

MINUTES
Joint meeting of the Finance and Economic Development
And
Planning and Zoning Committees
September 27, 2016 – 6:00 p.m.
Kallsen Center at
Tinley Park Village Hall
16250 S. Oak Park Ave.
Tinley Park, IL 60477

Members Present: B. Maher, Chair, Village Trustee
M. Pannitto, Village Trustee
K. Suggs, Village Trustee
J. Vandenberg, Village Trustee
B. Younker, Village Trustee

Other Board Members Present: D. Seaman, Mayor

Members Absent: T. J. Grady, Village Trustee

Staff Present: D. Niemeyer, Village Manager
B. Bettenhausen, Village Treasurer
S. Tilton Assistant Village Manager
P. Connelly, Village Attorney
R. Hopkins, Economic Development Consultant
C. King, Village Engineer
L. Godette, Depute Village Clerk
B. Bennett, Commission Secretary

Others Present: P. Nora, Chicago Capital Funds
P. Kilmer-Lipinski, Attorney at Law

Item #1 - The meeting of the Finance and Economic Development Committee Meeting was called to order at 6:00 p.m.

Item #2 – CONSIDER APPROVAL OF THE MINUTES OF THE JOINT FINANCE AND ECONOMIC DEVELOPMENT AND PLANNING AND ZONING COMMITTEE MEETING HELD ON AUGUST 16, 2016 AND THE FINANCE & ECONOMIC DEVELOPMENT COMMITTEE MEETING HELD ON SEPTEMBER 20, 2016 – Motion was made by Trustee Vandenberg, seconded by Trustee Younker to approve the minutes of the Joint Finance and Economic Development and Planning and Zoning Committee meeting held on August 16, 2016 and the Finance & Economic Development Committee and Meeting held on September 20, 2016. Vote by voice. Chairman Maher declared the motion carried.

Item #3 – DISCUSS CLASS 8 REQUEST – DUVAN DRIVE – Economic Development Consultant, Roger Hopkins stated Conigan Partners, LLC plans to invest at least \$250,000 in the purchase and rehabilitation of 17511-15 Duvan Drive. The property has a current listing price of \$369,000, and has been reduced in asking price – though the price offered is not disclosed in the application. The application and discussions with the Village officials give indication that the property has been vacant since at least 2014, perhaps longer.

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The buyers have demonstrated knowledge of the local industrial building market and the rehabilitation plans are extensive to prepare the property to be able to enhance immediate occupancy by a new potential industrial business, or two businesses. The building is currently set up for two separate occupancies of approximately 9,000 and 9,075 sq. ft.

The Duvan Industrial Park has been designated as eligible for Class 8 reclassification based on studies performed in the past and approved by the Village and Cook County. Without this reclassification which will provide a 60% savings on industrial property taxes for 10 or more years (up to 20 years with an extension), Corrigan Partners would be unable to attract suitable industrial tenants to the Village. High property taxes (previously \$5.83/sq. ft.) were a primary reason for the business closings and the inability to attract a new buyer.

Incentive Policy Checklist:

1. The project meets the Class 8 recommendation guidelines in Section D.4. of the approved incentive Policy – YES.
2. The Class 8 property tax reclassification in the Cook County pre-approved Duvan Industrial Park makes the vacant industrial property marketable and competitive – YES
3. The project meets the Targeted Development area guideline B.8. in the approved Incentive Policy – YES

The applicants, Peter Nora and Patrick Kilmer spoke briefly explaining the need for the Class 8 reclassifications. They explained that they would be filling the space with local warehouses as well as distributors. They would need the Class 8 reclassifications to be competitive.

Motion was made by Trustee Suggs, seconded by Trustee Vandenberg to recommend approval of the Resolution on the Duvan Drive property to the Village Board for reclassification to Class 8. Vote by voice. Chairman Maher declared the motion carried.

Item #4 – DISCUSS SPORTS COMPLEX RFQ - The Village has received seven proposals for a Feasibility Study and Master Planning for a Tinley Park Sports Complex. A committee comprised of the following members:

- Village Manager Dave Niemeyer
- Trustee Maher,
- Trustee Pannitto
- John Curran
- Jim Garrett
- Joel Koester

The Committee has reviewed the proposals and narrowed the list down to three firms. After interviewing and discussions with these firms, it is the opinion of the Committee that the Sports Complex does not make sense and it is recommended not to proceed at this time. This property is not owned by the Village. It is owned by the State of Illinois. There would be a considerable cost to purchase and clean up the property. The Village would have to carry considerable debt and have the taxpayers be responsible for that debt. The Committee feels that it would be a better decision to find another use for the Mental Health Property.

Item #4 – RECEIVE COMMENTS FROM THE PUBLIC –

Resident: I totally agree and also believe that a Sports Complex is not the best use for this property.

Resident: Have any other people approached us about use of this property? Would you consider some type of income generating business there?

Resident: What has been done regarding a not for profit company that I previously recommended to the

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Board? The Village can issue the Bonds but they are not responsible to pay them back.

Resident: Have we done anything as a Village to go out and find someone to develop this property?

Resident: This is an incredible asset and we should move forward with the study?

Resident: What have other towns done that have Sports Complexes?

MOTION TO ADJOURN TO EXECUTIVE SESSION TO DISCUSS:

Motion was made by Trustee Suggs, seconded by Trustee Vandenberg at 6:45 p.m. to adjourn to Executive Session to discuss the following.

- A. THE PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE OF THE PUBLIC BODY, INCLUDING MEETINGS HELD FOR THE PURPOSE OF DISCUSSING WHETHER A PARTICULAR PARCEL SHOULD BE ACQUIRED.

Vote by voice. Chairman Maher declared the motion carried.

Motion was made by Trustee Younker, seconded by Trustee Vandenberg, to reconvene the Joint Finance and Economic Development and Planning and Zoning Committee Meeting. Vote by Roll Call: Ayes: Maher, Pannitto, Vandenberg, Younker, Suggs. Nays: None. Absent: Grady. Chairman Maher declared the motion carried and reconvened the Committee meeting at 7:05 p.m.

Motion was made by Trustee Vandenberg, seconded by Trustee Suggs to adjourn the Joint Finance and Economic Development and Planning and Zoning Committee Meeting. Vote by voice. Chairman Maher declared the motion carried and adjourned at 7:10 p.m.

bb

cc: *Village Board*
Village Manager
Assistant Village Managers
Village Treasurer
Deputy Village Clerk