

Village President Burke stated that he received a Memo from Pat Barker who serves as our Engineer. She is the one that wrote for this Grant. It was to give the Village President an update on this particular Grant being tentatively approved, and would be officially done some time in October. Mrs. Barker wanted to give him a heads up on it. He asked the Village Administrator to ask her some questions about it. There were a couple of items in there that were troublesome to him from the standpoint of ongoing maintenance. How much money we were going to be giving to Robinson for engineering. In your document, there are three payments to Robinson Engineering for roughly \$42,000.00 each. He started looking at the engineering costs. He started thinking about all of the Engineering Projects that we have going on with Robinson. At the moment, we have five or six of them. He stated that 40% of each of these at roughly \$120,000.00 to \$200,000.00 is a lot of money for engineering services. He started asking the Village Team do we have, or should we have our own engineer on staff that could be doing some of these things, instead of us spending this money with an outside firm. His experience with doing projects since 1969, it has been his opinion and experience that you have a group of requirements. You have a scope. You have a Project Review that the managing entity which would be the Village should be looking at. He stated that at the time of payouts, you are paying out dollars based on did the requirements and the scope match up with what you originally wanted to have happen. He was feeling uncomfortable at the back end signing checks for projects when he didn't know if we had anyone at the front end managing these projects as we went along. He stated that if you are going to build a house, the contractor is getting payouts along the way. He started digging into what is going on here. He found that looking at this particular Grant, it was \$95,000.00 if he remembers correctly. It was for lighting underneath the overpass, and there was going to be concrete work. There was going to be the removal of some trees. He went out and looked at the trees. There are roughly 26-trees that would have to come down. Some of them are pretty big. We have an Ordinance in the Village about cutting trees down. What was the real purpose of this? He contacted Commissioner Britt-Johnson and inquired what the original requirements and the scope of what this project was suppose to be. What we discussed was basically that the Economic Development Commission was looking at trying to take advantage of a Grant that would beautify the area up and down on our side of Lincoln Highway. There was a fence that was suppose to be put in, not necessarily a sidewalk. There is lighting which is roughly going to be 20% of this, and then concrete, and then replacement with some smaller trees and take out the trees that we have.

Village President Burke stated that there were some other issues that were a concern of his. The sidewalk is suppose to be about seven-feet wide on the back side of the existing properties of the Village. This is a stretch of highway that does not belong to the Village. We would assume the responsibility from a liability standpoint, and the maintenance of that strip it would be our responsibility to take care of it versus the State of Illinois, or the Feds. Who is going to take care of that? Where was the money going to come from to do that? And from a security standpoint, the people whose homes abut, that have fences already or trees that they put in. Have they been contacted? What was their feeling on cutting down big trees in their backyard for all practical purposes that kind of shielded the noise as well as the view? How are they going to feel about this? All of these things added up to him being a little bit uncomfortable about doing this. Is this something that the Economic Development Commission can consider? Is this something that you want to do? He didn't stop it. It will take an act of the Board to accept the Grant. That won't be until October when we get formal notification that we are getting it. The tentative nod right now

is that this is something that we can expect to have. There are some things that are associated with this that made him feel a little bit uncomfortable.

Commissioner Lewis stated that this is something that both as a member of the Economic Development Commission, and also as a Village resident, he pushed hard based on his sitting on the RTA Board. One of his objectives as an RTA Board Member is to make sure that we get as much in available funding that is dispensed in our communities as anyplace else, and in particular in the Village of Olympia Fields. There were funds for “Transit-Oriented Development.” That was the Post Office Project that we talked about a little bit before. This is under something called “Access to Transit.” These are Grants that come through the RTA, but the funding comes from the Feds. He did push quite hard to make sure that we were getting an Application. He didn’t see the Application itself until today. He was pushing very hard through the EDC for us to get this. The link to the EDC was the corridor really does look, in his opinion, a little bit shabby. It looked shabby in light of what Park Forest had done on the other side of the street where they had gotten similar funds. They dressed up their area with a nice fence and some lighting, et cetera, et cetera. Our side was beginning to look pale by comparison. This was an idea to try to put us on par, at least, with the other side of the street. And since Wal-Mart was not a reality, to have that corridor as you come from the Train Station to Western Avenue, to look more inviting. Quite honestly, that is a gateway to whatever we ultimately do at the corner of Route 30 and Lincoln Highway. The majority of the people who come will come from the west headed east and it will make a more inviting environment. He didn’t see the Application on what was proposed by Robinson. The concept, he thought, was something that was attractive and would be attractive from an economic development perspective.

Commissioner Lewis stated that the way the process works is, the Applications are made. The ultimate amount of funding is \$500,000.00. The cost to the Village he believes, would be roughly \$75,000.00 in terms of what the Village would have to put up. The reason for the \$75,000.00 is for what they call “Phase 1 Engineering.” That’s basically a Macro Plan about what it is that is being proposed. He doesn’t know whether or not in that Macro Planning Phase, you can specify what you want or don’t want. He knows that you have to comply with IDOT Standards. Whatever they specify that you have to do, that is the binding constraint under what you propose. He doesn’t know how much flexibility there is in that. That is probably something that should be explored. He stated that if there is flexibility on cutting down trees or where you place the sidewalk, that part he doesn’t know. He knows that it is a Standard Operating Procedure for Villages to have to upfront the cost. So, you invest \$75,000.00, you get back \$425,000.00 in addition to the \$75,000.00 investment. It made sense conceptually from an economic development perspective to beautify that corridor. We talked about this at several meetings. Commissioner Lewis brought it to the Commission. He stated that we talked about it in a positive way to lift up that corner. Otherwise, it looked a little bit ragged in terms of some of the other things that are going on.

Commissioner Lewis stated that one of the things that was mentioned in our discussions is, we talked about the fence on the north side of the street and how some of those fences are getting a little bit dilapidated. One option that was proposed was perhaps doing some kind of financing, a Bond of some sort to allow the homeowners to be obligated from a financial perspective on a long-term Bond to pay for fencing to improve that. The Economic Development Commission basically stated that they weren’t sure that people want to take on debt to rebuild their fence, and

then be obligated kind of like a second mortgage. This would have been free money. In terms of now knowing what the scope was in terms of what the Proposal was that Robinson made, it seemed like a better way to proceed. That's the background.

Village President Burke stated that he got the background after talking with Commissioner Britt-Johnson and digging into what was said. His concern was: 1. He has to take \$75,000.00 out of the Village's Motor Fuel Tax to put into this. He has a prioritized list of projects to fix things in the Village of Olympia Fields. Some of the Grants we get, because of the way they are written and the restrictions are not on that list of prioritized items. If he has to take money out of the Motor Fuel Tax Fund, or out of other places to put it into something that is not on our prioritized list that is a problem. He also learned that the fences were an issue. As he dug into this, we cannot take any of this money to deal with any fences. This is for concrete and lighting in this area only. He stated that because it was concrete and lighting, he doesn't know if that was something that was your primary objective.

Administrator Mekarski stated concrete, lighting, and landscaping. Village President Burke stated that the Landscaping Schedule that they laid out, was going to replace some of the trees that we took down. That's why he asked to discuss this before this Commission. 1. The Grant as written, he doesn't think the Commission had a chance to review it to see what was turned in. If you had seen what was there, and what was turned in: 1. They didn't meet the requirements of what you were trying to do. He is all about what are the requirements, and then what is the scope because you have to manage this thing at some point. We have a potential project where we have a good chance of getting some money. It is going to do something. But is it meeting the requirements of what the Commission was trying to accomplish?

Administrator Mekarski stated just a few notes to clarify the record. The existing condition survey revealed that they would remove 12-trees. There may be more than 12-trees out there. It is his understanding that only 12 would be removed because of the project. The Grant provides for 80 new street trees. Those are the typical caliper trees that you have would have for a new installation, probably three-inch, caliper trees, but 80 new trees, 80 new bushes. It includes lighting underneath the underpass for pedestrian safety. It will also provide for vehicular safety as well. It's a blind spot as you go through there heading towards Kedzie Avenue. The concrete boulevard that goes from the bridge embankment almost to Indiana, that would be taken out and that would be landscaped with trees and bushes as sort of a gateway to the corridor. It's a seven-foot sidewalk. We could not include the fence, because the fence is on private property. Park Forest financed their fence which was on private property through a mechanism in the General Fund. The fence is not included. If the residents wanted to, we could set up an SSA, a "Special Service Area," and help finance those fences over the lifespan of the fence, 15-years with an incremental special property tax, or we could do it by taking out a Note and have the residents pay for it.

Commissioner Lewis stated that the objective was to enhance that Route 30 and Western Avenue business corridor and this was an opportunity to enhance it. The priorities now are really what everything needs to be measured against. That was the objective. It really looked substandard. We put this in to see if we could leverage that somehow. But in looking at what the priorities are today, everything has been measured against these priorities. So, that is not an issue. He just wanted to make sure that you understood.

Village President Burke stated that he completely understands that. There were several things that were issues to him. He has regular meetings with all of the Department Heads. They sit down and discuss everything that is going on in the Village. They have a prioritized list of things that we are going to do. He is on a hunt to find \$750,000.00 to a Million Dollars. He almost found a Million Dollars in savings. He is going to make sure that we have money to do those things that are on the prioritized list. He is looking for the Committees and Commissions to give them policy, suggestions, and ideas to do things. These things will get on the list. Those things that are on the list are the things that they are going to work on. They are going to prosecute that list from top to bottom. In order to do that, we are going to say, "Do we have the money to do 1, 2, 3, and 4?" He stated to take money where we could possibly fix something that is at the top of the priority list, he is a little bit concerned about that. Everything has to be done based on a requirement.

Village President Burke stated that we had a long meeting with Robinson Engineering about this. If we are going to ask them to help us get Grants, then we are going to give them a requirement page that says this is what we want you to go after, and it is going to look like this, and you can't come back and give him something that looks like half of what we want and we are just going to go do that just because we get the free money. That does not make sense to him, especially if he has to take money out of our General Fund, or take it out of other proprietary funds to put it into something that is not quite something that we want. The reason that this is here, he concurs that we should do what we can to improve the aesthetics in order to drive economic development. Economic Development is one of the three things that he spends 60-hours a week working on. If it is to do something that is not directly on the list of things that we want to do, then he has to pause a little bit on it. He stated that's all.

Commissioner Lewis stated that's fine. He stated that there are repercussions in terms of it was a competitive bidding process. Not everyone that applied got a Grant. Not everybody who got a Grant is down the road. If you stop the process then it's not without some consequence.

Village President Burke stated that he asked Robinson what are the ins, and outputs, and takes on this whole thing if we don't do this. Before we assess whether or not to do this, he wanted to come to this body to find out is this meeting what you wanted to do. If it is only doing part of what you want to do, then that will contribute to the decision on whether or not we go forward. Chairperson Britt-Johnson asked the Village President to repeat what he had stated. Village President Burke stated that your input, because this germinated on this body, if this body is comfortable with what is here, then he will make a decision on whether or not to go forward on it based on the input that you have given me, and other things that maybe impacted by the rest of the Village.

Commissioner Chandler inquired when the sidewalk gets put in, who does the plowing of the sidewalk. The Village is going to do that forever. (Somebody was speaking without a microphone). And the same thing happens for the island in the middle of the highway with the mound and everything, does the State take care of that?

Administrator Mekarski stated that we would maintain the median, the landscaping, and maintenance of it. Village President Burke inquired what median. Administrator Mekarski stated that if you look at the Application, there is a concrete median right by the bridge abutment. That

will be removed. It goes almost to Indiana. It will have topsoil, street trees, and bushes, and probably grass. He is not sure of the final design. It is like what they have done at Frankfort. There's a picture.

Commissioner Chandler stated that what always kills him is all the weeds growing up through all the cracks in the streets and the stuff. It just looks terrible. If you clean it up it is going to look fine. Figure out another method so it is not so costly to take care of that. (Somebody was speaking without a microphone). Commissioner Chandler stated that he understands that, but it is going to cost more to mow the lawn and keep the trees and do all that stuff. He stated or just take it out completely like there is no median over by the Wal-Mart at all. It is all asphalt. It makes it a lot easier to plow it and stuff like that.

Administrator Mekarski stated that the Application says, "The Village is proposing to landscape the existing barrier median on US 30 from Indiana Street and Olympian Way." That's going to extend on both sides. It's going to be like a landscape gateway on both sides of the bridge embankment.

Commissioner Lewis inquired how much flexibility do we have. He doesn't know how much flexibility we have on what is proposed.

Village President Burke stated that he asked Robinson to tell us how much freedom we had to modify what is going on here.

Chairperson Britt-Johnson inquired of Commissioner Lewis whether or not it is possible for him to reach out to someone, the RTA, or some of the staff to find out that actual question.

Administrator Mekarski stated that Phase 1 as Commissioner Lewis indicated, was the preliminary work, survey the existing conditions, some analysis of impact in terms of impact to trees, determination if any of the project was going to go on private property, determination that there was adequate right-of-way, probably some limited soil conditions. Phase 2 is the Design Phase. The Design Phase, first and foremost, is not going to be simply awarded to Robinson Engineering nor is Phase 3. According to IDOT Rules and Regulations, effective June 20th, all engineering has to go out on competitive bid, RFP, RFQ. The Village can do the RFP and RFQ according to IDOT Rules and Regulations, or we can turn it over to IDOT and have them do that. He doesn't believe that the Board has made any decisions on which way they go about it. The engineer selected would start going into the Design Phase, and would be working with the Village President, the Board of Trustees, and the Economic Development Commission. If it requires meandering a sidewalk if there is room, around a larger tree, that might be able to be accomplished. If it requires reducing the width from seven-foot to save some trees to five-foot, that might be allowable. You could have some kind of low cost maintenance in the median. You have to make a decision. Do you want it sod? Do you want it some kind of ground cover that is self-maintaining? Do you want some kind of mulch? All of those things would be done in the future Phases. He believes that there is going to be a good amount of flexibility because you are going to be participating in the design process.

Commissioner Lewis stated that one thing that he learned is that Phase 2 is reimbursable from the fund. Phase 1, the \$75,000.00 comes from the Village. Phase 2 and Phase 3 comes out of the pot of \$425,000.00. That's the money we get from the Grant.

Commissioner Chandler inquired whether or not the Village gets back the \$75,000.00. Commissioner Lewis stated no. Commissioner Chandler stated that the sidewalk would have to be plowed. The Village would have to keep the sidewalk cleared all the way from Kedzie to the Wal-Mart. Right now, the State mows that grass all up and down.

Village President Burke stated that we have been doing it because getting them to do it on a timely manner basis, they are not doing it, so the Village does it.

Commissioner Chandler stated that it is a lot of sidewalk and a lot of extra stuff. Take those fences and put them onto public property. If he lived over there he wouldn't want to be forced to put up a fence. Make it a little bit closer to the highway. Village President Burke stated that the fence is not included in this. Commissioner Chandler stated that if it is on private property it's not. He inquired if it is on public property it could be. Administrator Mekarski stated that IDOT won't allow fences on their property. That's one of the things they did on the existing survey, the existing conditions, they had to make sure that there was no encroachment into IDOT property. We have to make sure that all of our proposed improvements were in the public right-of-way and not on private property. Commissioner Chandler inquired can't they call it a "sound barrier." They put them up on the expressway. So, a "sound barrier" instead of a "fence." That's all he is saying. Administrator Mekarski stated that the sound barrier itself would probably be way in excess of a \$500,000.00 Grant. It may be double that.

Commissioner Gibb stated that he has considered the drive from Western Avenue to Olympian Way an embarrassment for the last 30-years. He sees people walking on the grass in all kinds of weather down Route 30. It is very unsafe. He abhors these kinds of concrete medians. They are ugly. He talked to the Mayor of Frankfort about the fact that they put all those trees and vegetation down the middle of Route 30 and what a wonderful thing that is in terms of how it makes Frankfort look. The drive down by the Post Office where we have the same thing, trees and all that which was done a number of years ago because it was required or something. He would love to see the image of Olympia Fields improved. He thinks nothing would help more in terms of his home values, and the image of this town be picked up and not looking like Route 30 does right now. That is his thing. He would love to see something done to Crawford Avenue as it goes up into the hospital. That side of the Village just looks tawdry because of what it looks like. If you want the Village to look better then somehow, we have to make that investment. Having said all of that, he would really be in favor of doing something and this is a good start. He has no idea what the other priorities are. You've referenced them. The stack of things that have to be done. Fine. We can't comment on how this fits in with that level of priorities. If that priority list means that people can't flush their toilets, or get good water, then guess what, this one goes to the bottom of the list. Your suggestion that we have to put this on the priority list, we understand that implicitly.

Village President Burke stated that he agrees Chicago did it down Michigan Avenue. There's lots of places where you have these medians like that where you put nice bushes, trees, and Rose Bushes and stuff like that. That would be great to go do that. It's just that part of his reaction is

three things. One he already talked about. Is this the actual requirements list that you had? Did these guys go and do a Grant that meets your requirements? If you said that you wanted a sidewalk and that was in it, sidewalk and lighting takes up a lot of this money that is being done. If you are talking about doing something that is more aesthetic, putting a median in with flowers, bushes, and trees, he concurs 100% that helps beautify the whole thing. A sidewalk to go from Maynegaitte to Wal-Mart and spending a couple Hundred Thousand Dollars to do that, he is uncomfortable with that, especially if he has to take money out of other areas in the Village to go put a sidewalk so people can walk to Wal-Mart when people drive to stores. They don't walk. That's another problem that he has, and the prioritization. What he is going to get away from is outsiders driving Grant requests that aren't necessarily in sync with the requirements of the Village. If we have water mains that are potentially breaking and we don't have any money in the bucket to address water mains that break, he is trying to find ways to make sure that we have dollars to do that. If they can get Grants for him that would help him fix water mains, or repave streets, then he has to go after them first. He stated make it very clear, economic development is his Number 1 or Number 2 priority. He stated trying to do something with the Village's overall financial condition and economic development are linked. If this helps us with economic development and this is what the Commission says that they want to go do, then we can go and put it in our list. We have been discussing for the last two meetings putting an RFP together to spend \$30,000.00 to get a Marketing Study to help with economic development, and then we are going to spend half a Million Dollars beautifying and putting a sidewalk in, there is something wrong with that equation.

Commissioner Lewis stated that he thought that Commissioner Gibb put it very succinctly. The prioritization that you have at the present level is not really our purview. Our purview is really here. This seemed like a good deal. On the three points that you made, the first point never really gave a specific set of drivers in terms of what we wanted to see or not see. It was simply let's get the Application process going and basically go for enhancement and beautification to try to uplift that corner. That corner is a big albatross and it has been. That's one of our hot buttons. These Transportation-Oriented Development Grants that come from the RTA, from Metra, from any of the CMAP areas are going to have to have some transportation connection. There's a Pace Bus Stop that is down in front of the Wal-Mart station. Metra linking to Pace trying to facilitate transportation for individuals is a big thing that drives why we won this particular Grant versus other communities. A lot of the stuff that might be less relevant for a Macro Village piece is very important for transportation. That's really what kind of turns the tide in our favor often times when we make these Applications.

Chairperson Britt-Johnson stated that she doesn't want to stay on this subject too much longer. One of the things that the Committee Members fought for, for us to become a Commission, was for us to be able to make recommendations to the President and the Board. She thinks that both Commissioner Lewis and Commissioner Gibb have more or less said the points that she was getting ready to state. They have just stated them. Originally, our original thought was not a sidewalk. Originally, we were on beautification, street scape and how to make the corridor look a bit more attractive. It was embarrassing to her with the Women's Golf. If they are coming down Lincoln Highway getting on the train, it is terrible around that area. It looks bad. We don't know what your big picture priority is. She thinks that it is important for us to have some kind of improvement on Lincoln Highway. She understands his concern about the sidewalk. Maybe if we have the flexibility, we can change the design. She thinks that it is important, especially as

you try to attract more businesses and economic development across the street from Wal-Mart. We need to have some kind of beautification. It just looks really bad and she lives on that side. It looks bad. We are not answering the fencing. We're not solving the fencing. We're not solving the sidewalk. Maybe we can begin to start. Maybe there are other Grants that can be raised. She would like for us to vote. If the decision is to move forward, then you and the Board have to make a decision how you prioritize this. We are just making the recommendation or not making the recommendation that maybe it is a positive effort to start to begin. Maybe the design can be changed. The other thing that she has a concern about is we have received how many Grants from the RTA.

Administrator Mekarski stated two Planning Grants. This is the first Construction Grant. Chairperson Britt-Johnson stated that there are probably other opportunities in the future. She doesn't want to poison that peal either. She would like for us to take that into consideration if we are not going to move forward. She would appreciate it if we took a vote about making a recommendation to either move forward with some level of modification or not.

Village President Burke stated that you have his word that if there's anything to do with economic development, he is going to be bringing it in to talk to the Commission about this. There is not going to be any more unilateral stuff that somebody goes off and does something on their own. He brought this here as a subject to say: 1. Is this what you wanted? What he plans on doing is, he has already done part of it already. He told Robinson who went after this Grant to go and see how much we can modify this based on your input. It's like putting the cart before the horse. He believes that you should have a Requirements Document kind of going back to your Strategic Plan, that says, "Here is what I would like to see." He doesn't think the people who put the Grant together fully understood what it is that you wanted. There was not any kind of articulation about what it is that you want. The last thing that he will say is, the people who live up and down Lincoln Highway, whose back of the homes butt up against that, he is not real comfortable that they really had a discussion about having a sidewalk in the back of their yard. He doesn't know where that is and how that is going to work. The median, if it was just planting bushes and trees to beautify it, that's a slam-dunk. Everybody would be happy with that. If you are now going to take down trees that they may or may not have planted, take down a fence that they have and it is their fence, he doesn't see where we have any domain over that. We want to improve the area as much as possible. He is in sync with whatever you guys want to do on this. He is just bringing this up to say, "If there is something specific that you want then you need to give that to him or the Board in the form of a Requirements Document, and we will go after whatever Grants that maybe available with any help that Commissioner Lewis can do to help do that, or anybody else." We are going to execute on that. There seemed to be a disconnect here that what we have didn't sound like it matched up with what you wanted. That was his main point.

Commissioner Gibb stated that he understands the issue of liability. He has tremendous respect for that. He has been in business long enough to know that you better turn that leaf over. What potentially is our liability in not having the sidewalk and a safe place for the people to walk, especially in the wintertime? He sees a lot of people walking down Route 30. Over the years a lot of people. When he sees someone walking down Route 30 in the middle of the winter off the curb because you can't walk up there, now there is a sidewalk on the other side that relieves

some of that concern because maybe they will cross the street and walk over there. What would be our liability if someone was hit by a car because we didn't have a sidewalk or whatever?

Administrator Mekarski stated that because it is a State Highway, and it is a State right-of-way, he doesn't know that we would have direct liability for that accident. He stated for 11-years he has seen people in the winter not walking on the side of the road, not on the edge of the road, but literally walking in the middle of the first lane. It is the same with Vollmer Road. They plow and that snowbank keeps creeping up. It really is dangerous. It's not a matter of if, it is a matter of when. Would that come up in a future Court case that we had the opportunity for a sidewalk and we eliminated it? It possibly could. He doesn't think there would be any kind of direct liability because it is ultimately the State Highway.

Chairperson Britt-Johnson inquired that if it was decided to move forward with the existing Plan, does there need to be some kind of Public Meeting regarding the sidewalk behind the people's homes. Administrator Mekarski stated that he knows that as we go from the next Phase of the Design Phase, IDOT will probably require a Public Meeting. We are about 95% complete on the sidewalk on Vollmer Road. The sidewalk that goes from Kedzie Avenue all the way to the Cook County Nature Preserve. We went to Schaumburg last week for a Coordination Meeting because it is ready to go out and Bid for construction. IDOT would be doing the bidding. The Village doesn't do the bidding. They actually pay the contractor. They made it a requirement that the Village has to hold a Public Information Meeting and have the final design on exhibit, and take in comments. He is assuming that they would be open even at that stage before they go out and Bid to make modifications. The timing for that would probably be once the second Phase of design is done. If you look at the Application, it asked for a five-foot sidewalk. After the preliminary investigation, they pushed it up to seven-feet. There may be opportunity to reduce it back down to five, or at least reduce segments to preserve more trees.

Commissioner Lewis stated that Park Forest has their sidewalk that comes up to Orchard. They have a lot of width over on that side. One sidewalk, whatever side it is on, would be sufficient to cover traffic flow. Is that something that has ever been discussed?

Administrator Mekarski stated that if it was continuous all the way down Lincoln Highway that might be a possibility to switch the sidewalk. The RTA and IDOT would require the money to be placed in pedestrian crossings. The pedestrian crossing that we just put in for the Tolentine Splash Park, was maybe about one-third of that \$500,000.00 Grant for 207th Street where we put the sidewalk and the decorative lighting. So, Pedestrian Crossings would probably be required.

Commissioner Gibb stated that the only other comment he would make is he still does a lot of bicycling. It is tough for him to get from his house west. Route 30 is not a place he wants to ride his bicycle. He ended up doing all kinds of shenanigans to get there. Once again, in terms of creating the image of a place where people want to live, he would support this. If you just want to vote so the Mayor knows how this Commission feels, he would be glad to make a Motion. **Motion by Commissioner Gibb, second by Commissioner Lewis that the Village Council seriously consider this as something that ought to be done, or could be done, accepting the priorities that they currently have.**

(Somebody was speaking without a microphone). Commissioner Gibb stated that it will get modified before it is all said and done for sure.

Chairperson Britt-Johnson stated that she would like to take a vote. All those in favor of the Motion that Commissioner Gibb just made as to making a recommendation to the President and the Board of Trustees to move forward with this particular Grant with modification.

Voice Vote: All Ayes. Motion Carried Unanimously.

Chairperson Britt-Johnson stated that we put it on the priority list. You put it on the priority list with modifications. (Somebody was speaking without a microphone). Commissioner Gibb stated that we can take a look at what they are doing on Route 45 up through Orland. It is changing the nature of that town. It certainly did in Frankfort. Village President Burke stated that it is very attractive. Commissioner Gibb stated that we would like to get there some day, that's for sure.

MEDICAL DISTRICT DISCUSSION:

Chairperson Britt-Johnson stated that the second item that the President raised, she thinks there was concern, or has been some kind of concern regarding the Medical District versus Medical Campus discussion. We have a meeting with Mr. Spooner next week. She would like for the President to express whatever concern regarding the Medical District versus the Medical Campus discussion. She would like for us to entertain that dialog.

Commissioner Lewis stated that he was out of town and Allan Spooner called him. The issue he raised was, he said that the Village's inability to determine whether it was going to be a Campus or a District, the restrictions that were going to be associated with the different designations were causing him angst because he is ready to move forward and invest in our community. He was feeling like the timeliness of the Village making a decision on what that area was going to be designated as was impacting his ability to run his business. The delays would cost him money. His angst was he was somewhat indifferent about whether the Campus or the District was the designation. He said he did not want a lot of undue constraints that would cause him to have to change his plans because those plans have been put in place and approved for many, many months. They were ready to pull the trigger and start the construction. Because they hadn't gotten the appropriate approvals from the Village they were stymied. His frustration was in the timing of the decision on what it was going to be. Our original intent as an Economic Development Commission was simply to have a marketing umbrella that would allow us to market this more effectively. We weren't really as concerned about trying to have something that would involve zoning, et cetera, et cetera. In that naivete it was pointed out that you are going to make a decision whether you know it or not about the zoning et cetera, because in order for that to go forward it had to be appropriately rezoned because it was zoned in a way now that was not reflective of what they wanted to do. Irrespective as to what was decided, something was going to have to be done with this zoning to make it comply. His issue was whatever you guys are doing is taking too much time because it is stopping him from being able to move forward. In a nutshell, that is what Allan articulated. He was a little bit up in arms. He said, "If I have to make a different choice and go to another community to make this investment that's what I'll do because time is money and I don't want to wait."

Administrator Mekarski stated first and foremost in defense of the Building Department and the Building Commissioner, and our whole Administrative Site Plan Review Process, nothing is holding up the project. Even though the zoning isn't proper, it is Residential Zoning. You can't build a hospital in a Residential Zone. The entire Administrative Team, John McDonnell, Mike Hoffman, our engineer, are reviewing everything they give us for the Ambulatory Care Facility on the 79-acres on the south side. We are sending things out for Plan Review when they are ready to be given to Plan Review. At this point in time, they have only given us a conceptual footprint. All of the rezoning is a necessity. The Medical Campus is a marketing designation. It is a way to try to market and attract Medical Uses and Ancillary Medical Uses. It's separate and apart from the Land Use Regulations that were required and adopted by law. You can't build a hospital in a Residential Zone unless you go through a complicated Special Use Process. The Special Use Process doesn't provide a lot of predictability, comfort, and protection for doing a \$132,000,000.00 investment. The Ambulatory Care Facility is \$18,000,000.00. We crafted a Medical District which has a lot of flexibility. On Friday, August 25th, we are holding a Special Call Meeting and we are proposing the adoption of this Ordinance and the rezoning of their 79-acres from Residential R-1 to MD-1, Medical District. Two Public Hearings will be held. We are going to take it to the Board of Trustees on the 28th and it will be a fait accompli. Nothing is being held up because every single meeting and Plan Review is being done concurrently.

Commissioner Lewis inquired whether or not we can bifurcate it. Would there not be the property north of 203rd Street? The hospital is already there. Does that have to go through the same process?

Administrator Mekarski stated that at the last Planning Commission Meeting, he and the Village Attorney, and the Village Planner opened up the door and encouraged the hospital to get rid of the Residential Zoning in their current Campus, because if they wanted to go ahead and do any modifications in the future they are going to have to go through a Public Hearing Process and the approval of the Planning Commission, and the approval of the Board of Trustees. If we took the opportunity to rezone the existing Campus, they would have uses by right. All they would have to do if they wanted a modification is walk into the Building Department and submit Plans and they could start construction. They were uncomfortable with it. They didn't have a Land Use Attorney there. The attorney tried to explain the benefits. We separated it. We bifurcated, exactly what you are saying, and we told Mr. Spooner when you are ready we will consider it and we will expedite it as fast as you want. If you want to stay in a Residential Zone with the existing Campus that is your business decision. We were only trying to do that in their interest. It doesn't do us any benefit. It is protecting their rights and making the development process easier for any modifications. As you know, medical technology changes continually. There may be need for modifications 10-years from now on the Main Campus.

Commissioner Lewis inquired whether or not Mr. Spooner had qualified counsel with him to give him information at the time that we were in this discussion. Administrator Mekarski stated no. There was big confusion on a Medical Campus and a Medical District. He didn't have a good understanding of his existing zoning and what uses by right were conveyed to him under the existing zoning, and what a Special Use Permit in a Residential Zone is, and how vulnerable that could be to take his development rights away. You couldn't explain it all in a meeting. We took your suggestion that the only thing we can do is bifurcate it. The Village Attorney said, "Talk to

your attorney. In five minutes, your attorney would say that the Village is trying to give you a gift. If he or she has any questions, tell them to call me.”

Commissioner Lewis stated our issues, we have got a CEO for whatever reason, at least that is the sense he got from the phone call, he was just really upset about the timing. He’s not getting the message, or we’re not giving the message in a way that is sitting with him and that, he thinks, is our challenge at least as he was able to determine.

Administrator Mekarski stated that the team can always do a better job in communication. He will take full responsibility on making an effort to communicate with them better. Part of the problem is Arnie Kimmel, the former CEO, had a complete understanding. We charted out a Requirements Process with Arnie Kimmel on everything that we had to do. It was essential for him to have the Medical District across the street. He indicated that it was the only way that he was going to be able to secure the Certificate of Need from the State. He also recognized after he looked at what his existing hospital was in, a Residential Zone as a Special Use, that that was vulnerable for him. He wanted the Main Campus changed. He stated that with the new CEO coming in, that communication between CEO’s didn’t occur. Commissioner Gibb inquired whether or not Arnie is still there. Administrator Mekarski stated that he believes he is in Indiana. He believes that he got promoted. Commissioner Gibb stated a break in the chain of command. Perhaps we can get him to help get Mr. Spooner up-to-date. Administrator Mekarski stated that could help.

Village President Burke stated that this is not a Spooner problem. There was a failure on the Village’s behalf to understand how important this was, and them being our largest customer and making sure that whatever they wanted got taken care of. When Mr. Spooner called Commissioner Lewis, Commissioner Lewis called the Village President. The Village President went to Administrator Mekarski and John McDonnell and said, “Where is this? We got to get this done by the next Board Meeting which is the 28th.” We laid out a plan to make sure whatever he needed was going to get done. There is going to be a Zoning Meeting as Administrator Mekarski said on Friday, the 25th, and on Monday the Board is going to vote on this. The people on the Zoning Committee have been told to make sure that this gets approved. The document that you see here has been sitting in our lap for about a month and a half. It didn’t get executed. It had not been done. It will be taken care of. The fact is, Mr. Spooner, the hospital, is our largest customer. Any customer, whether they are large or small, but in this particular case everything that he knows that he is trying to do that has to do with economic development is all levered off of what goes on at that hospital. When the CEO of the hospital calls one of the Board Members, and then he calls me to call him, he jumped on it right away. He said, “What do we need to do? What’s the problem?” And we got it taken care of.

Commissioner Gibb stated that is entirely appropriate and good. We had Arnie there. Arnie was absolutely knowledgeable of exactly what he was doing and what we were doing, and how it was working together. Something dropped between the cracks in terms of our ability to get Mr. Spooner up to speed, he guesses.

Village President Burke stated again, him getting up to speed and us doing what we need to do, it’s been resolved. It’s going to be taken care of. The old adage the squeaky wheel gets the grease, well, this guy called and started making threats about potentially going someplace else.

And when he told me he was losing potentially \$1,000,000.00 a day, every day beyond the period of time he is scheduled to get that hospital closed over there, it is costing him money. That got the Village President's attention. It's been fixed and it is going to get approved. He wanted to make sure that the Economic Development Commission got to see what is physically in the document and the Ordinance so that you know what it is. At one time, there was a whole lot of extra stuff in there that he didn't ask for. The way that it has been setup right now with the Ordinance, it lays out exactly what he wants on his property and nothing more and nothing less.

Commissioner Lewis stated that he did look at the Ordinance. One of the things that was controversial before was what was going to be located there and what kind of care might be given. He saw a Detox Center, a Substance Abuse Center. Under Special Uses they identified Detoxification Center, Substance Abuse Centers associated primarily with a primary medical facility and then Wireless Communication Towers. On Page 4 they had under "Definitions, Hospital Special Care means an institution rendering care primarily for mental or feeble-minded patients, epileptics, alcoholics, or drug addicts. A Psychiatric Specialty Hospital means a Hospital or Unit under the direction of a psychiatrist ...". That language was in the Ordinance. It basically speaks to a couple of things we got real strong feedback that the community does not want. Is there a reconciliation of that language and those objectives?

Village President Burke stated from what he understands, these services are services that the hospital said that they wanted to do. The disconnect before was where someone other than the hospital was interested in trying to do it. So, under the umbrella of what the hospital does, the things that are in this Ordinance as laid out right now, are things that would be done inside of the hospital and on their grounds, and not necessarily where a third party could come in and build anything on their land. This is the land that pertains specifically to Franciscan, not any other land. The argument or fight from before was things that were going to be done on land adjacent to the hospital land.

Chairperson Britt-Johnson stated that the other part to what Commissioner Lewis is raising, if you turn to Page 7, "Special Uses, the Detox Centers, the Radio and Television Towers, the Wireless Communication things," those are Special Use Permits. That is still a Special Use Permit that needs to be obtained before they start building.

Administrator Mekarski stated that there uses by right that they can walk into the Building Department and get it. The Special Uses, they have to go to the Plan Commission for a Public Hearing, get public input. We then revise the Ordinance and then we take it to the Board of Trustees for a formal vote. If the Planning Commission recommended not approving a Detox Center, or even if they did approve it, you have a safeguard with the Mayor and the Board of Trustees.

Commissioner Gibb stated that there is no action on our part here. This is just FYI. He stated thank you much and thank you for taking care of it.

Commissioner Chandler inquired whether or not the whole 79-acres was going to be made as the Campus or District. He thought there was talk at one time of doing the five or 10 front acres and holding the rest back.

Administrator Mekarski stated that it was going to be done incrementally and only rezoning for the Ambulatory Care Facility. After he spoke with the Village President and with Mr. Spooner, and once he understood what we were doing, he stated that he would prefer to have the entire 79-acres zoned as a Medical District. We had the Public Notice modified for the Public Hearing. We had the Ordinance modified. What it does, it still requires if you look on Page 8, not a Master Plan, but a Framework Plan. He is going to get the entire property zoned for a Medical District. He is not going to have uses by right to develop the next Phase until as we agreed on that Work Session that we had here with the hospital, that he puts together sort of a Conceptual Master Plan which we are calling it a "Framework Plan." It shows a bubble diagram of the buildings, circulation, the height of the buildings, the intensity. We have to have a Public Hearing at the Planning Commission level which allows public input. The Board of Trustees has to approve that. He can start building that Framework Plan incrementally. Ultimately, he will have the rezoning so he doesn't have to go back and rezone it. He has to eventually give us a Framework Plan for the 79-acres.

Commissioner Chandler stated that at one time too they were talking about in the Medical District there won't be any real estate taxes or any income coming from this development over there of any kind. Do we get something on the sale of their goods or anything?

Village President Burke stated that they are a Not-for-Profit. That's why the land that he has it was real important to draw a box around. What they have is the hospital that he considers as a Campus. Anything else around the outside is going to be taxed as if it was something else. There is no TIF associated with this. There's no special tax breaks associated with this other than what he normally gets as a Not-for-Profit hospital.

Administrator Mekarski stated that the hospital is still one of our largest property tax payers. Anything that is medical related like a Surgical Center, Maternity Ward, Cancer Center, that's non-Profit. Any kind of Administrative Offices, Primary Care Physicians Offices, those are all taxable. We tried to discuss this with Arnie. Arnie was going to get a meeting with his Chief Financial Officer. The question that we had from day one is what is the proportion of your existing hospital that's taxable, and what is non-profit? And after the \$132,000,000.00 change, what is going to be taxable and what is going to be non-taxable? So, we can assess in our 2030 Plan the impact on the financial welfare of the Village because they do contribute significantly to our property tax base. The Medical Campus does extend to Governors Office Park. That's all taxable. The taxable or non-taxable status has no relationship to the Zoning District or the Medical Campus. It has a relationship to their filings for non-taxable status because they are a charitable health organization.

Chairperson Britt-Johnson stated that it was important for us because it started with us, for us to understand what the uses were shaping up to be from an economic development standpoint. It is also important, we are engaging our partnership meetings with the Village and the hospital. We have a meeting on Monday. She inquired of the Village President in his last communication with Mr. Spooner how is he feeling now.

Village President Burke stated that he is fine. (Somebody was speaking without a microphone). Administrator Mekarski stated that we have confirmed a quorum. All we need is four members. It should be a relatively easy meeting. It will be ready for the 28th.

Chairperson Britt-Johnson stated that we have a meeting with him on Monday. Are there any suggestions for Monday's Agenda with Mr. Spooner? She has to put an Agenda together.

Commissioner Lewis stated that it seems that one of the things that Allan doesn't have is perspective on the history of how we got to where we are. Chairperson Britt-Johnson stated that she thinks he does have that. The last meeting, we had was before the Election. (Randy Conn arrived at 6:24 P.M.) She gave him a lot of meeting background, Minutes, and notes. She thinks he does have kind of a history. But what are we doing now? This is a new day and a new game. Commissioner Lewis stated that this is just his recommendation. He thinks a succinct recap of how we got to where we are, and then talk about the priorities going forward. That's his recommendation for what you might consider. He thinks that we want to put a line in the ground in terms of here's where we are, and here's where we have gotten to. Here's what your priorities are and here's how we can facilitate and help. He thinks our initial reason for meeting with Arnie Kimmel was in our initial Plan we had three objectives: 1. To partner with the largest economic engine; 2. To really look at the education piece; and 3. Support small businesses. That was our three-point Plan. In working with Franciscan, we said that we want to be an asset to you. How can we help you as you go forward? That was the whole geniuses of identifying their priorities, our priorities, where the lines cross, and how we can put together a team to really facilitate that knowing at some point we are going to have to uncouple because we can't drive Franciscan's priorities. They have to drive those. We can facilitate.

Village President Burke inquired what the purpose of the meeting is. What is it that we want to walk away with? Chairperson Britt-Johnson stated that is why she is raising the question. We previously thought it was important for the Village to identify, recognize, work with, partner with our largest economic employer, and consider it a catalyst for economic development. We were thinking when we put together our Strategic Plan, we were thinking of Rush, Northwestern, and as the hospitals grew economic development grew around those facilities, housing, retail, commercial, whatever. We thought about establishing a better relationship with the hospital and trying to figure out how we could be partners and working with them and our School System as a catalyst for additional growth in this community. That was the original concept with the original meeting. When we got together, the senior staff of the hospital as well as senior folks from the Village we came up with priorities. We had a priority list of what is important for the hospital, what's important for the Village, what can we work towards together? And how we can continue with the ultimate goal of growing both? That is what we were working on and what we were doing. Then the Election happened.

Village President Burke inquired how many people are going to be at this meeting. Is this their Board and our Board? Chairperson Britt-Johnson stated that she understands that Allan has a new Administrative Assistant now. We had Subcommittees. We had a full Task Force. The full Task Force from the hospital side consisted of the Hospital President, the Human Resource person, the Marketing person, their planning person. Sometimes Jeff would be around. Dr. Burke the head of teaching. Karen Yates who is over transportation and volunteerism. And a couple of Board Members from the hospital. On our side, it was the Village President, Administrator Mekarski, and a couple of Trustees. And from this Commission it was her, Commissioner Lewis, and Commissioner Gibb.

Chairperson Britt-Johnson stated that after we came up with all of our priorities that we agreed to, we created Subcommittees. There was a Transportation Committee. Commissioner Lewis and the past Hospital President were the Co-Chairs of the Transportation Committee. How to get more Pace Buses? Transportation for patients to and from the hospital. There was Visioning and Expanded Health. Commissioner Gibb and the previous CEO chaired those Committees, and the Board President at the hospital at the time. We had different Subcommittees and we worked on different projects. We are coming back together to find out if we are going to continue. Let's pick this up, or let's reprioritize, or how do we move forward? There's a new team and a new day. We still want to work and partner together.

Village President Burke inquired whether or not there is going to be a Report by these Subcommittees. Chairperson Britt-Johnson stated that we have not met in a while. When the Election started happening, we just kind of put things on hold and waited. We had one meeting right before the Election. We haven't met since.

Commissioner Gibb stated that here is some background. We really started this quite a while ago. We wanted to grow the Village and we wanted economic development. We want the right kind of businesses here. Here is the hospital. They are a huge economic engine. There's a lot of businesses that may want to occupy that space close to that hospital because it makes sense to do that. We should be talking to the hospital about their future visions of what they want to accomplish in terms of growing that business, and let them know what we want to accomplish in terms of making sure that Olympia Fields is a good place for them to be, and a good place for their people to live, et cetera, and people to shop here. So, let's take advantage of that. Then along came the additional complication of the hospital deciding they are going to radically modify what's in Chicago Heights. He believes that we helped Arnie Kimmel substantially. That blew up pretty badly, the Chicago Heights people resisted it and the government over there resisted it. We ended up being supportive of him. Commissioner Gibb made some presentations when they had their Public Meetings over there on what's going to happen. A lot of people came in and said it is going to be terrible. It's going to be a disaster. There were some of us that said it is not going to be. This is going to be a good thing for both of our communities. Mr. Kimmel seemed appreciative of that.

Commissioner Gibb stated that the original idea was if we are going to promote Olympia Fields as a place for businesses to move to, why don't we promote to people who are in the medical world because they might have more interest in coming here than somebody else. We asked the hospital to survey their people about what kinds of businesses their employees would like to see here, so that we can talk to other potential candidates about coming here. We could say here's our demographics. Here's our income. Here's a big population of employees who need these kinds of services. You might want to think about moving to Olympia Fields. That's what it was all about, trying to figure out how we take advantage of each other so to speak.

Chairperson Britt-Johnson stated we have housing here, foreclosures, how can we get your senior top brass to live here in this community. It was all about how we could work together to grow.

Village President Burke stated that he had a conversation with Arnie once about people who work for the hospital to come here, and the houses that were available. He knows that if you guys

were doing it, then other people were having that conversation also. Terry Brown lives across the street from the Village President. The Village President has talked to him about this. There are things that we should leverage off of each other. We are getting ready to have a meeting with about 15-people. Chairperson Britt-Johnson stated probably smaller. Village President Burke stated that whatever the number is, we should walk in there and either have an ask or give a Report on something. He stated that he and Mr. Spooner will be new at this meeting. He met with Allan before. The Village President wanted to know about what his Business Plan was and how he plans on making money. We talked about that. Village President Burke stated that he, Terry, and Ron met with him for like two-hours. He kind of has an idea of what he wants to do. He has talked to him several times since then. He knows that Commissioner Lewis has spoken with him. It sounds like this is a follow-up meeting to bring everybody back up to speed. It sounds like it should be bringing them up to speed to review what we want to do. Is that true?

Commissioner Gibb stated that he believes that's true. Do we need to reenergize the effort, the reason to do it, and if so, what should we direct those energies to? One of the things that has occurred because when we first started talking, they bought that land over there since then. We were thinking, here is 79-acres. A good place for businesses that might want to locate close to the hospital. Hope that all makes sense. It made sense to them too. At one of the meetings here they said, "Well, we are re-thinking that. We're not just necessarily interested in selling some of that space or leasing some of that space to all kinds of medical associated businesses that are not necessarily associated with the Hospital." They have sort of changed their attitude on about what might happen with the 79-acres. He doesn't know where they are now. Can we help them, or can we not help them?

Village President Burke stated that he was in a meeting and the topic came up. They wanted to bring the scope down some. Village President Burke stated that he thinks that we need to have communication with them to see where they want to go. He stated that from what he knows about the situation, they are primarily focused on building out the new part, doing what's in the spec that they said that they wanted to do. Anything outside of that, Mr. Spooner does not seem to be too interested in trying to do anything outside of what the hospital is going to have under his control. Anything outside of that would be pretty much up to us to do what we want to do. He offered for us to use his Marketing Department. He said that he would be willing to open up his Marketing Plan to let us talk about those kinds of things that's on his mind, who his customers are. He has been very open from his experience so far. Going back to this meeting, you asked about an Agenda.

Chairperson Britt-Johnson stated that he had offered his marketing information to her. When she talked to him subsequently, he said that he would come to the next meeting. We weren't ready. We were all over the place and it would not have looked well if he came to one of these meetings. She thought it would be better that we go to him. This is part of that going to him. How can we continue to work together besides this? His Agenda is within this square box. If the Village isn't moving forward with its economic development efforts, then it's hard to support what he is trying to do. He will lose, or will not be able to gain what he is after with residents and amenities that are in close proximity to his people as well.

Administrator Mekarski stated that it would really assist our Medical Campus and help us significantly in transforming Governors Office Park to maybe even a Tech Park. The South Suburban Mayors and Managers Association has a \$6,000,000.00 fiber optics line. It's 144-strands of fiber optics. It goes from downtown Chicago, down the I-94/I-57 corridor. There are laterals to South Suburban College, Governors State, Matteson's Village Hall, and Richton Park's Village Hall. We have one lateral going to SouthCom. We spoke with Arnie Kimmel about bringing the 144-strands of fiber optics from SouthCom which is over by Olympian Way and Lincoln Highway, and taking it down Olympian Way to Kedzie, down to 203rd Street and dropping it at the hospital. Arnie jumped all over it because of two things. He could have multiple dedicated fiber optics lines. Something that he probably could not get in an affordable fashion from AT&T or Comcast. We have a significant amount of broadband capacity to do that. We also can exceed the speed of our broadband capacity way in excess of AT&T, Comcast, and other commercial competitors. The business model allows this consortium of local governments to sell those services anywhere from 20% to 30% cheaper than the commercial market. The idea was that Arnie was making the commitment. It is about \$350,000.00 to take it from SouthCom to the hospital. He saw that as a great way of bringing the entire hospital into high broadband capacity, save 20% to 30% of the bottom line and replace a lot of his T-1 lines. He stated for the Village it is a hop, skip, and a jump to take that 144-strands of fiber optics and deliver it to Governors Office Park and then we could attract CT Scan Imaging Process Center, or a Call Center. Some of these medical related facilities that utilize the processing of medical CT Scans. We made comparisons. Northern Illinois University is the Project Manager on this. They have the speed time of using Comcast Fiber Optics or AT&T versus ours. It is literally hours on one medical application to literally seconds or minutes on our application. It could explode the Governors Office Park to high tech opportunities.

Chairperson Britt-Johnson stated that she wanted to make a strong suggestion. If you raise that, that is a strong possibility. Two things that Allan did say to her was: 1. "I want to know what the Village's Economic Plan and Vision is." 2. He seemed to be very interested in synergies with other neighboring towns. For example, us and Flossmoor. Her strong suggestion is that what you just raised, leave Mr. Kimmel's name out of it. Arnie is gone. She stated that to keep saying that this is something that Arnie liked, this is a new guy and he probably doesn't want to hear about Arnie. That's a strong recommendation.

Village President Burke stated that he is going to go a step further. He believes in trying to listen to what he needs and wants. He can talk about what his vision is. He wants to build a hotel and take advantage of the people who will be coming in town going to this Cancer Treatment Center. He has a call Monday with Hyatt to discuss this. They are looking to potentially do something like that. He has been pushing this. He wants to try to have something that is in Olympia Fields as a destination. The hospital is key to that. He is a little bit reluctant to go and talk about that in a big setting with a whole bunch of people until he knows enough about how it is going to potentially work. He doesn't want to promise anybody anything that he can't deliver. If they are putting \$135,000,000.00, \$150,000,000.00 into expanding this hospital, they have an IT Plan. They have already done some things. He wouldn't want to insult them by telling them you don't know what you are doing, here is something else that will be more cost effective. He would rather find out what some of their needs are. We can have some discussions about how we can work together, especially since this is an introductory meeting. He is a little concerned about having too many people involved in this. Somebody is going to have an expectation that

something is going to happen. He is just trying to get on the table, what is that expectation? What do we want to walk away with? What he is really nervous about is him having any kind of feeling that we are trying to strong-arm him into giving us a piece of something that he wants to do in return for something. What he means by that is, he heard this thing about education, that we are going to do something with education. The thing that is mutual right now is transportation to help drive his business is important. Some kind of Pace Bus or some kind of transportation. That's something that's big.

Chairperson Britt-Johnson stated that we did start a program. She doesn't know if the program worked. The program was with Rich Central. She doesn't know if the Vocational Program was successful. Are you familiar with it?

Village President Burke stated yes. He heard something about it. This is what he is talking about. We don't know where it is and then we get in a Public Meeting and start talking about it, and he doesn't know anything about it, or can't respond to it, and we can't talk about it and we bring it up that can be embarrassing for both of us. His suggestion is that the purpose of this is let's rejuvenate whatever the relationship was. Let's see where the hospital wants to go. We can talk about where the Village wants to go. Village President Burke stated that he is new and Mr. Spooner is new. We just want to get everybody together. He stated sometime at a later date we can follow-up with some more meetings with him specifically.

Chairperson Britt-Johnson stated so we are doing what Commissioner Lewis had previously suggested. Village President Burke stated yes. We are just reacquainting and getting back up to speed. We are all on the same page that the hospital is the most important show in this town. We are going to do anything and everything to support what you want to do. If we can do that, and he is appreciative of that, he has a very good relationship with Commissioner Lewis. He has a good relationship with Terry Brown. All of us have kind of touched him in one form or another. This sounds like a Formal Meeting where we are just kind of getting acquainted again. He stated that us trying to sell him on anything, or him trying to sell us on anything, the only sales job that needs to be done is that we are going to work together for sure.

Commissioner Lewis stated that it sounds like you are suggesting that it should be a smaller team. Village President Burke stated that his gut feeling says yes. Chairperson Britt-Johnson stated that she had a relationship with the prior AA. She called the other day to reconfirm that the meeting was still on. She didn't ask this AA who was going to be attending. It's also something that Terry Brown has been pushing for. Terry has been pushing to get these meetings back on and she said she will start the meetings back up again.

Village President Burke stated that he can go and talk to Terry tomorrow at the latest and find out what Terry wants. We can engineer it to be whatever we want it to be. Village President Burke stated that there should be an expectation of what the meeting is for. If it is an ask, then we should know what that ask is before we get there. Chairperson Britt-Johnson stated that we don't particularly have an ask. Village President Burke believes that we need to have something that we walk away with to have that many people in the room.

Commissioner Gibb stated that one of the things that he would like to see us walk away with, there were some needs that they expressed early on. They had like 170 Residents and Interns

there. A lot of those people come in for a period of three-months, six-months, or nine-months, or a year at the most. They come and they go. One of the impediments they have of recruiting people to come there to do that because they are a teaching college, people come down here and they interview, and then it is, "Where can I live?" Before they decided they were going to control the development of the 79-acres, we thought what if we found a Developer that was willing to build a nice place on the back end of the 79-acres so people could live close to the hospital. He doesn't know if they are interested in that type of thing anymore. That's one of their needs. Commissioner Gibb stated that he doesn't think he will be able to attend the meeting.

Village President Burke stated that Arnie Kimmel expressed that was a need. He has not heard that from Allan Spooner. That could be one of those things that we could explore to find out what kind of housing is needed. He would like to have that information before he talks to Hyatt. Hyatt has to make a financial decision whether or not Olympia Fields is a good place to put something. Part of what he has been pitching to them is that the hospital is going to be a World Class Cancer Treatment Center. There is going to be people coming from all over who are coming in to get treatment. They will probably come with a loved one. They are going to have to have a place to stay. That's totally separate from the people that you are talking about that may be Interns that will be working there. He stated that on top of all of that, we definitely have housing available for people that will be working there that can live in Olympia Fields. It is really easy for them to get to work.

Chairperson Britt-Johnson stated that after the Village President has a conversation with Terry Brown, let her know so we can do the Agenda. She stated that she wanted to move on to Old/New Business.

OLD/NEW BUSINESS:

Marketing FFP Update - Chairperson Britt-Johnson stated that we have been working for the last three or four meetings on the Marketing RFP. This is the final document. These were the attachments that you were previously speaking of.

Administrator Mekarski stated right. It has demographic data and some of the square footage of existing buildings. You only need the one for the Wal-Mart, Lincoln/Western Corridor, and the two on Vollmer Road, Governors Office Park which shows that Park and Vollmer property, and the one that shows the northern portion of the Town Center where the President was thinking about a hotel and a Commercial Center.

Chairperson Britt-Johnson wanted to make sure that everybody had a copy of it. Administrator Mekarski has given four or five names of companies or businesses that we want to send this to. She may have some additional names. If you know of some companies that you would like to submit this particular RFP to, we want to get it moving. We have been talking about it for three or four-months. It's now time to move forward.

Administrator Mekarski is assuming it is still on the list and he didn't give it to you, is the Summers Team that came and interviewed with us, and also Rick Edwards. He didn't submit those because he assumed they were on the list. Chairperson Britt-Johnson stated that she wanted you to have this information. We just talked about Franciscan Health.

Developer Vollmer/Park Update – Chairperson Britt-Johnson stated that she doesn't know if the Commission is aware that Michael Brown who we talked about as a Developer for Vollmer is no longer interested in the Vollmer Project.

Village President Burke stated that he had a conversation with him. He is letting us know that he is putting his property up for sale. After talking for about 45-minutes, he was still open to try to do something. What Mr. Brown wanted to do based on some of the things when the Village President and Trinette talked to him, he was looking at a Taco Bell or a Burger King. We were talking about something a little bit more upscale than that. The Village President talked to him about potential businesses that can go down in the Jewel Plaza and that he ought to look at that. He has not completely gone away. It's just that he wants to keep his options open to make sure that if someone comes along and wants to buy the land, he will sell it. If he comes up with something that meets our requirement that he could help make happen, he would like to work with us.

Chairperson Britt-Johnson welcomed Randy Conn. She stated that while Randy is here, do we have anything to talk about regarding the Jewel Plaza which directly affects him? Any updates? Any new information?

Village President Burke stated that the last conversation he and Administrator Mekarski had was with Todd Cabanban. There was nothing at that time that's on the horizon. That does not mean that there can't be something that is coming, but right now we have to operate like there is nothing there.

Administrator Mekarski stated that the one thing he wanted to mention for Randy's benefit, the Property Maintenance Manager that was taking care of the place that was working for Chad Whichard, the owner of the property who extended the purchase option to Joe Salamone via the Land Bank, was not doing an adequate job. The bushes were unkempt. There was trash and debris behind the Jewel Building. It wasn't up to any kind of standards. We worked with the Land Bank to get rid of him. They have assigned the landscaping to one of the landscapers that the Land Bank utilizes for their other Commercial Properties. The early reports that he got from Reginald Ford, our Code Enforcement Officer, it's a big improvement. We also hired our own landscaper in combination with the Land Bank's to take care of the trash and debris, and take care of the standing water, and go through and do the manicuring of the berm, the lawn over in Park Forest. The early reports on that is that it was good. There is probably room still for improvement, but there is a new team aboard. The monies for that are not coming from the General Fund. They are coming from the \$10,000.00 proceeds of the Day Care Center. That money, rather than going to Chad Whichard is going to the Land Bank. The Land Bank is utilizing that in an Escrow Account to pay for landscaping. You have a more responsible party. If you see anything, don't hesitate to call. The President helped us institute a new Complaint Process, where you send a complaint into the Code Enforcement Officer and he will get copied, Administrator Mekarski will get copied. There will be follow-up. You will get a response within 24-hours. We will get it resolved within 72-hours. The more feedback you give us, the better. He has an open channel with Russ Rydin from the Land Bank.

Website Update – Chairperson Britt-Johnson stated that she has asked Commission Members to take a look at the Word Copy. She has gotten comments from all of the Members. She is compiling them. Commissioner Chandler sent her something else today. She didn't bring that.

Village President Burke stated that the Village had a review of the website yesterday. We need to have the input from the Economic Development Commission no later than Friday, so that they can put that content up in our site. It is going to look like the one that Oak Brook has. What is sitting out there right now are some pictures. The overall structure of the website is pretty much laid out right now. If you go to Oak Brook's Website, that is what ours is going to look like. The input that you have, if you give that to us by Friday, we will give that to the people at CivicPlus. They are going to populate the website with that information. This is how it finally looks. We will be able to manage it from our end. The wire frame for it is what they put together. The colors are what they put together. Before what was the problem is the actual website was flattened. It was running on a Teska Service someplace. The material that we have, they are going to put that into our site and we will print it up and make it better as we go along. That's the one piece that the Commission has to get to us by Friday.

Chairperson Britt-Johnson stated that she wanted to talk to Village President Burke after the meeting on the website. She is completed with the Agenda for this evening.

Mr. Randy Conn stated that he owns the McDonald's in Olympia Fields. He is glad to be back on the team. The property behind him does have its moments of ever being improved. Reginald called him as a follow-up which he appreciated. There's some activity going on behind the Jewel Building that might have to be monitored. You are getting an influx of some homeless people back there. He also believes that Wal-Mart is somehow using that to store some product back there. That's coming from one of the Managers at the Wal-Mart that he knows. He didn't get a lot of detail. He thought he would pass it on. He passed it onto some of the police officers. We have seen an increase of activity of homeless in the restaurant. That might also be the draw of the Wal-Mart. He is benefitting from sales increases in the Wal-Mart which is a good thing. He's not going to shut the door on that. His clientele has changed dramatically for the worse. Even though he is getting more sales, it is coming from the wrong people. We've talked about this. He thinks the Wal-Mart is always going to be the focal point on that corner, if you do anything on that corner. That retailer, if it makes it, and he hears it is below projections. If it makes it, he is assuming that the development on the corner is going to be around the type of a big-box. It's going to cater more to the Chicago Heights Corridor than the Olympia Fields. He is just being honest with you, which definitely opens up an activity for additional vendors to come in, what have you, small businesses, what have you. He is not saying it is a bad thing totally. That side of town will have that connection.

Commissioner Lewis inquired whether or not it is a security issue. Mr. Conn stated that what it really is, is the draw of that big-box. It draws a clientele, lower income. And it being so close to Chicago Heights, some of the activity that is going on in Chicago Heights in that area is bringing those people over. It is what it is. He is ready to deal with it. In March of next year, they are going to remodel that restaurant. It was going to happen this year, but he purchased two other restaurants in South Chicago Heights and Richton Park. That took priority. We are planning on getting back on the map for March of next year to do a total remodel of that restaurant. He is going to go ahead with those plans. (Somebody was speaking without a microphone). Mr. Conn

stated that he is up to 13-stores, and a lot of extra pressures being a business owner coming from the County that we do business in. The Sugar Tax being one. The increase of minimum wage being the other one, and a lot of the things that Cook County has put on us as a brand.

Administrator Mekarski inquired of Mr. Conn whether or not he is planning to keep the Karaoke. Mr. Conn stated yes, the plan is to keep the Karaoke and to continue doing what we are doing going forward. Everyone that comes into that restaurant says they don't know how you get those kinds of sales for where you are at. It has proven itself as a point of destination. We will continue to do that.

Commissioner Lewis inquired of Mr. Conn if he could share with us the Sugar Tax, the Soda Tax. It would be helpful for him to hear what he might have to say because he might have a chance to pass it on.

Mr. Conn stated we tried to repeal it as much as we possibly can, not only from a McDonald's standpoint. We put a lot of money and effort behind it trying to get that thing shutdown, along with a lot of people in the grocery business. It is a tax that says we want to make better choices for the people from a health standpoint. Soda is not good for you so we are going to tax it. Thus, trying to get out of it is a reduction in the consumption of that sugar, especially in a soda product. There's a ton of confusion about how the law reads. You would think sugar would be taxed. It is taxed in our soda. It is not taxed in our sweet tea. We put a crap load of sugar in our sweet tea. But because we prepare it, it's not part of the tax. What we did as a brand to fight it because we were going to be charged at the back door. In other words, every time we got a shipment of product that contained the tax on it we had to pay that tax to our distributor. We became distributors. To avoid that, we pass the tax onto the customer because that's what it's designed to do. We identify it on our receipt. We collect the tax. And then we are allowed to pay the tax when we pay our sales tax. So, we pay it on the front end versus the back end which he thinks is a better thing for us. He is also hearing, because he just got an email today on it, they are not done trying to put pressure on getting this revoked. It is now down to the State and Springfield and hopefully they will help us get it done.

Village President Burke stated that he and Randy talked about this. It is varied from place to place. If you go to Costco and get a 32 packet of Arnold Palmer Tea there's tax on it. It's like your sweet tea. It has sugar in it. What use to be like \$8.99 for a case is now \$6.99. They lowered it and then they tell you what the tax is going to be. So, in order to sell it, they had to lower the price. Another kind of byproduct of all of this is go down to Perros Brothers. You get a refill on a drink. He knows that you give refills. People have a hard time trying to figure out how to handle refills. What Perros Brothers did is just raise their drink price by 50-cents and then cut out any refills altogether. So, it is all over the map about what people are doing. There's a lot of confusion on what is included. A lot of people are coming with all kinds of creative ways to address it, even in our Village. You go from store to store it is all over the place.

Mr. Conn stated that's why he thinks the pressure we are putting on Springfield is going to work. Somehow this is going to get repealed and soon.

Village President Burke stated that you go into Walgreens, and those tall cans of Arizona Tea that are 99-cents, they will have a sale periodically and you can get two for a dollar. If you get

two of those, you have actually paid for an extra 23-ounce thing of tea because it is almost 5-cents worth of tax on those two cans.

Mr. Conn stated that what is kind of funny about the whole matter is we have sugar in our sugar packets that people get for their coffee. You would think that would be taxed. It is not because that sugar is added. You do the service of adding the sugar. An average order on a large coffee of somebody that wants cream and sugar is in the 15, 16, sugar bracket allowing 16 sugars in a large coffee. It's very common to see that. That hurts. No doubt about it the tax hurts. We are going to deal with it. We have a sugar dispenser on the front counter. When he is making the coffee, he customized it and his finger gets sore on some of those orders because he is pressing that dispenser so much to drop that sugar in that coffee. You can barely stir it. It is so thick. That's not taxed. There's a lot of confusion out there. Right now, it is costing us some money because we are losing it in the refill piece. In McDonald's Nationally, we use to have about 177 agencies throughout our country that did all of our promotions. We cut it down to seven. You are going to see McDonald's as a brand. Everything that we do, we do collectively across the country. We have adopted \$1.00 any size drink across the country. We are going to stick with it until we, as a brand, change that direction.

ADJOURNMENT:

Chairman Britt-Johnson adjourned the meeting at 8:00 P.M.

Respectfully submitted by Faith Stine.