

MINUTES
Special Meeting of the Community Development Committee
January 9, 2018 - 7:15 p.m.
Village Hall of Tinley Park – Council Chambers
16250 S. Oak Park Avenue
Tinley Park, IL 60477

Members Present: M. Glotz, Chairman
W. Brady, Village Trustee
B. Younker, Village Trustee

Members Absent: None

Other Board Members Present: J. Vandenberg, Mayor
K. Thirion, Village Clerk
C. Berg, Trustee
M. Mangin, Trustee
M. Pannitto, Trustee

Staff Present: D. Niemeyer, Village Manager
P. Carr, Assistant Village Manager
S. Neubauer, Police Chief
F. Reeder, Fire Chief
D. Riordan, Deputy Fire Chief
P. Connelly, Village Attorney
P. Wallrich, Interim Community Development Director
D. Framke, Marketing Director
K. Workowski, Public Works Director
J. Urbanski, Assistant Public Works Director
R. Zimmer, Executive Assistant to the Mayor
L. Valley, Executive Assistant to the Manager and Trustees
L. Godette, Deputy Village Clerk
L. Carollo, Commission/Committee Secretary

Item #1 - The Special Meeting of the Community Development Committee was called to order at 7:23 p.m.

Item #2 – CONSIDER APPROVAL OF THE MINUTES OF THE SPECIAL COMMUNITY DEVELOPMENT COMMITTEE MEETING HELD ON DECEMBER 12, 2017 – Motion was made Chairman Glotz, seconded by Trustee Younker, to approve the minutes of the Special Community Development Committee Meeting held on December 12, 2017. Vote by voice call. Chairman Glotz declared the motion carried.

Item #3 – RECEIVE UPDATE ON THE TINLEY PARK MENTAL HEALTH CENTER REQUEST FOR QUALIFICATIONS - In anticipation of the State of Illinois completing the Tinley Park Mental Health Center site appraisal, staff recommends beginning the identification

of interested developers to assist the Village Board in making a decision as to whether the Village should purchase the property and sell to an interested developer. The process will begin with a Request for Qualifications (RFQ) in developing the plans proposed by Farr and Associates or alternate ideas. The Village Board would then decide on a list of developers to complete a Request for Proposal (RFP). The process will give the Village multiple options and identify a qualified partner to reach the 280 acres potential. This process is intended only to gather interested developers for consideration.

After speaking with multiple interested developers and Farr and Associates, staff recommends amending the current RFQ to include further details in addressing questions that have been raised to date. Staff also recommends extending the deadline for the RFQ to February 23, 2018, due to overlap of the holiday season. The Community Development Committee was given a copy of the amended RFQ for review.

In addition to the amendments and extension, staff recommends hosting a developer's forum via Webinar to answer questions concurrently. This event can be utilized in creating a frequently asked questions guide to include with the RFQ.

Below is an amended proposed timetable to select a Master Developer for the State-owned Mental Health Center:

- November 14, 2017 - Committee of the Whole: Timetable Presentation
- December 4, 2017 - Economic Commercial Commission: Timetable Presentation
- December 12, 2017 - Village Board: RFQ approval
- December 15, 2017 - RFQ issuance
- January 23, 2018 - RFQ Amended
- February 7, 2018 - Developer Forum
- February 16, 2018 - Deadline for questions
- February 23, 2018 - RFQ due
- March 1, 2018 - Firm interviews

A discussion ensued as to whether a deadline for the RFQ would be flexible and how the Village Board would proceed while waiting for the State of Illinois' appraisal of the property.

Item #4 – RECEIVE COMMENTS FROM THE PUBLIC - No comments from the public.

ADJOURNMENT

Motion was made by Chairman Glotz, seconded by Trustee Brady, to adjourn the Special Meeting of the Community Development Committee. Vote by voice call. Chairman Glotz declared the motion carried and adjourned the Special Meeting of the Community Development Committee at 7:29 p.m.

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