

VILLAGE OF THORNTON, COUNTY OF COOK
MINUTES OF THE COMMITTEE MEETING – JULY 20, 2015

Motion by Trustee Kaye, seconded by Trustee Hudson, to appoint Trustee Pisarzewski to preside over the meeting in the absence of President Kolosh.

All in favor.

Motion carried.

CALL TO ORDER

Acting President Pisarzewski called the Committee Meeting to order at 7:00 p.m.

IN ATTENDANCE – Trustees Kaye, Hudson, Pisarzewski, Paris, Atkinson; Public Works Superintendent Oberman; Police Chief G. Beckman; Recreation Director Dunlop; Fire Chief Habecker.

Also in attendance: Administrator Beckman, Attorney S. Dillner; Treasurer Frye.

Absent: President Kolosh; Trustee Ehlers.

PUBLIC COMMENT

Acting President Pisarzewski asked for public comment on any subject not listed on the agenda.

There was no public comment.

COMMITTEE REPORTS

No reports.

TREASURER'S REPORT

June '15 Expense Reports – Treasurer Frye stated the June '15 Financial Report will be presented at the Regular Board meeting.

ATTORNEY'S REPORT

TIF Agreement/Rodzilla Properties – Attorney Dillner presented a proposal from Rodzilla Properties for TIF reimbursement. They own the buildings at 525-529 N. Williams Street. A year ago, they presented a request for TIF reimbursement for parking lot paving. At that time, the Board requested additional proposals, since only one proposal was submitted.

Attorney Dillner reviewed for the Board the proposals that were presented by Rodzilla Properties. They included parking lot paving, some drainage, and also proposals for rehabilitation of two of the units. All of the proposals currently being submitted to the Board are eligible for reimbursement.

Attorney Dillner recommended half of the lowest proposal for the parking lot and half of the lowest proposal for the drainage. Regarding the build outs, he would recommend that the Village reimburse 35 percent of the lowest estimate as a redevelopment incentive.

Trustee Atkinson asked if the interior work is being done in spaces which currently have tenants? Attorney Dillner suggested a representative of the developer could attend the next meeting and answer questions; but he believed they are trying to entice new tenants with the remodeling. The two units being rehabbed are 575 and 591 North Williams. During discussion with Superintendent Oberman, it was discovered some of this work may have already been done. Attorney Dillner stated, without an inducement resolution, if the work's been done, Rodzilla can't be reimbursed. Trustee Atkinson has no problem bringing, for example, electrical work up to code; but as far as framing and fixtures, she has a problem with the Village paying for that.

Attorney Dillner responded these proposals are essentially to increase the value or the marketability of the property. Sufficient language could be put in the code to prevent the owner from getting paid by the Village and the tenant for the same work. Trustee Atkinson would also like the language to prevent additional TIF funds at a later time for the same work.

Trustee Kaye suggested for the developer to attend the next Board meeting to explain what is being planned and what is completed.

Lastly, Trustee Atkinson asked if the total at the end of Attorney Dillner's memo was for the less expensive proposal for the remodeling. Attorney Dillner based his amount on the low bids that were submitted. The total would be 50 percent of the parking lot, 50 percent of the drainage, and 35 percent of the rehab.

ADMINISTRATOR'S REPORT

30 Arrowhead – Administrator Beckman was looking for direction from the Board. This house burned down about 2-3 years ago. It took the Village about two years in court to get a demolition lien against the property. Although the Village does not own the property, it has been maintaining the property.

Attorney Dillner advised the administrator it would take about \$2,000 to \$3,000 in legal fees for the Village to purchase this lot. The Village currently has a lien against this property; so if it wishes to own it, the Village would foreclose on the lien. Any other party purchasing the property would have to pay off the Village to release our lien. Also, Thornton would not be responsible for paying the back taxes owed on the property. The bank washed their hands of the property as well. Unless the Village does something to acquire the property, it will be mowing the grass forever. The recommendation of Attorney Dillner is, since the Village is maintaining the property already, to go ahead and purchase it.

Public Works Superintendent Oberman suggested, if the Board chooses to move forward with purchasing this property, it may want to consider retaining the services of a real estate agent to actively pursue selling some of the Village-owned properties it already owns. Administrator Beckman will put this on the agenda for the next meeting.

IDOT Resolution – Administrator Beckman stated the Village typically passes this Resolution every two years. It allows the Village to do work on State routes without actually having to obtain a permit from IDOT. This is standard procedure.

Historical Society Air Conditioning – Administrator Beckman was approached by Janet Sanders and Marge Loitz. The Thornton Historical Society is the location where all the South Suburban Historical Societies meet. Currently, they have a window unit A/C. They are looking for something more efficient. They provided the Village with some bids, and Public Works Superintendent Oberman was able to get a bid from a company the Village uses frequently. The Historical Society is also looking to replace the flooring in a portion of the building. They are asking the Village to pay 100 percent of the air conditioning project if they pay 100 percent of the flooring project.

D&K recently finished a project at the Police Department, and the Village is very pleased with their work. Also, Attorney Dillner confirmed that the air conditioning project could be paid out of TIF funds.

Trustee Pisarzewski noticed D&K had a proposal for \$3,800; and there was a bid from Oak Glen for \$2,685. He asked the difference between the two bids? Superintendent Oberman stated he went through the building with D&K. It appears the other bids received are quoting three tons of air conditioning, but a minimum of four tons is needed. More returns are going to be installed to improve the efficiency of the unit. D&K is the company he would recommend.

Trustee Atkinson asked what the lease with the Historical Society states as far as maintaining the property. Administrator Beckman stated the Village is required to maintain the property such as service calls if heat goes out or leaks. It does not require the Village to put in new air conditioning or upgrades. The Historical Society recognizes this but they were looking for help, especially if TIF funds could be used.

Boardbook – Administrator Beckman reported staff has been in discussion with a company called Boardbook. This would tie into future plans to go paperless in the Village. The Clerk's office went through training a couple weeks ago, and the agendas for the meetings tonight were created from this program. It has a lot of capabilities, not only for the Board, but for the public. It will integrate directly into the Village's website. It's very user friendly for the Board. The cost of the program is \$3,000 a year; and as we move toward paperless Board packets, this will be a great tool for us. Trustees can annotate on their notebooks as documents are being discussed. There is training on the website, or we can conduct in-house training. Trustees will receive an email informing them the packet is available on Boardbook.

Trustee Atkinson would be interested in hearing what other municipalities who are using this program think of it. Administrator Beckman stated they are an Illinois based company, and he will ask for references. Clerk Pisarzewski explained how easy it was for her to use the program; and she can attach any documents directly to the agenda for the Board.

Trustee Atkinson asked if the new notebooks were Wi-Fi. Administrator Beckman stated yes, but the Wi-Fi here at the Village Hall is not very good and would need to be upgraded. Also, if necessary, trustees will be able to print from the notebooks.

PRESIDENT'S REPORT

No report.

OLD BUSINESS

No report.

NEW BUSINESS

Administrator Beckman reminded the Board they should have received the Department Annual Reports. If any trustees have any questions, they can call him.

ADJOURNMENT

Motion by Trustee Kaye, seconded by Trustee Hudson, to adjourn the Committee meeting.

All in favor.

Motion carried.

Acting President Pisarzewski adjourned the meeting at 7:43 p.m.