

Minutes of the Executive Session of the Committee of the Whole
June 23, 2015
7:00 p.m.
Fulton Conference Room

Motion was made by Trustee Younker, seconded by Trustee Vandenberg to adjourn to Executive Session to discuss:

- a) 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.
- b) The selection of a person to fill a public office, as defined in this act, including a vacancy in a public office, when the public body is given power to appoint under law or ordinance, or the discipline, performance or removal of the occupant of a public office, when the public body is given power to remove the occupant under law or ordinance.
- c) 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.
- d) The setting of a price for sale or lease of property owned by the public body.

Vote on roll call: Ayes: Seaman, Maher, Pannitto, Vandenberg, Younker. Nays: None. Absent: Grady. Acting Mayor Seaman declared the motion carried and this meeting was adjourned to Executive Session at 7:52 p.m.

Village Clerk, Patrick Rea, announced that this Executive Session is now being recorded.

A roll call was taken:

In attendance and responding to roll call:

P. Rea, Village Clerk
D. Seaman, Acting Mayor
B. Maher, Village Trustee
M. Pannitto, Village Trustee
J. Vandenberg, Village Trustee
B. Younker, Village Trustee

Absent:

T. Grady, Village Trustee

Others Present:

D. Niemeyer, Village Manager
M. Mertens, Assistant Village Manager
S. Tilton, Assistant Village Manger
B. Bettenhausen, Village Treasurer
I. Baker, Economic Development Director
T. Melody, Village Attorney
T. Barnicle, Village Attorney (via telephone)
C. King, Village Engineer

191st Street Extension

Village Engineer, Chris King, gave an overview of the history of the 191st Street Extension Project and discussed the financial aspects of the Village proceeding with the project or removing it from the Illinois

Department of Transportation (IDOT) project list, which it is currently on. Village Attorney Barnicle gave an overview of the legal complications that exist due to the existing annexation agreement between the Village and the property owner. It is the Village's position that the existing annexation agreement requires the property owner to provide the Village with right-of-way to construct the 191st Street extension. Upon discussion, it was determined that the Village should meet with the property owner to try and resolve any outstanding issues prior to moving forward with any potential litigation. Staff was also directed to provide answers to the following questions to the Village Board:

1. Does staff believe that the property owner would derive more value from the property with or without the road extension?
2. Can the property owner sell the property with a lien on the title?
3. What is the estimated total cost to be for the Village to construct the road extension?

North Street

Assistant Village Manager Mertens gave an overview of the history of the proposed North Street Redevelopment project and proposed land donation as part of the incentive package. Due to the economic downturn, the developer of the project was unable to obtain construction financing for the project as it was presented to the Village. As such, the Committee discussed sending a Default Notice to the developer so that the Village may move forward in the future with other potential development for the site. Upon discussion with the Committee, it was recommended that the Village first meet with the developer to see if they would agree that the original project proposal was no longer economically viable and would state so in writing to the Village. Upon completing the Default Notice steps the Village would move forward with the land acquisition of the former Ice House property as previously approved by the Village Board.

South Street

Assistant Village Manager Mertens gave an overview of the history of the proposed South Street Redevelopment project and proposed land donation as part of the incentive package. It was noted that the developer agreement approved in 2012 would need to be reauthorized by the Village as the time frame related to the project was not met due to the difficulty in attaining financing by the developer. It was also noted that the developer would be providing the Village with an updated market study in the near future. Upon discussion by the Committee, it was requested that staff provide any future updates regarding the land donation, incentive agreement and development details on this project via Confidential Memorandum to the Village Board.

Central Middle School (CMS) RFQ Update

Acting Mayor Seaman updated the Committee on the four responses received by the Village regarding the CMS Redevelopment Request for Qualifications (RFQ). It was noted in the RFQ responses, that each of the four potential developers requested that the Village donate the land for the project as well as provide further off-site detention incentives. Upon discussion by the Committee, there was not consensus that the Village donate the property and that the Village should focus efforts on the South Street Development and the proposed Panduit Regional Pond.

Trustee Appointment

Upon discussion by the Committee, it was requested that the Village Clerk contact the two remaining trustee candidates that have not made a formal presentation to the Village Board to determine if they could be present at the July 7, 2015 Village Board meeting. Upon hearing the final two presentations, it was recommended that the trustees provide Acting Mayor Seaman with their rankings of the top five

trustee candidates. It was also recommended that this item be placed on the July Committee of the Whole agenda for further discussion, in either open or closed session as determined by the Village Board.

Tinley Park Mental Health Center (TPMHC) Land Acquisition

Acting Mayor Seaman reviewed the history of the TPMHC land acquisition. It was noted that the State of Illinois had previously requested that the Village make a determination regarding whether or not it was going to purchase the property upon the completion of the Village creation of a Tax Increment Financing (TIF) District for the property. Upon discussion by the Committee, there was not consensus that the Village was ready to make a final determination on the purchase of the property. It was recommended that staff explore the feasibility of issuing a Request for Qualifications (RFQ) to potential developers for the property. It was also requested that staff contact the State of Illinois to see if the timeline for purchase by the Village could be extended.

Motion was made by Trustee Younker, seconded by Trustee Vandenberg to adjourn this Executive Session and reconvene the Regular Committee of the Whole meeting. Vote on roll call: Ayes: Seaman, Maher, Pannitto, Vandenberg and Younker. Nays: None. Absent: Grady. Acting Mayor Seaman declared the motion carried and this Executive Session was adjourned at 10:12 p.m.

Motion was made by Trustee Maher, seconded by Trustee Younker, to adjourn the Special Committee of the Whole Meeting. Vote by voice call: Acting Mayor Seaman declared motion carried and adjourned this meeting at 10:13 p.m.

ST:lv