

**MINUTES OF THE EXECUTIVE SESSION**  
**Of the Committee of the Whole**  
**September 9, 2008 - 7:45 p.m.**

Members Present: E. Zabrocki, Village President  
F. German, Village Clerk  
P. Rea, Village Trustee (via conference call)  
D. Seaman, Village Trustee  
G. Hannon, Village Trustee  
M. Bettenhausen, Village Trustee  
B. Maher, Village Trustee  
T. Staunton, Village Trustee

Staff Present: S. Niehaus, Village Manager  
M. Mertens, Assistant Village Manager  
S. Tilton, Assistant Village Manager

**Item #1 - Discuss Purchase or Lease of Real Estate**

Mayor Zabrocki reported to Board on the communications he had received from the State of Illinois regarding the closure of both the Tinley Park Mental Health Center (TPMH) and the Howe Developmental Center. He stated that at this time it was simply an announcement from the Department of Human Services (DHS) and that it would be a long process before anything would be decided. However, based upon the nature of the announcement, it was necessary for the Village to revisit past discussions regarding the acquisition of the State property. The Mayor noted that the State property would be offered to other agencies before the Village had an opportunity to negotiate with the State.

Trustee Hannon provided an overview on the last discussion regarding the potential land use for the property. He explained that the site was primarily residential use with a limited amount of commercial/retail. Projections indicate that it takes approximately eleven (11) years for the site to build out. However, the data was over one year old and would likely have to be updated given the current residential market climate. In addition, he noted that the data did not anticipate any redevelopment of the Howe Center and suggested that staff be directed to obtain information assuming the redevelopment of the Howe property.

Trustee Rea commented on the Financial ability of the Village to purchase the property from the State. Based on the existing TIF revenue projections, sufficient capacity would exist. He suggested that once the updated land plan, including the Howe Center property was obtained, the financial projections also be reconsidered.

Trustee Rea further commented on the fact that future discussions regarding the Fire Training Tower Fire Services and the 80<sup>th</sup> Avenue train Station be considered in conjunction with this discussion.

Minor discussion ensued regarding strategic and next steps to the plan. Following discussion, it was the consensus of the Village Board to consider contacting lobbyists to assist the Village in both the Illinois State House and State Senate in anticipation of future negotiations. Specific direction to staff included:

- ▶ Obtain an updated land plan to include the redevelopment of the Howe property;
- ▶ Obtain an updated market study to ensure that the land plan is feasible and to determine the development absorption rate; and
- ▶ When the above action items are completed, obtain revised revenue increment estimates.

Motion was made by Trustee Hannon, seconded by Trustee Maher to adjourn this Executive Session. Vote on roll call: Ayes: Zabrocki, Rea, Seaman, Hannon, Bettenhausen, Maher, Staunton. Nays: None. Absent: None. Mayor Pro-tem Seaman declared motion carried and adjourned this Executive Session at 8:45 p.m.