

Minutes of the Executive Session
 Regular Village Board meeting
 November 21, 2017, 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 Mangin, to adjourn to Executive Session at 8:38 p.m. 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
- B. THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE PUBLIC BODY.
- C. 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.

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
- B. Younker, Village Trustee
- M. Pannitto, Village Trustee
- C. Berg, Village Trustee
- B. Brady, Village Trustee
- M. Glotz, Village Trustee
- M. Mangin, Village Trustee

Absent: K. Thirion, Clerk

Staff Present:

- D. Niemeyer, Village Manager (Depart 9:11 pm)
- P. Carr, Assistant Village Manager (Depart 9:11 pm)
- B. Bettenhausen, Village Treasurer (Depart 9:11 pm)
- P. Wallrich, Interim Comm. Deve. Director (Depart 9:11pm)
- P. Hoban, Economic Deve. Manager (Depart 9:11 pm)
- P. Connelly, Village Attorney
- L. Godette, Deputy Clerk

Others Present: None

Item 1 – Setting the Price – Village Manager Niemeyer stated that the Mayor and he were approached by the owners and attorney for Tinley Park Kitchen and Bath recently in regards to a parking agreement they signed with the Village in 2008. According to the agreement, they leased the property to the Village for \$1 per year for a period of 20 years that was related to improvements at the intersection of 171st and Oak Park Avenue. The property is used by the businesses in the strip center but is also used by residents for special events held in the downtown area. The Village agreed to maintain the lot.

Tinley Park Kitchen and Bath has become increasingly concerned about the high property taxes on the property, which are now \$2000 per year. They asked if the Village would consider buying it since it benefits the downtown. This would solve their tax problem because it would become tax exempt. The Village would have to find money to buy and of course, anytime a taxable property becomes non taxable, the overall tax burden is spread across other taxpayers. Below are options for the Village Board to consider:

- 1) Buy the property - We would recommend getting an appraisal for the property. The building and lot were purchased in 2004 for \$255,000
- 2) Buy the property for a \$1 or substantially reduced from the market value since the parking lot also benefits TP Kitchen and Bath
- 3) Do not buy the property

After discussion it was the consensus of the Board to choose Option 2 above, purchase the property for a substantially reduced price from the market value.

Item 2 – The Purchase or Lease – Village Manager Niemeyer, Paula Wallrich and Patrick Hoban presented an update on the South Street Development and the Downtown Plaza. Staff presented for options to consider for the placement and design of the Downtown Plaza. Patrick Hoban then updated the Board on the South Street Development noting that the Village has received a response from the Developer on the proposal given to them by the Village and the Developer are asking for additional funds. After discussion the consensus of the Board was to stay with the last proposal as a final offer to the developer.

Item 3 – Appointment, Employment – Village Attorney Patrick Connelly stated that the Village now has a backlog of three (3) Ethics complaints and noted that he has been unable to find an Independent Counsel to investigate these complaints. After discussion it was the consensus of the Board to discuss this issue and other issues pertaining to the Ethics Code in open session at the next Administration and Legal Committee.

Motion was made by Trustee Mangin, seconded by Trustee Pannitto, to adjourn this Executive Session and return the Village Board meeting. Vote on roll call: Ayes: Younker, Pannitto, Berg, Brady, Glotz, Mangin. Nays: None. Absent: None. President Vandenberg declared motion carried and this Executive Session was adjourned at 9:16 p.m.

Motion was made by Trustee Berg, seconded by Trustee Mangin, to adjourn the Village Board Meeting. Vote by voice call. President Vandenberg declared motion carried and this Executive Session was adjourned at 9:16 p.m.

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