



12 South Center Street

Bensenville, IL 60106

Office: 630.350.3404

Fax: 630.350.3438

www.bensenville.il.us

VILLAGE BOARD

December 12, 2023

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Evan K. Summers

Mr. Chris McCullough

829 Brentwood Drive

Bensenville, Illinois 60106

Re: December 5, 2023 FOIA Request

Dear Mr. McCullough:

I am pleased to help you with your December 5, 2023 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on December 5, 2023. You requested copies of the items indicated below:

"Any and all communication via text, letter, e-mail, or phone between Evan Summers and Frank DeSimone concerning the QuikTrip development."

Your FOIA is hereby granted in full with the enclosed records. No redactions have been made.

Very truly yours,


Corey Williamsen
Freedom of Information Officer
Village of Bensenville

From: Evan Summers
Sent: Tuesday, December 5, 2023 9:20 AM
To: Corey Williamsen
Subject: FW: [External] ALPR

From: Smith, Andrew <asmith@quiktrip.com>
Sent: Thursday, September 14, 2023 10:45 AM
To: Evan Summers <ESummers@bensenville.il.us>
Subject: RE: [External] ALPR

CAUTION: This email originated from outside of the organization.

Evan,

Do you have time for a call tomorrow sometime?

I discussed a few possible solutions regarding our scale with Corporate, and I'd like to run those past you.

Thank you,

Andrew Smith
Real Estate Manager
QuikTrip Corporation
A Fortune 100 "Best Companies to Work For"
5725 Foxridge Drive; Mission, KS 66202
Office: (913) 905-2035
Cell: (913) 709-1459
Fax: (918) 994-3558
asmith@quiktrip.com

From: Smith, Andrew
Sent: Wednesday, September 13, 2023 4:24 PM
To: Evan Summers <ESummers@bensenville.il.us>
Cc: Jeff Provenza (<jprovenza@lee-associates.com> <jprovenza@lee-associates.com>); Frank DeSimone <FDeSimone@bensenville.il.us>; Bill Martin <BMartin@bensenville.il.us>
Subject: RE: [External] ALPR

Thank you, Evan!

Was there a separate agreement between the Village and the other businesses? If so, please send me an example document.

If not, then I assume QuikTrip's only responsibility is to allow the camera on the property and pay the annual invoice. Correct?

Thank you,

Andrew Smith

Real Estate Manager

 QuikTrip Corporation

A Fortune 100 "Best Companies to Work For"

5725 Foxridge Drive; Mission, KS 66202

Office: (913) 905-2035

Cell: (913) 709-1459

Fax: (918) 994-3558

asmith@quiktrip.com

From: Evan Summers <ESummers@bensenville.il.us>

Sent: Wednesday, September 13, 2023 2:56 PM

To: Smith, Andrew <asmith@quiktrip.com>

Cc: Jeff Provenza (jprovenza@lee-associates.com) <jprovenza@lee-associates.com>; Frank DeSimone

<FDeSimone@bensenville.il.us>; Bill Martin <BMartin@bensenville.il.us>

Subject: [External] ALPR

[WARNING]: External Email

Andrew,

This is the automatic license plate reading (ALPR) vendor that the Village is using. The arrangement we have with other businesses is that Flock installs the camera on their property (\$350) and then we invoice them annually (\$3,000). We are proposing the same relationship with QT.

eks

Evan K. Summers

Village Manager



12 South Center Street, Bensenville, IL 60106

P: 630.350.3420 F: 630.350.1105

From: Evan Summers
Sent: Tuesday, December 5, 2023 9:23 AM
To: Corey Williamsen
Subject: FW: Grand & County Line Rd site

From: Evan Summers
Sent: Wednesday, August 10, 2022 3:39 PM
To: Jeffrey Provenza <jprovenza@darwinpw.com>; Mary Ribando (MRibando@bensenville.il.us) <MRibando@bensenville.il.us>
Cc: rzedziangreg@gmail.com; rzedziangreg@gmail.com; Kurtis Pozsgay <KPozsgay@bensenville.il.us>; Frank DeSimone (FDeSimone@bensenville.il.us) <FDeSimone@bensenville.il.us>
Subject: RE: Grand & County Line Rd site

Mary,

Can you please call Mr. Provenza to set up a meeting to discuss a status update for the Grand/County Line property? On the Village's end, including myself, I would like to have Kurtis Pozsgay as well as the Mayor in attendance.

Evan K. Summers

Village Manager



12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

From: Jeffrey Provenza <jprovenza@darwinpw.com>
Sent: Wednesday, August 10, 2022 11:52 AM
To: Evan Summers <ESummers@bensenville.il.us>
Cc: rzedziangreg@gmail.com; rzedziangreg@gmail.com
Subject: RE: Grand & County Line Rd site

CAUTION: This email originated from outside of the organization.

Let's set a day/time next week that the four of us can sit down and chat about the future of the site and our redevelopment agreement

As I mentioned we are pretty far down the road with QuikTrip and think we have a really good shot at making a Dunkin and carwash deal if the QT deal happens

We want to make this project a success for both the Village and ourselves and will remain open and flexible to your ideas

Thx,
JP

Jeff Provenza

Senior Vice President

DarwinPW Realty | CORFAC International
P: 630-782-9520 ext. 3858 | C: 630-747-6350
jprovenza@darwinpw.com
970 N. Oaklawn Ave, Suite 100
Elmhurst, IL 60126



From: Jeffrey Provenza

Sent: Wednesday, August 10, 2022 11:45 AM

To: Evan Summers <ESummers@bensenville.il.us>

Cc: rzedziangreg@gmail.com; rzedziangreg@gmail.com

Subject: Grand & County Line Rd site

Hi Evan –

Following up our earlier convo, my team has spent a lot of time and invested a lot of money into the overall site thus far:

- Mass grading / excavating
- Environmental: consulting fees, testing fees, costs to apply and review NFR application
- Landscaping
- RE taxes paid since 2017
- Engineering fees (SpaceCo)
- General contractor fees (Triumph Construction)

This site has been significantly improved since we bought it from the Village

Regards,
Provenza

Jeff Provenza

Senior Vice President

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