

MINUTES
Economic Development and Marketing Committee
May 22, 2018 - 6:30 p.m.
Village Hall of Tinley Park – Council Chambers
16250 S. Oak Park Avenue
Tinley Park, IL 60477

Members Present: C. Berg, Chairman
M. Pannitto, Village Trustee

Members Absent: None

Other Board Members Present: None

Staff Present: D. Niemeyer, Village Manager
B. Bettenhausen, Village Treasurer
P. Hoban, Economic Development Manager
D. Spale, Village Attorney
L. Valley, Executive Assistant to the Manager and Trustees
T. Ketchum, FOIA and Compliance Coordinator
L. Carollo, Commission/Committee Secretary

Item #1 - The Economic Development and Marketing Committee Meeting was called to order at 6:30 p.m.

Item #2 – CONSIDER APPROVAL OF THE MINUTES OF THE REGULAR ECONOMIC DEVELOPMENT AND MARKETING COMMITTEE MEETING HELD ON APRIL 24, 2018 – Motion was made by Trustee Pannitto, seconded by Chairman Berg, to approve the minutes of the Economic Development and Marketing Committee Meeting held on April 24, 2018. Vote by voice call. Chairman Berg declared the motion carried.

Item #3 – DISCUSS SOUTH SUBURBAN LAND BANK DEVELOPMENT AUTHORITY - RUSS RYDIN - The South Suburban Land Bank and Development Authority (SSLBDA) was formed in 2012 with an Intergovernmental Agreement passed by the Village of Park Forest, City of Oak Forest and City of Blue Island. Land banks exist as a regional economic development tool for municipalities with limited manpower and financial resources to legally hold, manage and develop tax or bank foreclosed properties and put them back into productive use. The land bank was made possible by a (U.S. Department of Housing and Urban Development) HUD Sustainable Communities Grant awarded to the South Suburban Mayors and Managers Association (SSMMA) in 2011. SSMMA helped establish and provide technical assistance for the SSLBDA.

The SSLBDA facilitates the redevelopment of acquired properties through strategic partnerships with developers, community organizations, lenders and local governments to improve quality of life, stabilize the tax base and enhance economic activities that promote sustainable, healthy and stable communities in a manner consistent with local government plans and priorities. The Tinley Center located at 17700 Oak Park Avenue is interested in working with the SSLBDA. The SSLBDA could possibly acquire the liens on the properties, bring them up to code and find new tenants.

Russ Rydin from the SSLBDA was present and discussed the role of the SSLBDA working in coordination with a community in further detail to the Economic Development and Marketing Committee. Presented for further review and consideration of the Committee was an Intergovernmental Contract as

well as an extensive list of acquired and under contract properties/projects from the SSLBDA. Chairman Berg asked if the Committee had any questions. Trustee Pannitto asked how the Village would be insulated from any liability from the SSLBDA acquired properties/projects. Mr. Rydin explained the SSLBDA would assume any and all liability on their acquired properties/projects as a separate entity from the Village. Trustee Pannitto asked Mr. Rydin if there were any fees required from the Village. Mr. Rydin stated the Village would incur no fees. The SSLBDA originally received funding from grants awarded through the Attorney General's office and is now self-funded, receiving revenue through property sales, leasing and other fees. Trustee Pannitto asked Mr. Rydin if the Village would lose control to the SSLBDA in relation to property sales. Mr. Rydin stated the Village would maintain control over the types of businesses coming into the Village. Mr. Rydin further explained the SSLBDA has an Internal Committee, Executive Committee and a full Board and their roles and functions relating to property sales. Mr. Rydin reiterated the Village would maintain ultimate control in the types of businesses coming into the Village.

South Suburban Land Bank Development Authority was not reviewed by the Economic and Commercial Commission (ECC) due to cancellation of the May 14 meeting. In lieu of waiting an additional month for the next ECC meeting, staff recommended joining the SSLBDA by approval of the Intergovernmental Agreement and appointing staff to the SSLBDA Board at the Village Board on June 5, so as not to delay the development process.

Motion was made by Chairman Berg, seconded by Trustee Pannitto, to recommend tabling the South Suburban Land Bank Development Authority due to a trustee vacancy on the Economic Development and Marketing Committee and for further discussion with Mayor Vandenberg. Vote by voice. Chairman Berg declared the motion carried.

Item #4 – DISCUSS TWO MEN AND A TRUCK CLASS 6B RECLASSIFICATION REQUEST -

Owner of Two Men and a Truck, Paul Brown plans to relocate three (3) of his Chicagoland facility locations to 7420 Duvan Drive, with a projection of 60-90 employees needed. The property consists of an approximately 23,000 square foot building located on an approximately 97,909 square foot site in the Duvan Industrial Park. Mr. Brown hopes to relocate to the subject property, however, believes he will need the assistance of a Class 6B reclassification on PINS 27-36-205-026-0000 and 27-36-205-032-0000 in order to do so. Cook County provides an incentive program to allow the reclassification of properties to effectively lower their tax. One of these program incentives is the Class 6B reclassification program. The building currently has a 6B reclassification and Mr. Brown is requesting a renewal of the 6B reclassification as well as adding a 6B reclassification to the empty lot. The project meets the B. 8. Target Development Area Incentive Policy requirement and B. 3. Capital Investment Incentive Policy requirement. The property location is within the (Tax Increment Financing) TIF district as well.

Mr. Brown was present and discussed the Class 6B reclassification request further in detail with the Committee. Maxwell Kling, legal representative for Mr. Brown was also present and discussed the Class 6B reclassification in further detail with the Committee as well as the Prevailing Wage.

Two Men and a Truck Class 6B reclassification request was not reviewed by the Economic and Commercial Commission (ECC) due to cancellation of the May 14 meeting. In lieu of waiting an additional month for the next ECC meeting, staff recommended approval of the reclassification request by the Village Board on June 5, so as not to delay the development process.

Motion was made by Chairman Berg, seconded by Trustee Pannitto, to recommend Two Men and a Truck Class 6B reclassification request be brought forward to the Village Board on June 5, for future Board approval. Vote by voice. Chairman Berg declared the motion carried.

Item #5 – DISCUSS AIRY'S CLASS 6B SUSTAINABLE EMERGENCY RELIEF

RECLASSIFICATION REQUEST - Hill Company plans to retain Airy's Inc at 7455 W. Duvan Drive. The property consists of an approximately 12,000 square foot building located on an approximately 71,671 square foot site in the Duvan Industrial Park. Hill Company provides underground and sewer construction services. Airy's has been a Tinley Park business since 1988 and provides 40 jobs. Hill Company hopes to continue to retain the current tenants at this location, however, believes that it will need the assistance of a Class 6B Sustainable Emergency Relief (SER) reclassification on PIN 27-36-204-039-0000 in order to do so. Cook County provides an incentive program to allow the reclassification of properties to effectively lower their tax. One of these program incentives is the Class 6B (SER) reclassification program. The project meets the B. 8. Target Development Area Incentive Policy requirement. A representative from Hill Company was present and discussed the Class 6B Sustainable Emergency Relief reclassification request in further detail with the Committee.

Airy's Class 6B Sustainable Emergency Relief reclassification request was not reviewed by the Economic and Commercial Commission (ECC) due to cancellation of the May 14 meeting. In lieu of waiting an additional month for the next ECC meeting, staff recommended approval of the reclassification request by the Village Board on June 5, so as not to delay the development process.

Motion was made by Chairman Berg, seconded by Trustee Pannitto, to recommend Hill Company Class 6B Sustainable Emergency Relief (SER) reclassification request be brought forward to the Village Board on June 5, for future Board approval. Vote by voice. Chairman Berg declared the motion carried.

Item #6 – RECEIVE COMMENTS FROM THE PUBLIC - No comments from the public.

ADJOURNMENT

Motion was made by Chairman Berg, seconded by Trustee Pannitto, to adjourn this meeting of the Economic Development and Marketing Committee. Vote by voice call. Chairman Berg declared the motion carried and adjourned the meeting at 6:53 p.m.

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