

MINUTES
Advisory Commission on Labor and Development
Thursday, October 7, 2021, at 9:00 a.m.
Village Hall of Tinley Park – Council Chambers
16250 S. Oak Park Avenue
Tinley Park, IL 60477

Members Present: Josh Weger, Chairman
Larry Nichols, Vice Chairman
Dan Ahern, Commissioner
Frank DiGiovanni, Commissioner
Tony Janowski, Commissioner
Mike Macellaio, Commissioner
Henry Malinowski, Commissioner
Tom McGrath, Commissioner
Mike Uylaki, Commissioner

Members Absent: Mike Lafferty, Commissioner

Other Board Members Present: Michael Glotz, Village President

Staff Present: Dave Niemeyer, Village Manager
Pat Carr, Assistant Village Manager
Paul O’Grady, Village Attorney

Others Present: Seth Konkey, Loyola University Health System (Participated electronically)

Item #1 – CALL TO ORDER: The meeting of the Advisory Commission on Labor and Development Meeting was called to order at 9:00 a.m.

Item #2 – CONSIDER APPROVAL OF THE MINUTES FOR THE ADVISORY COMMISSION ON LABOR AND DEVELOPMENT HELD ON THURSDAY, SEPTEMBER 2, 2021 - Motion was made by Commissioner Malinowski and seconded by Commissioner Uylaki to approve the minutes for the Advisory Commission on Labor and Development held on Thursday, September 2, 2021. Vote by voice call. Chairman Weger declared the motion carried.

Item #3 – MEDICAL CENTER DEVELOPMENT- Seth Konkey, Regional Director of Planning, Design & Construction, Loyola University Health System, presented the case. The property is to be developed into a two-story tall, 72,000 sq. ft. medical center on a 25.75-acre lot at the southeast corner of LaGrange Road and 179th Street. The medical clinic will be entirely outpatient. Services include an ambulatory medical clinic for primary care, a range of medical specialties, and a cancer care center.

This proposed project is expected to begin site and foundation work this fall/winter and be operational in 2023. It is anticipated to bring additional jobs to the area and provide needed medical services to 1,500 patients a week.

Commissioner Ahern asked if a general contractor had been selected. Mr. Koney replied a Construction Manager at Risk (CMR), Walsh Construction, has been utilized.

Commissioner Nichols asked when construction is scheduled to begin and for Mr. Konkey’s contact information. Mr. Konkey replied they would like to start the site work in November. Mr. Niemeyer will forward Mr. Konkey’s information.

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Chairman Weger asked if there is a Project Labor Agreement (PLA). Mr. Konkey replied Walsh Construction does have a PLA.

Commissioner Janowski asked if the bid lists have gone out and who the point person on the project will be. Mr. Konkey stated site and foundation have gone out. It is expected core & shell will go out in December and fit-out in January. Mr. Konkey will be the contact person for Loyola.

Motion was made by Commissioner Nichols and seconded by Commissioner Macellaio to recommend the Loyola Medical Campus Development be forwarded to the Plan Commission. Vote by voice call. Chairman Weger declared the motion carried.

Item #4 – BEECHER CONTRACTOR ORDINANCE – David Niemeyer, Village Manager, presented an update on the contractor requirements Ordinance. The Valparaiso Ordinance will need to be acquired through the Freedom of Information Act (FOIA). The Ordinance was not found on their website. The Beecher Ordinance is good; however, he again stated a higher threshold amount to be considered for a Village of Tinley Park's size.

Commissioner Janowski asked if staff had completed the list of projects within the last year that exceeded \$100,000. Mr. Niemeyer stated staff is still analyzing projects for the list.

President Glotz stated information from the Foundation for Fair Contracting (FFC) is still outstanding. Chairman Weger stated the legal team is performing a legal analysis of the future Ordinance and he will share their findings.

Commissioner DiGiovanni asked if Beecher has a Responsible Bidder Ordinance (RBO). Commissioner Janowski will confirm; he asked if this will be a standalone Ordinance. Chairman Weger stated his opinion is that it should be separate from the RBO. Paul O'Grady, Village Attorney, concurred.

Commissioner Janowski commented on some vague language in section 3-2-11 of the Beecher Ordinance. He requested a line item encouraging clean/renewable energy investments to be included.

Item #5 – COOK COUNTY TAX INCENTIVES/LABOR ORDINANCE – Mr. O'Grady explained the role of the Assessor's Office and the property tax reclassification process.

A discussion on the responsibilities of individual municipalities was had.

Item #6 – OTHER BUSINESS - Chairman Weger asked if anyone there was any other business to be discussed. There was none.

Item #7 – RECEIVE COMMENTS FROM THE PUBLIC - Chairman Weger asked if anyone from the public would like to comment. No one came forward

At this time Chairman Weger stated the next meeting will be held on Thursday, November 4, 2021.

Item #8 – ADJOURNMENT: Motion was made by Commissioner DiGiovanni and seconded by Commissioner Nichols to adjourn the meeting of the Advisory Commission on Labor and Development Committee. Vote by voice call. Chairman Weger declared the motion carried and adjourned the meeting at 9:47 a.m.

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