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*SCHOOL ASSOCIATION FOR SPECIAL EDUCATION IN DUPAGE*

**Board of Directors Meeting**
**August 5, 2026**
**SASED Administrative Center**
**2900 Ogden**
**Lisle, IL 60532**
**<u>2:00 PM</u>**
**<u>AGENDA</u>**

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Public Comment**
4. **Consent Agenda**
   a. Approval of Open and Closed Session Minutes from June 10, 2026 Board of Directors Meeting
   b. Personnel Recommendations
      1) Accept/Approve the Resignations, Retirements, Employment, and Change of Employment Status of Educational Support Staff, Licensed Staff, and Registered Staff as presented.
   c. Financials
      1) Payroll Reports for June 2026
      2) Bill List for July and August 2026
      3) Interim Checks and Voids for June and July 2026
   d. Governance
      1) Accept the Donation from Delta Gamma Foundation for the Vision Program
      2) Accept the Donation from the Foundation for Hearing and Speech Resources
      3) Accept the Donation of Music Therapy Classes from the Foundation for Hearing and Speech Resources
5. **Action Items**
   a. Approve Stifel as the Underwriter for SASED's Debt Certificates
   b. Approve the Non-Precedent Agreement between SASED and the SASED Education Association, IEA-NEA and Identified Staff Members
   c. Adopt the Resolution Appointing the School Treasurer and Approving the Revised Surety Bond of Treasurer 2026-27
6. **Discussion/Information**
   a. ESY Update
   b. Executive Director Report
   c. Southeast Appraisal
7. **Adjournment**

School Association for Special Education in DuPage
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**Dr. Kim Dryier**
*Executive Director*

**ACTION ITEM**

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To: SASED Board of Directors
From: Kim Dryier, Executive Director
Date: August 5, 2026
Re: Approval of Board of Directors Open and Closed Session Meeting Minutes

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Summary: Open and Closed Session meeting minutes from the June 10, 2026 Board of Directors Meeting.

Recommended Action: SASED Administration requests that the Board of Directors approve the open and closed session meeting minutes from the June 10, 2026 Meeting.

2900 Ogden Ave. Lisle, IL 60532
Telephone: (630) 778-4500 Fax: (630) 778-0196
www.sased.org

**SASED Board of Directors Meeting**
**June 10, 2026 - 2:00 PM**
**SASED Administrative Center**
**2900 Ogden Avenue, Lisle, IL 60532**

## OPEN SESSION MINUTES

Dr. Jean Barbanente, Chairperson, called the SASED Board of Directors meeting to order at 2:01 pm and welcomed those in attendance. Dr. Omar Castillo was appointed as Pro-Tem Secretary for this meeting.

**1. Roll call was taken with the following responding:**

| | District | Representative |
|---|---|---|
| **Present:** | Keeneyville School District 20 | Dr. Omar Castillo |
| | Benjamin School District 25 | Dr. Patrick McGill |
| | Winfield School District 34 | Dr. Matt Rich |
| | DuPage County School District 45 | Dr. Brian Graber |
| | Salt Creek School District 48 | Dr. Amy Zaher |
| | Maercker School District 60 | Dr. Sean Nugent |
| | Cass School District 63 | Mr. Mark Cross and Dr. Travis McGuire |
| | Center Cass School District 66 | Dr. Andrew Wise |
| | Woodridge School District 68 | Dr. Patrick Broncato |
| | DuPage High School District 88 | Dr. Jean Barbanente |
| | Community High School District 94 | Dr. Kurt Johansen |
| | Community High School District 99 | Dr. Hank Thiele (arrived 2:13pm) |
| | Community Consolidated School District 180 | Mr. Kendall Smith (arrived 2:04pm) |
| | Lisle Community Unit School District 202 | Dr. Keith Filipiak |
| **Absent:** | West Chicago Elementary School District 33 | |
| | Downers Grove School District 58 | |
| | Westmont Community Unit School District 201 | |
| | Elmhurst Community Unit School District 205 | |

**Present:** 14 Districts **Absent:** 4 Districts

Also in attendance:
Dr. Kim Dryier, Executive Director, SASED
Dr. Elizabeth Vander Woude, Asst. Dir. Programs and Services, SASED
Ms. Rachel Wisniewski, CSBO, SASED
Dr. Julia Wheaton, Interim Chief Human Resource Officer, SASED
Mr. Matt Flynn, IEP Coordinator, SASED
Mr. Dan Lawler, Technology Coordinator, SASED
Ms. Tara Corral, Program Coordinator, SASED
Mr. John Langton, Facilities Specialist, SASED
Ms. Senga Lowe, Board Recording Secretary, SASED
Ms. Ashley Lohrenz, DHH Itinerant and Teachers Association Officer, SASED

**2. Pledge of Allegiance**

3. **Public Comment -** Ms. Ashley Lohrenz, DHH Itinerant with SASED, and officer of the SASED Teacher CBA, provided written and in-person comment to the Board. Ms. Lohrenz thanked the Board for their consideration in approving the proposed 2026-2029 Collective Bargaining Agreement as presented.

**Dr. Omar Castillo, Keeneyville SD20, was appointed as the Secretary Pro-Tem for this meeting.**

**Dr. Kim Dryier thanked Mr. Mark Cross, Cass SD63, for his dedication and commitment to SASED throughout his tenure. Mr. Cross is retiring as Cass SD63 Superintendent as of July 1, 2026.**

4. **Consent Agenda**

   Dr. Dryier provided a brief summary of the items on the consent agenda, highlighting the public notice for the Public Hearing of the FY27 Proposed Budget and the location, dates and times for the Board of Director SY26-27 Meetings.

   a. Approval of Open and Closed Session Meeting Minutes from May 20, 2026 Board of Directors Meeting
   b. Personnel
      1. Accept/Approve the Resignations, Retirements, Employment, and Change of Employment Status of Educational Support Staff, Licensed Staff, and Registered Staff as presented.
   c. Financial
      1. Budget Reports
      2. Treasurers/Investments Reports
      3. Payroll Reports for May 2026
      4. Bill List for June 2026
      5. Interim Checks and Voids for May 2026
   d. Governance
      1. Approval of the Red Rover Agreement for SY26-27
      2. Approve the Legal Notice Regarding the FY27 Budget Public Hearing and Meeting Dates, Times and Location for SY26-27

   ***A motion was made to approve the consent agenda items, as presented. This motion was made by Member Broncato and seconded by Member Nugent.***

   **Upon Roll Call Vote:**
   **Ayes:** Castillo SD20, McGill SD25, Rich SD34, Graber SD45, Zaher SD48, Nugent SD60, McGuire SD63, Wise SD66, Broncato SD68, Barbanente SD88, Johansen SD94, Smith SD180, and Filipiak SD202.
   **Nays:** None
   **Ayes:** 13 Districts **Nays:** None **Absent:** 5 Districts
   ***Upon roll call vote, motion passed.***

5. **Action Items**

   a. Approved the Authorization to Release July 2026 Disbursements Prior to the August 5, 2026 Board of Directors Meeting

   ***A motion was made to approve the Authorization to Release July 2026 Disbursements Prior to the August 5, 2026 Board of Directors Meeting.***
   ***This motion was made by Member Rich and seconded by Member McGuire.***
   **Upon Roll Call Vote:**
   **Ayes:** Castillo SD20, McGill SD25, Rich SD34, Graber SD45, Zaher SD48, Nugent SD60, McGuire SD63, Wise SD66, Broncato SD68, Barbanente SD88, Johansen SD94, Smith SD180, and Filipiak SD202.
   **Nays:** None
   **Ayes:** 13 Districts **Nays:** None **Absent:** 5 Districts
   ***Upon roll call vote, motion passed.***

b. Adopted the Resolution to Approve the Proposed Amendments to the SASED Articles of Joint Agreement.

***A motion was made to adopt the Resolution to Approve the Proposed Amendments to the SASED Articles of Joint Agreement.***
***This motion was made by Member Johansen and seconded by Member Zaher.***
**Upon Roll Call Vote:**
**Ayes:** Castillo SD20, McGill SD25, Rich SD34, Graber SD45, Zaher SD48, Nugent SD60, McGuire SD63, Wise SD66, Broncato SD68, Barbanente SD88, Johansen SD94, Smith SD180, and Filipiak SD202.
**Nays:** None
**Ayes:** 13 Districts **Nays:** None **Absent:** 5 Districts
***Upon roll call vote, motion passed.***

***The resolution packets will be distributed to districts on June 11th.***

**6. Discussion/Information**

a. Committee Reports - Dr. Dryier provided committee updates in the facilities planning update.
   1. The Finance Committee - The committee met on June 3rd. We had great attendance which included a lot of the district CSBOs and Superintendents. Tammie from PMA, Anjali from Chapman, and Dawn from ECB&S were all in attendance. Many questions were asked by the CSBOs and we feel that everyone had a thorough understanding of the financing portion of the new facility.
   2. Facility Planning Committee - The Committee met on May 27th. At the time of the meeting, we did not have a confirmation back from the bank. That has changed since the meeting. We have received a counter offer from the bank of $45/sq.ft. Dr. Dryier and Mr. Langton met with Jason Wurtz and made a counter offer of $39/sq. ft. We are waiting to hear back from the bank regarding that counter offer and hope to have an acceptance offer soon. Once we receive that, we will be meeting with the City of OakBrook to discuss zoning, etc.
   The committee also discussed the need to employ a construction manager for this process. Once we have the property issues navigated. We will put together the fees for a construction manager and post the RFP. We will involve some of the district CSBO's if they would like to be involved with this process. Similar to the Architect selection, once we choose the construction manager, the Board will need to approve the contract for the firm selected.
   We have a few options for summer meetings if necessary. A Board member asked what the total square footage equates to as an overall cost. Mr. Langton responded that $39/sq.ft. equates to about $5.9M
   3. Policy Committee - No meeting.

b. Executive Director Report - Dr. Dryier summarized her report. She discussed the end of the year and also what the summer work will entail. Dr. Vander Woude and Ms. Tara Corral provided an end of year report regarding Programs and Services and highlighted a lot of the positive things that are happening throughout our programs. Dr. Vander Woude discussed the reduction in RTO's and the positive impact that Ukeru is making on those incidents. The Board asked for a tally of behavior incident reports since using Ukeru.

**John Langton, Dan Lawler, Elizabeth Vander Woude, Tara Corral, and Ashley Lohrenz exited the meeting at 2:35 PM.**

**7. Enter into Closed Session**
*To convene into closed session to discuss:*
- *the collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees. 5 ILCS 120/2(c)(2)*

***A motion was made to enter into closed session at 2:36 pm. This motion was made by Member Wise and seconded by Member McGuire.***

**Upon Roll Call Vote:**

**Ayes:** Castillo SD20, McGill SD25, Rich SD34, Zaher SD48, Russell SD58, Nugent SD60, Cross SD63, Wise SD66, Broncato SD68, Barbanente SD88, Johansen SD94, Thiele SD99, Smith SD180, and Filipiak SD202.

**Nays:** None

**Ayes:** 14 Districts **Nays:** None **Absent:** 4 Districts

***Upon roll call vote, motion passed.***

8. **Reconvene into Open Session**

***A motion was made to reconvene into open session at 2:48 pm, as stated in the closed session minutes. This motion was made by Member McGuire and seconded by Member Graber. Upon voice vote of all ayes from 14 districts present, motion passed.***

9. **Approved the 2026-2029 Collective Bargaining Agreement with the SASED Education Association.**

***A motion was made to adopt the Resolution to Approve the Proposed Amendments to the SASED Articles of Joint Agreement.***

***This motion was made by Member McGuire and seconded by Member Castillo.***

**Upon Roll Call Vote:**

**Ayes:** Castillo SD20, McGill SD25, Rich SD34, Graber SD45, Zaher SD48, Nugent SD60, McGuire SD63, Wise SD66, Broncato SD68, Barbanente SD88, Johansen SD94, Thiele SD99, Smith SD180, and Filipiak SD202.

**Nays:** None

**Ayes:** 14 Districts **Nays:** None **Absent:** 4 Districts

***Upon roll call vote, motion passed.***

10. **Adjournment**

***A motion was made to adjourn at 2:51 pm. This motion was made by Member Rich and seconded by Member Zaher. Upon voice vote of all ayes from 14 districts present, motion passed.***

Minutes Approved by:

____________________________________ ____________________________________

Chairperson Date Secretary Date

School Association for Special Education in DuPage
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**Dr. Kim Dryier**
*Executive Director*

**BOARD ACTION ITEM**

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To: SASED Board of Directors
From: Kim Dryier, Executive Director
Date: August 5, 2026
Re: Personnel Recommendation

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Summary: This month's personnel report outlines staffing changes including new hires, departures, and leaves for board review and approval.

Please see the attached Personnel Notes.

Rationale: To maintain required service and delivery of instruction to students.

Anticipated Impact on Student Learning and Growth: Appropriate staffing levels of vacant positions ensure minimal disruption to student services, supports, and/or specialized programming allowing SASED to "*Maximize Student Outcomes.*"

Strategic Plan Alignment: Aligns with SASED's strategic goals of staff recruitment and retention.

Financial Impact: Personnel recommendations have been accounted for in the FY27 Budget, approved by the Governing Board on May 27, 2026.

School Association for Special Education in DuPage

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# PROPOSED PERSONNEL ACTION

## 1. Resignations/Retirements/Terminations – Administrative Staff

| Name | Position | Funding Source | Initial Employment Date | Last Day Worked | Reason |
|---|---|---|---|---|---|
| Smith, Claire K. | Program Coordinator SASED | Tuition | 8/22/2002 | 6/30/2026 | Personal reasons |
| Wisniewski, Rachel | Assistant Director of Business - CSBO | Local Funds | 7/01/2024 | 6/30/2026 | Personal reasons |

## 2. Resignations/Retirements/Terminations – Licensed Staff

| | | | | | |
|---|---|---|---|---|---|
| Quilico, Kaitleen | BCBA / Southeast | Tuition | 8/12/2024 | 6/04/2026 | Personal reasons |
| Balogh, Shelby | LSBI Teacher / Southeast | Tuition | 7/01/2021 | 7/31/2026 | Personal reasons |

## 3. Resignations/Retirements/Terminations – Registered Staff

| | | | | | |
|---|---|---|---|---|---|
| Hizel, Michael | Occupational Therapist | User Fee Member Districts | 8/10/2023 | 7/15/2026 | Personal reasons |

## 4. Resignations/Retirements/Terminations – Educational Support Staff

| | | | | | |
|---|---|---|---|---|---|
| Callen, Samantha | Signing Assistant / DHH North | Tuition | 8/11/2025 | 5/28/2026 | Personal reasons |
| Ryer, Brad | Teacher Assistant / Southeast | Tuition | 11/2/2018 | 7/17/2026 | Personal reasons |
| Vela, Sabrina A. | Signing Assistant / Transition | Tuition | 10/28/2025 | 7/1720/26 | Personal Reasons |

## 5. Appointments – Licensed Staff

| Name | Position | Funding Source | Initial Employment Date | Hourly Rate | Salary |
|---|---|---|---|---|---|
| Abel, Holly | DHH Itinerant Teacher SASED Programs | Tuition | 8/12/2026 | | $74,805** |
| Barr, Jordan | Speech/ Language Pathologist / Villa Parka | Tuition | 8/12/2026 | | $80,346** |

**5. Appointments – Licensed Staff Cont'd**

| Name | Position | Funding Source | Initial Employment Date | Hourly Rate | Salary |
|---|---|---|---|---|---|
| Czochara, Victoria | Speech/Language Pathologist / West Chicago | Tuition | 8/12/2026 | | $62,614** |
| Dominguez Flores, Alondra | Social Worker / SLE Leman | Tuition | 8/03/2026 | | $70,477* |
| Fuentes, Alejandra | Teacher / Southeast | Tuition | 8/12/2026 | | $62,060** |
| Mehta, Sarah H. | BCBA / SLE | Tuition | 8/03/2026 | | $86,547* |
| Meneghini, John | Teacher / Lisle | Tuition | 8/12/2026 | | $94,198** |
| Missaggia-Devalla, Natalie | Teacher / SLE | Tuition | 8/12/2026 | | $102,510** |
| O'Leary, Annabel | DHH Teacher / North School | Tuition | 8/12/2026 | | $68,709* |
| Serpa, Kayla | PE Teacher / Southeast | Tuition | 8/12/2026 | | $55,411** |
| Striker, Kelly | LBSI Teacher / Leman | Tuition | 8/12/2026 | | $75,913* |

**6. Appointments – Registered Staff**

| | | | | | |
|---|---|---|---|---|---|
| Marsico, Kiara | Occupational Therapist | User Fee Member Dist | 8/11/2026 | | $63,000** |
| Meetal, Dave | Physical Therapist | User Fee Member Dist | 8/11/2026 | | $75,900** |

**7. Appointments – Educational Support Staff**

| Name | Position | Funding Source | Initial Employment Date | Hourly Rate | Salary |
|---|---|---|---|---|---|
| Arroyo Valencia, Brayan | 1:1 Signing Assistant / DDH North | Tuition | 8/12/2026 | $21.40** | |
| Hughes, Selena | Teaching Assistant / SLE Leman | Tuition | 8/12/2026 | $17.96 | |

## 7. Appointments – Educational Support Staff - Cont'd

| | | | | |
|---|---|---|---|---|
| Kelly, Kasia | 1:1 Medical Teaching Assistant / SMNP Lisle South | Tuition | 8/12/2026 | $35.32** |
| Poole, Zoey | Interpreter / DHH North | Tuition | 8/12/2026 | $31.50** |

## 8. Appointments – Contracted Staff

| Name | Position | Funding Source | Contracted Start Date | Hourly Rate | Salary |
|---|---|---|---|---|---|
| Dyrek, Mark | Business Office Assistant Business Services/ Contract | Local Funds | 7/01/2026 | $50 | |
| Bartelt, Jon | Interim Assistant Director of Business Services / Contract | Local Funds | 7/07/2026 | | $132,000 |

## 9. Appointments – Change of Position - Administrative Staff

| Name | Position | Funding Source | Initial Employment Date | Hourly Rate | Salary |
|---|---|---|---|---|---|
| Langton, John | From: Facilities Specialist SAC | Local Funds | 10/16/2025 | $200 | |
| | To: Interim Assistant Director of Business Services | Local Funds | 7/07/2026 | | $132,000 |

*Based on the 2026/2027 Teacher and Social Worker Salary Schedule

**Conditional appointment based on background approvals

**NOTE:** The Administration assures the Board that all of the above salaries are within Board approved ranges and/or schedules.

# LEAVE OF ABSENCES

## 1. Leave of Absence/FMLA Leave – Licensed Staff

| Name | Position | Length of Leave |
|---|---|---|
| Bell, Rachel | VI Itinerant / Indian Trail Vision Program | 8/18/2026 – 10/28/2026 |
| Duncan, Jennifer | Teacher Transition Program | 8/13/2026 – 9/28/2026 |

## 2. Leave of Absence/Extended Leave – Licensed Staff

| Name | Position | Length of Leave |
|---|---|---|
| Burch, Laura | SLP SLE and Vision Program | 8/12/2026 – 10/12/2026 *Request for Leave Extension |

**08/5/2026**

2/20/26

Dear Dr. Dryier and Dr. Vander Woude,

Please accept this letter as formal notice that I will not be renewing my contract with SASED Cooperative. My last day of employment will be June 30, 2026.

I am truly grateful for the opportunities, support, and relationships I have built during my 25 years with SASED. It has been an honor to serve the cooperative and to work alongside such dedicated colleagues in support of students and families.

I am committed to helping ensure a smooth and thoughtful transition and am happy to assist in any way that may be helpful.

With sincere appreciation,

Claire Smith

June 16, 2026

Dear Human Resources,

Please accept this letter as formal notice of my resignation from my position as Board Certified Behavior Analyst with SASED, effective at the conclusion of my contractual obligations for the 2025–2026 school year.

This decision is due to relocation and was not made lightly.

I am grateful for the opportunities I have had during my time with SASED and appreciate the support, collaboration, and professional experiences I have gained throughout my employment.

Thank you for the opportunity to serve the students, families, and staff of SASED.

Sincerely,

Kaitleen Quilico, BCBA

---------- Forwarded message ---------
From: **Michael Hizel** <mhizel@sased.org>
Date: Wed, Jul 15, 2026 at 11:02 AM
Subject: Re: Out of town
To: Sherilyn Genin <sgenin@sased.org>

Hey Sherilyn,

I wanted to do this in person or over the phone, I stopped by the office on Monday afternoon when I was in the area but you were in meetings. In order to give you as much heads up as possible, I will let you know through email.

Unfortunately, after much thought, I must resign from my position at SASED next year. I accepted a contract position for next year at CASE. This decision is strictly due to finances, which was why the decision was so difficult. I have very much enjoyed working for you and cannot express how grateful I am for your mentorship, compassion, and understanding during Archie's difficult birth process and everything that came after.

If circumstances were different, I would happily stay with SASED. I hope that in the future, if the opportunity arises, I can return. I hope you enjoy your trip and thank you again for everything. I will be out of town starting tomorrow. I can return my supplies next week. Have a great summer!

Michael Hizel

July 16, 2026

Laura Lopez
SASED Southeast School
6S331 Cornwall Road
Naperville, IL 60540

Dear Laura,

Please accept this letter as formal notification that I am resigning from my teaching position at Southeast, effective August 1. I have recently relocated to a new area and have decided to use this transition to pursue a change of pace in my professional life.

Working at Southeast has been an incredibly rewarding experience. I am deeply grateful for the opportunity to support our unique student population and witness their growth. Thank you for your guidance, leadership, and the collaboration of a truly dedicated staff.

I plan to visit Southeast during the week of July 20 to clear out my personal classroom materials. I will also return my SASED laptop at that time. Please let me know if there are specific summer hours I should plan around. I wish you, the staff, and the students all the best in the future.

Sincerely,

Shelby Balogh

---------- Forwarded message ---------
From: **Brad Ryer** <bryer@sased.org>
Date: Fri, Jul 17, 2026 at 8:55 AM
Subject: Leaving SASED
To: Dana Gerus <dgerus@sased.org>, Kim Dryier <kdryier@sased.org>, Elizabeth Vander Woude <evanderwoude@sased.org>, <br4sports@comcast.net>

Good morning,

I am writing to inform you all that I, Brad Ryer, am resigning from my position as Teacher Assistant at SASED effective today Friday July 17th.

I thank you for the opportunity to work at SASED for the last 8 years, but have found something that is better suited for me for next school year.

I do have a couple questions though as follows:

1. Will I get my W2 in the mail since I won't have access to it online?
2. Do I need to do anything about IMRF?
3. When does my SASED insurance end?
4. How do you want me to turn in my key fob, keys and computer?

As regards to number 4, I emailed Dan Lawler, Laura Lopez, and Michelle Whitfield just in case they wanted me to drop it off at Southeast.

Please let me know.

If needed, my personal email is br4sports@comcast.net

Thanks,

Brad Ryer

--
*Dr. Kim Dryier*
*SASED Executive Director*

June 30, 2026

Dear Board of Directors,

I am writing to respectfully request an extension of my leave, with a return-to-work date of **October 13, 2026**, to allow me additional time at home with my baby.

For the past three years, I have had the opportunity to serve as a Speech Language Pathologist with SASED. I greatly appreciate the opportunity to work with our students, families, and staff, and I value the work we do to support students' communication, independence, and overall success both in and beyond the classroom.

I am requesting this extension because I would like additional time with my baby during these early months. This period is an important time for bonding and development, and extending my leave would allow me to focus on my family before returning to my professional responsibilities.

I remain committed to my position with SASED and look forward to returning to work. My goal is to return prepared to fully dedicate myself to providing the high-quality services that our students deserve and collaborating with my colleagues.

I understand that this request requires careful consideration, and I appreciate your time and willingness to review it.

Thank you for your consideration. I respectfully request approval to extend my leave with a return-to-work date of **October 13, 2026**. I appreciate your understanding and look forward to returning to SASED.

Sincerely,

*Laura G. Burch*

Laura Burch, M.S., CCC-SLP

Speech Language Pathologist

SASED

Dear Kimberly Dryier,

Please accept this letter as formal notice of my resignation from my position at SASED, effective June 30, 2026.

I appreciate the opportunities I have had here. I will be happy to assist during the transition to ensure a smooth handover of my responsibilities.

Sincerely,

Rachel Wisniewski

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MATTHEW FLYNN <mflynn@sased.org>

# Resignation

3 messages

**Samantha Callen** <scallen@sased.org> Sun, Jul 19, 2026 at 2:46 PM
To: Tara Corral <tcorral@sased.org>
Cc: MATTHEW FLYNN <mflynn@sased.org>, Amy Gebre <agebre@sased.org>

Hi team, I hope you're having a great summer.

I wanted to reach out to inform you of my resignation for the 2026-2027 school year. While I really enjoyed the students and team that I had, I have decided to follow another opportunity that came my way. I am incredibly thankful for the chance to be a part of this team and learn so much throughout the year. I not only learned more about the Deaf community but I learned how to teach students that are Deaf+.

I am incredibly grateful for the things I learned this year from my students. We had so many laughs and fun times. I am truly grateful for them. I am especially grateful for my room 10 team, we had quite the year and got through it together.

I messaged on google chat a few times and haven't gotten a response, so if you could please let me know when I can drop off my computer and North badge. Along with any other end of the year duties that I wasn't able to complete due to my family emergency.

Thank you, Sami Callen

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MATTHEW FLYNN <mflynn@sased.org>

# (no subject)

4 messages

**Sabrina Vela** <svela@sased.org> Wed, Jun 17, 2026 at 9:30 AM
To: Amy Gebre <agebre@sased.org>, MATTHEW FLYNN <mflynn@sased.org>

I want to express my sincere gratitude for the opportunity to work in this incredible program. When I first started, I never imagined how deeply I would come to love this work, the students, and the wonderful team I have had the privilege of working alongside.

It is with mixed emotions that I share that I will not be returning after summer school. My daughter and I will be relocating to Crystal Lake, and I will be beginning a new chapter by pursuing a career in medical billing and coding.

This decision was not easy because the relationships I have built and the experiences I have gained here have meant so much to me. Working with the students has been one of the most rewarding experiences of my life. Their resilience, personalities, and accomplishments have left a lasting impact on my heart, and I will always cherish the memories we have made together.

Thank you for your incredible support with everything, encouragement, and for allowing me to be a part of such a compassionate and dedicated team. I am truly grateful for everything I have learned during my time here, and I wish the program continued success in helping students thrive and reach their fullest potential.

With heartfelt appreciation,

Sabrina Vela

School Association for Special Education in DuPage

**Dr. Kim Dryier**
*Executive Director*

**ACTION ITEM**

| | |
|---|---|
| To: | SASED Board of Directors |
| Via: | Dr. Kim Dryier |
| From: | Dr. Jon Bartelt, Interim Assistant Director of Business Services |
| Date: | August 5, 2026 |
| Re: | Approval of Financial Reports |

Summary: The Budget Progress report and the Treasurer's report for the periods ending June 30, and July 31, 2026 are currently works in progress and will be made available to the Board no later than the September meeting.

Financial Impact: I am working with the staff to ensure that bank statements for these time periods are reconciled before generating the reports you are accustomed to reviewing. Once that is complete, you will see a resumption of the reports for monthly board meetings. Based on initial observations, there are healthy balances in the SASED accounts; enough to accommodate upcoming priorities and commitments to employees and vendors.

The attached reports give you an indication of the activity in the account payables and payroll liabilities for SASED.

Recommended Action: SASED Administration requests that the Board of Directors approve the abbreviated financial reports as presented.

## GROSS PAYROLL

| | | |
|---|---|---|
| **June 2026** | **$** | **1,960,029.39** |

## June, 2026 Monthly Totals



**Total Employees** 323

| Monthly Totals | Pay | Deduction | Benefit |
|---|---|---|---|
| January | 0.00 | 0.00 | 0.00 |
| February | 0.00 | 0.00 | 0.00 |
| March | 0.00 | 0.00 | 0.00 |
| April | 0.00 | 0.00 | 0.00 |
| May | 0.00 | 0.00 | 0.00 |
| June | 1,960,029.39 | 683,793.65 | 448,126.09 |
| July | 0.00 | 0.00 | 0.00 |
| August | 0.00 | 0.00 | 0.00 |
| September | 0.00 | 0.00 | 0.00 |
| October | 0.00 | 0.00 | 0.00 |
| November | 0.00 | 0.00 | 0.00 |
| December | 0.00 | 0.00 | 0.00 |
| Totals | 1,960,029.39 | 683,793.65 | 448,126.09 |

***End of report***

**SASED 2900 OGDEN AVE. LISLE, IL 60532-1676**

**PAY INFORMATION** **6/15/2026**

| Pay Type | Pay Gross | Net Pay |
|---|---|---|
| 12JUL - 12 MON JULY BEG. | $ 99,866.32 | $ 62,874.04 |
| 20PAY - 20 PAY CONTRACT | $ 140,743.85 | $ 89,293.67 |
| 20PY2 - 20 PAY 2ND CONTRACT | $ 2,538.09 | $ 1,792.67 |
| 24AG2 - 24 PAYS AUG BEG 2ND CONTRACT-1 | $ 702.47 | $ 249.98 |
| 24AUG - 24 PAYS AUG BEGINNING DATE | $ 15,999.31 | $ 11,596.35 |
| 24PAY - 24 PAY CONTRACT-1 | $ 610,040.44 | $ 392,932.46 |
| 24PY2 - 24 PAY 2ND CONTRACT | $ 4,396.81 | $ 2,842.81 |
| 24PY3 - 24 PAY 3RD CONTRACT-1 | $ 2,092.99 | $ 1,590.88 |
| DOCK - DOCKED PAY | $ (3,665.64) | $ (2,898.37) |
| DOCWC - DOCK WORKERS COMP IMRF | $ (756.90) | $ (661.44) |
| ESYOT - ESY OT PT | $ 5,638.99 | $ 3,974.41 |
| HOTPT - HOURLY OT/PT | $ 971.98 | $ 746.49 |
| HRLYCERT - HOURLY2 CERTIFIED | $ 5,582.50 | $ 4,208.52 |
| HRLYNONC - HOURLY1 NON CERTIFIED | $ 8,629.10 | $ 6,895.41 |
| OVTM - OVERTIME | $ 215.11 | $ 166.26 |
| QOT - QUALIFIED OVERTIME | $ 370.85 | $ 281.97 |
| SBTAH - SUB TA HOURLY | $ 2,074.66 | $ 1,825.32 |
| SBTHR - SUB TEACHER HRLY | $ 3,262.23 | $ 2,620.65 |
| STILAPP - STIPEND-LONGEVITY AMT PER PAY | $ 9.68 | $ 8.19 |
| STIMN - STIPEND-MENTOR | $ 12,000.00 | $ 8,684.00 |
| STIPADMN - STIPEND FROM ADMINISTRATION | $ 1,579.04 | $ 1,257.32 |
| SUBST - SUB STIPEND | $ 1,769.00 | $ 1,417.62 |
| TMSHTNON - TIMESHEET NON-CERTIFIED | $ 1,239.94 | $ 979.33 |
| **Pay Grand Total:** | **$ 915,300.82** | **$ 592,678.54** |

## SASED 2900 OGDEN AVE, LISLE, IL 60532-1676

| PAY INFORMATION | 6/23/2026 | |
|---|---|---|
| **Pay Type** | **Pay Gross** | **Net Pay** |
| ESYHC - ESY HRLY CERT | 56,838.51 | 45,956.84 |
| ESYHN - ESY HRLY NONCERT | 24,430.58 | 20,382.79 |
| ESYOT - ESY OT PT | 6,696.36 | 5,197.82 |
| **Pay Grand Total:** | **87,965.45** | **71,537.45** |

**SASED 2900 OGDEN AVE. LISLE, IL 60532-1676**

**PAY INFORMATION** **6/30/2026**

| Pay Type | | Pay Gross | | Net Pay |
|---|---|---|---|---|
| 12JUL - 12 MON JULY BEG. | $ | 99,864.29 | $ | 62,872.65 |
| 20PAY - 20 PAY CONTRACT | $ | 201,456.25 | $ | 121,701.12 |
| 20PY2 - 20 PAY 2ND CONTRACT | $ | 2,537.88 | $ | 1,827.58 |
| 24AG2 - 24 PAYS AUG BEG 2ND CONTRACT-1 | $ | 702.47 | $ | 249.98 |
| 24AUG - 24 PAYS AUG BEGINNING DATE | $ | 15,999.31 | $ | 11,600.27 |
| 24PAY - 24 PAY CONTRACT-1 | $ | 610,040.44 | $ | 393,996.98 |
| 24PY2 - 24 PAY 2ND CONTRACT | $ | 4,396.81 | $ | 2,842.81 |
| 24PY3 - 24 PAY 3RD CONTRACT-1 | $ | 2,092.99 | $ | 1,590.88 |
| DOCK - DOCKED PAY | $ | (724.28) | $ | (581.22) |
| DOCWC - DOCK WORKERS COMP IMRF | $ | (378.45) | $ | (310.04) |
| ESYOT - ESY OT PT | $ | 3,146.45 | $ | 2,319.62 |
| HRLYCERT - HOURLY2 CERTIFIED | $ | 2,581.73 | $ | 1,927.79 |
| HRLYNONC - HOURLY1 NON CERTIFIED | $ | 6,971.25 | $ | 5,430.38 |
| SBTAH - SUB TA HOURLY | $ | 1,298.78 | $ | 1,128.23 |
| SBTHR - SUB TEACHER HRLY | $ | 605.68 | $ | 490.26 |
| STIMN - STIPEND-MENTOR | $ | 1,200.00 | $ | 898.84 |
| STIPADMN - STIPEND FROM ADMINISTRATION | $ | 1,579.04 | $ | 1,257.34 |
| SUBST - SUB STIPEND | $ | 261.00 | $ | 210.65 |
| TMSHTNON - TIMESHEET NON-CERTIFIED | $ | 3,131.48 | $ | 2,565.63 |
| **Pay Grand Total:** | **$** | **956,763.12** | **$** | **612,019.75** |

**PAYROLL LIABILITIES**

**June 2026 $ 923,244.85**

# AP Check Register

AP Run: 06/15/2026 PAYROLL AP — Post Date: 2026-06-15 — AP Run Type: R SASED, IL

| Check Date | Check Number | Payment Type | Name | Check Amount |
|---|---|---|---|---|
| 06/15/2026 | 106509 | Check | STATE DISBURSEMENT UNIT | 750.00 |
| 06/15/2026 | 202400535 | Wire Transfer | ILLINOIS DEPT OF REVENUE | 37,172.10 |
| 06/15/2026 | 202400536 | Wire Transfer | MB FINANCIAL (FEDERAL) | 70,944.54 |
| 06/15/2026 | 202400537 | Wire Transfer | MB FINANCIAL BANK (FICA-E) | 33,676.44 |
| 06/15/2026 | 202400538 | Wire Transfer | MB FINANCIAL BANK (FICA-W) | 33,676.44 |
| 06/15/2026 | 202400539 | Wire Transfer | TEACHERS RETIREMENT (2.2%) | 3,107.36 |
| 06/15/2026 | 202400540 | Wire Transfer | TEACHERS RETIREMENT SYSTEM | 48,218.65 |
| 06/15/2026 | 202400541 | Wire Transfer | TEACHERS RETIREMENT SYSTEM SSP | 3,857.43 |
| 06/15/2026 | 202400542 | Wire Transfer | THE OMNI GROUP | 1,398.00 |
| 06/15/2026 | 202400543 | Wire Transfer | THIS (TRS HEALTH) FUND | 8,411.52 |
| 06/15/2026 | 202400544 | Wire Transfer | TRUSTAGE | 28,189.00 |
| 06/15/2026 | 9252600867 | ACH | SASED EDUCATION ASSOCIATION | 4,458.21 |
| 06/15/2026 | 9252600868 | ACH | SASED SUPPORT STAFF ASSOCIATION | 576.39 |
| | | | Total: | **274,436.08** |

**06/15/2026 PAYROLL AP Summary**

| Type | Count | Amount |
|---|---|---|
| Regular Checks: | 1 | 750.00 |
| ACH Checks: | 2 | 5,034.60 |
| Wire Transfers: | 10 | 268,651.48 |
| Epayables: | 0 | 0.00 |
| **Total:** | **13** | **274,436.08** |

# AP Check Register



| Check Date | Check Number | Payment Type | Name | Check Amount |
|---|---|---|---|---|
| 06/23/2026 | 202400556 | Wire Transfer | ILLINOIS DEPT OF REVENUE | 3,788.81 |
| 06/23/2026 | 202400557 | Wire Transfer | MB FINANCIAL (FEDERAL) | 1,864.29 |
| 06/23/2026 | 202400558 | Wire Transfer | MB FINANCIAL BANK (FICA-E) | 3,205.37 |
| 06/23/2026 | 202400559 | Wire Transfer | MB FINANCIAL BANK (FICA-W) | 3,205.37 |
| 06/23/2026 | 202400560 | Wire Transfer | TEACHERS RETIREMENT (2.2%) | 329.74 |
| 06/23/2026 | 202400561 | Wire Transfer | TEACHERS RETIREMENT SYSTEM | 5,115.50 |
| 06/23/2026 | 202400562 | Wire Transfer | TEACHERS RETIREMENT SYSTEM SSP | 167.40 |
| 06/23/2026 | 202400563 | Wire Transfer | THIS (TRS HEALTH) FUND | 892.36 |
| 06/23/2026 | 202400564 | Wire Transfer | TRUSTAGE | 765.30 |
| | | | **Total:** | **19,334.14** |

**06/23/2026 Summary**

| Type | Count | Amount |
|---|---|---|
| Regular Checks: | 0 | 0.00 |
| ACH Checks: | 0 | 0.00 |
| Wire Transfers: | 9 | 19,334.14 |
| Epayables: | 0 | 0.00 |
| **Total:** | **9** | **19,334.14** |

# AP Check Register



| Check Date | Check Number | Payment Type | Name | Check Amount |
|---|---|---|---|---|
| 06/30/2026 | 106510 | Check | STATE DISBURSEMENT UNIT | 750.00 |
| 06/30/2026 | 202400545 | Wire Transfer | ILLINOIS DEPT OF REVENUE | 37,968.88 |
| 06/30/2026 | 202400546 | Wire Transfer | MB FINANCIAL (FEDERAL) | 75,868.77 |
| 06/30/2026 | 202400547 | Wire Transfer | MB FINANCIAL BANK (FICA-E) | 36,392.27 |
| 06/30/2026 | 202400548 | Wire Transfer | MB FINANCIAL BANK (FICA-W) | 36,392.27 |
| 06/30/2026 | 202400549 | Wire Transfer | TEACHERS HEALTH INSURANCE SECURITY (THIS) FUND | 400.00 |
| 06/30/2026 | 202400550 | Wire Transfer | TEACHERS RETIREMENT (2.2%) | 3,119.36 |
| 06/30/2026 | 202400551 | Wire Transfer | TEACHERS RETIREMENT SYSTEM | 48,404.62 |
| 06/30/2026 | 202400552 | Wire Transfer | TEACHERS RETIREMENT SYSTEM SSP | 3,851.31 |
| 06/30/2026 | 202400553 | Wire Transfer | THE OMNI GROUP | 1,930.00 |
| 06/30/2026 | 202400554 | Wire Transfer | THIS (TRS HEALTH) FUND | 8,443.96 |
| 06/30/2026 | 202400555 | Wire Transfer | TRUSTAGE | 33,612.71 |
| 06/30/2026 | 9252600869 | ACH | BRUSICH, WENDY L | 600.00 |
| 06/30/2026 | 9252600870 | ACH | SASED EDUCATION ASSOCIATION | 4,457.73 |
| 06/30/2026 | 9252600871 | ACH | SASED SUPPORT STAFF ASSOCIATION | 573.75 |
| | | | **Total:** | **292,765.63** |

**06/30/2026 PAYROLL AP Summary**

| Type | Count | Amount |
|---|---|---|
| Regular Checks: | 1 | 750.00 |
| ACH Checks: | 3 | 5,631.48 |
| Wire Transfers: | 11 | 286,384.15 |
| Epayables: | 0 | 0.00 |
| **Total:** | **15** | **292,765.63** |

# AP Check Register

AP Run: 06/30/2026 TRS SUPPLEMENT AP — Post Date: 2026-06-30 — AP Run Type: R

SASED, IL

| Check Date | Check Number | Payment Type | Name | Check Amount |
|---|---|---|---|---|
| 06/30/2026 | 202400593 | Wire Transfer | TEACHERS RETIREMENT (2.2%) | 8,966.59 |
| 06/30/2026 | 202400594 | Wire Transfer | TEACHERS RETIREMENT SYSTEM | 139,138.32 |
| 06/30/2026 | 202400595 | Wire Transfer | THIS (TRS HEALTH) FUND | 24,271.99 |
| | | | **Total:** | **172,376.90** |

**06/30/2026 TRS SUPPLEMENT AP**

| Type | Count | Amount |
|---|---|---|
| Regular Checks: | 0 | 0.00 |
| ACH Checks: | 0 | 0.00 |
| Wire Transfers: | 3 | 172,376.90 |
| Epayables: | 0 | 0.00 |
| **Total:** | **3** | **172,376.90** |

# AP Check Register

AP Run: 06/30/2026 IMRF AP PAY — Post Date: 2026-06-30 — AP Run Type: R SASED, IL

| Check Date | Check Number | Payment Type | Name | Check Amount |
|---|---|---|---|---|
| 07/07/2026 | 202400605 | Wire Transfer | IMRF (EMPLOYEES CONT) | 90,282.96 |
| 07/07/2026 | 202400606 | Wire Transfer | IMRF (EMPLOYERS CONT) | 74,049.08 |
| | | | Total: | 164,332.04 |

6/30 Supplemental
Ran on 7/7

**06/30/2026 IMRF AP PAY Summary**

| Type | Count | Amount |
|---|---|---|
| Regular Checks: | 0 | 0.00 |
| ACH Checks: | 0 | 0.00 |
| Wire Transfers: | 2 | 164,332.04 |
| Epayables: | 0 | 0.00 |
| **Total:** | **2** | **164,332.04** |

# AP Check Register

AP Run: Void 06/30/2026 IMRF AP PAY — Post Date: 2026-06-30 — AP Run Type: V    SASED, IL

| Check Date | Check Number | Payment Type | Name | Check Amount |
|---|---|---|---|---|
| 07/07/2026 | 202400605 | Wire Transfer | IMRF (EMPLOYEES CONT) | -90,282.96 |
| | | | **Total:** | **-90,282.96** |

**Void 06/30/2026 IMRF AP PAY Summary**

| Type | Count | Amount |
|---|---|---|
| Regular Checks: | 0 | 0.00 |
| ACH Checks: | 0 | 0.00 |
| Wire Transfers: | 1 | -90,282.96 |
| Epayables: | 0 | 0.00 |
| **Total:** | **1** | **-90,282.96** |

# AP Check Register

AP Run: 06/30/2026 IMRF AP PAY REISSUE — Post Date: 2026-06-30 — AP Run Type: R SASED, IL

| Check Date | Check Number | Payment Type | Name | Check Amount |
|---|---|---|---|---|
| 07/07/2026 | 202400621 | Wire Transfer | IMRF (EMPLOYEES CONT) | 90,283.02 |
| | | | Total: | 90,283.02 |

**06/30/2026 IMRF AP PAY REISSUE**

| Type | Count | Amount |
|---|---|---|
| Regular Checks: | 0 | 0.00 |
| ACH Checks: | 0 | 0.00 |
| Wire Transfers: | 1 | 90,283.02 |
| Epayables: | 0 | 0.00 |
| Total: | 1 | 90,283.02 |

| Fund | Total |
|---|---|
| 10 - EDUCATION FUND | 923,244.85 |
| | **923,244.85** |

**BILLS PAYABLE LIST – FLOW THROUGH**

| | |
|---|---|
| **July 2026** | **$ 0** |
| **August 2026** | **$ 0** |

# BILLS PAYABLE LIST – GRANTS

| | |
|---|---|
| **July 2026** | **$ 28,384.51** |
| **August 2026** | **$ 0** |

# Payables

SASED, IL

| Check # | Name on Check | Description | Check Date | Amount |
|---|---|---|---|---|
| 106518 | COMMUNITY SCHOOL DISTRICT #200 | Wheaton North PECT outcome | 07/09/2026 | 22,344.30 |
| 106519 | NDSEC | NDSEC PECT outcome reimbursement for | 07/09/2026 | 6,040.21 |
| | | | **Grand Totals: 2 Total Checks** | **28,384.51** |

# BILLS PAYABLE LIST – SASED PROGRAMS

| | |
|---|---|
| **July 2026** | **$ 652,752.51** |
| **August 2026** | **$ 1,986,158.66** |

# Payables

SASED, IL

| Check # | Name on Check | Description | Check Date | Amount |
|---|---|---|---|---|
| 106520 | 2AXEND, LLC | School Psych Services 04/09-05/20/2026 | 07/09/2026 | 903.85 |
| 106521 | AHS STAFFING | Contract Services week ending 05/29/2026 | 07/09/2026 | 5,695.00 |
| 106522 | ASSOCIATED PROPERTY COUNSELORS LTD | Apprasal Fee SE Alternative | 07/09/2026 | 2,500.00 |
| 106523 | AT & T MOBILITY | AT&T Hotspot monthly charges | 07/09/2026 | 180.00 |
| 106524 | BLAZERWORKS, LLC | Contract Services week ending 03/06/2026 | 07/09/2026 | 129,274.94 |
| 106525 | BUSINESSOLVER.COM, INC | Invoice for Businessolver June Service Fees - | 07/09/2026 | 155.25 |
| 106526 | CDW GOVERNMENT | CDW QUOTE #PVSD394 for Annual | 07/09/2026 | 35,954.52 |
| 106527 | FULLSTEAM HOLDINGS dba CounselEar | OMS/Call messaging, text messaging one | 07/09/2026 | 1,814.67 |
| 106528 | CREATIVE EXCHANGE | May Invoices 2026 | 07/09/2026 | 4,875.00 |
| 106529 | EDU HEALTHCARE, LLC | Contract Services week ending 06/19/2026 | 07/09/2026 | 2,254.00 |
| 106530 | EMERGENT LEARNING ACADEMY | consulting 25-26 | 07/09/2026 | 20,000.00 |
| 106531 | ENGIE RESOURCES LLC | Energy Services SE ALT 04/29-05/29/2026 | 07/09/2026 | 2,811.50 |
| 106532 | ENGLER CALLAWAY BAASTEN & SRAGA, LLC | Invoice for legal services - Invoice 37028 for | 07/09/2026 | 4,243.50 |
| 106533 | FIRST STUDENT, INC. | Bus Services SE ALT-Brookfield Zoo | 07/09/2026 | 1,237.50 |
| 106534 | GRAFTON NTEGRATED HEALTH NETWORK | May 27-28 2026 Training | 07/09/2026 | 14,010.56 |
| 106535 | INDUSTRIAL APPRAISAL COMPANY | Contract E5-1422 Appraisal Fee | 07/09/2026 | 7,970.00 |
| 106536 | INFINITEC | Invoice 57406 dated 4.17.26 - Rental | 07/09/2026 | 2,626.42 |
| 106537 | ISCORP | ISCorp Hosting for Skyward Qmlativ Migration | 07/09/2026 | 1,250.00 |
| 106538 | KONICA MINOLTA PREMIER FINANCE | Konica Contract 6/12/2026-7/11/2026 Cust. | 07/09/2026 | 2,320.06 |
| 106539 | DIANE M LAZZAR | Mileage reimbursement for May and June | 07/09/2026 | 269.88 |
| 106540 | MICROSONIC INC. | G Goodwin Earmold | 07/09/2026 | 859.00 |
| 106541 | NET56 | Net56 USAC Agreement Internet Access | 07/09/2026 | 39,616.90 |
| 106542 | NEXTERA ENERGY SERVICES MIDWEST, LLC | Energy Services SE ALT 05/01-05/31/2026 | 07/09/2026 | 571.93 |
| 106543 | NICOR GAS | Energy services SE Alt 05/01-06/01/2026 | 07/09/2026 | 1,701.31 |
| 106544 | ORKIN EXTERMINATING CO INC | pest services statmenent 06.11.26 | 07/09/2026 | 126.22 |
| 106545 | PARENTS ALLIANCE EMPLOYMENT PROJECT | Parents Alliance Employment Project | 07/09/2026 | 4,266.67 |

# Payables

SASED, IL

| Check # | Name on Check | Description | Check Date | Amount |
|---|---|---|---|---|
| 106546 | PHILLIP'S FLOWERS | Statement ending 5/31/26 - Flowers to staff - | 07/09/2026 | 196.90 |
| 106547 | PRIMO BRANDS | Water/Cooler service 05.2026 | 07/09/2026 | 89.88 |
| 106548 | RINGCENTRAL INC | RingCentral Monthly Customer ID | 07/09/2026 | 4,199.05 |
| 106549 | SHERWIN WILLIAMS | Paint Supplies | 07/09/2026 | 96.84 |
| 106550 | SIGN LANGUAGE INTERPRETERS INC. | Interpreting Services Invoice SAS12626-006 | 07/09/2026 | 4,632.00 |
| 106551 | SONOVA USA INC. | Hearing Itinerant Open Repair PO for Phonak/ | 07/09/2026 | 2,406.97 |
| 106552 | SUNBURST WORKFORCE ADVISORS, LLC | contract services week ending 05/30/2026 | 07/09/2026 | 23,528.92 |
| 106553 | THOMSON REUTERS - WEST | Quinlan Law Bulletin Services | 07/09/2026 | 2,520.00 |
| 106554 | VERIZON WIRELESS | Verizon Smartphones and Flip Phones April- | 07/09/2026 | 417.07 |
| 106555 | WESTMONT CUSD #201 | SASED Students meals May 2026 | 07/09/2026 | 937.79 |
| 106556 | WINFIELD SCHOOL DISTRICT #34 | SASED Students meals June 2026 | 07/09/2026 | 1,496.11 |
| 106557 | YMCA OF METROPOLITAN CHICAGO | YMCA APR-MAY 2026 INVOICES | 07/09/2026 | 282.00 |
| 106558 | ALLIED BENEFIT SYSTEMS | Allied FSA Invoice July 2026 (May Census) - | 07/09/2026 | 327.75 |
| 106559 | CLIC | 2026-2027 P&C Invoice | 07/09/2026 | 76,433.00 |
| 106560 | COSN | COSN/IETL Membership | 07/09/2026 | 370.00 |
| 106561 | EMBRACE EDUCATION | Embrace Annual Subscription Invoice #EMB- | 07/09/2026 | 89,942.34 |
| 106562 | ISCORP | ISCorp Hosting for Skyward Annual | 07/09/2026 | 3,000.00 |
| 106563 | DANIEL LAWLER | Travel Allowance July 2026 | 07/09/2026 | 400.00 |
| 106564 | METLIFE | July Metlife Dental and Vision Invoice for | 07/09/2026 | 1,762.23 |
| 106565 | NCS PEARSON | Q-Interactive Licenses 2026-27 | 07/09/2026 | 1,240.00 |
| 106566 | SKYWARD ACCOUNTING DEPT | Student Management Core Invoice | 07/09/2026 | 46,785.50 |
| 106567 | SOLUTION TREE | Transforming School Culture Institute October | 07/09/2026 | 3,845.00 |
| 106568 | U.S. POSTAL SERVICE (POSTAGE-BY-PHONE) | Postage machine refill | 07/09/2026 | 2,000.00 |
| | | | Grand Totals: 49 Total Checks | 554,398.03 |

# Payables



| Check # | Name on Check | Description | Check Date | Amount |
|---|---|---|---|---|
| 9252600874 | 2955, LLC | Base Year Taxes 2025 | 07/09/2026 | 23,646.81 |
| 9252600875 | VERONICA L ANDERSEN | Mileage reimbursement for May and June | 07/09/2026 | 214.61 |
| 9252600876 | DINA G BARAJAZ | Mileage reimbursement for April and May | 07/09/2026 | 166.17 |
| 9252600877 | NICOLE A BLOME | Mileage reimbursement for April - June 2026 | 07/09/2026 | 106.29 |
| 9252600878 | DEBRA R BOCZKOWSKI | Mileage reimbursement for April - June 2026 | 07/09/2026 | 767.06 |
| 9252600879 | RICHARD H BURNS | Mileage reimbursement for March-May 2026 | 07/09/2026 | 105.86 |
| 9252600880 | CENTER CASS DISTRICT #66 | SASED Students meals May - $970.83 | 07/09/2026 | 1,097.46 |
| 9252600881 | KRISTINE A CHAPLIN | Mileage reimbursement for May and June | 07/09/2026 | 290.45 |
| 9252600882 | COMMUNITY CONSOLIDATE SD #180 | SASED Students meals May 2026 | 07/09/2026 | 732.41 |
| 9252600883 | MARIA A DORCHACK | Mileage reimbursement for May 2026 | 07/09/2026 | 211.63 |
| 9252600884 | DOWNERS GROVE DISTRICT #58 | SASED Students meals May 2026 | 07/09/2026 | 994.28 |
| 9252600885 | DUPAGE COUNTY SCHOOL DIST. #45 | SASED Students meals May 2026 | 07/09/2026 | 3,593.24 |
| 9252600886 | CASEY C. FANUKA | Mileage Reimbursement for June 2026 | 07/09/2026 | 438.92 |
| 9252600887 | LYSA Z FARRELL | Mileage reimbursement for April - June 2026 | 07/09/2026 | 206.77 |
| 9252600888 | HEARTLAND ALLIANCE HEALTH CCIS | Interpreting May 2026 | 07/09/2026 | 3,372.50 |
| 9252600889 | KEENEYVILLE DISTRICT #20 | SASED Student Meals for June 2026 | 07/09/2026 | 18.20 |
| 9252600890 | ASHLEY N LOHRENZ | Mileage reimbursement for May and June | 07/09/2026 | 400.21 |
| 9252600891 | MAERCKER DISTRICT #60 | SASED Students meals May 2026 | 07/09/2026 | 1,669.08 |
| 9252600892 | NICOLE L NUNZIATO | Mileage Reimbursement for May 2026 | 07/09/2026 | 590.41 |
| 9252600893 | DARCEY L PELLICANO | Mileage reimbursement for April - June 2026 | 07/09/2026 | 26.68 |
| 9252600894 | JENNIFER L PETERSEN | Mileage reimbursement for April - June 2026 | 07/09/2026 | 25.45 |
| 9252600895 | DANIELLE N POPIWCHAK | Mileage reimbursement for May 2026 | 07/09/2026 | 279.98 |
| 9252600896 | RUTH E ROBERTS | Mileage reimbursement for May and June | 07/09/2026 | 102.08 |
| 9252600897 | KATHLEEN ROSS | Mileage Reimbursement for June 2026 | 07/09/2026 | 178.13 |
| 9252600898 | BRIDGET E ROZPADEK | Mileage reimbursement for May and June | 07/09/2026 | 54.45 |
| 9252600899 | SALT CREEK SCHOOL DIST. #48 | SASED Student Meals June 2026 | 07/09/2026 | 989.03 |
| 9252600900 | CLAIRE K SMITH | Mileage reimbursement for May 2026 | 07/09/2026 | 110.49 |
| 9252600901 | ASHLEY R STOJKOVIC | Mileage reimbursement for April 2026 | 07/09/2026 | 30.46 |
| 9252600902 | KAREN S STORNELLO | Mileage reimbursement for March-May 2026 | 07/09/2026 | 318.15 |

| Check # | Name on Check | Description | Check Date | Amount |
|---|---|---|---|---|
| 9252600903 | SARA TATHAM | Mileage Reimbursement for May 2026 | 07/09/2026 | 47.58 |
| 9252600904 | JESSICA URBAN | Mileage Reimbursement for June 2026 | 07/09/2026 | 248.11 |
| 9252600905 | ANNA M WALSH | Mileage reimbursement for May 2026 | 07/09/2026 | 21.53 |
| 9252600906 | 2955, LLC | Lease 2900 Ogden, Lisle August 2026 | 07/09/2026 | 56,100.00 |
| 9252600907 | KIMBERLY J DRYIER | Travel Allowance July 2026 | 07/09/2026 | 400.00 |
| 9252600908 | MATTHEW J FLYNN | Travel Allowance July 2026 | 07/09/2026 | 400.00 |
| 9252600909 | ELIZABETH I VANDERWOUDE | Travel Allowance July 2026 | 07/09/2026 | 400.00 |
| | | | **Grand Totals: 36 Total Checks** | **98,354.48** |

# Payables

SASED, IL

| Check # | Name on Check | Description | Check Date | Amount |
|---|---|---|---|---|
| 106575 | ADVOCATE OCCUPATIONAL HEALTH | Bus Driver Physical for Mark Renc. Invoice | 08/06/2026 | 161.00 |
| 106576 | ALLIED BENEFIT SYSTEMS | Allied FSA Invoice August 2026 (June | 08/06/2026 | 316.25 |
| 106577 | AMERICAN HERITAGE LIFE INSURANCE CO | Allstate Critical Illness and Accident Coverage | 08/06/2026 | 2,347.31 |
| 106578 | APPLE INC. | PD6M4LL/A Personalized iPad Wi-Fi 128GB - | 08/06/2026 | 63,600.00 |
| 106579 | ARTHUR J. GALLAGHER RISK MANAGEMENT SERVICES | Interim Dir of Business Bond | 08/06/2026 | 3,200.00 |
| 106580 | BEYONDTRUST CORPORATION | BeyondTrust Remote Support Renewal | 08/06/2026 | 4,989.84 |
| 106581 | BUILDING WINGS LLC | Readtopia/RedtopiaGo Licenses 7/14/26- | 08/06/2026 | 35,843.08 |
| 106582 | CDW GOVERNMENT | VMWARE VSPHERE STANDARD 8 | 08/06/2026 | 5,376.00 |
| 106583 | CLASSIC LANDSCAPE, LTD. | July 2026 Monthly Landscape maintenance | 08/06/2026 | 1,244.25 |
| 106584 | COAL CREEK SOFTWARE INC DBA VERIFENT | Verifent (Invoice Number- N-202779) | 08/06/2026 | 1,260.00 |
| 106585 | COUNCIL FOR EXCEPTIONAL CHILDREN | Renewal Invoice for SY26-27 for Professional | 08/06/2026 | 199.00 |
| 106586 | MARK VINCENT DYREK | Contract Business Office M Dyrek 07/20- | 08/06/2026 | 2,800.00 |
| 106587 | EDUCATIONAL BENEFIT COOPERATIVE | July 2026 Final Invoice for EBC - Medical | 08/06/2026 | 403,975.74 |
| 106588 | EMBRACE EDUCATION | Voucher 6P0039719 5% | 08/06/2026 | 54,106.14 |
| 106589 | EVERYDAY SPEECH LLC | EveryDay Speech Licenses 2026-27 | 08/06/2026 | 13,439.72 |
| 106590 | HOME DEPOT CREDIT SERVICES | Home Depot purchases July 2026 | 08/06/2026 | 781.41 |
| 106591 | IASA | Online PD for Kim Dryier - FY27-AA3927 - | 08/06/2026 | 200.00 |
| 106592 | ILLINOIS STATE POLICE | Fingerprinting June, 2026 (Invoice Number - | 08/06/2026 | 243.00 |
| 106593 | INCIDENT IQ, LLC | iiQ Ticketing and Resources | 08/06/2026 | 8,698.02 |
| 106594 | INFINITEC | FY27 Membership | 08/06/2026 | 32,774.04 |
| 106595 | JBX2 LLC | Contract Services J Bartlet Interim BO | 08/06/2026 | 11,000.00 |
| 106596 | KEY2ED | Summer Training 2026 - July 8-9 | 08/06/2026 | 17,200.00 |
| 106597 | KONICA MINOLTA BUSINESS SOLUTIONS USA INC. | Konica Contract 7/22/2026-8/3/2026 Inv. | 08/06/2026 | 2,203.60 |
| 106598 | DANIEL LAWLER | Travel Allowance August 2026 | 08/06/2026 | 400.00 |
| 106599 | METLIFE | August Metlife Vision Invoice for 8/1/26- | 08/06/2026 | 1,903.56 |
| 106600 | NET56 | credit July 2026 invoicing | 08/06/2026 | 68,784.23 |

# Payables

SASED, IL

| Check # | Name on Check | Description | Check Date | Amount |
|---|---|---|---|---|
| 106601 | ORKIN EXTERMINATING CO INC | pest control services July 2026 SE ALT | 08/06/2026 | 126.22 |
| 106602 | PADDOCK PUBLICATIONS, INC. | Daily Herald Public Notice for FY27 budget | 08/06/2026 | 98.90 |
| 106603 | PRIMO BRANDS | Water coolers/service July 2026 | 08/06/2026 | 347.72 |
| 106604 | RENAISSANCE | Renaissance Licenses 2026-27 | 08/06/2026 | 5,752.62 |
| 106605 | RINGCENTRAL INC | RingCentral Monthly Customer ID | 08/06/2026 | 4,212.75 |
| 106606 | SCHOOLSTATUS LLC | Invoice INV-SS-7648 for Smore for Teams | 08/06/2026 | 1,950.00 |
| 106607 | SHERWIN WILLIAMS | Paint supplies | 08/06/2026 | 347.34 |
| 106608 | SKYWARD ACCOUNTING DEPT | electronic signature payment | 08/06/2026 | 250.00 |
| 106609 | SOLUTION TREE | PD - Corral/Gebre/Lopez/Vander Woude | 08/06/2026 | 3,076.00 |
| 106610 | SUPERINTENDENTS' ROUNDTABLE OF NORTHERN ILLINOIS | Annual Membership SY26-27 for Kim Dryier | 08/06/2026 | 500.00 |
| 106611 | TEACHTOWN, INC. | MyCore Curriculum 2026-27 | 08/06/2026 | 45,131.09 |
| 106612 | VERIZON WIRELESS | phone Service 06/20-07/19/2026 | 08/06/2026 | 784.08 |
| 106613 | ADVOCATE OCCUPATIONAL HEALTH | Invoice 23213288 | 08/06/2026 | 113.00 |
| 106614 | ALL PRO DEPOT | Invoices 102039 and 101876 | 08/06/2026 | 3,090.30 |
| 106615 | APPLE INC. | Proposal 2112547174 -- Product Number | 08/06/2026 | 1,647.00 |
| 106616 | AT & T MOBILITY | Hot spots June 2026 | 08/06/2026 | 180.00 |
| 106617 | BLAZERWORKS, LLC | contract Services week ending 05.17.26 | 08/06/2026 | 194,570.14 |
| 106618 | CITY OF NAPERVILLE | Water services SE ALT 06.2026 | 08/06/2026 | 336.02 |
| 106619 | COMMUNITY SCHOOL DISTRICT #200 | FY26 DRS Balance Payout | 08/06/2026 | 484,762.67 |
| 106620 | CREATIVE EXCHANGE | Invoices 15167-15169-15170 and 15168 | 08/06/2026 | 3,337.50 |
| 106621 | DIRECT SUPPLY INC | OTPT new Equipment | 08/06/2026 | 4,475.74 |
| 106622 | DUPAGE COUNTY PUBLIC WORKS | Water Sewer SE ALT 0328/2026-05/28/2026 | 08/06/2026 | 143.94 |
| 106623 | EDU HEALTHCARE, LLC | contract Services week ending 06.22.26 | 08/06/2026 | 1,288.00 |
| 106624 | ENGIE RESOURCES LLC | Energy Services SE ALT 05/29-06/29-2026 | 08/06/2026 | 5,011.50 |
| 106625 | ENGLER CALLAWAY BAASTEN & SRAGA, LLC | Invoice 37165 for legal services in June 2026 | 08/06/2026 | 5,272.50 |
| 106626 | GOURMET GORILLA | Food Service SE ALT June 2026 | 08/06/2026 | 13,109.49 |
| 106627 | GRAFTON NTEGRATED HEALTH NETWORK | items Ukeru training - curriculum in schools | 08/06/2026 | 16,770.81 |
| 106628 | HOME DEPOT CREDIT SERVICES | Home Depot purchase -Buildings | 08/06/2026 | 523.79 |

# Payables



| Check # | Name on Check | Description | Check Date | Amount |
|---|---|---|---|---|
| 106629 | INFINITEC | Accent 1000 | 08/06/2026 | 1,091.00 |
| 106630 | INTERIM SCHOOL BUSINESS OFFICE INC. | Contract Services M. Dyrek June 2026 | 08/06/2026 | 4,243.25 |
| 106631 | JIM DHAMER PLUMBING | new elkay drinking fountain/install | 08/06/2026 | 812.00 |
| 106632 | MAXIM HEALTHCARE SERVICES | Contract Services Week ending 06.11/2026 | 08/06/2026 | 87,438.45 |
| 106633 | NDSEC | FY26 DRS Balance Payout | 08/06/2026 | 9,499.36 |
| 106634 | NEXTERA ENERGY SERVICES MIDWEST, LLC | Energy Services SE ALT June 2026 | 08/06/2026 | 135.24 |
| 106635 | NICOR GAS | Energy Services SE Alt June 2026 | 08/06/2026 | 349.95 |
| 106636 | PRO ELECTRIC GENERATORS INC | Photocell control | 08/06/2026 | 293.00 |
| 106637 | SIGN LANGUAGE INTERPRETERS INC. | Interpreting Services April 2026 | 08/06/2026 | 16,782.00 |
| 106638 | KELLY STORY | Mileage Reimbursement for March 25- May | 08/06/2026 | 84.47 |
| 106639 | SUNBURST WORKFORCE ADVISORS, LLC | EXY Contract services week ending | 08/06/2026 | 111,200.77 |
| 106640 | TEAM SELECT HOME CARE | Contract Services 06/10-06/25/2026 | 08/06/2026 | 8,496.00 |
| 106641 | TWISTED PEN FACTORY | Twisted Pen startup kit-Transition | 08/06/2026 | 541.00 |
| 106642 | WESTMONT CUSD #201 | FY26 DRS Balance Payout | 08/06/2026 | 49,823.51 |
| | | | **Grand Totals: 68 Total Checks** | **1,825,045.31** |

# Payables

SASED, IL

| Check # | Name on Check | Description | Check Date | Amount |
| --- | --- | --- | --- | --- |
| 9252600910 | 2955, LLC | Monthly Lease Payment Ogden Avenue | 08/06/2026 | 56,100.00 |
| 9252600911 | MARIA A DORCHACK | Mileage Reimbursement for July 14, 2026 | 08/06/2026 | 17.47 |
| 9252600912 | KIMBERLY J DRYIER | Travel Allowance August 2026 | 08/06/2026 | 400.00 |
| 9252600913 | MATTHEW J FLYNN | Travel Allowance August 2026 | 08/06/2026 | 400.00 |
| 9252600914 | RELIANCE STANDARD LIFE INSURANCE COMPANY | Reliance July 2026 Invoice | 08/06/2026 | 3,683.13 |
| 9252600915 | ELIZABETH I VANDERWOUDE | Reimbursement for supplies SE and | 08/06/2026 | 558.79 |
| 9252600916 | SHANNON R BOHNERT | Mileage Reimbursement for June 2026 | 08/06/2026 | 57.00 |
| 9252600917 | COMMUNITY HS DISTRICT #94 | FY26 DRS Balance Payout | 08/06/2026 | 98,779.96 |
| 9252600918 | KRISTINE A CORSELLO | Mileage Reimbursement for March 25- June | 08/06/2026 | 509.68 |
| 9252600919 | MARIA A DORCHACK | Mileage reimbursement for June 2026 | 08/06/2026 | 141.59 |
| 9252600920 | AMY L GEBRE | Mileage Reimbursement for April and May | 08/06/2026 | 367.58 |
| 9252600921 | HEARTLAND ALLIANCE HEALTH CCIS | Interpreter May 2025 | 08/06/2026 | 85.35 |
| 9252600922 | VICKI L OTTO | Mileage Reimbursement for June 23 2026 | 08/06/2026 | 5.80 |
| 9252600923 | MARK A RENC | Reimburse Metra purchase | 08/06/2026 | 7.00 |
| | | Grand Totals: | 14 Total Checks | 161,113.35 |

## INTERIM CHECKS

| | | |
|---|---|---|
| June 2026 | $ | 79,568.01 |
| July 2026 | $ | 52,275.00 |

# Payables

SASED, IL

| Check # | Name on Check | Description | Check Date | Amount |
|---|---|---|---|---|
| 106506 | BMO | BMO Monthly Credit Card for Purchases | 06/11/2026 | 34,167.61 |
| | | **Grand Totals: 1 Total Checks** | | **34,167.61** |

# Payables

SASED, IL

| Check # | Name on Check | Description | Check Date | Amount |
|---|---|---|---|---|
| 106511 | ADVOCATE OCCUPATIONAL HEALTH | Bus Driver Physical for Carly Reddy, Megan | 06/24/2026 | 644.00 |
| 106512 | CLIC | Claim # AB-0307 Clic Deductible dated May | 06/24/2026 | 5,083.00 |
| 106513 | CORPAY MASTERCARD | fuel/cards service 06-01 to 06.16.2026 | 06/24/2026 | 616.20 |
| 106514 | GOURMET GORILLA | Food Service Transition May 2026 | 06/24/2026 | 7,999.20 |
| 106515 | KONICA MINOLTA BUSINESS SOLUTIONS USA INC. | Konica Minolta Maintenance Agreement June | 06/24/2026 | 1,258.00 |
| 106516 | METLIFE | June Metlife Dental and Vision Invoice for | 06/24/2026 | 22,133.26 |
| 106517 | MOBILE ED PRODUCTIONS INC | In house field trips - ESY 2026 | 06/24/2026 | 3,790.00 |
| | | | **Grand Totals: 7 Total Checks** | **41,523.66** |

# Payables

SASED, IL

| Check # | Name on Check | Description | Check Date | Amount |
|---|---|---|---|---|
| 9252600872 | JOAN M BURGER | Mileage Reimbursement for June 10, 2026 | 06/24/2026 | 57.66 |
| 9252600873 | RELIANCE STANDARD LIFE INSURANCE COMPANY | Reliance June 2026 Invoice | 06/24/2026 | 3,819.08 |
| | | Grand Totals: 2 Total Checks | | **3,876.74** |

# Payables

SASED, IL

| Check # | Name on Check | Description | Check Date | Amount |
|---|---|---|---|---|
| 106570 | BMO | ap pcard 06.2026 fees | 07/20/2026 | 27,631.67 |
| 106571 | CORPAY MASTERCARD | Gas Card/Services 07/01-07/15/2026 | 07/27/2026 | 720.49 |
| 106572 | IASA | IASA SY26-27 Membership for Kim Dryier | 07/27/2026 | 2,172.84 |
| 106573 | IASB | Invoice 480976 - IASB Affiliate Membership | 07/27/2026 | 10,750.00 |
| 106574 | JBX2 LLC | contract Services Interim Buis. Office July | 07/27/2026 | 11,000.00 |
| | | | **Grand Totals: 5 Total Checks** | **52,275.00** |

**VOIDED CHECKS**

| | |
|---|---|
| **June 2026** | **$ 0** |
| **July 2026** | **$ 0** |

School Association for Special Education in DuPage
Teaching ♦ Leading ♦ Believing

**Dr. Kim Dryier**
*Executive Director*

**ACTION ITEM**

---

To: SASED Board of Directors
From: Dr. Kim Dryier
Date: August 5, 2026
Re: Accept the donation check from Delta Gamma Alumni

---

Summary: Delta Gamma Alumni donated $1,500 to the vision program. This donation will assist the vision program in purchasing new accessibility tools, technology and equipment for the program.

Donation Value: $1,500

Recommended Action: SASED Administration requests that the Board of Directors accept the donation as presented.

2900 Ogden Ave. Lisle, IL 60532
Telephone: (630) 778-4500 Fax: (630) 778-0196

## DONATION ACCEPTANCE FORM (for gift over $500)

**DATE:** July 7, 2026

**FROM:** Delta Gamma Foundation
23 Emily Ln, Lemont, IL 60439

**PERSON/PROGRAM RECEIVING GIFT:** Vision Program

**AMOUNT:** $1,500

In accordance with Board policy 8:80 *Gifts to SASED*, This form must be completed and approved by the Board.

The Board appreciates gifts from any education foundation, other entities, or individuals. All gifts must adhere to each of the following:

1. Be accepted by the Board or, if less than $500.00 in value, the Executive Director or designee. Individuals should obtain a pre-acceptance commitment before identifying SASED, any school, or school program or activity as a beneficiary in any fundraising attempt, including without limitation, any Internet fundraising attempt.
2. Be given without a stated purpose or with a purpose deemed by the party with authority to accept the gift to be compatible with the Board's educational objectives and policies.
3. Be consistent with SASED's mandate to provide equal educational and extracurricular opportunities to all students in SASED as provided in Board policy 7:10, Equal Educational Opportunities. State and federal laws require SASED to provide equal treatment for members of both sexes to educational programing, extracurricular activities, and athletics. This includes the distribution of athletic benefits and opportunities. Permit the SASED to maintain resource equity among its learning centers.
4. Be viewpoint neutral. The Executive Director or designee shall manage a process for the review and approval of donations involving the incorporation of messages into or placing messages upon school property.
5. Comply with all laws applicable to SASED including, without limitation, the Americans with Disabilities Act, the Prevailing Wage Act, the Health/Life Safety Code for Public Schools, and all applicable procurement and bidding requirements.

SASED will provide equal treatment to all individuals and entities seeking to donate money or a gift. Upon acceptance, all gifts become SASED's property. The acceptance of a gift is not an endorsement by the Board, SASED, or school of any product, service, activity, or program. The method of recognition is determined by the party accepting the gift.

**SUMMARY OF HOW GIFT WILL BE USED:** Donation funds will be used to purchase new accessibility tools, technology + equipment.

**Approved:** ______________________ ______________________

Board Chairperson Date

Delta Gamma
Foundation

April 23, 2026

School Association for Special Education (SASED)
Attn: Ame Gebre, Vision Program Administrator
2900 Ogden Avenue
Lisle, IL 60532

Dear Ms. Gebre:

Enclosed is a donation of $1,500.00 for SASED. This gift was made possible by Chicago West Suburban alumnae chapter of Delta Gamma Fraternity. We encourage you to acknowledge this gift to the members of the chapter by contacting their vp: Foundation, Barb Daiker, at 23 Emily Lane, Lemont, IL 60439.

Kindly deposit this check upon receipt, so we have confirmation the gift was received.

No goods or services should be provided in exchange for this gift. If you have any questions or need additional information, please contact me at 614-487-5515 or by email at ernie.holladay@deltagamma.org.

Sincerely,

Ernie

Ernest A. Holladay
Director of Finance

cc: Members of Chicago West Suburban alumnae chapter

Enclosure



The Delta Gamma Foundation is a 501(c)(3). Gifts to Delta Gamma Foundation are tax deductible in the United States as allowed by law. The Foundation's federal tax identification number is 31-6034001.

School Association for Special Education in DuPage
Teaching ♦ Leading ♦ Believing

**Dr. Kim Dryier**
*Executive Director*

**ACTION ITEM**

---

To: SASED Board of Directors
From: Dr. Kim Dryier
Date: August 5, 2026
Re: Accept the donation from the Foundation for Hearing and Speech Resources

---

Summary: FHSR donated hearing aids, microphones, and audiologic testing equipment that will be used by both students receiving hearing itinerant services and students in the self-contained program.

Donation Value: $7,200

Recommended Action: SASED Administration requests that the Board of Directors accept the donation as presented.

2900 Ogden Ave. Lisle, IL 60532
Telephone: (630) 778-4500 Fax: (630) 778-0196

School Association for Special Education in DuPage

**Dr. Kim Dryier, Ed.D.**
*Executive Director*

## DONATION ACCEPTANCE FORM (for gift over $500)

**DATE:** 6/11/26

**FROM:** *Foundation for Hearing and Speech Resources*

**PERSON/PROGRAM RECEIVING GIFT:** SASED Audiology/Deaf and Hard of Hearing Program

**AMOUNT:** $7200

In accordance with Board policy 8:80 *Gifts to SASED*, This form must be completed and approved by the Board.

The Board appreciates gifts from any education foundation, other entities, or individuals. All gifts must adhere to each of the following:

1. Be accepted by the Board or, if less than $500.00 in value, the Executive Director or designee. Individuals should obtain a pre-acceptance commitment before identifying SASED, any school, or school program or activity as a beneficiary in any fundraising attempt, including without limitation, any Internet fundraising attempt.
2. Be given without a stated purpose or with a purpose deemed by the party with authority to accept the gift to be compatible with the Board's educational objectives and policies.
3. Be consistent with SASED's mandate to provide equal educational and extracurricular opportunities to all students in SASED as provided in Board policy 7:10, Equal Educational Opportunities. State and federal laws require SASED to provide equal treatment for members of both sexes to educational programing, extracurricular activities, and athletics. This includes the distribution of athletic benefits and opportunities. Permit the SASED to maintain resource equity among its learning centers.
4. Be viewpoint neutral. The Executive Director or designee shall manage a process for the review and approval of donations involving the incorporation of messages into or placing messages upon school property.
5. Comply with all laws applicable to SASED including, without limitation, the Americans with Disabilities Act, the Prevailing Wage Act, the Health/Life Safety Code for Public Schools, and all applicable procurement and bidding requirements.

SASED will provide equal treatment to all individuals and entities seeking to donate money or a gift. Upon acceptance, all gifts become SASED's property. The acceptance of a gift is not an endorsement by the Board, SASED, or school of any product, service, activity, or program. The method of recognition is determined by the party accepting the gift.

**SUMMARY OF HOW GIFT WILL BE USED:**

FHSR donated hearing aids, microphones, and audiologic testing equipment that will be used by both students receiving hearing itinerant services and students in the self contained program.

**Approved:** ______________________________________________
Board Chairperson                                        Date

2900 Ogden Ave. Lisle, IL 60532
Telephone: (630) 778-4500 Fax: (630) 778-0196
www.sased.org

School Association for Special Education in DuPage

Teaching ♦ Leading ♦ Believing

**Dr. Kim Dryier**
*Executive Director*

**ACTION ITEM**

---

To: SASED Board of Directors
From: Dr. Kim Dryier
Date: August 5, 2026
Re: Accept the donation from the Foundation for Hearing and Speech Resources for Music Therapy Classes

---

Summary: FHSR will provide music therapy classes specifically designed for deaf and hard of hearing students to our two early childhood classes ($19,135) and three K-2 classes ($23,328) at no charge.

Donation Value: $42,463

Recommended Action: SASED Administration requests that the Board of Directors accept the donation as presented.

2900 Ogden Ave. Lisle, IL 60532
Telephone: (630) 778-4500 Fax: (630) 778-0196
www.sased.org

School Association for Special Education in DuPage

**Dr. Kim Dryier, Ed.D.**
*Executive Director*

## DONATION ACCEPTANCE FORM (for gift over $500)

**DATE:** ____________5/2226________________________________

**FROM:** _________Foundation for Hearing and Speech Resources________________

**PERSON/PROGRAM RECEIVING GIFT:** _______SASED Deaf and Hard of Hearing Program_________

**AMOUNT:** _______________$42,463______________________________

In accordance with Board policy 8:80 *Gifts to SASED*, This form must be completed and approved by the Board.

The Board appreciates gifts from any education foundation, other entities, or individuals. All gifts must adhere to each of the following:

1. Be accepted by the Board or, if less than $500.00 in value, the Executive Director or designee. Individuals should obtain a pre-acceptance commitment before identifying SASED, any school, or school program or activity as a beneficiary in any fundraising attempt, including without limitation, any Internet fundraising attempt.
2. Be given without a stated purpose or with a purpose deemed by the party with authority to accept the gift to be compatible with the Board's educational objectives and policies.
3. Be consistent with SASED's mandate to provide equal educational and extracurricular opportunities to all students in SASED as provided in Board policy 7:10, Equal Educational Opportunities. State and federal laws require SASED to provide equal treatment for members of both sexes to educational programing, extracurricular activities, and athletics. This includes the distribution of athletic benefits and opportunities. Permit the SASED to maintain resource equity among its learning centers.
4. Be viewpoint neutral. The Executive Director or designee shall manage a process for the review and approval of donations involving the incorporation of messages into or placing messages upon school property.
5. Comply with all laws applicable to SASED including, without limitation, the Americans with Disabilities Act, the Prevailing Wage Act, the Health/Life Safety Code for Public Schools, and all applicable procurement and bidding requirements.

SASED will provide equal treatment to all individuals and entities seeking to donate money or a gift. Upon acceptance, all gifts become SASED's property. The acceptance of a gift is not an endorsement by the Board, SASED, or school of any product, service, activity, or program. The method of recognition is determined by the party accepting the gift.

**SUMMARY OF HOW GIFT WILL BE USED:**
FHSR will provide music therapy classes specifically designed for Deaf and Hard of Hearing students to our two early childhood classes ($19,135) and three K-2 classes ($23,328) at no charge.

**Approved:** ____________________________________________________________
Board Chairperson Date

2900 Ogden Ave. Lisle, IL 60532
Telephone: (630) 778-4500 Fax: (630) 778-0196
www.sased.org

School Association for Special Education in DuPage

Teaching ♦ Leading ♦ Believing

**Dr. Kim Dryier**
*Executive Director*

## BOARD ACTION ITEM

---

To: SASED Board of Directors
From: Dr. Kim Dryier, Executive Director
Date: August 5, 2026
Re: Underwriter Recommendation

---

Action Item: Approve the recommendation for Stifel as SASED's underwriter for debt certificates

Rationale: Stifel has experience working with special education cooperatives. Please see the attached memo from PMA for additional information.

Anticipated Impact on Student Learning and Growth: The issuance of debt certificates is necessary to support a more conducive learning environment for all SASED students.

Strategic Plan Alignment:
High Quality Staffing

- Recruitment and Retention

Exemplary Programs

- Enhance access, equity, and opportunity to high-quality, innovative special education programs

Communication

- Enhance and increase organizational comprehensive communication satisfaction.

Operations

- Expand provision of safe, supportive, inclusive, collaborative, technology infused learning environments

Financial Impact: The financial impact is part of the facility planning.

Recommended Action: SASED Administration requests that the Board of Directors approve the Stifel as the Underwriter for SASED's Debt Certificates.

2900 Ogden Ave. Lisle, IL 60532
Telephone: (630) 778-4500 Fax: (630) 778-0196
www.sased.org

PMA™
SECURITIES

T 630 657 6400
2135 City Gate Lane, 7th Fl. Naperville, IL 60563 pmanetwork.com

TO: Kim Dryier
John Langton
Jon Bartelt

FROM: Tammie Beckwith Schallmo

DATE: July 13, 2026

RE: Underwriter Recommendation for SASED's Debt Certificates

On June 16th PMA sent a request for proposals ("RFP") for underwriting services for the sale of SASED's Debt Certificates to four firms. All four firms submitted proposals by the July 6th deadline, which were thoroughly reviewed by our team. The following criteria were evaluated in each proposal:

1. Recent experience underwriting similar transactions for Illinois K-12 issuers
2. Experience with special education cooperative financings in Illinois
3. Marketing and sales strategy for the Debt Certificates
4. Fees
5. Understanding of the dynamics currently impacting the bond market
6. Proposed interest rate scales as of June 30, 2026

We asked each firm to provide fees for $15 million, $20 million and $25 million financings over 10, 15 and 20 years. Provided below is a summary of the fees for each firm which are presented per $1,000 of debt certificates sold.

PMA™ SECURITIES

## $15 Million Financing

| Underwriter | Underwriting Fee (per $1,000) | Total Underwriting Fee* | Underwriter's Counsel |
|---|---|---|---|
| | 10 Year Structure | | |
| Baird | $2.90 | $43,500 | n/a |
| JP Morgan | $4.24 | $63,600 | $20,000 |
| Raymond James | $4.25 | $63,750 | n/a |
| Stifel | $4.09 | $61,275 | n/a |
| | 15 Year Structure | | |
| Baird | $3.04 | $45,600 | n/a |
| JP Morgan | $4.24 | $63,600 | $20,000 |
| Raymond James | $4.50 | $67,500 | n/a |
| Stifel | $4.24 | $63,525 | n/a |
| | 20 Year Structure | | |
| Baird | $3.04 | $45,600 | n/a |
| JP Morgan | $4.24 | $63,600 | $20,000 |
| Raymond James | $4.75 | $71,250 | n/a |
| Stifel | $4.39 | $65,775 | n/a |

*Based on a par amount of $15,000,000

## $20 Million Financing

| Underwriter | Underwriting Fee (per $1,000) | Total Underwriting Fee* | Underwriter's Counsel |
|---|---|---|---|
| | 10 Year Structure | | |
| Baird | $2.90 | $58,000 | n/a |
| JP Morgan | $3.74 | $74,800 | $20,000 |
| Raymond James | $4.25 | $85,000 | n/a |
| Stifel | $3.90 | $77,960 | n/a |
| | 15 Year Structure | | |
| Baird | $3.04 | $60,800 | n/a |
| JP Morgan | $3.74 | $74,800 | $20,000 |
| Raymond James | $4.50 | $90,000 | n/a |
| Stifel | $4.05 | $80,960 | n/a |
| | 20 Year Structure | | |
| Baird | $3.04 | $60,800 | n/a |
| JP Morgan | $3.74 | $74,800 | $20,000 |
| Raymond James | $4.75 | $95,000 | n/a |
| Stifel | $4.20 | $83,960 | n/a |

*Based on a par amount of $20,000,000

PMA™
SECURITIES

**$25 Million Financing**

| Underwriter | Underwriting Fee (per $1,000) | Total Underwriting Fee* | Underwriter's Counsel |
|---|---|---|---|
| | 10 Year Structure | | |
| Baird | $2.90 | $72,500 | n/a |
| JP Morgan | $3.24 | $81,000 | $20,000 |
| Raymond James | $4.25 | $106,250 | n/a |
| Stifel | $3.73 | $93,250 | n/a |
| | 15 Year Structure | | |
| Baird | $3.04 | $76,000 | n/a |
| JP Morgan | $3.24 | $81,000 | $20,000 |
| Raymond James | $4.50 | $112,500 | n/a |
| Stifel | $3.88 | $97,000 | n/a |
| | 20 Year Structure | | |
| Baird | $3.04 | $76,000 | n/a |
| JP Morgan | $3.24 | $81,000 | $20,000 |
| Raymond James | $4.75 | $118,750 | n/a |
| Stifel | $4.03 | $100,750 | n/a |

*Based on a par amount of $25,000,000

As you can see, Baird provides the lowest fees of all firms in each scenario; however, they do not have any experience underwriting transactions for special education cooperatives. JP Morgan provided the second lowest fee but requires an additional $20,000 underwriter's counsel fee for any of the financing scenarios, making total fees the first or second highest of all firms. In addition, JP Morgan does not have any experience underwriting special education cooperative financings in Illinois.

While it is important to understand each firm's fee proposal, the more significant variable is an underwriter's ability to secure the lowest possible All-in Interest Cost (AIC) for SASED in the market. Stifel's indicative rates would result in the lowest or second-to-lowest AIC for each borrowing amount and based on our review of the proposals, we have more confidence in Stifel's proposal. With a very large Illinois practice, Stifel is the number one ranked underwriter of school district bonds in Illinois and has the most recent experience working on special education cooperative financings of all the firms who submitted a proposal. Stifel also provided a very specific marketing strategy for SASED's debt certificates and identified likely investors.

PMA recommends that SASED select Stifel as underwriter for its Debt Certificates.

Thank you.

School Association for Special Education in DuPage
Teaching • Leading • Believing

**Dr. Kim Dryier**
*Executive Director*

## BOARD ACTION ITEM

To: SASED Board of Directors
From: Dr. Kim Dryier, Executive Director
Date: August 5, 2026
Re: Non Precedent Agreements

Action Item: Approve Non Precedent Agreements between SASED and the SEA authorizing three certified staff members (Shannon Bohnert, Jennifer Duncan, and Laura Zacharski) to serve as an IEP Facilitator. A stipend of $1,000 per assigned IEP Facilitator FTE will be provided to each employee (Bohnert .5, Duncan .1, Zacharski .1)

Rationale: SASED program administration decreased by 1 FTE. By approving these positions, certified staff leaders will be provided an opportunity to further their growth, as well as appropriately support their programs and their students.

Anticipated Impact on Student Learning and Growth: It is anticipated that these new positions will allow a stronger IEP process and relationship strengthening with family members, resulting in stronger IEP's and outcomes.

Strategic Plan Alignment:
High Quality Staffing
- Retention

Communication
- Enhance and increase organizational comprehensive communication satisfaction.

Operations
- Identify Revenue and Expense Efficiency

Financial Impact: A minimal financial impact ($7,000) will be realized and has been accounted for in the re-alignment plan.

Recommended Action: SASED Administration requests that the Board of Directors approve the Non Precedent Agreements for Shannon Bohnert, Jennifer Duncan, and Laura Zacharski.

2900 Ogden Ave. Lisle, IL 60532
Telephone: (630) 778-4500 Fax: (630) 778-0196
www.sased.org

NON-PRECEDENT AGREEMENT

This Agreement is made and entered into by the School Association for Special Education in DuPage County ("SASED"), the SASED Education Association, IEA-NEA ("the Association"), and Jennifer Duncan ("Ms. Duncan").

WHEREAS, SASED and the Association are parties to a collective bargaining agreement originally effective for the time period from August 2022 to August 2024, and extended to August 2026 ("the CBA"); and

WHEREAS, SASED and the Association currently are negotiating a successor collective bargaining agreement ("the Successor CBA"); and

WHEREAS, Ms. Duncan is employed by SASED as a Transition Vision Teacher; and

WHEREAS, the parties wish to memorialize the 2026-2027 work assignment for Ms. Duncan, on the terms and conditions set forth herein;

NOW THEREFORE, the parties agree as follows:

1. The recitals set forth above are incorporated herein.

2. For the 2026-2027 school year, Ms. Duncan will have the following work assignment: 0.9 FTE Transition Vision Teacher and 0.1 FTE IEP Facilitator (with duties to include facilitating and completing identified IEPs).

3. As compensation for the IEP Facilitator duties, in addition to her regular salary for the 2026-2027 school year, Ms. Duncan will receive a stipend of One Thousand Dollars ($1,000.00) for the 2026-2027 school year. The stipend will be paid in equal installments in accordance with SASED's regular payroll schedule.

4. SASED and the Association agree that this Non-Precedent Agreement shall not obligate SASED or the Association to agree to a similar arrangement in the future or in another case, shall not negate or modify any provision of the CBA or the Successor CBA except as specifically stated herein, and shall not require either party to bargain over any provision of the CBA or the Successor CBA during the term of the CBA or the Successor CBA, unless such bargaining is otherwise required by law.

5. This Non-Precedent Agreement is not precedential in effect and shall not constitute a practice or precedent under the CBA, the Successor CBA, or any other collective bargaining agreement.

6. The terms and provisions of this Non-Precedent Agreement shall not be deemed a violation or misapplication of the terms of the CBA or the Successor CBA.

7. To the extent of any conflict or inconsistency between this Non-Precedent Agreement and the CBA or the Successor CBA, the provisions of this Non-Precedent Agreement shall control. The CBA or the Successor CBA (as applicable) shall otherwise remain in full force and effect.

**SCHOOL ASSOCIATION FOR SPECIAL EDUCATION IN DUPAGE COUNTY**

By:______________________________ Date: 7-27-26

**SASED EDUCATION ASSOCIATION, IEA-NEA**

By:______________________________ Date: 7-14-26

**JENNIFER DUNCAN**

Signed:____________________________ Date: 7-14-26

NON-PRECEDENT AGREEMENT

This Agreement is made and entered into by the School Association for Special Education in DuPage County ("SASED"), the SASED Education Association, IEA-NEA ("the Association"), and Shannon Bohnert ("Ms. Bohnert").

WHEREAS, SASED and the Association are parties to a collective bargaining agreement originally effective for the time period from August 2022 to August 2024, and extended to August 2026 ("the CBA"); and

WHEREAS, SASED and the Association currently are negotiating a successor collective bargaining agreement ("the Successor CBA"); and

WHEREAS, Ms. Bohnert is employed by SASED as a Speech-Language Pathologist; and

WHEREAS, the parties wish to memorialize the 2026-2027 work assignment for Ms. Bohnert, on the terms and conditions set forth herein;

NOW THEREFORE, the parties agree as follows:

1. The recitals set forth above are incorporated herein.

2. For the 2026-2027 school year, Ms. Bohnert will have the following work assignment: 0.5 FTE Speech-Language Pathologist (with a caseload reflective of 0.5 FTE) and 0.5 FTE IEP Facilitator (with duties to include facilitating and completing identified IEPs).

3. As compensation for the IEP Facilitator duties, in addition to her regular salary for the 2026-2027 school year, Ms. Bohnert will receive a stipend of Five Thousand Dollars ($5,000.00) for the 2026-2027 school year. The stipend will be paid in equal installments in accordance with SASED's regular payroll schedule.

4. SASED and the Association agree that this Non-Precedent Agreement shall not obligate SASED or the Association to agree to a similar arrangement in the future or in another case, shall not negate or modify any provision of the CBA or the Successor CBA except as specifically stated herein, and shall not require either party to bargain over any provision of the CBA or the Successor CBA during the term of the CBA or the Successor CBA, unless such bargaining is otherwise required by law.

5. This Non-Precedent Agreement is not precedential in effect and shall not constitute a practice or precedent under the CBA, the Successor CBA, or any other collective bargaining agreement.

6. The terms and provisions of this Non-Precedent Agreement shall not be deemed a violation or misapplication of the terms of the CBA or the Successor CBA.

7. To the extent of any conflict or inconsistency between this Non-Precedent Agreement and the CBA or the Successor CBA, the provisions of this Non-Precedent Agreement shall control. The CBA or the Successor CBA (as applicable) shall otherwise remain in full force and effect.

**SCHOOL ASSOCIATION FOR SPECIAL EDUCATION IN DUPAGE COUNTY**

By:____________________ Date: 6-11-26

**SASED EDUCATION ASSOCIATION, IEA-NEA**

By:____________________ Date: 5/22/2026

**SHANNON BOHNERT**

Signed: Shannon Bohnert Date: 5/22/2026

# NON-PRECEDENT AGREEMENT

This Agreement is made and entered into by the School Association for Special Education in DuPage County ("SASED"), the SASED Education Association, IEA-NEA ("the Association"), and Laura Zacharski ("Ms.Zacharski").

WHEREAS, SASED and the Association are parties to a collective bargaining agreement originally effective for the time period from August 2022 to August 2024, and extended to August 2026 ("the CBA"); and

WHEREAS, SASED and the Association currently are negotiating a successor collective bargaining agreement ("the Successor CBA"); and

WHEREAS, Ms. Zacharski is employed by SASED as a Transition Teacher; and

WHEREAS, the parties wish to memorialize the 2026-2027 work assignment for Ms. Zacharski, on the terms and conditions set forth herein;

NOW THEREFORE, the parties agree as follows:

1. The recitals set forth above are incorporated herein.

2. For the 2026-2027 school year, Ms. Zacharski will have the following work assignment: 0.9 FTE Transition Teacher and 0.1 FTE IEP Facilitator (with duties to include facilitating and completing identified IEPs).

3. As compensation for the IEP Facilitator duties, in addition to her regular salary for the 2026-2027 school year, Ms. Zacharski will receive a stipend of One Thousand Dollars ($1,000.00) for the 2026-2027 school year. The stipend will be paid in equal installments in accordance with SASED's regular payroll schedule.

4. SASED and the Association agree that this Non-Precedent Agreement shall not obligate SASED or the Association to agree to a similar arrangement in the future or in another case, shall not negate or modify any provision of the CBA or the Successor CBA except as specifically stated herein, and shall not require either party to bargain over any provision of the CBA or the Successor CBA during the term of the CBA or the Successor CBA, unless such bargaining is otherwise required by law.

5. This Non-Precedent Agreement is not precedential in effect and shall not constitute a practice or precedent under the CBA, the Successor CBA, or any other collective bargaining agreement.

6. The terms and provisions of this Non-Precedent Agreement shall not be deemed a violation or misapplication of the terms of the CBA or the Successor CBA.

7. To the extent of any conflict or inconsistency between this Non-Precedent Agreement and the CBA or the Successor CBA, the provisions of this Non-Precedent Agreement shall control. The CBA or the Successor CBA (as applicable) shall otherwise remain in full force and effect.

**SCHOOL ASSOCIATION FOR SPECIAL EDUCATION IN DUPAGE COUNTY**

By: ____________________ Date: 7-29-26

**SASED EDUCATION ASSOCIATION, IEA-NEA**

Kristine Chaplin
By: 96EA48DDE57411B64400B61DE10CD923 readysign Date: 07/29/2026

**LAURA ZACHARSKI**

Signed: Laura Zacharski Date: 7/29/2026

School Association for Special Education in DuPage
Teaching ♦ Leading ♦ Believing

**Dr. Kim Dryier**
*Executive Director*

**ACTION ITEM**

---

To: SASED Board of Directors

Via: Dr. Kim Dryier

From: Jon Bartlet, Interim Assistant Director of Business/CSBO
Date: August 5, 2026
Re: Approval of the Revised FY 26-27 Treasurer's Bond Documents

---

Summary: SASED Board of Directors took action on the annual Treasurer's Bond documents: A Resolution Approving Surety Bond of Treasurer, 2026 Verification certificate, 2026 treasurer invoice, and the 2026 Treasurer Bond Calculation Form on May 20, 2026, as well as approving Rachel Wisniewski as SASED's Treasurer. Since Ms. Wisniewski's departure, a new Treasurer must be approved and new Bond paperwork must be completed and approved.

Financial Impact: The School Code requires school district and cooperative treasurers to obtain bonding for having custodial responsibility for assets. The School Code requires that the bond amount be provided at a minimum of 10% of the highest amount of money in custody of the treasurer at any point in time during the school year. The highest projected fund balance is $40,000,000. The calculation shows that $4,000,000 of bond coverage meets SASED's requirements. The bond is held with Liberty Mutual Insurance Company at a cost of $3,200. The original monies paid were credited to the new bond.

Recommended Action: SASED Administration requests that the Board of Directors approve the revised FY26-27 Treasurer's Bond Documents, as presented.

**Resolution Appointing School Treasurer**

**WHEREAS,** pursuant to the School Code (105 ILCS 5/5-1), the Board of Director may appoint a non-Board Member to Serve as School Treasurer; and,

**WHEREAS,** the Board of Directors has determined that the responsibilities of "School Treasurer" shall be met by the Chief Financial Officer.

**NOW, THEREFORE**, Be It Resolved by the Board of Directors of the School Association for Special Education in DuPage County, DuPage and County, Illinois, that Jon Bartelt be appointed as School Treasurer effective July 1, 2026.

Member ______________________moved and Member _______________seconded the motion that said resolution as presented and read by title be adopted.

After a full and complete discussion thereof, the Board Chairperson directed the Secretary to call the roll for a vote upon the motion to adopt said resolution.

Upon the roll being called, the members voted as follows:
AYE: ____________________________________________________________
NAY:_____________________________________________________________
ABSENT/ABSTAIN: __________________________________________________

Whereupon the Board Chairperson declared the motion carried and said resolution adopted ____________, 2026.

BOARD OF DIRECTORS OF THE SCHOOL ASSOCIATION FOR SPECIAL EDUCATION IN DUPAGE COUNTY, DUPAGE COUNTY, ILLINOIS

By:_______________________(Board Chairperson)

Attest: ________________________(Board Secretary)

STATE OF ILLINOIS )<br>
) SS<br>
COUNTY OF DUPAGE)

## <u>**CERTIFICATION OF RESOLUTION**</u>

I, the undersigned, do hereby certify that I am the duly qualified and acting Secretary of the Board of Directors (the "Board") of <u>The School Association for Special Education in DuPage County,</u> DuPage County, Illinois (the "District"), and that as such official I am the keeper of the records and files of the Board.

I do further certify that the foregoing is a full, true and complete copy of a resolution entitled:

<u>**APPOINTMENT OF SCHOOL TREASURER**</u>

Which resolution was adopted at a meeting of the Board held on the <u>5th day of August, 2026.</u>

I do further certify that the deliberations of the Board on the adoption of said resolution were conducted openly, that the vote on the adoption of said resolution was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice, that said meeting was called and held in strict compliance with the provisions of the *Open Meetings Act* of the State of Illinois, as amended, the *School Code* of the State of Illinois, as amended and that the Board has complied with all the provisions of said Acts and said Codes and with all of the procedural rules of the Board.

IN WITNESS WHEREOF, I hereunto affix my official signature this <u>5th day of August, 2026.</u>

______________________________<br>
Secretary, Board of Directors<br>
<u>THE SCHOOL ASSOCIATION</u><br>
<u>FOR SPECIAL EDUCATION IN</u><br>
<u>DUPAGE COUNTY</u>

Liberty Mutual. SURETY

Liberty Mutual Surety
Attention: LMS Claims
P.O. Box 34526
Seattle, WA 98124
Phone: 206-473-6700
Fax: 866-442-4060
Email: HOSCL@libertymutual.com
https://claims-intake.libertymutualsurety.cor

# PUBLIC OFFICIAL BOND

## KNOW ALL MEN BY THESE PRESENTS:

No. **999495071**

That we Jon Bartelt of 323 Bridgeview Cir, Geneva, IL 60134-4630

(Insert Full Name [top line] and Address [bottom line] of Principal)

, as Principal and Liberty Mutual Insurance Company, a corporation organized and existing under the laws of the State of Massachusetts, (hereinafter called the Surety, are held and firmly bound unto School Association for Special Education in DuPage County
2900 Ogden Ave, Lisle, IL 60532

(Insert Full Name [top line] and Address [bottom line] of Obligee)

in the aggregate and non-cumulative penal sum of Four Million Dollars And Zero Cents ($4,000,000.00) DOLLARS, for the payment of which, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

**WHEREAS,** the said Principal has been elected or appointed to (or holds by operation of law) the office of Interim Assistant Director of Business - This bond replaces bond 404257678 for Rachel Wisniewski originally effective 7/1/2023 for a term beginning on July 1, 2026 and ending on continuous.

**Now, therefore, the condition of this Obligation is such** that if the said Principal shall well, truly and faithfully perform all official duties required by law of such official during the term aforesaid, then this obligation shall be void; otherwise it shall remain in full force and effect, subject to the following conditions:

First: That the Surety may, if it shall so elect, cancel this bond by giving thirty (30) days notice in writing to School Association for Special Education in DuPage County
2900 Ogden Ave, Lisle, IL 60532 and this bond shall be deemed canceled at the expiration of said thirty (30) days, the Surety remaining liable, however, subject to all the terms, conditions and provisions of this bond, for any act or acts covered by this bond which may have been committed by the Principal up to the date of such cancelation; and the Surety shall, upon surrender of this bond and its release from all liability hereunder, refund the premium paid, less a pro rate part thereof for the time this bond shall have been in force.

Second: That the Surety shall not be liable hereunder for the loss of any public moneys or funds occurring through or resulting from the failure of, or default in payment by, any banks or depositories in which any public moneys or funds have been deposited, or may be deposited, or placed to the credit, or under the control of the Principal, whether or not such banks or depositories were or may be selected or designed by the Principal or by other persons; or by reason of the allowance to, or acceptance by the Principal of any interest on said public moneys or funds, any law, decision, ordinance or statute to the contrary notwithstanding.

Third: That the Surety shall not be liable for any loss or losses, resulting from the failure of the Principal to collect any taxes, licenses, levies, assessments, etc., with the collection of which he may be chargeable by reason of his election or appointment as aforesaid.

SIGNED, SEALED and DATED July 14, 2026.

Jon Bartelt

Liberty Mutual Insurance Company

LIBERTY MUTUAL INSURANCE COMPANY INCORPORATED 1912 MASSACHUSETTS

By: Carolyn Banks Attorney-in-Fact

# POWER OF ATTORNEY

Liberty Mutual Insurance Company

Principal: Jon Bartelt
Agency Name: Arthur J Gallagher Risk Management Services, LLC    Bond Number: 999495071
Obligee: School Association for Special Education in DuPage County
Bond Amount: ($4,000,000.00 ) Four Million Dollars And Zero Cents

**KNOW ALL PERSONS BY THESE PRESENTS:** that Liberty Mutual Insurance Company, a corporation duly organized under the laws of the State of Massachusetts (herein collectively called the "Company"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint **Carolyn Banks** in the city and state of **Seattle, WA**, each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Company in their own proper persons.

**IN WITNESS WHEREOF,** this Power of Attorney has been subscribed by an authorized officer or official of the Company and the corporate seal of the Company has been affixed thereto this 14th day of July, 2026.

Liberty Mutual Insurance Company

LIBERTY MUTUAL INSURANCE COMPANY INCORPORATED 1912 MASSACHUSETTS

By: Nathan J. Zangerle

Nathan J. Zangerle, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY ss

On this 14th day of July, 2026, before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as duly authorized officer.

**IN WITNESS WHEREOF,** I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

TERESA PASTELLA COMMONWEALTH OF PENNSYLVANIA NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella

Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-law and Authorizations of Liberty Mutual Insurance Company, which is now in full force and effect reading as follows:

**ARTICLE IV – OFFICERS:** Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

**Certificate of Designation** – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

**Authorization** – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature or electronic signatures of any assistant secretary of the Company or facsimile or mechanically reproduced or electronic seal of the Company, wherever appearing upon a certified copy of any power of attorney or bond issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, of Liberty Mutual Insurance Company do hereby certify that this power of attorney executed by said Company is in full force and effect and has not been revoked.

**IN TESTIMONY WHEREOF,** I have hereunto set my hand and affixed the seals of said Company this 14th day of July , 2026 .

LIBERTY MUTUAL INSURANCE COMPANY INCORPORATED 1912 MASSACHUSETTS

By: Renee C. Llewellyn

Renee C. Llewellyn, Assistant Secretary

Arthur J. Gallagher Risk Management Services, LLC
Rolling Meadows, IL 60008
Phone: (630)773-3800

SELJO1

| Invoice # | 6233057 | 1 of 1 |
|---|---|---|
| ACCOUNT NUMBER | | DATE |
| SCHOASS-03 | | 7/14/2026 |
| BALANCE DUE ON | | AMOUNT DUE |
| 7/14/2026 | | $3,200.00 |

School Association for Special Education in DuPage County
2900 Ogden Ave
Lisle, IL 60532

Gallagher
Insurance | Risk Management | Consulting

Bond - Public Officials PolicyNumber: 999495071 Company: Liberty Mutual Insurance Company Effective: 7/1/2026 to 6/30/2027

| Item # | Trans Eff Date | Due Date | Trans | Description | Amount |
|---|---|---|---|---|---|
| 44443297 | 7/1/2026 | 7/14/2026 | NEWB | New Business Premium | $3,200.00 |

$4,000,000 Interim Asst. Director of Business
School Association for Special Education in DuPage County

$.80/1000 @ 30% commission

Total Invoice Balance: $3,200.00

Please return this portion with your payment. Include your invoice number on your remittance to expedite processing.

SELJO1

School Association for Special Education in DuPage County
2900 Ogden Ave
Lisle, IL 60532

| Invoice # | 6233057 |
|---|---|
| ACCOUNT NUMBER | DATE |
| SCHOASS-03 | 7/14/2026 |
| BALANCE DUE ON | AMOUNT DUE |
| 7/14/2026 | $3,200.00 |
| AMOUNT PAID | |
| | |

Please send your remittance to:

Arthur J. Gallagher Risk Management Services, LLC
PO Box 39735
Chicago, IL 60694-9700

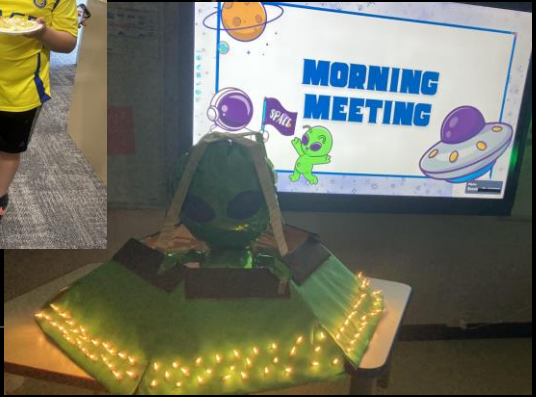
PAY ONLINE AT: www.ajg.com/ezpay

Gallagher
Insurance | Risk Management | Consulting

# SASED ESY 2026

## *Out of This World!*

**June 10th - June 25th, 2026**



# By the Numbers

1. Total students: 192
2. Student attendance: 85%
3. Staff attendance: 92%
4. Locations: Lisle South, Southeast, Transition, & York Center
5. Average staff rating: 4.39/5.0

# ESY is meant to help students retain critical life and academic skills

1

**Academics: Curriculum**

Students engaged with iReady, TeachTown, Readtopia, and other supplemental materials for the critical academic skills

2

**Life Skills: Related Services**

Speech/Language Pathologists, Social workers, OTs, PTs, and APE teachers provided services/instruction to students relating to the life skills students need to retain over the summer

3


**IEP Goals**

Teachers focus on the selected critical IEP goals and progress monitor students throughout ESY to ensure skills are being retained.

Reverse Field Trip: Skydome at Lisle South & Southeast

# Northern Hemisphere, planet identification, and Greek Mythology

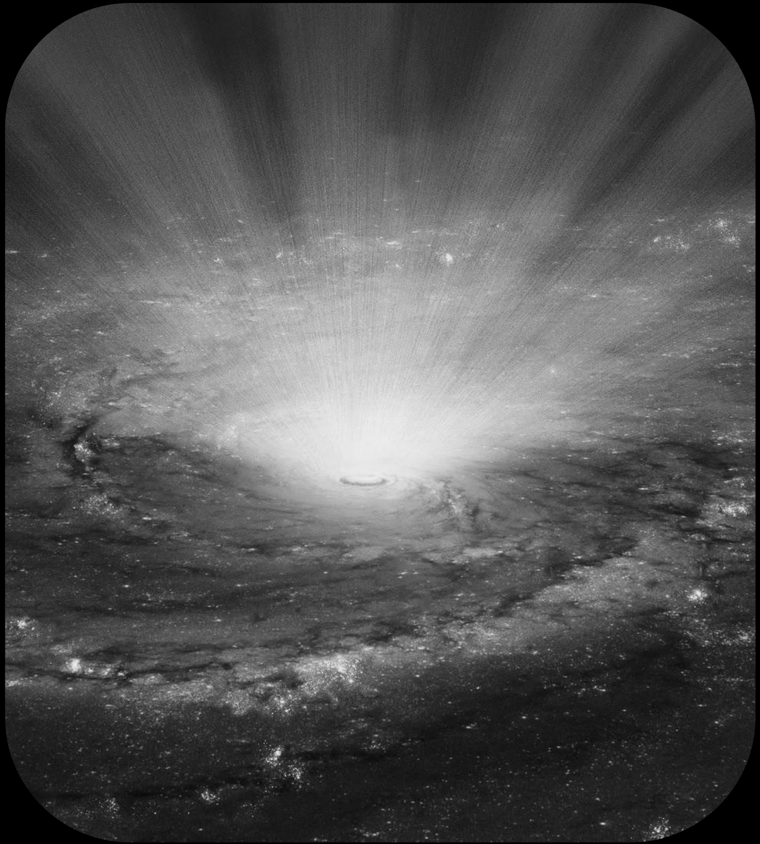



SASED SPIRIT DAY: Out of This World!

# Fire Department Visit


# Next Year:

- Central and minimized locations
- Full days
- Continue with orientation improvements
- Reverse field trips and community trips
- Increased staff engagement
- Possible non-SASED program student services
- Thematic curriculum and instruction
- Spirit days and the joy of learning



School Association for Special Education in DuPage

Teaching ♦ Leading ♦ Believing

**Dr. Kim Dryier**
*Executive Director*

**INFORMATIONAL**

| | |
|---|---|
| To: | SASED Board of Directors |
| From: | Dr. Kim Dryier |
| Date: | August 5, 2026 |
| Re: | Executive Director Report |

## Strategic Plan Update

As discussed last school year, an extension to SASED's current strategic plan is under development. SASED's administrative teams have been working on new success criteria and goals. Staff and stakeholder input will be sought over the next few months. An update to the SASEDStrategic Plan is anticipated to be brought forward for Board approval by the end of first semester.

### Facility Update

SASED received a final counteroffer from the bank for the property in Oakbrook for $39.44 per square foot. That is a total of $5, 994,880 for the entire 152,000 square foot building. Dr. Dryier and Mr. Langton will be meeting with the mayor of Oakbrook to discuss zoning considerations. Assuming Oakbrook is willing to zone for SASED's use, our underwriter will begin the debt certification process. SASED is also working closely with Wight & Company to ensure our budget is maintained. Once we hear back from Oakbrook, next steps will be shared based on their feedback.

### Opening Institute Day- August 12, 2026

We are preparing for our opening day- "One Journey, Endless Possibilities," which will be hosted at NIU in Naperville. This is the only day of the year the entire SASED staff will be together. We will spend some of our time together in a full session, and most of the day will be in break outs by program. Our agenda for the day can be found here.

## Organizational Chart

Given the amount of new SAC employees and new positions, the org chart has been updated. You can find it here. Additionally, this chart was updated to reflect the changes and to identify responsibilities of each staff member at the SAC.

## Staffing

We are still in the process of securing all needed staff members. Unfortunately, we have not been able to recruit as many direct hire support staff as desired. A thorough update of our staffing for the 2027 school year will be shared next month.

## Student Enrollment

We are still receiving and reviewing referrals for the 2027 school year. A thorough update of our student enrollment will be provided next month.

2900 Ogden Ave. Lisle, IL 60532
Telephone: (630) 778-4500 Fax: (630) 778-0196
www.sased.org

School Association for Special Education in DuPage
Teaching • Leading • Believing

**Dr. Kim Dryier**
*Executive Director*

**BOARD INFORMATIONAL ITEM**

---

To: SASED Board of Directors
From: Kim Dryier, Executive Director
Date: August 5, 2026
Re: Southeast Appraisal

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Summary: The appraisal for Southeast School, located at Maple and Naper was received. Southeast School was appraised at $2,585,000. The Facility and Finance Committee will use this information to determine next steps.

## A CURRENT APPRAISAL OF

The School Facility and Land
The Southeast Alternative School

## LOCATION

6S331 Cornwall Road
Unincorporated Lisle Township, DuPage County, Illinois
PINs 08-17-207-016, -017, -018 and -019

## PREPARED FOR

School Association for Special Education in DuPage (SASED)
c/o Mr. John Langton, Facilities Specialist
2900 Ogden Avenue
Lisle, Illinois 60532

## PREPARED BY

Associated Property Counselors, Ltd.
Dale J. Kleszynski, MAI, SRA
Patrick A. Kleszynski, MAI
7350 West College Drive, Suite 101
Palos Heights, Illinois 60463

## AS OF

May 19, 2026

**ASSOCIATED PROPERTY COUNSELORS, LTD.**
**Real Estate Appraisers and Consultants**

7350 West College Drive, Suite 101
Palos Heights, Illinois, 60463
Phone: 708-535-6900
www.apclimited.com

Dale J Kleszynski, MAI, SRA President
dale@apclimited.com
Patrick A. Kleszynski, MAI Vice President
pat@apclimited.com

June 18, 2026

School Association for Special Education in DuPage (SASED)
c/o Mr. John Langton, Facilities Specialist
2900 Ogden Avenue
Lisle, Illinois 60532

**Re: The School Facility and Land**

**The Southeast Alternative School**
**6S331 Cornwall Road**
**Unincorporated Lisle Township, DuPage County, Illinois**
**PIN 08-17-207-016, -017, -018 and -019**

Dear Mr. Langton:

As requested, we inspected and appraised the above referenced property to estimate the current market value of the fee simple estate in the subject property as of May 19, 2026. Briefly described, the subject property is an irregular-shaped parcel of land that is improved with a one-story, masonry constructed school building/facility currently used as the SASED Southeast Alternative School (Southeast Alternative School). The gross building area is estimated to be 32,300 square feet. The land area is reported to be 299,018 square feet or 6.865 acres. Market Value is defined elsewhere in this report.

The following Appraisal Report describes our valuation methodology and contains pertinent data gathered while completing this appraisal. Please reference the discussion of the Scope of Work, Appraisal Development and Report Option for important information regarding the level of research and analysis for this appraisal, including property identification, inspection, Highest and Best Use analysis and valuation methodology.

This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(a). This format provides a summary or description of the appraisal process, subject and market data and valuation analyses. The appraisal and report are intended to comply with the applicable law in the State of Illinois, the Uniform Standards of Professional Appraisal Practice and the Code of Ethics of the Appraisal Institute.

Based on the analysis described in the following report, it is our opinion that the estimated current market value of the fee simple estate in the property, located at 6S331 Cornwall Road, Unincorporated Lisle Township, DuPage County, Illinois, as of May 19, 2026, is:

**$2,585,000**

******Two Million Five Hundred Eighty Five Thousand Dollars******

If you have any questions, please contact us.

Respectfully submitted,

Dale J. Kleszynski

Dale J. Kleszynski, MAI, SRA
President
Associated Property Counselors, Ltd.
IL Certified General Real Estate Appraiser License Number 553.000213

Patrick A. Kleszynski

Patrick A. Kleszynski, MAI
Vice President
Associated Property Counselors, Ltd.
IL Certified General Real Estate Appraiser License Number 553.002510

## TABLE OF CONTENTS

## SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

| EXECUTIVE SUMMARY | |
|---|---|
| **Subject Name & Common Address:** | The Southeast Alternative School<br>6S331 Cornwall Road<br>Naperville, Illinois 60540 |
| **Property Type:** | A School Building Facility and associated land. This property type classification is taken from the Appraisal Institute's Commercial Database Standards. |
| **Permanent Real Estate Tax Index Number:** | 08-17-207-016, -017, -018 and -019 |
| **Taxing Authority:** | Lisle Township, DuPage County |
| **Land Area:** | Reported to be 6.865 acres or 299,018 square feet |
| **Zoning:** | R-4, 'Single Family' (DuPage County). |
| **Building Improvements:** | The subject is an institutional/school facility that is currently used as an alternative school. The subject property is estimated to have a gross building of 32,300 square feet that was constructed in stages between 1986 the early 2000s. |
| **Land-to-Building Area Ratio:** | 9.26 to 1 |
| **Intended User(s):** | The client is identified as School Association for Special Education in DuPage (SASED). Mr. John Langton, Facilities Specialist, represents the client in this matter. The client is the intended user of the appraisal and report. |
| **Intended Use:** | This appraisal and report are to be used by the client in an internal decision and the possible disposition of the property. |
| **Property Rights Appraised:** | Fee Simple Estate |
| **Date of Value Opinion:** | May 19, 2026 |
| **Date of Inspection:** | May 19, 2026 |
| **Date of Report:** | June 18, 2026 |
| **Highest and Best Use Analysis** | |
| **As Vacant:** | Immediate acquisition by a developer or owner for institutional development in accordance with the current zoning ordinance and surrounding area patterns. |
| **As Improved:** | The current school facility/institutional building for acquisition by an owner-user. |
| **Estimate of Value:** | $2,585,000 |

## INTENDED USER OF THE REPORT

The client is identified as School Association for Special Education in DuPage (SASED). Mr. John Langton, Facilities Specialist, represents the client in this matter. The client is the intended user of the appraisal and report. No other user is intended or implied.

## INTENDED USE OF THE REPORT

This appraisal and appraisal report are intended to be used by the client in an internal decision and the possible disposition of the property. No other use is intended or implied.

## IDENTIFICATION OF THE REAL ESTATE

The subject property is generally located at the northeast quadrant of Cornwall Road and Maple Road, west of Naper Boulevard and south of Cape Road, in Unincorporated Lisle Township, DuPage County, Illinois. The common address is 6S331 Cornwall Road, Naperville, Illinois 60540. This property is further identified by Permanent Real Estate Tax Index Numbers 08-17-207-016, 08-17-207-017, 08-17-207-018 and 08-17-207-019. The available legal description is reproduced on the provided plat of survey located elsewhere in this report. The subject property is identified by its legal description, the previously presented street boundaries, common address and assessor's parcel number.

As stated, the subject site is improved with an institutional/school facility that is currently used as an alternative school (Southeast Alternative School).

## REAL PROPERTY INTEREST APPRAISED

The subject property is appraised in Fee Simple Estate. The Dictionary of Real Estate Appraisal, Seventh Edition, defines Fee Simple Estate as "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

## TYPE AND DEFINITION OF VALUE

The purpose of this appraisal is to estimate the current market value of the fee simple estate in the subject property as of the effective date of value. The applicable definition of Market Value, taken from The Dictionary of Real Estate Appraisal, Seventh Edition, follows.

## DEFINITION OF MARKET VALUE

Market Value, as used in this report is defined as:

> "The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
>
> a) buyer and seller are typically motivated;
> b) both parties are well informed or well advised, and acting in what they consider their best interests;
> c) a reasonable time is allowed for exposure in the open market;
> d) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
> e) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

**Source: The Dictionary of Real Estate Appraisal, Seventh Edition**

## ESTIMATE OF EXPOSURE TIME

In formulating the opinion of Exposure Time for the subject property we considered both the sales data presented in the Sales Comparison Approach to Value section of this report as well as additional information taken from the CoStar database. Based on an analysis of this data, we conclude that the Exposure Time for the subject property preceding May 19, 2026 is 9 to 18 months. This is typical of similar properties in this market.

## ESTIMATE OF MARKETING TIME

In the appraisal process, Marketing Time is the forecast of the amount of time it would take from the effective date of value to the date in the future when the property would sell for the concluded market value. In the analysis of the subject property, the Marketing Time as of May 19, 2026 is estimated at 9 to 18 months. This is also typical of similar properties in this market.

## EFFECTIVE DATE OF THE APPRAISAL

The effective date of the appraisal is May 19, 2026.

## EFFECTIVE DATE OF THE REPORT

The effective date of the report is June 18, 2026.

## PROPERTY HISTORY

Available information indicates that the owner of record for the subject property is the School Association for Special Education in DuPage (SASED). Our review of the public record indicates that no sale or transfer involving the subject property has occurred during the three years prior to the effective date of value (May 19, 2026). According to the available information, the subject property was not listed for sale during this same three-year period and is not currently impacted by an option/contract to be sold. To the best of our knowledge the subject property is owner-occupied and is not encumbered by a lease agreement or listed for lease.

We reserve the right to amend this appraisal and report after reviewing any contracts or listing agreements that impact the subject property as well as copies of any leases encumbering the subject property during the three years prior to the effective date of value.

## DISCLOSURE OF PAST APPRAISAL AND ASSIGNMENT CONDITIONS

Associated Property Counselors, Ltd. has completed an appraisal of the subject property within the past three years. Prior services include communicating the conclusions in a restricted report while the final report was being prepared. This document is the final report. The appraiser(s) signing the Certification located elsewhere in this report have no present or contemplated future interest in the property or the parties involved beyond this estimate of value.

To ensure that the analysis of the subject is understood in the proper context, any assignment conditions that may affect the scope of work must be disclosed. These appraisal assignment conditions include Extraordinary Assumptions, Hypothetical Conditions, Jurisdictional Exceptions and any other assumptions, conditions or laws/regulations that could affect the scope of work. An Extraordinary Assumption is something specific to the appraisal assignment at hand that is believed to be true for the sake of the appraisal but may or may not be true as of the effective date of the appraisal. A Hypothetical Condition, on the other hand, is something that is known to be untrue as of the effective date of the appraisal but is taken as true for the purpose of the appraisal assignment. Jurisdictional Exceptions are rare but can affect an appraisal assignment when federal, state or local laws and regulations contradict or supersede professional appraisal standards.

The Extraordinary Assumptions, Hypothetical Conditions and/or Special Limiting Conditions considered in this appraisal assignment are disclosed elsewhere in this report. Additional general underlying assumptions and limiting conditions follow the Certification of this report.

## DISCLOSURE OF EXTRAORDINARY ASSUMPTIONS, HYPOTHETICAL CONDITIONS, JURISDICTIONAL EXCEPTIONS AND/OR SPECIAL LIMITING CONDITIONS

A floor plan for the subject property was not available for my review. I reserve the right to amend this appraisal and report after reviewing a formal floor plan or rendering to verify the building areas dedicated to the various uses/applications within the building (classrooms, offices, common areas, etc.) The description of the property is based on an inspection of the interior and exterior of the subject building improvements, public records, CoStar, Loopnet and MLS databases as well as additional information provided by the client.

The subject property is valued in the condition observed on the date of inspection. We reserve the right to amend this appraisal and report after reviewing any structural, engineering, or condition reports that are prepared by qualified experts.

As stated previously, the subject site is improved with an institutional/school building and is considered to be a specialized property. To accommodate this use, the subject includes personal property, furniture, fixtures and equipment needed to operate. The sales data used in this analysis allows me to conclude that sales involving similar types of properties may allocate and identify the value of the real estate, personal property and/or furniture, fixtures, and equipment (FF&E) in the sale price or are sold as a going concern or "turn-key" facilities based on the location and condition of the real estate (bricks and mortar), type of fixtures and any perceived value of the ongoing operation of the property. I reserve the right to amend this appraisal and report after reviewing any information that identifies the transfer of personal property, FF&E, etc. in the transactions used. This appraisal and report are based in part on the assumption that the sales used were transferred for real estate only and adjustments for personal property and FF&E were applied to the comparable data, as applicable. See Sales Comparison Approach to Value located elsewhere.

There are no Hypothetical Conditions or Jurisdictional Exceptions that impact the appraisal, report or conclusions. There are no other Extraordinary Assumptions exceptions and/or special limiting conditions that impact the evaluation or the value of the property. See Underlying Assumptions and Limiting Conditions located elsewhere in this report.

## APPRAISAL PROCESS

The appraisal process is a specific system used in developing estimates of market value of various interests in real estate. Primary aspects of the process involve acquiring, analyzing, and interpreting data. A reasonable conclusion is drawn based on the application of three approaches to value. These approaches are the **Cost Approach, Income Approach and the Sales Comparison Approach**. Upon completing the applicable approaches to value, the conclusions are reconciled based on the strengths and/or weakness of each. The final conclusion is drawn from the most reliable data and analytical tool. A summary of each of the Approaches to Value is provided below.

## APPROACHES TO VALUE

The Cost Approach involves estimating the reproduction or replacement cost new of the building and site improvements. Deductions for various forms of accrued depreciation are then taken. The estimated value of the land, as if vacant, is added to the estimated costs of the depreciated building and site improvements. The result is an indication of value for the entire property by the cost to develop a duplicate or substitute structure as of the appraisal date. The Income Approach is an analysis of the property based on income producing capabilities. Depending on the quality and durability of the income, a discounting, or capitalization technique, may be applied. This analytical tool reflects the present worth of the right to receive all anticipated future benefits associated with the property from an investment standpoint. The Sales Comparison Approach is an analysis of the property based on sales and listing activity for similar real estate. Since few properties are identical, adjustments are made to reflect the variations. An opinion of value for the subject property (the likely price if offered on the market) is formulated based on the most relevant data utilized in the analysis.

## SCOPE OF WORK AND REPORT OPTION

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to develop and report a scope of work that results in credible opinions that are appropriate for the appraisal problem and intended user. As stated previously, the purpose of this appraisal is to estimate the current market value of the fee simple estate in the subject property as of the effective date of value (May 19, 2026) to be used by the client in an internal decision and the possible disposition of the property. In formulating the conclusions, we considered (by way of example and not limitation) the physical characteristics of the subject property, the location of the property and supplemental data retained in the file and summarized in this report. We also considered comparable data and the documents associated with the verification of the sales transactions. A complete list of documents and reports reviewed is retained in the file.

To prepare this appraisal and report, Patrick A. Kleszynski, MAI conducted an exterior and interior inspection of the subject property. Photographs were taken. Dale J. Kleszynski, MAI, SRA inspected the exterior of the property. The appraisers reviewed available information from the public record, the MLS and CoStar databases, as well as information provided by the client. The appraisers reviewed zoning information and the applicable land use controls for the subject property. A complete analysis of market conditions has been made. Associated Property Counselors, Ltd. maintains and has access to comprehensive databases for this market area and has reviewed the market for sales and listings relevant to this analysis. A Highest and Best Use analysis for the subject property was completed. Physically possible, legally permissible and financially feasible uses were considered, and the maximally productive use was concluded.

We completed research to develop the comparable data used in the analysis of the subject property and the information was verified and we considered all approaches to value that are applicable. The result of this appraisal is communicated in an Appraisal Report as defined in the Uniform Standards of Professional Appraisal Practice. A detailed description of the methods and techniques employed in the development of this appraisal assignment and Appraisal Report is presented elsewhere.

## APPRAISAL DEVELOPMENT

The Cost Approach to Value was considered and rejected in formulating the final value conclusion. The subject improvements are special purpose in nature and are currently used as the Southeast Alternative School facility. The Cost Approach to Value was not applied in this analysis due to the difficulty in accurately measuring physical depreciation and/or obsolescence found in the subject property. The Income Approach to Value was also not used in formulating the final value conclusion. To the best of our knowledge, the subject is not an income producing property and this approach does not reflect market behavior for this property type.

The Sales Comparison Approach to Value is given sole consideration in formulating the final conclusion. Sufficient data is available in the market to complete this analytical technique and the available sales data reflects the interactions of the buyers and sellers for similar properties like the subject. The sales used in this analysis appear to reflect transactions that are typical of the market.

This appraisal and appraisal report are intended to comply with the applicable law in the State of Illinois, the Uniform Standards of Professional Appraisal Practice and the Code of Ethics of the Appraisal Institute. Additional data is retained in the file and/or office.

## LEGAL DESCRIPTION AND ADDITIONAL INFORMATION

A copy of the legal description of the subject property is reproduced on the survey located elsewhere in this report. We reserve the right to amend this appraisal and report after reviewing a preliminary title report, property inspection report, and current formal survey of the whole property to verify the legal description, land dimensions, land area, building dimensions, building area and condition of the structural components. Any additional information provided by the client and information developed in the completion of this appraisal and report are retained in the file and/or office.

## ACKNOWLEDGEMENT AND STATEMENT OF COMPETENCY

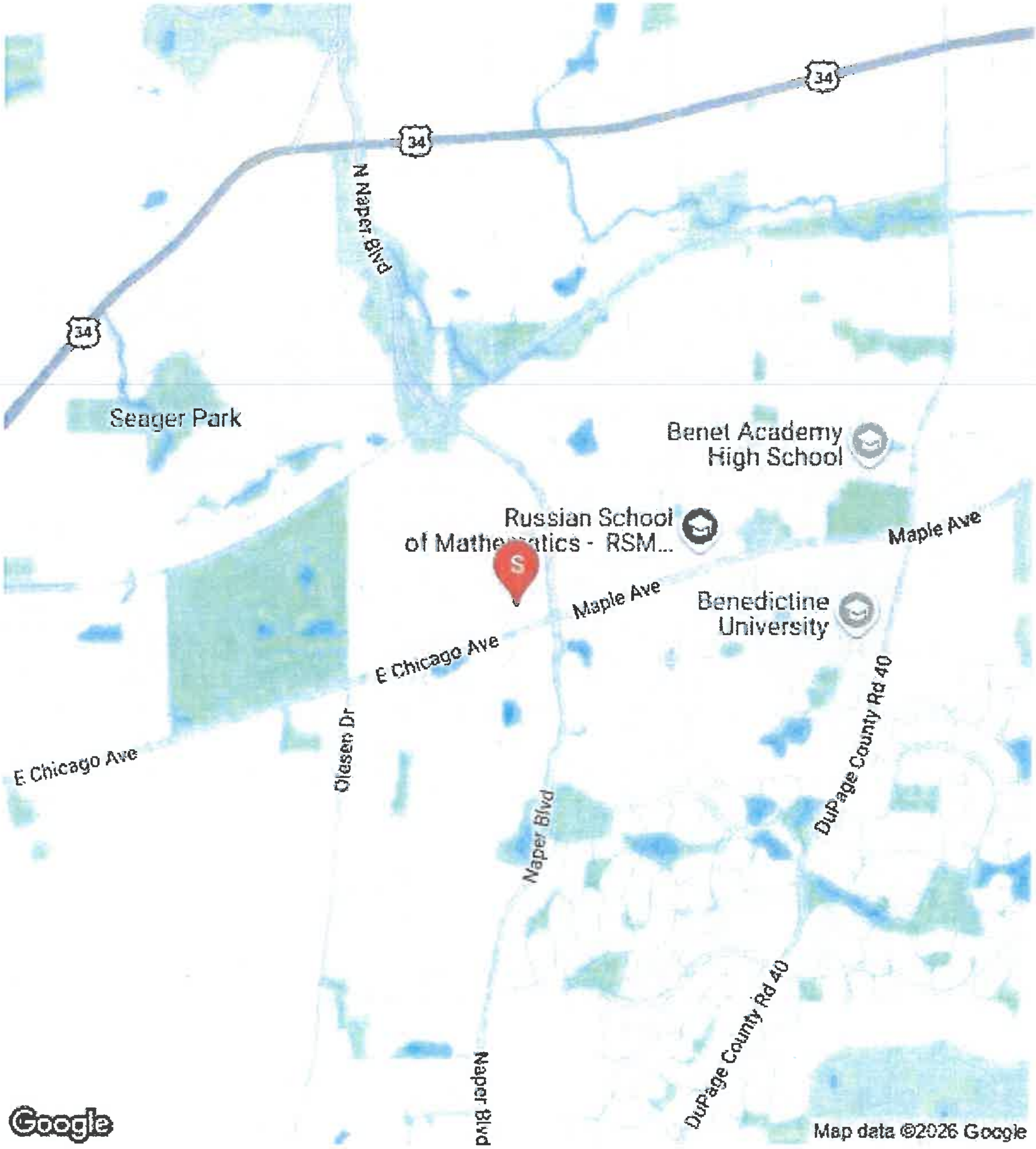
When any portion of the work performed during the completion of this appraisal and report involves "significant appraisal assistance," those individuals must be identified and the extent of their contributions must be described.

To prepare this appraisal assignment, Patrick A. Kleszynski, MAI and Dale J. Kleszynski, MAI, SRA performed the previously described inspection of the subject property and reviewed available documents and the public record, researched and verified data involving properties comparable to the subject and conducted an analysis using the above mentioned techniques in order to formulate a reconciled value conclusion for the subject property and review of the report. We have completed the appraisal of similar properties in the vicinity of the subject and are competent to complete this analysis. A statement of our professional qualifications is located elsewhere in this report.

## AREA DATA

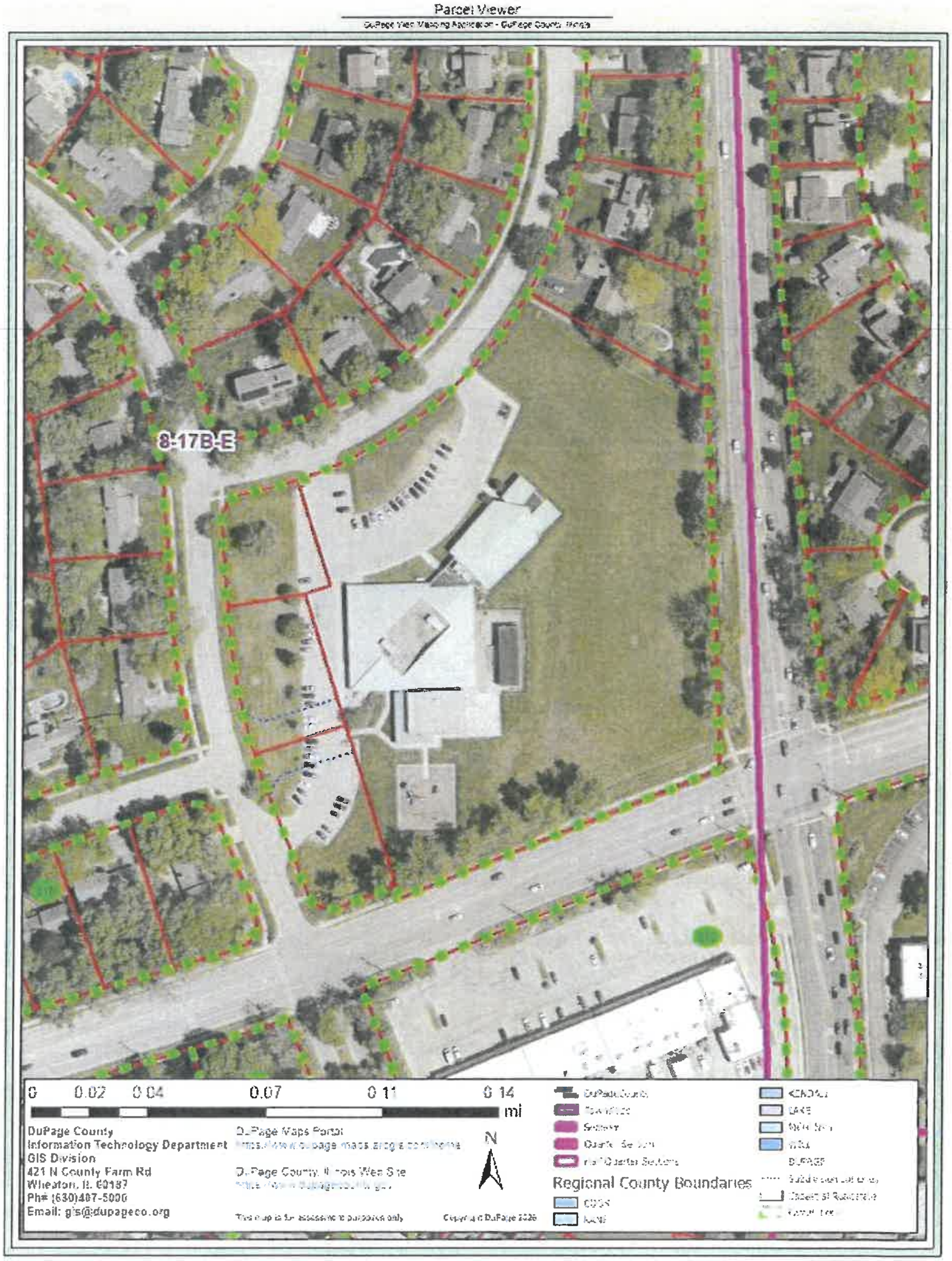
Retained in the file and available upon request.

**LOCATION MAP**



## COUNTY TAX MAP

## COUNTY GIS MAP



## PROPERTY DESCRIPTION

### SITE INFORMATION AND DESCRIPTION

**Location:**

The subject property is located at the northeast quadrant of Cornwall Road and Maple Road, west of Naper Boulevard and south of Cape Road, in unincorporated Lisle Township, DuPage County, Illinois. The common address is 6S331 Cornwall Road, Naperville, Illinois 60540. This property is further identified by Permanent Real Estate Tax Index Numbers 08-17-207-016, 08-17-207-017, 08-17-207-018 and 08-17-207-019. A copy of the legal description of the subject property is reproduced on the survey located elsewhere in this report. The subject property is identified by its legal description, the previously presented street boundaries, common address and assessor's parcel number.

The subject site is improved with a school facility (Southeast Alternative School) that is owned by School Association for Special Education in DuPage (SASED).

**Dimensions and Land Area:**

The subject site consists of an irregular-shaped parcel of land that features approximately 495 feet of frontage along the east side of Cornwall Road and approximately 520 feet of frontage along the north side of Maple Avenue. Additional frontage along the west side of Naper Boulevard and south side of Cape Road is approximately 425 feet, respectively. Remaining dimensions vary based on point of reference. The shape and dimensions of the subject property can best be understood by viewing the tax assessment or GIS maps and provided plat of survey located elsewhere in this report.

Total site area is reported to be 6.865 acres or 299,018 square feet before the take.

**Street Access:**

Access to the subject site is from Cornwall Road. Cornwall Road provides ingress and egress to and from Maple Avenue. The subject property is located on a triple (3) corner lot.

**Topography:**

The subject property is generally at grade with surrounding properties. The subject site has a gently sloping topography east and north of the building improvements.

**Utilities:**

Sewer, water, telephone, electricity, and natural gas are available to the subject site. The utilities are typical and adequate for the market area.

**Water and Sewer:** County/Municipal water and sewer systems service the property.

**Electric:** ComEd

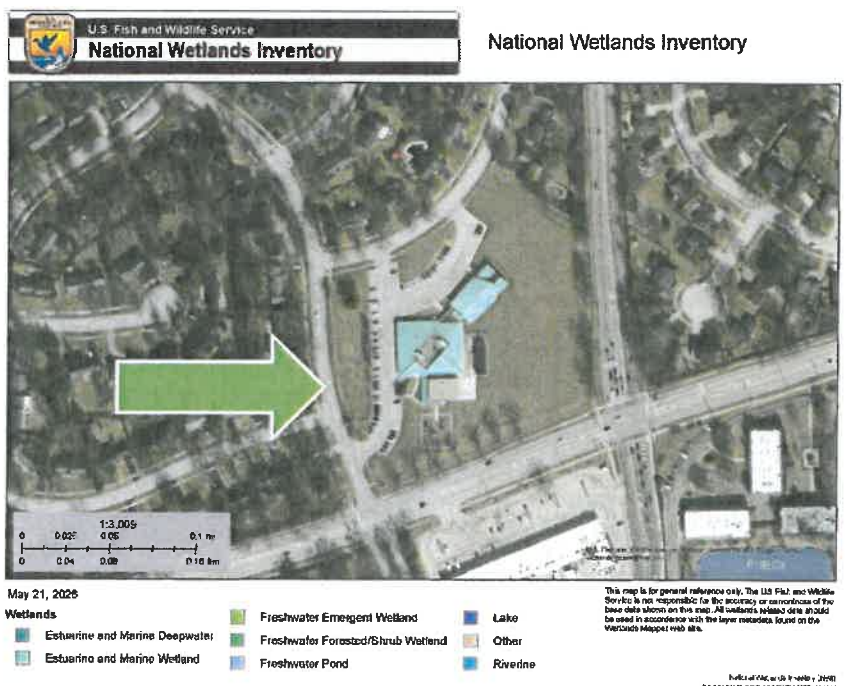
**Gas:** NICOR Gas

## PROPERTY DESCRIPTION (CONTINUED)

### SITE INFORMATION AND DESCRIPTION

**Flood Hazard Area:** According to Community Panel 17043C 0163J, dated August 1, 2019, the subject property is in an X zone flood hazard area. Zone X is considered an area of minimal flooding. See map below.

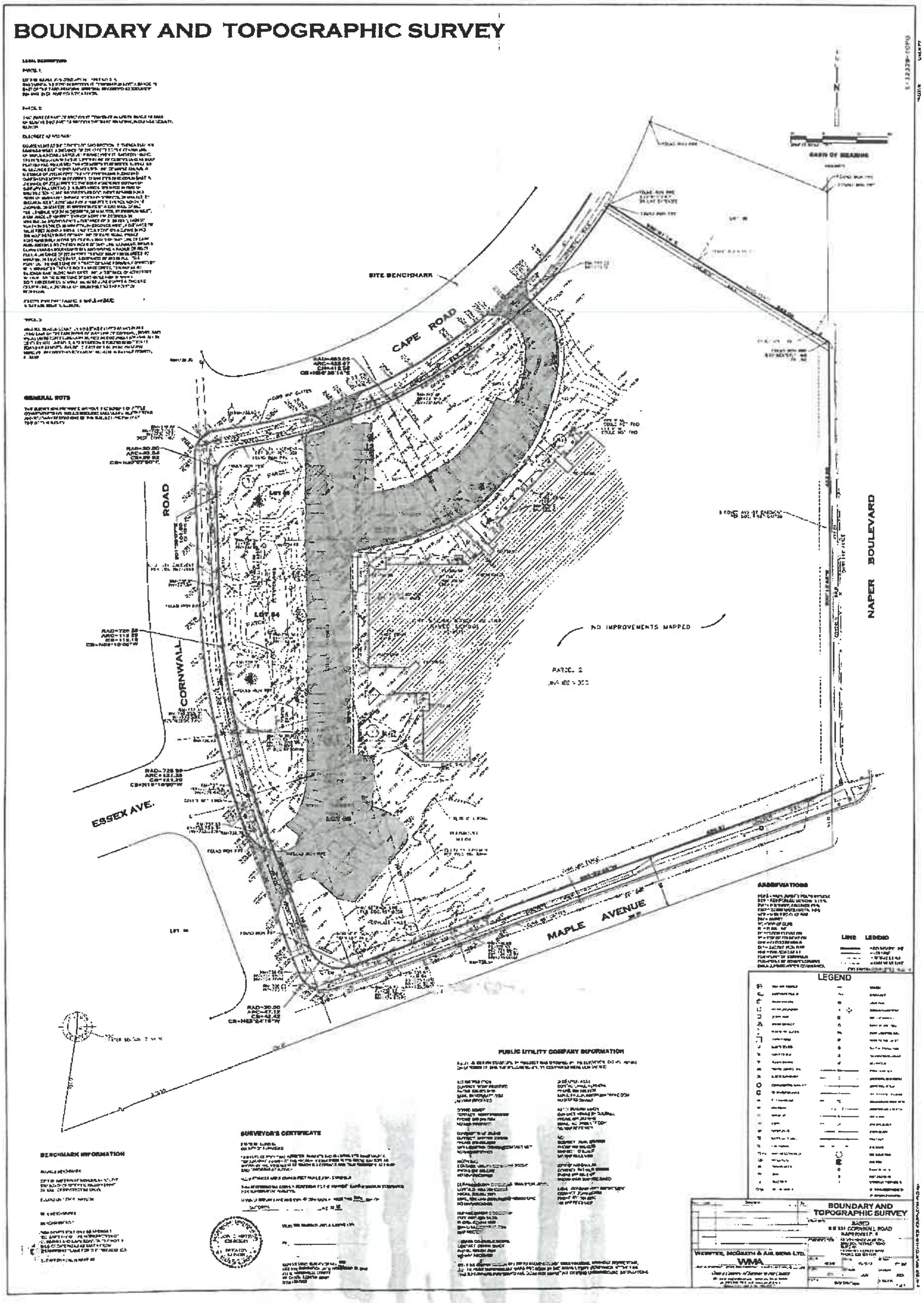

**Wetlands Data:** Information provided by the United States Fish and Wildlife Service indicates that the property is not impacted by a wetlands classification. I am not an expert in this area. I reserve the right to amend the value conclusion after reviewing a formal wetland report that is prepared by a qualified expert.



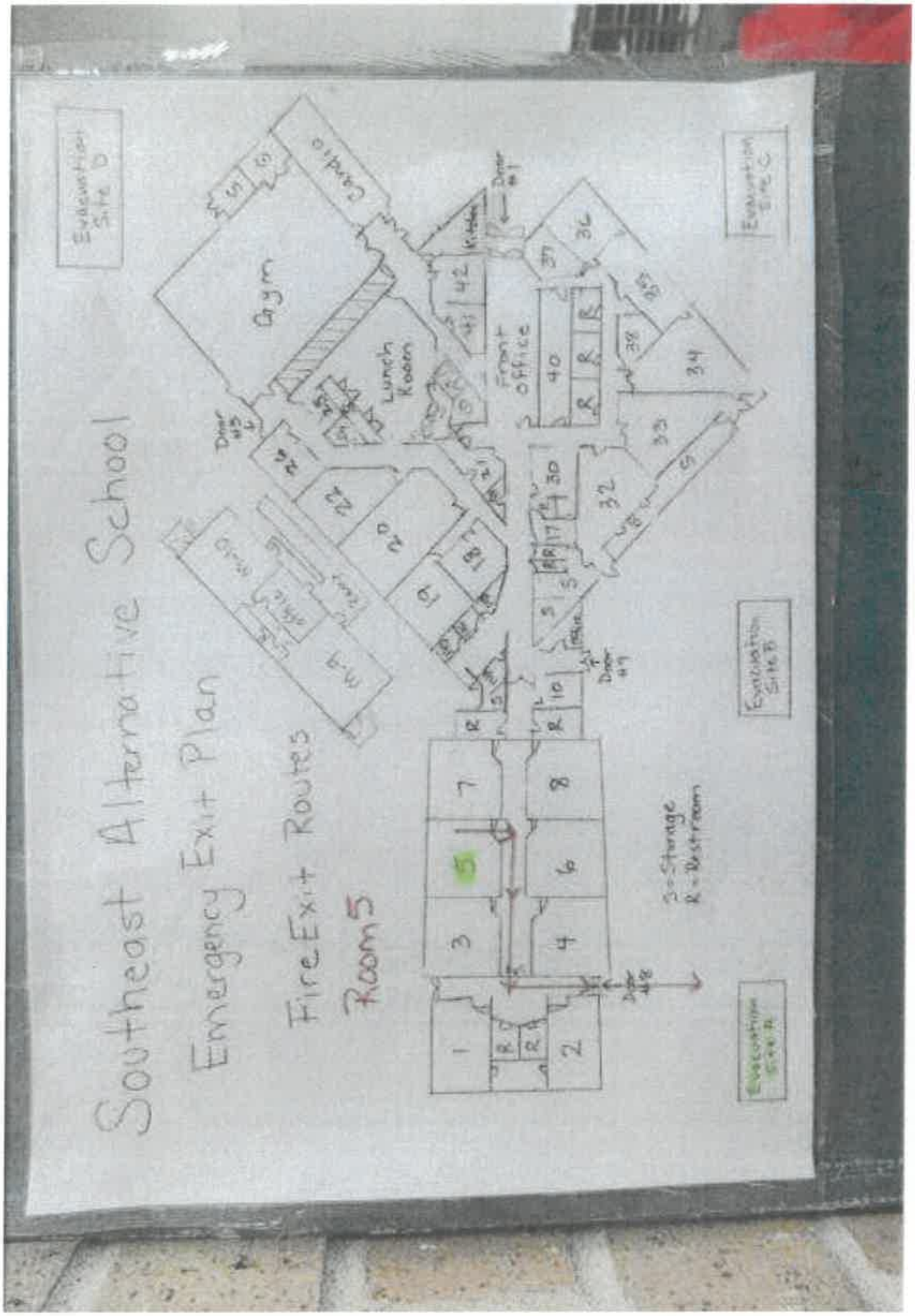
## PROPERTY DESCRIPTION (CONTINUED)

| SITE INFORMATION AND DESCRIPTION | |
|---|---|
| **Soil Condition:** | A soil test was not made available. I assume that conditions are adequate to support the existing improvements. I am not an expert in this area and I reserve the right to amend this analysis after reviewing a formal soil report. Please reference Underlying Assumptions and Limiting Conditions. |
| **Environmental Hazards:** | During my inspection I did not observe any obvious environmental hazards. I am not an expert in this area. I reserve the right to amend my analysis should an environmental hazard be identified (see Underlying Assumptions and Limiting Conditions). |
| **Restrictions, Easements or Encumbrances:** | To the best of my knowledge, there are no known adverse encumbrances or easements. Please reference Limiting Conditions and Assumptions. |
| **Building Improvements:** | The subject consists of an institutional/school facility and associated land. The property is in average to good condition. |
| **Site Improvements:** | The subject site is also improved with concrete service walks, curbs and gutters; asphalt paved open surface parking areas; signage; chain link fencing; trash enclosure; asphalt paved open surface parking areas; a playground area; basketball court; and a freestanding finished prefabricated trailer. The subject has average landscaping. |
| **Surrounding Uses:** | In general, the area immediately surrounding the subject property can best be described as detached single-unit residential properties along interior streets with commercial retail and office applications located along the primary roadways. |
| **Linkages:** | Primary roadways in the area include Maple Avenue, Naper Boulevard, Ogden Avenue (US Route 34), Lincoln Avenue and Washington Street. Interstate 355 is accessible approximately 3.0 miles east of the subject site. This expressway allows access to Interstates 55, 80, 88 and 290, surrounding suburbs, the City of Chicago, and the region in general. |

## PROVIDED PLAT OF SURVEY



## FLOOR PLAN


Southeast Alternative School
Emergency Exit Plan
Fire Exit Routes
Room 5
Gym
Lunch Room
Front Office
Evacuation Site A
Evacuation Site B
Evacuation Site C
Evacuation Site D
S = Storage
R = Restroom

## PHOTOGRAPHS OF THE SUBJECT PROPERTY

**SUBJECT PROPERTY**

**SUBJECT PROPERTY**

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## DESCRIPTION OF IMPROVEMENTS

The subject site is improved with an average to good quality, one-story, masonry constructed school building/facility currently used as the SASED Southeast Alternative School. The following is a description of the improvements based on an exterior inspection of the subject, an inspection of the interior of the building, data taken from public record and available information from various database sources and information provided by the client.

| General Description – Summary | |
|---|---|
| **Development/Property Name & Common Address:** | The Southeast Alternative School<br>6S331 Cornwall Road<br>Naperville, Illinois 60540 |
| **Property Type:** | The subject is a School Building Facility and associated land. This property type classification is taken from the Appraisal Institute's Commercial Database Standards. |
| **Year Built:** | Reported to be constructed in stages between 1986 and the early 2000s. The actual age of the subject improvements as of the effective date of value (May 19, 2026) is calculated at 40 years. |
| **Building Size:** | The total building area is estimated to be 32,300 square feet. |
| **Land-to-Building Ratio:** | The reported land area of 6.86 acres or 299,018 square feet indicates a land-to-building area ratio of 9.26 to 1. |
| **Building Design:** | Traditional school/institutional building design with vestibule, lobby/main office, classrooms, meeting rooms, private offices, lounge with kitchenette, boys' and girls' restroom facilities, gymnasium, physical therapy room, cafeteria with kitchen, custodian office, storage rooms/closets and mechanical rooms. |

| Foundation, Frame & Exterior | |
|---|---|
| **Foundation:** | Reinforced poured concrete slab foundation |
| **Basement:** | None |
| **Structural Frame:** | Masonry and steel frame |
| **Roof:** | Built up flat and pitched roof supported by metal decking and steel structural components with assumed metal panel, rubber membrane or tar and gravel covering. |
| **Exterior:** | Brick and fixed glass set in metal frames |
| **Construction Quality:** | Average |

## DESCRIPTION OF IMPROVEMENTS (CONTINUED)

| Interior Finish | |
|---|---|
| **Floor Finish:** | Laminate, tile, carpet and slab flooring |
| **Wall Construction and Finish:** | Painted/Covered drywall and concrete block |
| **Ceiling Finish:** | Acoustic tiles with some areas having exposed support structure |
| **Lighting System:** | The property has a mix of fluorescent and incandescent lighting. |
| **Washrooms:** | Adequate restroom facilities service the building. |
| **Interior Layout:** | Average |
| **Condition/Appeal:** | Average to Good |

| Mechanical Systems | |
|---|---|
| **Heating and Cooling:** | The property is serviced by forced air furnaces and central air-conditioning or roof mounted combination units. |
| **Power Supply:** | The building is equipped with ample power. |
| **Alarm Systems and Sprinklers:** | The subject is serviced by security alarms, cameras and doors system. Portions of the property are serviced by a wet pipe sprinkler system. |

| Parking and Additional Site Improvements | |
|---|---|
| **Vehicle Parking:** | Adequate paved open surface parking services the subject property. |
| **Site Improvements:** | The subject site is also improved with concrete service walks, curbs and gutters; asphalt paved open surface parking areas; signage; chain link fencing; trash enclosure; a playground area; basketball court; and a freestanding finished prefabricated trailer.<br>In addition to the school facility (Southeast Alternative School), the subject is improved with a free standing trailer (not included in the total gross building area). The trailer is finished with 2 classrooms, office space and a restroom.<br>The subject has average landscaping. |

## DESCRIPTION OF IMPROVEMENTS (CONTINUED)

| Property Analysis | |
|---|---|
| **FF&E, Business, and/or Other Considerations:** | As stated previously, the subject site is improved with an institutional/school building currently used as the Southeast Alternative School facility and is considered to be a specialized property. To accommodate this use, the subject includes personal property, furniture, fixtures and equipment (FF&E) needed to operate. We reserve the right to amend this appraisal and report after reviewing any information that identifies the transfer of personal property, FF&E and/or business value in the transactions used. This appraisal and report are based in part on the assumption that the sales used were transferred as real estate only. |
| **Design & Functional Utility:** | The design and utility of the subject property are considered to meet the needs of users likely to occupy properties like the subject. No major items or examples of functional inutility that would affect the marketability and/or value of the property are perceived with the subject property. |
| **Deferred Maintenance:** | Deferred maintenance reported as typical of buildings of this type and style with replacement and repairs performed as needed...<br>We reserve the right to amend this appraisal and report after reviewing any structural, engineering, or condition reports that are prepared by qualified experts. |
| **Capital Improvements:** | None noted or observed |
| **Renovations:** | Completed as needed. According to provided information, recent renovations (over the past 3 to 5 years) include the replacement of three (3) rooftop HVAC units. |
| **Overall Condition and General Comments:** | The subject improvements are considered to be in average to good condition. |
| **Effective Age and Total Economic Life:** | Based on the available information, the effective age of the subject property is estimated at 30 years. The total economic life of properties like the subject is typically 50 to 60 years. The indicated remaining economic life is calculated to be approximately 20 to 30 years. |

## ZONING

The subject property is zoned R-4, 'Single Family' in DuPage County. The portion of the available zoning map, that includes the subject property is reproduced below.


To the best of my knowledge, a change in zoning for the subject site is unlikely. DuPage County reports the current use is a legal and conforming use under this zoning classification and associated zoning ordinance. We reserve the right to amend this appraisal and report upon review of any documentation that impacts the subject's current and future zoning classification and allowable uses.

## ASSESSMENT AND REAL ESTATE TAX SUMMARY

The property is identified by Real Estate Tax Parcel Numbers 08-17-207-016, 08-17-207-017, 08-17-207-018 and 08-17-207-019 by the DuPage County Assessor's Office. As an alternative school building facility, owned by the School Association for Special Education in DuPage (SASED), the subject property is reported to be tax exempt. The combined 2025 real estate tax assessment is reported to be $0. According to information taken from the DuPage County Treasurer's Office, the combined 2025 real estate tax for the subject property, payable in 2026, is reported to be $0.00.

## HIGHEST AND BEST USE

The Appraisal Institute defines Highest and Best Use as follows:

> "The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

**Source: The Dictionary of Real Estate Appraisal, Seventh Edition**

The four criteria that the highest and best use of land as though vacant, must meet are defined in The Dictionary of Real Estate Appraisal, Seventh Edition as:

> Legal Permissibility. A property use that is either currently allowed or most probably allowable under zoning codes, building codes, environmental regulations, and other applicable laws and regulations that govern land use.
>
> Physical Possibility. For a land use to be considered physically possible, the parcel of land must be able to accommodate the construction of the ideal improvement.
>
> Financial Feasibility. For a land use to be considered financially feasible, the value of the land use must exceed its cost.
>
> Maximum Productivity. To achieve maximum productivity, a specific land use must yield the highest value of all the physically possible, legally permissible, and financially feasible possible uses.

An improved site is always valued as though vacant and available for its highest and best use. Existing improvements that do not conform with the ideal improvement may be an interim use (i.e., not the highest and best use) that contributes some value or even reduces value if the costs to remove the improvements are substantial. In the analysis of the Highest and Best Use As Improved, an appraiser considers the alternative uses by applying the same tools applied in the analysis of the highest and best use of the land as though vacant (the four test). The future economic performance of the existing improvements is the core concern in testing the alternative uses of the property as improved. This is done by the appraiser considering the number of alternative uses of the existing improvements:

- Demolish the existing improvements and redevelop the site.
- Convert, renovate, or alter the existing improvements to enhance the current use or change the use of the property to a more productive use.
- Retain the existing improvements and continue the current use. The existing improvements represent an interim use that helps defray the cost of carrying the property and demolition costs until all approvals have been obtained and actual construction may begin.

**Source:**
**The Appraisal of Real Estate, Fifteenth Edition & The Dictionary of Real Estate Appraisal, Seventh Edition**

## HIGHEST AND BEST USE

### Conclusion – As Vacant

As previously stated, the subject property is zoned R-4, 'Single Family'. My examination of the information taken from the DuPage County allows me to conclude that a variety of residential or institutional applications and a limited number of uses requiring special approval are the only legal uses the site would accommodate under its current zoning. Therefore, only these legally permissible uses are considered in the analysis of the subject property, as vacant.

Based on my inspection of the subject property, the site does not appear to suffer from any physical condition that would render the property unbuildable. As discussed in the Site Data section of this report, the subject property's location, size, shape, frontage, topography, availability of support services (water, sewer, electricity, natural gas, etc.) and accessibility contribute to the site's utility. We did not observe any obvious adverse issues with respect to soil condition, wetlands, flood or environmental hazards, although no formal reports were available. Absent any information to the contrary, the site is assumed to be sufficiently stable and development of the subject site with legally permissible uses in accordance with the current zoning classification and area development patterns is considered to be physically possible.

Demand for development is balanced in Naperville, Illinois as of the effective date of value (May 19, 2026). Market trends and the appraiser's inferred observation indicate a stable market for properties like the subject. My research allows me to conclude that land values in the subject marketplace have remained stable or increased in this market area. Based on the current market conditions combined with the analysis of the comparable sales being acquired by investors, development of the site is considered to be a financially feasible use of the subject property as of the effective date of value.

My analysis of the land prices, available uses for the subject site and associated risk levels indicate that the maximally productive use of the subject parcel is for development in accordance with the current zoning classification or an institutional/school building/facility. We conclude that the Highest and Best Use of the subject property, as vacant, is for acquisition by a developer or owner for development in accordance with the current zoning classification or institutional/school development in accordance with surrounding area development patterns.

## HIGHEST AND BEST USE

### Conclusion - As Improved

As stated elsewhere, the current use of the subject property appears to be legally permissible under the R-4, 'Single Family' zoning classification. The improvements are estimated to have been constructed in stages between 1986 and the early 2000s. The subject property appears to have been maintained in average to good condition. The improvements have been located on the subject site since being constructed with no signs of settling and/or erosion. There are no known issues with the improvements to the subject site as currently constructed and the improvements are considered to be physically possible.

Of the uses that are legally permissible, physically possible and financially feasible, the current use as a school facility appears to return the greatest value and is, therefore, considered to be the maximally productive use of the subject, as improved. Based on our analysis, we conclude that the school/institutional facility currently used as the SASED Southeast Alternative School for acquisition by an owner-operator is the Highest and Best Use of the subject property, as improved.

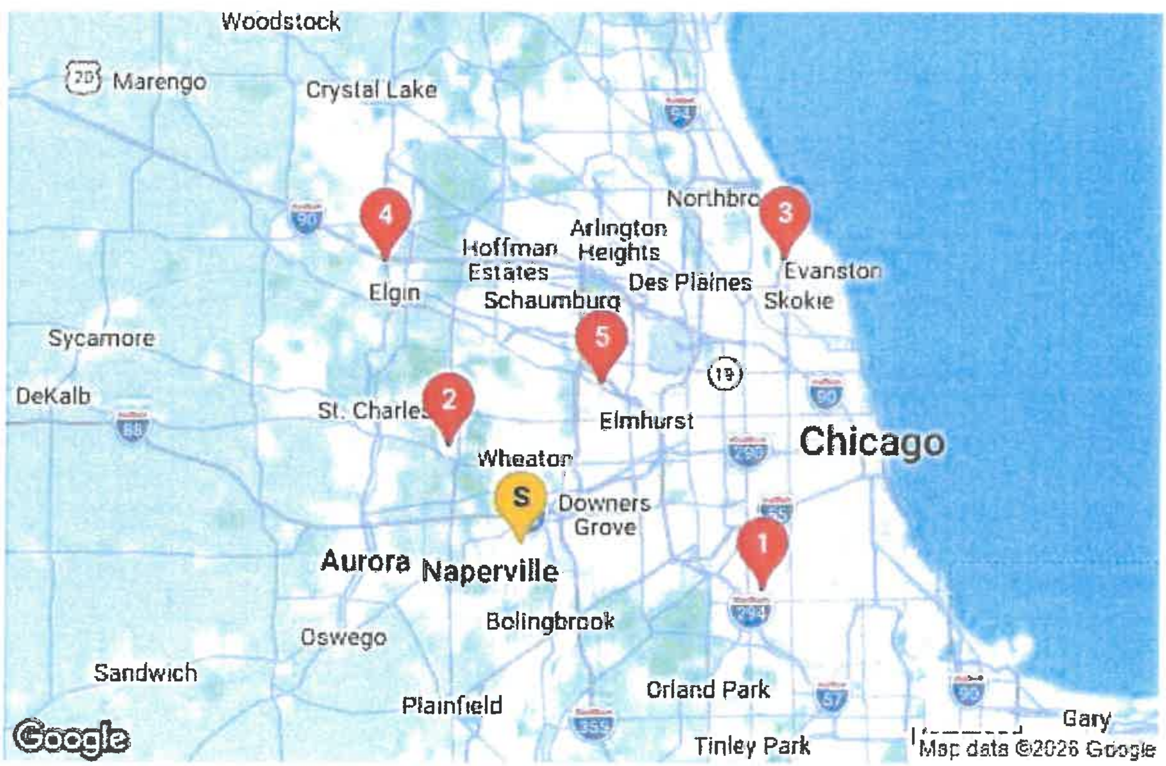
## ESTIMATE OF VALUE BY THE SALES COMPARISON APPROACH

### Valuation Concept

In the Sales Comparison Approach, sales and offerings of similar type properties are analyzed and adjusted for a value indication of the property being appraised. This approach reflects the actions of buyers and sellers in the market and is based upon the principle of substitution. In this analysis, the Sales Comparison Approach to Value is given sole consideration in formulating the final conclusion. Sufficient data is available in the market to complete this analytical technique and the available sales data reflects the interactions of the buyers and sellers for similar properties like the subject. The sales used in this analysis appear to reflect transactions that are typical of the market.

We have researched closed sale transactions, pending sale agreements and active listings of comparable properties to complete this analytical technique. The data has been researched through numerous sources and verified. Additional information is retained in the file and/or office. It should be noted that, although located over a wide geographic area, the five comparables used to complete this analytical technique are considered to be appropriate in the analysis of the subject property due to their date of sale, location in surrounding municipalities/counties and building configuration (school/university-classroom bldg/condominium or institutional/school buildings). The following is a summary of the data considered.

### Comparable Improved Sales Data Map



## ESTIMATE OF VALUE BY THE SALES COMPARISON APPROACH

**Comparable 1**

**Transaction**

| | | | |
|---|---|---|---|
| **Address** | 8808 Ridgeland Avenue | **Property Rights** | Fee Simple |
| **City** | Oak Lawn | **Financing** | Conventional |
| **County** | Cook | **Conditions of Sale** | Arm's Length |
| **State** | IL | **FFandE** | Minor FF&E |
| **Tax ID** | 24-06-204-021 and 026-0000 | **Grantor** | Catholic Bishop of Chicago |
| **Date** | 3/17/2023 | **Grantee** | Chicago Islamic Center, Inc. |
| **Price** | $2,500,000.00 | **Verification** | Public Record - Document Number 2308046256 |
| **Price Per SF** | $55.56 | | |

**Site**

| | | | |
|---|---|---|---|
| **Acres** | 4.82 | **Zoning** | R-1, Single Family District |
| **Land SF** | 210,000 | **Topography** | Level |
| **Price Per Land SF** | $11.90 | **Utilities** | All Utilities Available |
| **Shape** | Roughly rectangular | **Access** | Average to Good |
| **Road Frontage** | Interior | **Flood Zone** | Zone X |
| **Encumbrance Or Easement** | No known easements, encumbrances, encroachments or restrictions. | **Environmental Issues** | No wetlands designation reported. |

**Improvements**

| | | | |
|---|---|---|---|
| **Property Major Type** | Assembly/Meeting Place | **GBA** | 45,000 |
| **Current Use** | Religious Facility | **Land To Building Ratio** | 4.67 |
| **Year Built** | 1965 | **No. of Stories** | 2 |
| **Renovations** | Completed as needed | **Condition** | Average |
| **Design Appeal** | Religious facility with classrooms | **Parking Spaces** | 170 |

**Comments**

This is a two-story, single-tenant, church/school building and parish home. The building features courtyard/play area, private offices, gathering areas and full kitchen. The home features two stories, offices, updated kitchen, restroom, three bedroom suites with own bath. Basement features family/meeting room, office/bedroom.

## ESTIMATE OF VALUE BY THE SALES COMPARISON APPROACH

**Comparable 2**

**Transaction**

| | | | |
|---|---|---|---|
| **Address** | 331 George Street | **Property Rights** | Fee Simple |
| **City** | West Chicago | **Financing** | Conventional |
| **County** | DuPage | **Conditions of Sale** | Arm's Length |
| **State** | IL | **FFandE** | NA |
| **Tax ID** | 04-09-220-016 and 018 | **Grantor** | Trinity Evangelical Lutheran Church of West Chicago |
| **Date** | 8/23/2024 | **Grantee** | Lance J. Kammes and Cindy L. Soto |
| **Price** | $670,000.00 | **Verification** | Public Record - Document Number R2024-049241 |
| **Price Per SF** | $56.07 | | |

**Site**

| | | | |
|---|---|---|---|
| **Acres** | 1.14 | **Zoning** | R-5, Single Family Residence District |
| **Land SF** | 49,831 | **Topography** | Level |
| **Price Per Land SF** | $13.45 | **Utilities** | All Utilities Available |
| **Shape** | Irregular | **Access** | Average |
| **Road Frontage** | Corner | **Flood Zone** | Zone X |
| **Encumbrance Or Easement** | No known easements, encumbrances, encroachments or restrictions. | **Environmental Issues** | No wetlands designation reported. |

**Improvements**

| | | | |
|---|---|---|---|
| **Property Major Type** | Assembly/Meeting Place | **GBA** | 11,950 |
| **Current Use** | Religious Facility | **Land To Building Ratio** | 4.17 |
| **Year Built** | 1925, 1965 | **No. of Stories** | 1 |
| **Renovations** | Limited with deferred maintenance | **Condition** | Fair |
| **Design Appeal** | School classroom facility | **Parking Spaces** | 28 |

**Comments**

This property consists of a one-story, single-tenant, religious building and a one and a half story, single-family residence. This building was vacant at the time of sale. The new owner plans to renovate the property.

# ESTIMATE OF VALUE BY THE SALES COMPARISON APPROACH

**Comparable 3**

**Transaction**

| | | | |
|---|---|---|---|
| **Address** | 3220 Big Tree Lane | **Property Rights** | Fee Simple |
| **City** | Wilmette | **Financing** | Conventional |
| **County** | Cook | **Conditions of Sale** | Arm's Length |
| **State** | IL | **FFandE** | NA |
| **Tax ID** | 05-31-408-160-0000 | **Grantor** | Beth Hillel Congregation Bnai Emunah |
| **Date** | 8/28/2024 | **Grantee** | Wilmette Park District |
| **Price** | $5,400,000.00 | **Verification** | Public Record - Document Number 2424311003 |
| **Price Per SF** | $99.15 | | |

**Site**

| | | | |
|---|---|---|---|
| **Acres** | 4.66 | **Zoning** | R1-A, Residential Sub-District |
| **Land SF** | 202,990 | **Topography** | Level |
| **Price Per Land SF** | $26.60 | **Utilities** | All Utilities Available |
| **Shape** | Irregular | **Access** | Average to Good |
| **Road Frontage** | Corner | **Flood Zone** | Zone X |
| **Encumbrance Or Easement** | No known easements, encumbrances, encroachments or restrictions. | **Environmental Issues** | No wetlands designation reported. |

**Improvements**

| | | | |
|---|---|---|---|
| **Property Major Type** | Assembly/Meeting Place | **GBA** | 54,465 |
| **Current Use** | Religious Facility | **Land To Building Ratio** | 3.73 |
| **Year Built** | 1980 | **No. of Stories** | 1 |
| **Renovations** | Assumed as needed | **Condition** | Average |
| **Design Appeal** | Religious facility with classrooms | **Parking Spaces** | 148 |

**Comments**

This property consists of a one-story, single-tenant, religious building with classrooms. The property was purchased to hold for future redevelopment. The property is currently being used by the Wilmette police department.

## ESTIMATE OF VALUE BY THE SALES COMPARISON APPROACH

**Comparable 4**

**Transaction**

| | | | |
|---|---|---|---|
| **Address** | 747 Davis Road | **Property Rights** | Fee Simple |
| **City** | Elgin | **Financing** | Conventional |
| **County** | Kane | **Conditions of Sale** | Arm's Length |
| **State** | IL | **FFandE** | NA |
| **Tax ID** | 06-02-101-010 and 011 | **Grantor** | Einstein Academy Corporation |
| **Date** | 7/1/2025 | **Grantee** | 747 Davis Road LLC |
| **Price** | $2,950,000.00 | **Verification** | Public Record - Document Number 2025K024130 |
| **Price Per SF** | $119.58 | | |

**Site**

| | | | |
|---|---|---|---|
| **Acres** | 5.10 | **Zoning** | PGI, Planned General Industrial District |
| **Land SF** | 222,372 | **Topography** | Level |
| **Price Per Land SF** | $13.27 | **Utilities** | All Utilities Available |
| **Shape** | Rectangular | **Access** | Average |
| **Road Frontage** | Interior | **Flood Zone** | Zone X |
| **Encumbrance Or Easement** | No known easements, encumbrances, encroachments or restrictions. | **Environmental Issues** | No wetlands designation reported. |

**Improvements**

| | | | |
|---|---|---|---|
| **Property Major Type** | Special Purpose | **GBA** | 24,670 |
| **Current Use** | Classroom style building | **Land To Building Ratio** | 9.01 |
| **Year Built** | 1970, 2007 | **No. of Stories** | 1 |
| **Renovations** | Assumed as needed | **Condition** | Average |
| **Design Appeal** | School classroom facility | **Parking Spaces** | 100 |

**Comments**

This is a one-story, single-tenant, classroom style building.

## ESTIMATE OF VALUE BY THE SALES COMPARISON APPROACH

**Comparable 5**

**Transaction**

| | | | |
|---|---|---|---|
| **Address** | 848 North Mill Road | **Property Rights** | Fee Simple |
| **City** | Addison | **Financing** | Conventional |
| **County** | DuPage | **Conditions of Sale** | Arm's Length |
| **State** | IL | **FFandE** | NA |
| **Tax ID** | 03-20-213-009, 03-20-214-001 and 005 | **Grantor** | The Board of Education of Addison School District 4 |
| **Date** | 2/5/2026 | **Grantee** | The Village of Addison |
| **Price** | $1,725,000.00 | **Verification** | Public Record - Document Number R2026-007634 |
| **Price Per SF** | $78.38 | | |

**Site**

| | | | |
|---|---|---|---|
| **Acres** | 4.25 | **Zoning** | R1, Single Family Residence District |
| **Land SF** | 185,300 | **Topography** | Level |
| **Price Per Land SF** | $9.31 | **Utilities** | All Utilities Available |
| **Shape** | Irregular | **Access** | Average |
| **Road Frontage** | Interior | **Flood Zone** | Zone X |
| **Encumbrance Or Easement** | No known easements, encumbrances, encroachments or restrictions. | **Environmental Issues** | No wetlands designation reported. |

**Improvements**

| | | | |
|---|---|---|---|
| **Property Major Type** | Special Purpose | **GBA** | 22,008 |
| **Current Use** | Classroom style building | **Land To Building Ratio** | 8.42 |
| **Year Built** | 1961 | **No. of Stories** | 1 |
| **Renovations** | NA | **Condition** | Fair |
| **Design Appeal** | School classroom facility | **Parking Spaces** | NA |

**Comments**

This is a one-story, single-tenant, classroom style building. The building was vacant at the time of sale. The property was purchased for potential redevelopment.

## ESTIMATE OF VALUE BY THE SALES COMPARISON APPROACH

**Improved Sales Summary**

| Comp | Address / City | State | Date | Price | Price Per SF / GBA | Land SF | Land To Building Ratio |
|---|---|---|---|---|---|---|---|
| Subject | 6S331 Cornwall Road | | 5/19/2026 | | | | |
| | Naperville | IL | | | 32,300 | 299,018 | 9.26 |
| 1 | 8808 Ridgeland Avenue | | 3/17/2023 | $2,500,000.00 | $55.56 | | |
| | Oak Lawn | IL | | | 45,000 | 210,000 | 4.67 |
| 2 | 331 George Street | | 8/23/2024 | $670,000.00 | $56.07 | | |
| | West Chicago | IL | | | 11,950 | 49,831 | 4.17 |
| 3 | 3220 Big Tree Lane | | 8/28/2024 | $5,400,000.00 | $99.15 | | |
| | Wilmette | IL | | | 54,465 | 202,990 | 3.73 |
| 4 | 747 Davis Road | | 7/1/2025 | $2,950,000.00 | $119.58 | | |
| | Elgin | IL | | | 24,670 | 222,372 | 9.01 |
| 5 | 848 North Mill Road | | 2/5/2026 | $1,725,000.00 | $78.38 | | |
| | Addison | IL | | | 22,008 | 185,300 | 8.42 |

Adjustments to the market data are considered for Property Rights Conveyed, Financing, Condition of Sale, Expenditures After Sale, Changes in Market Conditions or Market Trends over Elapsed Time, Location, Land To Building Ratio, Building Area (GBA), Physical Variations in the Current Use and Condition. The following is a summary of the applied adjustments.

### Property Rights Conveyed

All of the data used reflects the sale of the fee simple estate. The data used in this analysis is considered to be similar when compared to the subject property and does not require an adjustment for property rights conveyed.

### Financing

It is reported that the sales used were acquired on a cash basis or at terms that are reflective of the market. The data used is similar to the subject and does not require a substantial adjustment for financing.

### Condition of Sale

To the best of my knowledge, the data used was not impacted by any special or adverse conditions. The sales are considered to be similar when compared to the subject property and do not require a substantial adjustment for condition of sale.

### Expenditures Made After Sale

**Sale Numbers 1 and 4** used are not known to have required substantial expenditures after sale. **Sale Numbers 2, 3 and 5** sold in the "as is" condition and were acquired by the purchaser to renovate/redevelop the property to suit their needs after closing. Reports of renovation activity for this property could not be confirmed by the various sources or media transmissions. The data used does not require a substantial adjustment for expenditures after sale.

## ESTIMATE OF VALUE BY THE SALES COMPARISON APPROACH

### Elapsed Time

The data used in this analysis sold between March 2023 and February 2026. Data retained in my office/file indicates that demand for properties like the subject have been stable to moderate over the same time and prices paid for this type of property have generally remained level or increased slightly over time. **Sale Numbers 1, 2 and 3** require an upward adjustment for changes in market conditions over elapsed time. **Sale Numbers 4 and 5** are considered to be recent transactions as of the date of value and do not require a substantial adjustment.

### Location

The adjustments applied for location are based on my observation of the location, differences in access, visibility and/or surrounding area development patterns. **Sale Numbers 1 and 2** are similar to the subject with respect to access, visibility and surrounding area development. A substantial adjustment for location is not required for these sales. **Sale Numbers 3 and 4** are superior to the subject property with respect to access and surrounding area development while being inferior with respect to visibility. These sales require an overall downward adjustment for location. **Sale Number 5** is similar to the subject with respect to access and surrounding area development while being inferior with respect to visibility. An upward adjustment for location is required for this sale.

### Land-to-Building Ratio

The land-to-building ratio for the subject property is 9.26 to 1 (gross land area and gross building area). The sales used have land-to-building ratios that range from 3.73 to 9.01 to 1. Land-to-building ratio is an important factor because it impacts the overall utility of the site, availability of parking/on-site circulation and green space. **Sale Numbers 1, 2 and 3** are inferior to the subject property with respect to land-to-building ratio and require an upward adjustment. **Sale Numbers 4 and 5** are similar to the subject property with respect to land-to-building ratio and do not require a substantial adjustment.

### Building Area

The subject property is reported to have a gross building area of 32,300 square feet. The comparables used in this analysis range in size from 11,950 to 54,465 square feet. An analysis of the data and information retained in the file suggests that smaller buildings sell for a higher price per unit of comparison. **Sale Numbers 1 and 3** are larger in size when compared to the subject. These comparables require an upward adjustment. **Sale Numbers 2, 4 and 5** are smaller in size when compared to the subject property and require a downward adjustment.

## ESTIMATE OF VALUE BY THE SALES COMPARISON APPROACH

### Physical Variations in the Current Use

The subject property is a one-story, masonry constructed school building/facility currently used as the SASED Southeast Alternative School. Each comparable used in this analysis is a school and/or institutional building. Although differences exist between the properties, the overall utility of the sites and buildings is considered to be similar when compared to the subject. The sales used are similar when compared to the subject. The data used does not require a substantial adjustment for physical variations and current use.

### Age and Condition

The subject property is a masonry and steel frame constructed school facility that is estimated to be built in stages between 1986 and the early 2000s with renovations completed as needed. The subject improvements are considered to be in average to good condition. **Sale Number 1** is inferior to the subject with respect to age while being similar with respect to construction and condition. This sale requires an upward adjustment. **Sale Number 2** is inferior to the subject with respect to age, condition and construction. This sale requires an upward adjustment. **Sale Number 3** is similar to the subject with respect to age, construction and condition. This sale does not require a substantial adjustment. **Sale Number 4** is similar to the subject with respect to condition and construction while being superior with respect to age. A downward adjustment is required for this sale. **Sale Number 5** is inferior to the subject with respect to condition while being similar with respect to age and construction. This sale requires an upward adjustment.

The summary of the adjustments to the comparable data is located on the following page.

# ESTIMATE OF VALUE BY THE SALES COMPARISON APPROACH

| Analysis Grid | | Comp 1 | | Comp 2 | | Comp 3 | | Comp 4 | | Comp 5 | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Address | 6S331 Cornwall Road | 8808 Ridgeland Avenue | | 331 George Street | | 3220 Big Tree Lane | | 747 Davis Road | | 848 North Mill Road | |
| City | Naperville | Oak Lawn | | West Chicago | | Wilmette | | Elgin | | Addison | |
| State | IL | IL | | IL | | IL | | IL | | IL | |
| Date | 5/19/2026 | 3/17/2023 | | 8/23/2024 | | 8/28/2024 | | 7/1/2025 | | 2/5/2026 | |
| Price | | $2,500,000 | | $670,000 | | $5,400,000 | | $2,950,000 | | $1,725,000 | |
| GBA | 32,300 | 45,000 | | 11,950 | | 54,465 | | 24,670 | | 22,008 | |
| Price Per SF | | $55.56 | | $56.07 | | $99.15 | | $119.58 | | $78.38 | |
| **Transaction Adjustments** | | | | | | | | | | | |
| Property Rights | Fee Simple Estate | Fee Simple | None | Fee Simple | None | Fee Simple | None | Fee Simple | None | Fee Simple | None |
| Financing | Conventional | Conventional | None | Conventional | None | Conventional | None | Conventional | None | Conventional | None |
| Conditions of Sale | Cash | Arm's Length | None | Arm's Length | None | Arm's Length | None | Arm's Length | None | Arm's Length | None |
| Expenditures After Sale | | None | | None | | None | | None | | None | |
| Market Trends Through | 5/19/2026 Stable/Upward | Upward | | Upward | | Upward | | None | | None | |
| Location | Naperville | Oak Lawn | | West Chicago | | Wilmette | | Elgin | | Addison | |
| Adjustment | | None | | None | | Downward | | Downward | | Upward | |
| Land To Building Ratio | 9.26 | 4.67 | | 4.17 | | 3.73 | | 9.01 | | 8.42 | |
| Adjustment | | Upward | | Upward | | Upward | | None | | None | |
| GBA | 32,300 | 45,000 | | 11,950 | | 54,465 | | 24,670 | | 22,008 | |
| Adjustment | | Upward | | Downward | | Upward | | Downward | | Downward | |
| Current Use | School Facility | Religious Facility | | Religious Facility | | Religious Facility | | Classroom style building | | Classroom style building | |
| Adjustment | | None | | None | | None | | None | | None | |
| Condition | Average to Good | Average | | Fair | | Average | | Average | | Fair | |
| Adjustment | | Upward | | Upward | | None | | Downward | | Upward | |

## ESTIMATE OF VALUE BY THE SALES COMPARISON APPROACH

### Comparable Sales Price Range and Value Conclusion

Before adjustments the unit price range for the comparable data used is $55.56 to $119.58 per square foot of gross building area. Adjustments to the market data were considered for property rights conveyed, financing, condition of sale, expenditures made after sale, elapsed time/market trends, location, land-to-building area, size of the improvements, physical variations in the current use and age and condition.

After adjustments, we select a unit value of $80.00 per square foot of building area, including land as appropriate in the analysis of the subject property. The following is a summary of my calculations and estimate of value.

| | | Reconciled Value | |
|---|---|---|---|
| Number of Comps: | 5 | Unadjusted | Adjusted |
| | Low: | $55.56 | |
| | High: | $119.58 | |
| | Average: | $81.75 | |
| | Median: | $78.38 | |
| | Reconciled Value/Unit Value: | | $80.00 |
| | Subject Size: | | 32,300 |
| | Indicated Value: | | $2,584,000 |
| | Reconciled Final Value: | | $2,585,000 |
| | | | Two Million Five Hundred Eighty Five Thousand Dollars |

**$2,585,000**

******Two Million Five Hundred Eighty Five Thousand Dollars******

## CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and I have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I, Patrick A. Kleszynski, MAI, have made a personal inspection of the property that is the subject of this report and provided significant appraisal assistance.
- I, Dale J. Kleszynski, MAI, SRA, have made an inspection of the property that is the subject of this report and/or reviewed the photographs taken at the time of inspection.
- No one provided significant real property appraisal assistance to the person signing this certification.
- As of the date of this report, I (Patrick A. Kleszynski, MAI) have completed the continuing education program for Designated Members of the Appraisal Institute.
- As of the date of this report, I (Dale J. Kleszynski, MAI, SRA) have completed the continuing education program for Designated Members of the Appraisal Institute.
- I have completed an appraisal or analysis of the subject property during the past three years. See Disclosure of Past Appraisal elsewhere in this report for additional details.

Respectfully submitted,

Patrick A. Kleszynski

Patrick A. Kleszynski, MAI
Vice President
Associated Property Counselors, Ltd.
Certified General Real Estate Appraiser (IL License Number 553.002510)

Dale J. Kleszynski

Dale J. Kleszynski, MAI, SRA
President
Associated Property Counselors, Ltd.
Certified General Real Estate Appraiser (IL License Number 553.000213)

## UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

1. By this notice, all persons and firms reviewing, using or relying on this report in any manner bind themselves to accept these assumptions and limiting conditions. **Do not use this report if you do not accept these assumptions and limiting conditions.** These conditions are a preface to any certification, definition, fact or analysis, and are intended to establish as a matter of record that the appraiser's/consultant's function is to provide an opinion based on the appraiser's/consultant's observations of the subject property and real estate market as of a certain date. As the property and conclusions may be impacted by the passage of time due to various factors including, by way of description and not limitation: physical changes, economic changes and/or market activity, the opinions are considered to be reliable as of the date of the assignment. Subsequent to that date, the appraiser(s)/consultant(s) reserve the right to amend the analysis and/or conclusion in light of such changed conditions. This appraisal/consulting assignment and report are not an engineering, construction, legal or architectural study or survey and expertise in these areas is not implied.

2. The liability of Associated Property Counselors, Ltd., its officers, employees, contractors, and associate appraisers/consultants (hereinafter referred to collectively as "APC") is limited to the identified client. There is no accountability, obligation, or liability to any third party except if otherwise specifically stated within the report. APC's maximum liability relating to services rendered under this assignment (regardless of form of action, whether in contract, negligence or otherwise) shall be limited to the charges paid to APC for the portion of its services or work products giving rise to liability. In no event shall APC be liable for any consequential, special, incidental or punitive loss, damage or expense (including without limitation, lost profits, opportunity costs, etc.) even if advised of their possible existence. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraisers/consultants are in no way responsible for any costs incurred to discover or correct any deficiency in the property. In the case of limited partnerships or syndication offerings or stock offerings in real estate, the client agrees that in case of lawsuit (brought by lender, partner, or part owner in any form of ownership, tenant, or any other party), the client will defend and hold Associated Property Counselors, Ltd., its officers, employees and associate appraisers/consultants completely harmless. Acceptance of and/or use of this report by the client or any third party is prima facie evidence that the user understands and agrees to these conditions.

3. The user/client agrees that any dispute arising from the completion of this assignment shall be settled through mediation and/or arbitration.

4. The report is intended to comply with the reporting requirements set forth in the Uniform Standards of Professional Appraisal Practice and it may or may not include discussions of the data, reasoning, and analysis used in the process of developing the appraiser's/consultant's opinion. The extent of the discussion and analysis applicable is based on the scope of work and report option outlined in the letter of transmittal and report. In some instances supporting documentation data, reasoning, and analyses is retained in the appraiser's file and/or office. The information contained in the report is specific to the needs of the client and for the intended use stated in the report. The appraiser/consultant is not responsible for unauthorized use of the report.

## UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

5. Unless otherwise specifically stated in the report, the assignment is based on the following assumptions: (a) that there is full compliance with all applicable federal, state and local environmental regulations and laws; (b) that all zoning, building, use regulations and restrictions of all types have been complied with; and (c) that all licenses, consents, permits, or other documentation required by any relevant legislative or administrative authority, local, state, federal and/or private entity or organization for any use considered in the value estimate have been or can be obtained or renewed.

6. As far as possible, the appraisers/consultants have inspected the property by personal observation. It is not, however, possible to observe conditions beneath the soil or hidden structural components. In this assignment it is assumed that the existing soil has the proper load bearing qualities to support the existing or proposed improvements where they exist or where they are proposed to exist. In this assignment no investigation of the potential for seismic hazard in the subject area was made. In this assignment mechanical components within the improvements were not critically inspected and no representations are made as to these matters unless specifically stated and considered in this report. In this assignment it is assumed that there are no conditions of the property site, subsoil, or structures, whether latent, patent or concealed, which would render it less valuable.

7. Unless otherwise stated within the report, no title evidence pertaining to easements, leases, reservations or other parties-in-interest was furnished.

8. In valuation assignments the property is appraised in fee simple estate unless otherwise noted.

9. In valuation assignments, the appraisal/consulting agreement assumes responsible ownership and competent management.

10. In this assignment it is assumed that the title of the property is good and merchantable. No responsibility is assumed for matters that are legal in nature, nor is any opinion of the state of the title to the property rendered herewith. A survey was not provided to the appraiser/consultant unless specifically stated in this report.

11. All data provided by the client or researched from public records is deemed reliable. If any errors are found that could have a material impact on the conclusion, APC reserves the right to recall this report and amend the analysis and/or conclusions. No guarantee is made for the accuracy of estimates or opinions furnished by others and contained in this report.

12. No liability is assumed for matters of legal character affecting the property, including by way of description and not limitation: title defects, encroachments, liens, overlapping lines.

## UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

13. Any liens or encumbrances that may now exist have been disregarded. In valuation assignments property is appraised as though free of indebtedness and as though no delinquency in payment of general taxes and special assessments exist.

14. In valuation or consulting assignments, any value assigned to improvements is in proportion to the contribution said improvements make to the value of the property as a whole.

15. Compensation for appraisal/consulting services is not dependent upon the delivery of the report.

16. In valuation or consulting assignments, the value found by the appraiser/consultant is in no way contingent upon the compensation to be paid or the appraisal services.

17. The assignment is completed in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) and the Code of Ethics of the Appraisal Institute.

18. In the event that the subject property enters into condemnation proceedings, it is assumed the appraiser/consultant will be given additional time for court preparation.

19. No portion of this report may be published or reproduced without the prior written consent of the appraiser/consultant and APC.

20. Unless specifically stated otherwise within the report, no earthquake compliance report, engineering report, flood zone analysis, hazardous waste or asbestos analysis was made, provided or ordered in conjunction with this assignment. The client is strongly urged to retain experts in these fields, if so desired.

21. In valuation assignments involving apartments, attempts were made to inspect a representative sample of the total number of units. In these assignments it is assumed that the condition and finish of all units is similar to the condition and finish of the inspected units. If it is determined that units not inspected differ from those inspected units in either condition or finish, the appraiser/consultant reserves the right to recall the appraisal to amend the analysis and/or conclusion.

22. Appraisal or consulting assignments involving less than the whole fee simple estate are subject to the following additional limitation: "The value reported for such estates relates to a fractional interest only in the real estate involved and the value of the fractional interest plus the value of all other fractional interests may or may not equal the value of the entire fee simple estate considered as a whole."

23. Appraisal or consulting assignments that relate to geographical portions of a large parcel or tract of real estate are subject to the following additional limitation: "The value reported for such geographical portion relates to such portion only and should not be construed as applying with equal validity to other portions of the larger parcel or tract. The value reported for such geographical portion plus the value of all other geographical portions may or may not equal the value of the entire parcel or tract considered as an entity."

## UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

24. The appraiser/consultant assumes that a any purchaser of the property that is the subject of this report is aware that (1) an appraisal of the subject property does not serve as a warranty of the condition of the property, (2) it is the responsibility of the purchaser to examine the property carefully and to take all necessary precautions before signing a purchase contract, and (3) any estimate for repairs is a non-warranted opinion of the appraiser/consultant unless otherwise stated.

25. Assignments prepared based upon provided plans and specifications are based on the assumption that the project is completed in a workmanlike manner in compliance with the plans and specifications. In prospective value assignments, it is understood and agreed that the appraiser/consultant cannot be held responsible for unforeseen events that impact the value or any conclusion presented. The user of the report and client agree that unforeseeable events may alter market conditions prior to completion of the project. The user and client agree the appraiser has the right to amend the report and conclusions in light of the identified changes.

26. In assignments where a Discounted Cash Flow Analysis is used as an analytical tool the user and client understand that the analysis has been prepared on the basis of information and assumptions identified in this report. The user/client understand that the achievement of any financial projections will be affected by fluctuating economic conditions and the conclusion is dependent upon the occurrence of other future events that cannot be assured Therefore, the actual results achieved may vary from the projections made and such variation may be material. The client agrees to allow the appraiser to revise the conclusion and report in light of these changes.

27. Prior to entering into an agreement to perform any assignment, an appraiser/consultant must carefully consider the knowledge and experience that will be required to complete the assignment competently; disclose any lack of specific knowledge or experience to the client; and take all steps necessary or appropriate to complete the assignment competently. The appraisers/consultants have both the knowledge and experience required to complete this assignment competently.

28. The appraisers/consultants have inspected the subject property with the due diligence expected of a professional real estate appraiser/consultant. The appraisers/consultants are not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraisers/consultants that might suggest the possibility of the presence of hazardous waste and/or toxic materials are subject to review by a qualified expert in the field. The user/client agree that the appraiser/consultant has the right to amend the assignment, report and conclusion after an investigation by a qualified expert in the field of environmental assessment is completed.

29. The user/client understands that the presence of substances such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the property and the conclusions presented. The appraiser's/consultant's opinion and conclusions are predicated on the assumption that there is no such condition on, in or near the property that could cause a loss in value or an extension of the marketing time. The user/client agree to allow the appraiser/consultant to review and amend the analysis, report and conclusions if the referenced substances or others exist on the property.

## UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

30. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's/consultant's descriptions and resulting comments are the result of routine observations made during the appraisal process. The client is urged to retain an expert in this field, if so desired.

31. The Americans with Disabilities Act (ADA) became effective January 26, 1992. No specific compliance survey and analysis of this property have been made to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more requirements of the Act. The user/client understands that, this fact could have an effect on the property and conclusions presented. In this assignment the possibility of non-compliance with the requirements of ADA was not considered. The user/client agree that the appraiser/consultant has the right to amend the assignment, report and conclusion after an investigation by a qualified expert in the field is completed.

## STATEMENT OF PROFESSIONAL QUALIFICATIONS

### PATRICK A. KLESZYNSKI, MAI

### PROFESSIONAL EXPERIENCE

Associated Property Counselors – July 2008 to Present

Kleszynski Market Analysis and Appraisal, Inc. – January 2017 to Present

Patrick A. Kleszynski, MAI joined Associated Property Counselors, Ltd. in 2008. After completing both qualifying and continuing education coursework, professional experience requirements and examinations, he obtained his Certified General Real Estate Appraiser licensure with the state of Illinois in 2015 and the state of Indiana in 2016. In April 2016, Mr. Kleszynski received his MAI designation from the Appraisal Institute after successfully completing all educational, experience, comprehensive examination and demonstration report requirements.

Over the course of his career, he has provided real estate appraisal and consulting services involving various land (vacant and proposed development), residential (single unit and multi-unit), commercial (office and retail), industrial (manufacturing, warehouse and distribution) and special purpose properties for private parties, financial institutions, corporations, municipalities, school districts, government entities and law firms. As part of his service, he has prepared appraisal reports valuing fee simple estate and leased fee interests. cost estimates, highest and best use studies, use impact studies and estimates of just compensation for mortgage financing, real estate tax appeal, estate planning and litigation support assignments, including zoning issues and eminent domain matters.

Mr. Patrick A. Kleszynski, MAI is currently the vice president of Associated Property Counselors, Ltd. and is the firm's senior commercial staff appraiser. Patrick A. Kleszynski, MAI formed Kleszynski Market Analysis and Appraisal, Inc. in 2017 and currently serves as President of this company.

### APPRAISAL COURSES

Real estate appraisal classes successfully completed through the Appraisal Institute:

- Basic Appraisal Principles
- Basic Appraisal Procedures
- 15-Hour National USPAP
- Business Practices and Ethics
- General Appraiser Income Approach (Part 1)
- General Appraiser Income Approach (Part 2)
- General Appraiser Site Valuation & Cost Approach
- General Appraiser Sales Comparison Approach
- General Appraiser Market Analysis & Highest and Best Use
- Real Estate Finance, Statistics and Valuation Modeling
- General Appraiser Report Writing and Case Studies
- Advanced Income Capitalization
- Advanced Market Analysis and Highest & Best Use
- Advanced Concepts and Case Studies
- Quantitative Analysis
- Condemnation Appraising: Principles & Applications

## STATEMENT OF PROFESSIONAL QUALIFICATIONS

**PATRICK A. KLESZYNSKI, MAI**

### EDUCATION

Illinois Wesleyan University, Bachelor of Arts, 2006

### LICENSURE

Illinois State Certified General Real Estate Appraiser – License No. 553.002510
Indiana State Certified General Appraiser – License No. CG41600007

Currently certified under the Continuing Education Requirements of the State of Illinois and State of Indiana

### AFFILIATIONS

MAI Designated member of the Appraisal Institute

### SERVICE POSITIONS

Appraisal Institute Region 3 Regional Representative

Chicago Chapter of the Appraisal Institute Board of Directors Member

Leadership Development and Advisory Council (LDAC) Participant

## STATEMENT OF PROFESSIONAL QUALIFICATIONS

### DALE J. KLESZYNSKI, MAI, SRA

Dale J. Kleszynski, MAI, SRA, is president and principal shareholder of Associated Property Counselors, Ltd. He has served as an expert witness in various areas of litigation and arbitration practice including zoning issues and disputes, legal malpractice, appraisal malpractice, dispute management, mediation, appraisal methodology, damages and eminent domain matters. As part of his service, he has prepared use impact studies, highest and best use studies, feasibility studies, cost estimates, estimates of just compensation, leasehold interests and leased fee interests. In addition to the above services, he has provided documented appraisals for financial institutions, corporations, developers, municipalities, governmental agencies, law firms, school districts and private individuals. Appraisal, arbitration and consulting assignments have been completed on a regional and nationwide basis.

Mr. Kleszynski has taught numerous appraisal and USPAP courses for professional organizations and specialized groups and he served as part of the development team that authored courses for the Appraisal Institute. He serves as a qualified instructor for the Appraisal Institute and is a certified USPAP instructor for the Appraisal Foundation. During the past 45 years, he has served on numerous national and local committees for the State of Illinois and the Appraisal Institute. Mr. Kleszynski is licensed and certified to complete appraisal and consulting assignments in the states of Illinois, Indiana, and Michigan.

### Educational Background

Loyola University of Chicago, Bachelor of Arts, 1971

Completed all educational, admissions, demonstration report and comprehensive examination requirements to be awarded the MAI and SRA designations by the Appraisal Institute

Currently certified under the Appraisal Institute Continuing Education Program

Currently certified under the Continuing Education Requirements of the State of Illinois

Currently certified under the Continuing Education Requirements of the State of Indiana

## STATEMENT OF PROFESSIONAL QUALIFICATIONS

**DALE J. KLESZYNSKI, MAI, SRA**

**Professional Designations and Certification**

Member of the Appraisal Institute - MAI No. 6747
Senior Residential Appraiser - SRA

Illinois State Certified Real Estate Appraiser- License No. 553.000213
Indiana Certified General Appraiser - License No. CG49300022

**Appraisal and Consultation Experience**

Since 1979, various types of real estate, including:

- Office and commercial buildings
- Assisted living facilities
- Apartment structures and complexes
  - Including Low Income Housing Tax Credit complexes
- Industrial and warehouse properties
- Single-family and condominium residential properties
- Vacant land
  - Residential, multi-family, commercial, and industrial
- Special purpose properties
  - Including bulk petroleum storage facilities, steel fabricating plants, hotels, soccer arenas, golf courses, motels, chemical processing facilities, restaurants, bank facilities and ice arenas
- Eminent domain projects
  - McCormick Place expansion
  - Extension of Interstate 355 in Cook and Will Counties
  - City of Hammond v. Great Lakes Marina
  - Palwaukee Airport expansion
  - Lansing Municipal Airport expansion
  - Little Calumet River and Levee and Flood Abatement Project
  - Melvina Ditch Reservoir Project - MWRD
  - O'Hare International Airport expansion
  - Various road and municipal projects
- Various zoning and municipal projects
  - Adult use impact study - County of Cook
  - Impact study for group home zoning
  - Impact studies for cell tower development
  - School site selection
  - Commercial development impact studies
  - Real estate tax impact studies
- Arbitration
  - Sole arbitrator to determine just compensation for a fiber optic easement

## STATEMENT OF PROFESSIONAL QUALIFICATIONS

**DALE J. KLESZYNSKI, MAI, SRA**

### Service Offices

President - Chicago Chapter of the Appraisal Institute
Regional Representative - Appraisal Institute
Division of Faculty - Appraisal Institute
Regional Chairman - Ethics Administration
Assistant Regional Representative - Review and Counseling
National Board of Directors - Appraisal Institute
Vice Chairman - General Appraisal Board
Chairman - General Appraisal Board
Executive Committee - Appraisal Institute
National Nominating Committee - Appraisal Institute
General Appraisal Council

### Professional Experience

President and Chief Appraiser, Associated Property Counselors, Ltd.
Staff Appraiser, Abacus Realty Appraisers, Inc., Chicago
Staff Appraiser, Property Assessment Advisors, Chicago
Staff Appraiser, Central Appraisal Company, Chicago
Mortgage Loan Officer, First Calumet City Savings and Loan, Calumet City, Illinois

### Course and Seminar Development

Course 700 - Introduction to Litigation - Development Team
Course 710 - Eminent Domain - Part A - Development Team
Course 720 - Eminent Domain - Part B - Development Team
Individual seminars for the Cook County State's Attorney

## STATEMENT OF PROFESSIONAL QUALIFICATIONS

### DALE J. KLESZYNSKI, MAI, SRA

### Qualified Instructor for the Appraisal Institute

**Courses:**

- Basic Income Capitalization
- General Applications
- 7-Hour National USPAP Update Course
- General Appraiser Sales Comparison Approach
- 15-Hour National USPAP Course
- Business Practices and Ethics
- Advanced Income Capitalization
- Advanced Applications
- The Appraiser as an Expert Witness: Preparation & Testimony
- Litigation Appraising: Specialized Topics and Applications
- Condemnation Appraising: Basic Principles and Applications
- Condemnation Appraising: Advanced Topics and Applications

**Seminars:**

- Litigation Skills for the Appraiser
- Partial Interest Valuation – Undivided
- Case Studies in Commercial Highest and Best Use
- Understanding and Testing DCF Valuation Models
- Appraisal Review – General
- Supporting Capitalization Rates
- Scope of Work: Expanding Your Range of Services
- The Road Less Traveled: Special Purpose Properties
- Real Estate Finance, Value, and Investment Performance
- Introduction to Income Capitalization

## PARTIAL LIST OF CLIENTS

### Financial Institutions

American Chartered Bank
Associated Bank
Bank of Choice
Baytree Bank
Centrue Bank
Cole Taylor Bank
Delaware Place Bank
Fifth Third Bank
First Choice Bank
First Financial Bank
First Midwest Bank
First Trust
George Washington Savings Bank
Harris Bank
Heritage Community Bank
LaSalle Bank
MB Financial
Mercantile Bank
Midwest Bank
National City Bank
Peoples Bank
S & T Bank
Standard Bank
State Bank of Countryside
The Private Bank

### Government Services Administration

City of Chicago
City of Kankakee
City of Palos Heights
City of Park Ridge
Cook County State's Attorney
Department of Justice
DuPage County State's Attorney
DuPage County Assessor's Office
Federal Aviation Administration
Frankfort Square Park District
Homewood-Flossmoor Park District
Kankakee County State's Attorney
Lake County Parks Department
Lan Oak Park District
Lansing Municipal Airport
Little Calumet River Basin Development
Manteno Township Assessor's Office
Metropolitan Water Reclamation District of Greater Chicago
McHenry County Conservation District
Office of Banks and Real Estate
Town of Hobart
Town of Munster
University of Illinois
Various School Districts in Cook, DuPage, Lake, and Will Counties
Village of Bradley
Village of Burr Ridge
Village of Crestwood
Village of Glen Ellyn
Village of Lansing
Village of Lombard
Village of Maywood
Village of Oak Lawn
Village of Orland Park
Village of Riverdale
Village of Rosemont
Village of Western Springs
Village of Wheeling
Waubonsee Community College
Will County State's Attorney
Wisconsin Department of Revenue

### Corporations

The Archdiocese of Chicago
AT&T
Attorney's Title Insurance Fund, Inc.
BP International
BP Products – North America
Broadacre Management
Casey's General Store
Commonwealth Edison
FP International
Gallagher Asphalt
Gallagher & Henry
Garvey Marine
Lucent Technologies
McDonald's Corporation
Moser Enterprises
Pasquinelli Development
Peoples Energy
Prairie Material Sales, Inc.
The Pritzker Foundation
Robinson Engineering
RR Donnelley Company
Sherwin-Williams Company
Staff Augmenters
T-Mobile USA, Inc.
Taco Bell
Travelers Insurance
U. S. Steel Corporation
V3 Companies

## PARTIAL LIST OF CLIENTS

### Professional Law Firms

Antonopoulos & Virtel, P.C.
Arnstein & Lehr, LLP
Azulay Seiden Law Group
Baker & McKenzie
Bell, Boyd & Lloyd, LLP
Blachly, Tabor, Bozik & Hartman
Burke, Burns and Pinelli, Ltd.
Burke, Warren, McKay & Serritella, P.C.
Campion, Curran, Lamb & Cunabaugh, P.C.
Canna and Canna, Ltd.
Casale, Woodward & Buls, LLP
Clifford Law Offices
Defrees & Fisk, LLC
DLA Piper
Dunn Martin Miller & Heathcock, Ltd.
Eiden & O'Donnell, Ltd.
Figliulo & Silverman, P.C.
Fioretti, Lower & Carbona, LLP
Foley & Lardner, LLP
Foran, O'Toole & Burke, LLC
Franczek Radelet P. C.
Goldstine, Skrodzki, Russian, Nemec & Hoff, Ltd.
Goodman, Katz and Scheele
Gordon & Pikarski
Green, Schoenfeld & Kyle, LLP
Harrison & Held
Helm and Wagner
Hinshaw & Culbertson, LLP
Holland and Knight, LLC
Huck Bouma
Jenner & Block, LLP
Joyce, Edward T. & Associates, P.C.
Klein, Thorpe & Jenkins, Ltd.
Koransky, Bouwer & Poracky, PC
Law Office of Eugene M. Feingold
Law Office of Matthew J. Carmody
Law Office of John K. Kallman
Law Office of Bryan P. Lynch
Law Office of Ronald N. Primack, LLC
Law Office of Randall A. Wolff
Liston & Tsantilis, P.C.
Masters, Charles J., Ltd.
McGuire Woods, LLP
Neal & Leroy, LLC
Newby, Lewis, Kaminski & Jones, LLP
Noonan & Lieberman, Ltd.
Peacock & McFarland, P.C.
Petersen and Houpt
Polsinelli Shughart PC
Pretzel & Stouffer, Chartered
Rathbun, Cservenyak & Kozol, LLC
Righeimer Martin and Cinquino
Robbins Schwartz
Ryan and Ryan
Sandrick Law Firm
Savaiano & Spear
Scariano, Himes and Petrarca
Schain, Burney, Ross & Citron, Ltd.
Schopf & Weiss, LLP
Seyfarth Shaw
Shaw Fishman Glantz & Towbin
Sonnenschein Nath & Rosenthal, LLC
Sosin & Arnold, Ltd.
Sullivan, Hincks & Conway
Sullivan, John P., DDS, JD
Tressler, LLP
Whitt Law

Personal and case references available upon request