vote was unanimous.

Motion to approve the bills as read by a motion from Lord, second by Bohac. The vote was unanimous.

Motion to approve JD Tree for snow removal as read by a motion from M Masulis, second by Lord. The vote was unanimous.

Motion to approve ordinance approving contract with Robert LaGrange for sale of surplus property (PIN 09-06-15-100-001) as read by a motion from Foley, second by B. Masulis. The vote was unanimous.

Motion for approval of special board meeting on November 10, 2025 at 5 PM to interview potential candidates for ZBA in closed session as read by a motion from M Masulis, second by Bohac. The vote was unanimous.

The Board Discussed the following:

John Bohac

Ditch work on railroad street – bids have been posted 2 weeks – awarded and will have next month

Working on preliminary budgets with South Wilmington for asphalt and road work

Ed Foley

Nothing to report

George Persak

Thank you to Emily and helpers for the work done on the Halloween party at city hall
Halloween went well

John Lord

Recognition signs are up

Stop signs helping on Foley Drive

Do we want stop signs on Evergreen and Parls?

Bruce Masulis

Section of ground got mowed

Mike Masulis

13 service calls for sewer – floats, pumping tanks

Results are within limits

T&J are doing a great job – replace green lid

Christmas tree lighting – December 5th

No staff reports

Motion to move to closed session as read by a motion from M. Masulis, second by Lord. The vote was unanimous.

Motion to close the closed session as read by a motion from Bohac, second by M. Masulis . The vote was unanimous.

Motion to open the public meeting as read by a motion from M. Masulis, second by Bohac. The vote was unanimous.

Motion to adjourn as read by Foley, second by Lord. The vote was unanimous.

Emily Dockery
Emily Dockery - Clerk