

**MINUTES**  
**Committee of the Whole**  
**November 14, 2017 - 7:30 p.m.**  
**Village Hall of Tinley Park – Council Chambers**  
**16250 S. Oak Park Avenue**  
**Tinley Park, IL 60477**

Members Present:                   B. Younker, Village Trustee - President Pro-Tem  
  M. Pannitto, Village Trustee  
  C. Berg, Village Trustee  
  W. Brady, Village Trustee  
  M. Glotz, Village Trustee  
  M. Mangin, Village Trustee

Members Absent:                   J. Vandenberg, Village President  
  K. Thirion, Village Clerk

Other Board Members Present: None

Staff Present:                     D. Niemeyer, Village Manager  
  P. Carr, Assistant Village Manager  
  S. Neubauer, Police Chief  
  F. Reeder, Fire Chief  
  P. Wallrich, Interim Community Development Director  
  P. Hoban, Economic Development Manager  
  J. Urbanski, Assistant Public Works Director  
  P. Connelly, Village Attorney  
  L. Godette, Deputy Village Clerk  
  L. Carollo, Committee/Commission Secretary

**Item #1** - The meeting of the Committee of the Whole was called to order at 7:35 p.m.

**Item #2 – CONSIDER APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF THE COMMITTEE OF THE WHOLE ON OCTOBER 10, 2017** – Motion was made by President Pro-Tem Younker, seconded by Trustee Mangin, to approve the minutes of the regular meeting of the Committee of the Whole held on October 10, 2017. Vote by voice call. President Pro-Tem Younker declared the motion carried.

**Item #3 – DISCUSS REQUEST FOR INTEREST (RFI) FOR TINLEY PARK MENTAL HEALTH CENTER** - Dave Niemeyer, Village Manager and Pat Hoban, Economic Development Manager, presented a Request for Interest (RFI) regarding the land in which the former Tinley Park Mental Health Center is located. The State of Illinois will be completing an appraisal for said site and staff recommends beginning the identification of interested developers. This will assist the Board in a decision as to whether the Village would like to purchase the property and sell to a developer. The process would begin with a Request for Interest (RFI), then the Board will decide on developers to complete a Request for Proposal (RFP). The following proposed tentative timetable is in place to select a Master Developer for the State owned property:

- Nov 14th 2017 - Committee of the Whole Timetable Presentation.
- Dec 11th 2017 - Economic Commercial Commission: Timetable & RFI Presentation.

- Dec 19th 2017 - Village Board: Request for Interest (RFI) Approval.
- Jan 1st 2018 - Request for Interest (RFI) published.
- Feb 15th 2018 - Request for Interest (RFI) Due.
- Mar 2018 - Announce Shortlist of Master Developers to submit Request for Proposal (RFP).
- Jun 2018 - Request for Proposal (RFP) due.

Trustee Glotz and President Pro-Tem Younker stated a concern on starting a Request of Interest (RFI) on a property the Village does not own, preferring to wait for the value of the property from the State. Trustee Mangin commented at this time it is difficult to make a decision until an appraisal is given by the state. The Village plans to advertise the property in various publications to attract developers at minimal cost. Trustee Pannitto stated the benefit to proceeding will be possibly multiple proposals available and the advantage to choose between them. Trustee Brady agreed this plan would be minimal cost. Trustee Berg stated she would like only a Request for Qualification (RFQ). Dave Niemeyer stated staff will bring this back to the Board in December for final approval after Pat Hoban receives feedback from the Economic Commercial Commission. President Pro-Tem Younker asked if the Board had any comments. No one came forward.

**Item #4 – DISCUSS NEW DOWNTOWN TAX INCREMENT FINANCING (TIF) - TIF REGISTRY AND TIF FEASIBILITY STUDY** - Pat Hoban, Economic Development Manager, stated in order for the Tax Increment Financing (TIF) to move forward 2 legal requirements are to be met. Pat Connelly, Village Attorney explained the statutory requirements of the Tax Increment Financing (TIF) Act includes creating an Interested Parties Registry and a Feasibility Study for the Proposed Redevelopment Project Area. President Pro-Tem Younker asked the Board if they had any comments. No one came forward.

**Item #5 – DISCUSS BORMET TOT LOT TRANSFER TO TINLEY PARK PARK DISTRICT** - Bormet Park is a unique situation in which the Village purchased and installed equipment for this park. As in the past, the Tinley Park Park District refused to accept this park site as it fell below their standard for minimum park size. The Park District approached the Village in 2016 about replacing outdated equipment within the park and repairs. In order to address this, \$100,000 was included in the budget for these necessary replacements. Recently, the Tinley Park Park District became aware of a grant opportunity that will significantly reduce the Village's costs to \$43,000. After the upgrades are completed on the park, the Park District has agreed to take title of the property. Staff requested direction from the Board to move forward with this proposal in order to meet the grant deadlines. President Pro-Tem Younker asked the Board if they had any comments. No one came forward.

**Item #6 – DISCUSS 2018 VILLAGE BOARD AND COMMITTEE MEETING SCHEDULE** - Draft meeting schedules for regular meetings of the Board of Trustees and regular meetings of Public Safety, Public Works and Community Development Committees of the Board of Trustees for 2018 was presented. In preparation for approval by the Village Board, Dave Niemeyer, Village Manager, requested feedback as to start times of the meetings at 6:30 p.m. for regular meetings as opposed to 7:30 p.m. **The Board was not opposed to the time change.**

**Item #7 – DISCUSS DUAL EMPLOYMENT RECOMMENDATION** – Dave Niemeyer presented an overview of his recommendation for dual employment of Pat Carr. He noted that Pat Carr was recently appointed as the Assistant Village Manager and has continued to be the EMA Director, overseeing the 911 Department. According to Section 2.10 of the personnel code, Pat Carr cannot hold both positions unless an exception is made and recommended by the Village Manager and approved by the Village Board. Mr. Niemeyer stated that Mr. Carr will not receive two salaries for holding these positions. In addition, a restructure of duties to allow Mr. Carr to hold both positions has been

formulated. At this time Mr. Carr discussed the restructuring plan. After a year, an evaluation will be performed to determine if this arrangement should continue. Pat Connelly, Village Attorney, stated he advised the Board on this policy. He reiterated it is a policy and not a code, prohibiting dual employment unless there is a recommendation from the Village Manager and the Board consents. Mr. Connelly requested clarification on what is being requested, the restructuring plan or Mr. Carr holding dual employment. Mr. Niemeyer will ask for the Village Board to approve dual employment for Pat Carr at the Village Board meeting on November 21, 2017. Trustee Mangin stated he liked the concept of the restructuring plan for improved communication as well as a team atmosphere. Trustee Glotz agreed. President Pro-Tem Younker asked if the Board had any further comments. No one came forward.

**Item #8 – RECEIVE COMMENTS FROM THE PUBLIC –**

Stephen Eberhardt commented on a concern of staff interfering with transparency in open government in Tinley Park.

Diane Galante voiced concerns regarding transparency with elected officials and is in support of the staff.

Mike Paus had a concern with future development of the Tinley Park Mental Health Center land and felt the taxpayers should not fund cleanup of the site. Mr. Paus also commented on consultants as unnecessary expenses regarding salary assessments and is not in support of the TIF.

Nancy O'Connor commented disliking all of the studies and thanked the staff for doing their jobs.

A resident voiced his concerns regarding the TIF and the fact there has been no development on Oak Park Avenue in ten (10) years, taxes are going up and property values are going down. He also commented in support of Pat Carr for holding both positions.

**ADJOURNMENT**

Motion was made by Trustee Glotz, seconded by Trustee Berg, to adjourn this meeting of the Regular Meeting of the Committee of the Whole. Vote by voice call. President Pro-Tem Younker declared the motion carried and adjourned the meeting at 8:20 p.m.

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