

Minutes of the Executive Session of the Committee of the Whole
September 9, 2014
8:26 p.m.
Fulton Conference Room

Motion was made by Trustee Maher, seconded by Trustee Seaman to adjourn to Executive Session, to discuss 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 and b) the appointment, employment, compensation, discipline, performance, or dismissal of specific 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. Vote by voice call. Mayor Pro-tem Grady declared the motion carried and the Executive Session was called to order at 8:26 p.m.

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

A roll call was taken:

In attendance and responding to roll call:

E. Zabrocki, Mayor
D. Seaman, Village Trustee
G. Hannon, Village Trustee
B. Maher, Village Trustee
T. Staunton, Village Trustee
P. Leoni, Village Trustee
T. J. Grady, Village Trustee

Absent:

P. Rea, Village Clerk

Others Present:

B. Bettenhausen, Village Treasurer
M. Mertens, Assistant Village Manager
S. Tilton, Assistant Village Manager
L. Godette, Deputy Village Clerk
T. Melody, Village Attorney

Assistant Manager Mertens presented an overview of the proposed purchase of the 280 acre Tinley Park Mental Health Center and Howe Developmental Center for \$4,164,296. The Mayor has submitted a letter to the Department of CMS to request an extension on the Village Letter of Intent from September 21, 2014 to October 24, 2014. Assistant Manager Mertens presented an overview of the scope of services by FARR Associates for Phase I master planning and visioning. He also presented an overview of the price comparisons for this property in relation to other commercial property within the Village of Tinley Park. The Village Board discussed the pros and cons of purchasing the property and reviewed the Phase II environmental cost assessment and demolition summary as provided by Tetra Tech. The Village Board also discussed funding options for the purchase of the land to include bonding, letters of credit, bank loans, reserves and TIF transfers. Upon discussion, consensus of the Committee was to direct staff to further clarify the environmental cleanup options for a staged removal, investigate bank loans and lines of credit options. Staff will also be directed to begin the review and analysis of creating a TIF district for the

**Committee of the Whole
Executive Session
September 9, 2014
Vogt Conference Room**

State Mental Health Center and connecting the new TIF district to the Oak Park Avenue TIF and the Main Street South TIF district.

Assistant Manager Mertens presented an overview of the development status for North Street, South Street and the old Central Middle School site. Upon discussion, the consensus of the Committee was to direct staff to discuss the timing and development opportunities with FARR and Associates and SB Freidman. Additionally, staff was directed to make a formal purchase offer for the Hansen property on South Street and the vacant properties on North Street, not including the Fuentes and Teehan Tavern site. Should the property owners not accept the Village offer, staff was directed to move forward with drafting an ordinance for eminent domain for both properties.

Assistant Manager Mertens discussed a possible land acquisition for the Panduit Corporation for the construction of the legacy master detention pond. Panduit has agreed to work with the Village of Tinley Park on this land donation with the understanding that the Village would construct a centralized detention pond to cover the needs of the Panduit redevelopment as well as the storm water detention for the downtown business core. Additionally, staff discussed the possibility of creating a TIF district to be a funding source for the redevelopment activities, with a TIF being considered upon a successful negotiation with a developer.

Assistant Manager Mertens presented an overview of the hiring status for the vacant Health and Consumer Protection Officer position. The Village has received over 150 resumes, performed 9 initial interviews with a final round of 3 second interviews conducted by the AVM, Building Commissioner and Trustee Grady. The consensus of the group was to recommend an offer to Malvi Shah who is currently working for the Will County Health Department. Ms. Shah is currently reviewing our offer and upon acceptance, we anticipate a formal appointment request in the month of October.

Motion was made by Trustee Hannon, seconded by Trustee Staunton to adjourn this Executive Session and reconvene the regular Committee of the Whole meeting. Vote on roll call: Ayes: Seaman, Hannon, Maher, Staunton, Leoni, and Grady. Nays: None. Absent: None. Mayor pro-tem Grady declared motion carried and this Executive Session was adjourned at 9:45 p.m.