

Minutes of the Executive Session  
Village Board meeting  
April 17, 2018, 7:30 p.m.  
Village Hall of Tinley Park  
16250 S. Oak Park Avenue, Tinley Park, IL

Motion was made by Trustee Younker, seconded by Trustee Brady, to adjourn to Executive Session at 8:30 p.m. to discuss the following:

- A. COLLECTIVE NEGOTIATING MATTERS BETWEEN THE PUBLIC BODY AND ITS EMPLOYEES OR THEIR REPRESENTATIVES, OR DELIBERATIONS CONCERNING SALARY SCHEDULES FOR ONE OR MORE CLASSES OF EMPLOYEES.
- B. THE APPOINTMENT, EMPLOYMENT, COMPENSATION, DISCIPLINE, PERFORMANCE, OR DISMISSAL OF SPECIFIC EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR HE EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR THE PUBLIC BODY, INCLUDING HEARING TESTIMONY ON A COMPLAINT LODGED AGAINST AN EMPLOYEE OF THE PUBLIC BODY OR AGAINST LEGAL COUNSEL FOR THE PUBLIC BODY TO DETERMINE ITS VALIDITY.
- C. LITIGATION, WHEN AN ACTION AGAINST, AFFECTING OR ON BEHALF OF THE PARTICULAR PUBLIC BODY HAS BEEN FILED AND IS PENDING BEFORE A COURT OR ADMINISTRATIVE TRIBUNAL, OR WHEN THE PUBLIC BODY FINDS THAT AN ACTION IS PROBABLE OR IMMINENT, IN WHICH CASE THE BASIS FOR THE FINDING SHALL BE RECORDED AND ENTERED INTO THE MINUTES OF THE CLOSED MEETING.
- D. 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.
- E. THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE PUBLIC BODY.

The Village Clerk announced that this Executive Session is now being recorded.

A roll call was taken:

In attendance, responding to roll call:

- J. Vandenberg, Village President
- K. Thirion, Village Clerk
- B. Younker, Village Trustee
- M. Pannitto, Village Trustee (Depart
- C. Berg, Village Trustee
- W. Brady, Village Trustee
- M. Glotz, Village Trustee (Depart 8:53 pm, Arrive 9:07 pm)
- M. Mangin, Village Trustee

Absent:

Others Present:

- D. Niemeyer, Village Manager
- P. Carr, Assistant Village Manager
- P. Connelly, Village Attorney (Depart
- D. Rosenbaum Hall, Peterson, Johnson, & Murray  
(Arrive 9:33 pm)
- B. Bettenhausen, Village Treasurer  
(Depart 10:15 p.m.)
- P. Wallrich, Comm. Deve. Director  
(Arrive 9:13 pm Depart 10:15 pm)
- J. Urbanski, Assistant Public Works Director  
(Arrive 8:53 pm-9:07 Depart)
- P. Dumon, Hart Group Inc. (Arrive 9:13 pm Depart 9:42 pm)  
Attorney Shepiro and Associates Law Firm  
(Arrive 9:13 pm Depart 9:42 pm)

The Village Clerk stated that the recorder is on.

**COLLECTIVE NEGOTIATING MATTERS –**

**Sergeants Petition** - D. Rosenbaum Hall presented an update of the MAP 193 Sergeants' Organizing Petition. She noted that the hearing date before the Illinois Labor Relations Board Administration (ILRB) Judge is rescheduled to May 21 and 22, 2018. MAP proposed renegotiating the 2010 Sergeants' Agreement as an option to settle the Village's objection to the organizing petition and MAP withdrawing the organizing petition from the ILRB. The proposed MAP Sergeants Agreement includes:

- Seeks Grievance Arbitration rights over any discipline;
- MAP would represent Sergeants and Village would deduct "dues";
- Verbally said deleting Village pay for litigation over agreement. Draft reflects no change;
- Maintains 20% pay differential; and
- Memorializes current practice of awarding three (3) paid Administrative days to sergeants.

After discussion it was the consensus of the Board to maintain its objection and go to hearing before the ILRB on the supervisory status of the Sergeants unless the Village can negotiate a financial offset.

**Local 150 Health Insurance and CBA Negotiations** - At this time P. Connelly noted that he did not see any conflict of interest with Village Code in regards to Trustee Glotz participating in discussions on the Local 150 Grievance Regarding Health Insurance and CBA Negotiations. Trustee Glotz stated that out of an abundance of caution he would be recusing himself from discussion of the 150 Contract and leave the meeting during this discussion. D. Niemeyer and D. Rosenbaum Hall updated the Board on the Local 150 Negotiations pertaining to wages and health insurance. Ms. Rosenbaum Hall the cost comparable with several positions and communities. She noted that there are the Village will retain obligation to cover fair share payers' retiree insurance if the retiree meets requirements of Village ordinance for coverage. There are twelve (12) current employees the will qualify for retiree health insurance coverage at the current rate. She noted that the grievance regarding health insurance from last year still holds at this point regarding the \$500 deductible. If an agreement is reached with a contract this grievance will go away. After discussion it was the consensus of the Board to move the current employees (who would then be eligible at retirement as well) to Local 150 insurance with a cost of living adjustment of 1.25% for four (4) years.

## **THE APPOINTMENT, EMPLOYMENT -**

**Retiree Health Insurance** – D. Niemeyer updated the Board on an issue related to our retiree health insurance plan. All employees hired before May 1, 2010 (May 1, 2013 for police union) are eligible to participate in the Village's retirement plan until Medicare age and the Village pays 50% of premiums. After Medicare eligibility we also would pay for an employee's Medicare supplement plan. Several years ago, this was expanded to also include spouses though neither the Village Code nor the union contracts spelled this out as an additional benefit. Mr. Niemeyer noted that the Village has stopped this practice.

**Police Chief Retirement** – Mr. Niemeyer presented an update on the retirement of Police Chief Neubauer. He brought to the Board's attention that Chief Neubauer inquired as to a severance package. After discussion it was the consensus of the Board to not give Chief Neubauer a severance package.

**Interim Appointment of Police Chief** – President Vandenberg informed the Board that he would be drafting a letter to the Village Manager appointing Charles Farcelli as Interim Police Chief.

**Police Chief Replacement Search** – The search will be done internally by Village Staff along with an assessment center.

## **THE PURCHASE OR LEASE OF REAL PROPERTY & THE SETTING OF A PRICE FOR SALE OR LEASE**

**Development Incentive Agreement of the Tinley Park Hotel & Convention Center** -Mr. Dumon from Hart Group discussed with the Board the potential of having the Village acquire land for a future hotel as well as the current proposed agreement for the current hotel and convention center. He noted his concern is the term of the management agreement. President Vandenberg noted that with the TIF ending the funding of the convention center will be a challenge. Village Attorney Connelly presented an overview of proposed school tax abatements for the property. Mr. Connelly noted the schools and Village concerned are ready to go with the abatements. He stated this will be a public/private partnership. Mr. Connelly mentioned the Board might considered purchasing the out lots on this property with TIF funds, which is included in the budget. Mr. Dumon presented an overview of his vision on the restaurant. After discussion the consensus of the Board is to submit the agreement as proposed.

**Blackstone Lofts** – Community Development Director Paula Wallrich presented an update on the Blackstone Lofts development. A draft incentive letter for Blackstone Lofts was presented at the April 3, 2018 Executive Session which basically provided a \$1,350,000 incentive plus the value of the vacated parcel at \$44,000. After some discussion Staff was directed to add language to the letter stating the offer was conditioned upon the approval of the Bremen TIF District and the commitment for a white tablecloth restaurant. The letter has been amended. Prior to releasing the letter staff received a call from Vince Tessitore, the Attorney representing the investment group, Mr. Tessitore stated that the group has not agreed to the 50/75/100 payout and that they needed the 25/50/75/100% payout to make the project work. This payout schedule does not change the amount of the incentive. It basically allows for a \$325,000 payment at 25% rather than a \$650,000 payment at 50% completion. While difficult to estimate at this point, it is possible the 25 and 50% payouts could happen fairly close together considering the high upfront cost of construction. After discussion is was the consensus of the Board to ask the Attorney to draft the redevelopment agreement move forward with 325,000 at 25%, \$325,000 at 25%, \$325,000 at 50% \$325,000 at 75% at completion.

## **LITIGATION**

**ARDC Complaint filed** – Village Attorney Connelly updated the Board on an ARDC Complaint filed by Stephen Eberhardt against Trustee Pannitto and himself. This complaint is in regards to ethics complaints that did not get processed by an outside attorney, which was done in an official capacity. The next step in the process is for the defendants to respond. Mr. Connelly has found an attorney, Tom Linninweath, to defend both Trustee Pannitto and himself to draft this response. After discussion it was the consensus of the Board to cover costs for defense of Trustee Pannitto and Patrick Connelly in defense of this complaint.

Motion was made by Trustee Younker, seconded by Trustee Brady, to adjourn this Executive Session. Vote on roll call: Ayes: Younker, Pannitto, Berg, Brady, Glotz, Mangin. Nays: None. Absent: None. Chairman Younker declared motion carried and this Executive Session was adjourned at 10:24 p.m.

Motion was made by Trustee Younker, seconded by Trustee Brady, to adjourn the Village Board Meeting. Vote by voice call. President Vandenberg declared motion carried and this Executive Session was adjourned at 10:24 p.m.