

1 **MINUTES OF THE VILLAGE OF OLYMPIA FIELDS SPECIAL**
2 **MEETING OF THE BOARD OF TRUSTEES**
3 **Held on March 13, 2017**
4

5 The Special Meeting of the Board of Trustees was held on Monday, March 13th, 2017, at the
6 Linzey D. Jones Municipal Building and was called to order by Village President Debra Meyers-
7 Martin at 7:00 P.M. The assembly recited the Pledge of Allegiance. Administrator
8 Mekarski/Village Clerk called the roll.
9

10 Present: Trustees – Gibson, Robinson, Pennington, Hudson, Byrd and Matz
11 Village President Debra Meyers-Martin
12 Village Administrator/Village Clerk, David Mekarski
13

14 Absent: None.
15

16 **BILLS FOR APPROVAL:**
17

18 Village President Meyers-Martin stated that you have Bills for Approval tonight in the amount of
19 \$111,142.01. You have a cover Memo designating the more significant payouts.

20 **Motion by Trustee Robinson, second by Trustee Gibson to approve the payment of Bills for**
21 **March 13th, 2017, in the total amount of \$111,142.01.**

22 **Roll Call: Ayes (6-0) Motion Carried.**
23

24 **Recommendation for Payment of Invoice #17020301 to Robinson Engineering for Work**
25 **Completed in Connection with the Vollmer Road Reconstruction Preliminary Engineering**
26 **Project (Project No. 14-590) in the amount of \$16,673.74 –** Village President Meyers Martin
27 stated that there is a Memo designating the information requested previously regarding payouts
28 to Robinson Engineering.
29

30 Trustee Pennington inquired whether or not the Memo details the material that he requested at
31 the last Meeting.
32

33 Administrator Mekarski stated that Cynthia Saenz is forwarding you electronically a
34 Memorandum outlying the payment. Patricia Barker is here from Robinson Engineering. She has
35 news relative to your queries from the last Meeting.
36

37 Mrs. Barker stated that we have confirmed with the State that the State's reimbursement for
38 payment for the Vollmer Road Engineering through everything that was submitted through
39 December is now posted as approved. They are in the process of cutting the checks. They should
40 be delivered to the Village within two-weeks. She believes that is for \$364,000.00. The County
41 is also processing their 20%. That is the match to that. They spoke to personnel at IDOT and they
42 have been approved.
43

44 Administrator Mekarski inquired of Mrs. Barker what the typical turnaround should be on future
45 Invoices.
46
47

1 Mrs. Barker stated that it should be six to eight-weeks. Right now we are about two and a half
2 months on these particular ones. She isn't aware that there is any particular reason for it. It is not
3 always consistent in terms of the timeframe. She stated that sometimes it has been four-months
4 easily.

5
6 Trustee Pennington inquired of Mrs. Barker whether or not these funds were already earmarked
7 and siloed into a fund for disbursement. Mrs. Barker stated that the funds were earmarked. The
8 Agreements were approved. This is Federal Money that the State manages for the program. They
9 were dedicated specifically for this project. She is not sure that they are kept separately by the
10 State. They have to be approved and authorized before the project can even begin. Trustee
11 Pennington stated that he understands that. He stated isn't that subject to the availability of
12 funds. The last time you spoke to the Board you mentioned that these funds had already been
13 approved and earmarked. He took that to mean that the funds were readily available, and all we
14 needed to do would be to submit our Invoices for payment and then automatically be reimbursed
15 almost immediately upon payment. Mrs. Barker stated that what we are told by the State Staff at
16 the Department of Transportation is that this is how long it takes to process the payment. Trustee
17 Pennington stated that's interesting.

18
19 Trustee Gibson stated that the main thing is that we do get it. Mrs. Barker stated yes, there is no
20 question that they will pay the funds. There is no question at this point that they have approved
21 them. They have posted that online so we are able to view that. It is through the Comptroller's
22 Website. They got tired of us asking them questions so they gave us the link so we can see
23 everything directly.

24
25 Trustee Byrd stated that it is his understanding that they are Federal Funds. The State is
26 mandated to pay those funds out. He heard other people say that they are slow about paying out
27 the funds, but the funds are there to be paid. Village President Meyers-Martin stated that she can
28 attest to the slowness of the State. They have downsized quite a bit.

29
30 Trustee Pennington stated that he thought you were referring to the request that he made with
31 regard to the Robinson Engineering billings. Is it possible that we could get a legend from the
32 Engineering Company to give us an idea what the tasks are? We see in your Invoice material
33 tasks. For example, Task #325, #1480, 1625. He doesn't know what that is. He is sure that the
34 Board doesn't. He stated just let us know exactly what that particular task entails. Is it possible to
35 get a legend?

36
37 Administrator Mekarski stated that we have that legend. We discussed that with Mrs. Barker on
38 Friday. That has been transmitted. He will be forwarding that to the Board of Trustees.

39
40 Mrs. Barker stated that is a very good question. As soon as we were asked for that on Friday we
41 did provide that electronically. She stated like all Financial Reports it gives classifications of
42 people that work for the company. It gives employer ID Numbers. It gives what phase the project
43 is in for each task, whether it is Coordination, Field Work, whatever it is. There are different
44 numbers associated with each task. We pulled together an electronic version of that so that it
45 would be clearer. She stated that everything is explained. They forwarded that electronically
46 Friday afternoon. She received the request about 2 o'clock and she turned it around. She doesn't

1 know if it has been reviewed and passed on yet. Mrs. Barker apologized for that. It has gone out
2 of their office and she believes that the Village has it.

3

4 Trustee Pennington stated that the Board does not have it as of yet. Administrator Mekarski
5 stated that is correct. Trustee Pennington stated that his concern is that the Board does not have it
6 yet.

7 **Motion by Trustee Pennington, second by Trustee Byrd to Approve Invoice #17020301370;**
8 **Project No. 14-590 to Robinson Engineering for Work Completed in Connection with the**
9 **Vollmer Road Reconstruction Preliminary Engineering in the amount of \$16,673.74; and**
10 **Authorize Robinson Engineering to Process Associated Reimbursements with IDOT and**
11 **Cook County Highway Department.**

12 **Roll Call: Ayes (6-0) Motion Carried.**

13

14 **Recommendation for Payment to Mr. Kwasi Butler 20835 Brookside Boulevard in the**
15 **amount of \$6,840.59 for Damages Incurred Due to a Water Main Break on December 16,**
16 **2016** – Village President Meyers-Martin stated that Agenda Item #4 is the recommendation for
17 payment to Mr. Kwasi Butler. There was a question regarding this in our Bills for Approval at
18 the last Board Meeting. You have a Memo. Village President Meyers-Martin asked Mr. Jim
19 Landini the Public Works Director to come forward and give an overview of that.

20

21 Mr. Landini apologized for not providing a Memo for the previous Board Meeting. It was an
22 oversight on his part. On December 16th, 2016, we had a water main break in Tower Circle. That
23 was when the temperatures were about 14 below. It was a pretty bad break. Water was draining
24 where it should. As the ice built up it diverted it through the backyards of homes and into the
25 window wells of Mr. Butler’s residence at 20835 Brookside. We could not get the water shutoff
26 in time to prevent damage to his basement. We talked to him and told him to find a contractor
27 that he would like to fix his basement, clean it out, and get all of the moisture out of there and
28 everything. He chose Stanley Steamer. We were supposed to get billed directly from Stanley
29 Steamer. He stated that instead they billed Mr. Butler and he paid. The Invoice that you have is
30 the direct paid Invoice from Mr. Butler to Stanley Steamer. We contacted Stanley Steamer
31 asking them if they can reimburse him and then bill us directly. They were not willing to do that
32 because they already collected their money so basically why go through the trouble. Mr. Landini
33 is requesting to reimburse Mr. Butler for the damages to his basement that were directly related
34 to the water main break a couple houses down from his residence.

35

36 Village President Meyers-Martin stated that it is her understanding that because it did not have to
37 do with drainage, but with the actual physical Village equipment from the water main. Mr.
38 Landini stated yes. It was strictly the water main. There was no rain or anything like that. It was
39 strictly water from the water main. It happened in the middle of the night. It takes time to come
40 out and shut it down and by that time it was already going into his basement.

41 **Motion by Trustee Pennington, second by Trustee Gibson to Authorize the Finance**
42 **Department to Issue a Payment of \$6,840.59 to Mr. Kwasi Butler, 20835 Brookside**
43 **Boulevard for Restoration of Damages Incurred Due to a Water Main Break on December**
44 **12th, 2016.**

45 **Roll Call: Ayes (6-0) Motion Carried.**

46

1 **Ratification of NIMEC Bids for Electrical Suppliers Associated with the Village Water and**
2 **Sewer Pump Facilities** – Village President Meyers-Martin stated that Item 5 is the Ratification
3 of the NIMEC Bids for Electrical Suppliers. You have a Memo. She stated that Trustee Byrd and
4 Trustee Pennington worked on this Electrical Aggregation Committee. Village President
5 Meyers-Martin inquired whether or not they would like to give an overview of the NIMEC Bids.

6
7 Trustee Byrd stated that he, along with Trustee Pennington, Administrator Mekarski, and Mr.
8 Landini were there. Mr. Hoover from NIMEC called and gave them the costs for the next three-
9 years. They chose a three-year contract at 4.871 cents. It is lower than the contract they had for
10 the previous three-years at 5.92. It gives us a low Bid. We Bid for our Lift Stations every two to
11 three-years. We take a three-year contract in order to get a lower Bid than what ComEd would
12 offer us. Trustee Byrd inquired of Administrator Mekarski what ComEd’s rates were.

13
14 Administrator Mekarski stated that Mr. Hoover was indicating plus or minus 6.25. Trustee Byrd
15 stated that we are two-cents below what ComEd was offering us. It is a savings to the Village of
16 at least two-cents per kilowatt hours if we had ComEd. We make an effort to save the Village
17 money as much as possible. This has worked out great for the Village. We have been doing this
18 about six-years. Trustee Pennington stated 10-years. Trustee Byrd stated that it has worked out
19 good for the Village in saving funds for the Village.

20 **Motion by Trustee Pennington, second by Trustee Matz to Ratify the Contract Documents**
21 **with Dynegy Energy to Supply Alternative Energy Supply to the Village’s Sewer Lift**
22 **Stations and the Water Pumping Station Facilities for Three Years Through May 2020 for**
23 **Accounts 0339171121, 2243086046, 6923137059, and 7723018001 at a Three-Year Rate of**
24 **4.871 Cents Per kWh.**

25 **Roll Call: Ayes (6-0) Motion Carried.**

26
27 **Ordinance #2017-02 – An Ordinance Specifying those Funds to be Reduced by the County**
28 **Clerk in the Event that the Village’s Annual Tax Levy Exceeds a Statutory Tax Limitation**
29 **{First and Second Reading}** – Village President Meyers-Martin stated that Item 6 is an
30 Ordinance specifying those Funds to be reduced by the County Clerk in the event that the
31 Village’s Annual Tax Levy Exceeds a Statutory Tax Limitation. She stated that if you recall
32 when the Pension Board was here they talked about recommendations for contributions to the
33 Police Pension Fund. They also spoke about the investments regarding that Pension Fund. Their
34 recommendation was a contribution to be fully funded at 100% by 2040.

35
36 Administrator Mekarski stated that it will be 100% this year. We have to be statutorily at 90% at
37 2040.

38
39 Village President Meyers-Martin stated that the State requires a 90% contribution. As you recall
40 from our Budget Meeting we did have a consensus to contribute at 90%. This is just a Motion in
41 order to change the Ordinance to a 90% contribution rate as opposed to the 100%. If the
42 investments are healthy we recover faster based on those contributions.

43
44 Trustee Hudson stated that as she stated before sometimes the market causes us to go up or
45 down. Currently, we are in a higher market value according to the Dow Jones and the other
46 entities that we look at. If we continue to go forward that means that we are going to earn more
47 on what is already in the Pension Fund. If we earn that amount, then when the Actuaries do their

1 math on how much we really need to have in there based on how much we would be paying out,
2 then the Village would not have to put as much in there to make it be the percentage that is
3 required. We are looking forward with being positive that things are going to turn out better for
4 us. Every time we get additional monies in there it raises us all to a point that if we go over
5 \$10,000,000.00 we will also be able to invest in more stock. We would not put as money into the
6 Fixed Fund. If we can invest in more stocks, our investment people will have a better option to
7 be even better for us as far as the investments that they do.
8

9 Trustee Byrd stated that the 100% does affect the Budget for this year if we don't go to the 90%.
10 We are not required to fund 100% which would cost another \$325,000.00. More money would
11 be needed in our Budget for the General Fund. So it's necessary to do the 90%. We are far ahead
12 of most Villages around in funding our Pension Fund at the moment. We will continue to make
13 sure we reach that 2040 level being at least 90% funded.
14

15 Village President Meyers-Martin stated that 90% does make our contribution \$939,826.00 which
16 is an increase of \$58,130.00.

17 **Motion by Trustee Byrd, second by Trustee Gibson to Waive on First Reading and Adopt**
18 **in Second Reading Ordinance #2017-02 – An Ordinance Specifying those Funds to be**
19 **Reduced by the County Clerk in the Event that the Village's Annual Tax Levy Exceeds a**
20 **Statutory Tax Limitation.**

21 **Roll Call: Ayes (6-0) Motion Carried.**
22

23 Trustee Byrd inquired whether or not that means in the future we have to do this again.
24 Administrator Mekarski stated that every year you would be asked to do it.
25

26 **Ordinance #2017-03 – An Ordinance Establishing a Travel Reimbursement Policy in**
27 **Accordance with the Local Government Travel Expense Control Act (Public Act 099-0604).**
28 **{First and Second Reading}** – Village President Meyers-Martin stated that Item 7 is Ordinance
29 #2017-03 – An Ordinance Establishing a Travel Reimbursement Policy. There is a Cover Memo
30 discussing that “In July of 2016 the State of Illinois passed a Local Government Travel Expense
31 Control Act which was signed into law.” The Act requires non home rule Municipalities to enact
32 a Comprehensive Travel Reimbursement Policy. The Village already has a Travel
33 Reimbursement Policy as part of our Financial Policies. Many of the requirements in this new
34 law are already being met by public officials, corporate officials, and general office employees.
35 The most significant change of the Act will require that all expenses of the Board Members or
36 corporate officials must be approved by a roll call vote of the Board at an open meeting
37 following the filing of a reimbursement request.
38

39 Trustee Hudson inquired whether or not that covers for Pension travel. Trustee Pennington stated
40 that it should cover all travel. Trustee Hudson stated that the Pension Board approved it and then
41 we send it here as well, so two Boards will approve it. Village President Meyers-Martin stated
42 yes.
43

44 Trustee Pennington stated that in reviewing the Ordinance in its entirety, on Page 6, of the
45 Ordinance, Item 7, “Meals,” the first line indicates “Meal expenses and reimbursements are
46 limited to the current GSA per diem ...” It would be to our advantage to put the monetary figure
47 of what our per diem rate would be in this particular paragraph rather than go with the GSA per

1 diem. The GSA per diem is varied. It has a high, a low, and middle. It varies in such detail that
2 he thinks the Board should be cognizant of what we are willing to reimburse on a per diem basis.
3 Trustee Pennington stated that he is suggesting \$74.00 a day. That covers breakfast, lunch,
4 dinner, and incidental expenses, which is also a figure consistent with what the GSA ratings are.

5
6 Village President Meyers-Martin stated that we already have a figure that we are reimbursed as a
7 matter of the Ordinances that we already have in place. She is not sure how they compare to
8 GSA. Administrator Mekarski stated that our current rate is \$75.00. Trustee Pennington stated
9 that it should be reflected in this particular Ordinance. If we have it already in place then let's put
10 it in the Ordinance. That's all he is saying. Village President Meyers-Martin stated that there is
11 no problem in doing that.

12
13 Trustee Gibson inquired don't we know what the GSA per diem is. Administrator Mekarski
14 stated no. It changes all the time. Trustee Gibson stated that in her prior experience with that;
15 when the changes are made you always know when the change comes. Administrator Mekarski
16 stated that is true. There are different rates for different cities. When the Retail Conference is
17 going on in Las Vegas there is a different rate than say another conference in another location
18 whether it be Illinois or Wisconsin. There are different rates for different states and different
19 cities.

20
21 Trustee Robinson stated that he believes what is being said if he is correct, is that prior to that
22 person traveling they should know what that rate is. Administrator Mekarski stated yes. It would
23 all be worked out with the Finance Department.

24
25 Trustee Byrd stated that he would think the same thing, that person would be given that rate
26 before they went to that location and would know what the GSA per diem is.

27
28 Trustee Pennington stated as a matter of Policy, it would be to our advantage to have the
29 Village's accepted per diem rate in our Ordinance.

30
31 Trustee Matz inquired of Trustee Pennington whether or not it is a permanent fixed rate. Trustee
32 Pennington stated that it can be changed. It has been his experience in the Boards that he has sat
33 on in the corporate world, we always had a specific dollar amount on a per diem basis and we all
34 knew it. It was in our materials. We knew that. It makes perfect sense to have it here. That is his
35 recommendation.

36
37 Trustee Byrd stated that he understands that too. He stated maybe the attachment should be there.
38 He stated usually with the GSA per diem you might have a list of each different city with the
39 dollar amount listed.

40
41 Trustee Pennington stated with all due respect, he believes that we should have a solid figure.
42 That is his recommendation.

43
44 Village President Meyers-Martin stated so as a compromise, we could insert the amount that the
45 Village has already designated as the per diem with a caveat that if it changes because of the
46 location that that could be taken into consideration.

47

1 Trustee Pennington stated that per diem rate should never change. If you are tagged into a \$75.00
2 per day rate that is the amount that that particular employee or Board Member is ascribed too.
3 Anything over that is his or her responsibility to pay. We have a specific Policy figure here. If we
4 already have it established at \$75.00 per day, then it should be reflected in this new Ordinance
5 that we are voting on this evening.

6
7 Village President Meyers-Martin stated that she believes that the question is coming about
8 because this is a new Reimbursement Policy from the State of Illinois that if the GSA allows
9 flexibility in the amount based on location, that if you are adopting an Ordinance that your
10 Ordinance will reflect the flexibility.

11
12 Trustee Pennington stated that he totally agrees with that. But then again, it is a matter of
13 consistency. We should be consistent. This Ordinance should be consistent with what we have on
14 record. That is all he is saying.

15
16 Trustee Byrd stated so this is a recommendation by the State. Administrator Mekarski stated that
17 this is State Statute. He stated that if the Board wants to entertain this, he would suggest in the
18 first and second line that it just reads: “The meal expenses and reimbursements are limited to the
19 current GSA per diem rate not to exceed \$75.00....” If the rate is lower, the lower rate will be
20 issued and it wouldn’t go any higher than \$75.00. Trustee Pennington stated that’s fine.
21 Administrator Mekarski stated that if you make that in your Motion we can get this essentially
22 adopted in First and Second Reading. We will just reflect the changes before the President signs
23 it.

24
25 Village President Meyers-Martin inquired whether or not everyone is in agreement with that.
26 Trustee Pennington stated that he is. Trustee Robinson stated yes. No one indicated that they
27 were not in agreement.

28 **Motion by Trustee Robinson, second by Trustee Pennington to Waive on First Reading and**
29 **Adopt in Second Reading Ordinance #2017-03 – An Ordinance Establishing a Travel**
30 **Reimbursement Policy in Accordance with the Local Government Travel Expense Control**
31 **Act (Public Act 099-0604), to include Item 7 under “Meals,” that expenses and**
32 **reimbursements are limited to the current GSA per diem, not to exceed \$75.00.**

33 **Roll Call: Ayes (6-0) Motion Carried.**

34
35 **Resolution #2017-05 – A Resolution of Support – “Invest in Cook” Grant Application Cook**
36 **County Department of Transportation and Highways – Call for Projects Fiscal Year 2017 –**

37 Village President Meyers-Martin stated that Item 8 is Resolution #2017-05 A Resolution of
38 Support for the “Invest in Cook” Grant Application from the Cook County Department of
39 Transportation and Highways. Village President Meyers-Martin asked Mrs. Barker from
40 Robinson Engineering to come forward and give an overview of this Resolution.

41
42 Mrs. Barker stated that the Village Trustees have a copy of the Resolution to support the Grant
43 Application. The last time she was here she talked about an RTA Access to Transit Grant that the
44 Village was applying for. The Village has been very successful so far. It has been recommended
45 to go to the next level. It has been reviewed by CMAP, CTA, Pace, and Metra, and approved for
46 recommendation to CMAP for a CMAP Grant which would pay 80% of the \$500,000.00 for
47 improvement. The Application itself is for an improvement on the north side of Lincoln

1 Highway. It is between Olympian Way and just east of Brookwood Drive. It would provide for
2 sidewalk on the north side of Lincoln Highway between Indiana and just east of Brookwood
3 Drive. It would provide for pedestrian signals at the two signalized intersections where there are
4 no pedestrian signals or crossings at the current time. It would provide for pedestrian lighting at
5 the underpass, as well as landscaping for the length of the project. The Application for the
6 “Invest in Cook” is kind of an open Application. It is the first time that they have proposed this
7 particular Grant. They intend for it to be an Annual Grant looking for projects to improve
8 transportation.

9
10 Mrs. Barker was at a Meeting where Representatives from Cook County explained what this
11 Grant was intended to do. It’s intended to tie into multi-modal transportation. In particular they
12 are looking for projects that tie into transit, which we do. They are looking for projects that offer
13 safety, that offer an improvement to the infrastructure that is in place. When they said a
14 particular example of a project that they were looking for they said something like an RTA
15 Access to Transit. She was the only one there that had one of those at the time. It was very good
16 news. She stated what it means financially is that the 15% local match right now that the Village,
17 if selected, would be responsible for is \$75,000.00. If the Village is selected for this “Invest in
18 Cook” Grant it would pay that \$75,000.00.

19
20 Village President Meyers-Martin stated that we like that. Administrator Mekarski stated that we
21 were going to earmark that from the Unencumbered Motor Fuel Tax. If we are successful in
22 receiving this it is a win-win. It would be a full \$500,000.00 Grant for beautification and
23 enhancements of Lincoln Highway. Village President Meyers-Martin stated that this also calls
24 for sidewalks from Olympian Way all the way to Wal-Mart. Mrs. Barker stated yes. Village
25 President Meyers-Martin stated additional street trees. Mrs. Barker stated yes. Village President
26 Meyers-Martin stated beautification of Route 30 and landscaping. We are very excited about
27 additional lighting.

28
29 Village President Meyers-Martin thanked Mr. Michael Lewis because he advised the Village that
30 there was an RTA Grant available, and we went right to work to apply for it. She thanked Mr.
31 Lewis for that information.

32
33 Trustee Pennington stated that this kind of troubles him. Why would we want to have sidewalks
34 from Olympian Way to Wal-Mart? Trustee Hudson stated that she sees people walking in the
35 street. She is afraid to move over for them for fear she is going to hit someone because it is two-
36 lanes. It is for the protection of the people that are walking from the Train Station over to that
37 direction. There are people that get off the train there and they walk in the street. Trustee
38 Pennington stated okay.

39
40 Village President Meyers-Martin stated in addition to that, as part of the 2040 Plan from CMAP,
41 Chicago Metropolitan Agency on Planning, the trend for Villages, Municipalities, Towns, is to
42 be more walkable. As part of their Plan, they are recommending to all Villages and
43 Municipalities that they include the ability for residents to be more walkable. That, in part, is
44 again why RTA is providing this type of Grant.

45
46 Mrs. Barker stated that there is also a Pace Bus Route on Lincoln Highway. She stated that 685 is
47 the average number of people that ride that route in that section of Lincoln Highway each day.

1 That's a pretty significant number. The Train Station at 211th, the number of pedestrians using
2 that station is tremendous. There are over 680 parking spaces. There are well over 800-people a
3 day that use that station. One of the questions to be asked is why isn't the State putting sidewalk
4 there? Why isn't there already sidewalk there and pedestrian crossings at those signalized
5 intersections? This is an opportunity to put in play something that would certainly help residents
6 and people using that corridor, just to access the Commercial facilities that are there to get to
7 CVS, to get to the facilities that are already in place, as well as to promote more Economic
8 Development.

9
10 Village President Meyers-Martin stated that she is excited about the fact that it is providing the
11 opportunity to enhance Route 30 on the eastern side of the south suburbs. We have seen what
12 they do on the west side ala Frankfort. This is an opportunity for us to have some beautification
13 to Route 30, as well as improvement in lighting and walkability.

14 **Motion by Trustee Gibson second by Trustee Robinson to Approve Resolution #2017-05 -**
15 **A Resolution of Support for "Invest in Cook" Grant Application Cook County Department**
16 **of Transportation and Highways – Call for Projects Fiscal Year 2017.**

17 **Roll Call: Ayes (6-0) Motion Carried.**

18
19 **Improvements to Governors Highway** - Mrs. Barker stated that we received word that IDOT
20 has prepared Plans to resurface and improve Governors Highway. This is 4.6-miles. This is all
21 the way from Crawford Avenue up to 175th Street. It goes through the Villages of Olympia
22 Fields, Flossmoor, Homewood, and Hazel Crest. It is under State jurisdiction and maintenance.
23 They do have that scheduled for this year. Right now the State is planning on this being on the
24 April 28th letting. It would take two-months to award it. It would be 2017 construction. She
25 didn't look to see how much the Budget is. This is a substantial improvement. It is not going to
26 add sidewalks. It won't replace the curb and gutter unless it is particularly damaged. It will
27 resurface. It will repair the concrete sections. It will provide ADA Ramps pretty much where
28 right now there are ADA Ramps at crossings. It is a pretty substantial improvement for the
29 community at zero cost to the Village. The State prepared the Plans. The State is letting and
30 awarding the contract, and will supervise the construction in 2017 if there is funding available.
31 Right now it is programmed. It isn't just a maybe. The Plans are complete and done. They will
32 probably be posted in about two-weeks. Then we will know for sure whether it is going to be on
33 that schedule or if it will be later in the year. It will be a very nice improvement for this corridor
34 going through the Village.

35
36 Trustee Byrd inquired of Mrs. Barker whether or not that is part of Federal Money also. The only
37 reason he asked is that the States use Federal Money to get things done. Mrs. Barker stated they
38 do. It is a good question. They have a certain amount of money that they designate in their five-
39 year program. Then it gets down to the actual year and they firm up the Plans of what will be
40 included. She stated whether that is coming from Federal sources or not she is not sure. There is
41 not very much State Money that is being promised these days. She would guess that it is part of
42 the Federal Money.

43
44 Village President Meyers-Martin inquired of Mrs. Barker whether or not she had any news about
45 the traffic light.

46

1 **Update on Traffic Signal at 203rd Street and Crawford** - Mrs. Barker stated that she has good
2 news about the traffic signal at 203rd Street and Crawford. She has a direct email from an
3 associate at IDOT who works in programming. When she asked for an update about what was
4 happening over at Crawford and 203rd she received the following information: “The proposed
5 scope of work for this improvement consists of widening and resurfacing with traffic signal
6 installation and channelization. Crawford Avenue will be widened to provide 12-foot northbound
7 and southbound left-turn lanes, as well as a 12-foot northbound right-turn lane. The east leg of
8 203rd Street will be widened to provide a 12-foot westbound thru and left-turn lane, a combined
9 thru and left-turn lane and a 12-foot westbound right-turn lane. The existing northbound right-
10 turn lane on Crawford, the north leg, will be based on future site developments.” Right now
11 that’s still a question about the north leg. The reason she asked about it is because of the St.
12 James expansion. They are working through Permits to get that north leg Permitted and done at
13 the same time. She knows that we have been asking about this for years. Right now they are
14 saying it is scheduled for the June 2017 letting. It is very good news. That means their Plans are
15 already done. We will be following that closely to see if they stay on that schedule.

16

17 Village President Meyers-Martin stated that we have been asking for that for years. She stated
18 especially with the expansion of St. James, both the north and south side of the street, and the
19 high school when kids are getting out it is a nightmare trying to get across Crawford. That is
20 really good news.

21

22 Mrs. Barker stated that the turn lanes really are a safety factor. They won’t even talk about
23 adding turn lanes until it has been shown that they are warranted. She stated that because this is a
24 State Contract and a State Design through the Bureau of Design, they have probably shown that
25 they are warranted and they must be added. That’s very good news. Village President Meyers-
26 Martin thanked Mrs. Barker.

27

28 **Tax Increment Financing (TIF) Presentation by Michael Hoffman, Teska Associates –**
29 Village President Meyers-Martin stated that Item 9 is our Tax Increment Financing (TIF)
30 Presentation by Michael Hoffman. The Economic Development Committee has been working
31 with Mike regarding the TIF as well as improving our website. The TIF in particular has been
32 used from Village to Village especially in the south suburbs in a very crucial way, because it
33 does allow for Economic Development to be created and to occur when otherwise it would not
34 happen. She stated once upon a time the Halsted Corridor in Homewood was not what it is today.
35 It had a Service Merchandise and a little dinky mall. Mayor Hofeld will cringe at her saying that.
36 What the Village of Homewood was able to do was to implement TIFs along the Halsted
37 Corridor to bring all of that development there. We have found that to be very instrumental in
38 bringing Economic Development, new business growth to the region. We asked Mike to provide
39 us with sort of a TIF 101 Instruction, because there is a lot of misinformation, a lot of
40 misunderstanding about the value of TIFs, and how TIFs work. The Economic Development
41 Committee thought that it was important for us to go through that and explain.

42

43 Mr. Hoffman presented a PowerPoint Presentation. Mr. Hoffman stated that he is with Teska
44 Associates. He has been working for the Village for a number of years. One of his roles is to
45 assist with Tax Increment Financing and Economic Development. He would like to give a little
46 background on Tax Increment Financing and then give you a specific case of how it has been
47 used to-date in the Village.

1 Mr. Hoffman stated that we have assets. We have land that is in our community. Some of it is not
2 performing as well as we would like. We have vacant properties in town. We have some vacant
3 buildings in town. We want to make sure that we are capitalizing on those assets in the
4 community for everyone's benefit. We want to encourage Economic Development and
5 redevelopment. There are certainly some challenges as the Mayor alluded to earlier; particularly
6 in this area in the south suburbs you've got challenges because of the Cook County Tax Structure
7 which is a challenge for any real estate development in general. When you are in a situation like
8 this where you are not that far from Indiana, and you are not that far from Will County it is a
9 struggle to do land development in a region like this. He stated that having a tool like Tax
10 Increment Financing available to partner with the private sector is truly to your advantage. That
11 is one of the few tools that are out there to allow you to do that. There are only two significant
12 ones out there in terms of Economic Development. This is probably the best. The other one
13 would be Enterprise Zones which you are also a part of now.

14
15 Mr. Hoffman stated that Tax Increment Financing has been around for a long time. It started in
16 the 1950s in California. Right now there are 48-States that allow Tax Increment Financing. They
17 are all subtly different in different ways, but it is a tool that has been used extensively. In Illinois
18 it has been around for 37-years. There are over 440-communities in Illinois that have Tax
19 Increment Financing Districts. There are over 1,200 TIF Districts in the State. It is everything
20 from Chicago who has probably hundreds he would suspect to some very small communities in
21 the State as well, urban, suburban, and rural, you name it. Most communities in the State are
22 taking advantage of this tool. Chicago Heights has six separate Tax Increment Financing
23 Districts. Matteson has six separate TIF Districts. Park Forest has a couple. Homewood has five.
24 The Village has two.

25
26 Mr. Hoffman stated that there are different types of Tax Increment Financing Districts that are
27 allowed by the State of Illinois. Some of which are not particularly appropriate in the Village.
28 There are Intermodal Tax Increment Financing Districts where you are taking train cars and
29 moving them to freight and those kinds of elements. There are Industrial Park Conservation
30 Areas. You do not have significant Industrial in the Village so that is not particularly significant.
31 There are also Blighted and Conservation Area Tax Increment Financing Districts. Blighted is
32 kind of what you see in that bottom picture. It is really bad. Conservation Areas are areas that if
33 we don't do some things to help improve them could become bad in the future. Mr. Hoffman
34 stated that there are specific criteria in the Statute that define more specifically what Blighted
35 and Conservation is.

36
37 Mr. Hoffman stated that in general, what we are doing with Tax Increment Financing is we are
38 using primarily property values to generate future revenue to pay for needed improvements in an
39 area. When TIF was originally created in Illinois it did have a Sales Tax component. That was
40 pulled out in the late '80s. Right now it is entirely based upon property values and property
41 increase in value that will generate the increment that we can use to fund needed improvements.
42 We are recapturing the revenue stream that would normally be generated by new development
43 and putting in a separate fund that can be used to pay for TIF eligible expenses.

44
45 Mr. Hoffman stated that this diagram captures in one image how it works. We create a Tax
46 Increment Financing District. Right now the property has a base equalized assessed value on the
47 property that is out there. It is generating tax revenue for all the taxing bodies that serve Olympia

1 Fields. When the TIF is in place that revenue stream continues based upon that base going to all
2 the different Taxing Districts. All of the taxing bodies continue to get property tax revenue over
3 the life of the TIF. Then we see some new development in this area. That increases the total
4 value of the property in the District. The revenue that comes off of that increased revenue goes
5 into a separate fund that is available to fund TIF eligible expenses. When that TIF District
6 expires after 23-years or before, if the Village decides to close it out before, then that total
7 equalized assessed value what we started with at the base plus the increment is available to all of
8 the taxing bodies. They will all benefit with the projects that have occurred and the expanded tax
9 base.

10
11 Mr. Hoffman stated what can TIF pay for. There is a long list in a TIF Plan of specific things.
12 The State Statute does define what we can and cannot fund with Tax Increment Financing. One
13 of the big things we can do is public improvements, traffic signalization, roadway improvements,
14 and utilities. He stated that any kind of public improvement like that is clearly eligible and a
15 prime use for Tax Increment Financing. He stated that environmental clean-up if there are some
16 underground tanks or some environmental issue that needs to be taken care of it can certainly pay
17 for that. We can pay to assemble properties and acquire properties for development. We can pay
18 for capital costs that are specifically related to the redevelopment. One of the obvious ones is if
19 we were funding a Residential Project with TIF money and that generated students, we could
20 reimburse the School District for the cost of those additional students. TIF cannot be used to
21 directly pay for new bricks and mortar, new private construction. TIF is designed to get the land
22 ready and available for development with all the infrastructure and everything else that you need
23 to see the development happen. We still expect the private sector to pay for their buildings.

24
25 Mr. Hoffman stated how do you handle financing projects with TIF. There are two ways to do
26 that. The first one is borrowing or bonding of projects. This isn't done terribly frequently
27 anymore but it is done in some cases. The Municipality will issue Bonds to fund the
28 redevelopment of an area, to fund acquiring the property, to fund fixing the infrastructure, and
29 getting those elements in place so that the development of the property is all ready to go. It gets
30 you going quickly but it also puts the community at risk because you are issuing Bonds. He
31 stated that if something happens, the project doesn't proceed or it doesn't get built out as quick
32 as you think it will, or any number of variables occur, ultimately if the Village is issuing a Bond
33 it is going to be backed most likely by the full faith of the community and it could come back on
34 the taxpayers. The approach we have taken so far in the Village is what is called a "Pay as you
35 go" approach. We only spend the money that we are getting generated out of the TIF District as
36 over time things occur. That can happen in two different ways. That can happen where we will
37 just accumulate money in the TIF Fund and then we pay for things. Let's say we wanted to put a
38 TIF District in an area where we wanted to partner with existing property owners to fix facades.
39 We need money to do that. If we are using a "Pay as you go" approach it will take a number of
40 years to have any money in the TIF Fund to be able to do that. The other way you can do it is
41 you can get the developer to front the money. That's what we have done here. If the developer
42 fronts the money we reimburse him if we get the TIF revenue out of an agreed to amount based
43 upon a Development Agreement.

44
45 Mr. Hoffman stated that if we create a Tax Increment Financing District we have to develop a
46 Redevelopment Plan. The Statute is very clear on what has to be in that Redevelopment Plan.
47 This is a simple outline. The Village probably has your existing TIF Plan on the website or if not,

1 it is certainly readily available. There is an introduction explaining what a Tax Increment
2 Financing District is about. There is a legal description. There is an eligibility summary. The
3 State Statute clearly defines how we can determine whether an area is eligible or not. There are
4 goals and objectives for the redevelopment. There is a Future Land Use Plan that outlines the
5 redevelopment activities that are anticipated in the area. There is a specific Redevelopment
6 Program that looks at a number of elements. What can we use the TIF Funds for? What are our
7 estimated costs? And if bonding is proposed, what are the terms of that bonding? One of the
8 main elements he wants to emphasize in TIF is if the development is going to happen on its own
9 we shouldn't be doing TIF. That is where this "But for" provision that people that deal with TIF
10 talk about frequently. That is but for partnering with the private sector for redevelopment and
11 entering into a Redevelopment Agreement, this development is not going to happen. That's the
12 bottom line. If you think the development is going to happen without this you shouldn't be doing
13 it. The TIF Plan has to address the impact on the other taxing bodies. That is in every TIF Plan
14 that is created.

15
16 Mr. Hoffman stated that to create a Tax Increment Financing District it takes four to six-months
17 if you are starting from the beginning. The Village has to pass some Ordinances saying that we
18 are going to study creating a Tax Increment Financing District in an area. We have to do the
19 eligibility analysis to determine if the area is eligible and define the boundaries of the TIF. We
20 have to create the Redevelopment Plan. We have to do Public Hearing Notices to let the people
21 in the area and within 750-feet know that this is being discussed. We have to publish in the
22 newspaper. We have to send out Notices to all the different taxing bodies and conduct what is
23 called the "Joint Review Board," so that each of the Taxing Districts is informed of what is being
24 proposed and has an opportunity to speak and let us know their opinion. There is a formal Public
25 Hearing where the community can come out and talk about it. Eventually you would adopt a
26 series of Ordinances that would create the boundary of the TIF, adopt the Redevelopment Plan,
27 and create a separate fund to track the TIF revenue as it comes in.

28
29 Mr. Hoffman stated that the Village Board controls the funds that are in the Tax Increment
30 Financing Fund. They determine whether they will allocate money out of the TIF or not. There is
31 an Annual Audit that is done to make sure that all of the funds are properly accounted for. There
32 is an Annual Joint Review Board Meeting so the other taxing bodies also know what has
33 happened in the TIF over the last year and how funds are being allocated. If you are partnering
34 with the private sector the Village will enter into a Development Agreement. You did with Wal-
35 Mart and you will for any future developments that happen in a TIF. You basically outline that
36 "But for" provision and make it clear if you were not providing incentive that project wouldn't
37 happen. What are the terms of the Agreement? How much are you going to provide in funding?
38 Over what period of time? What is the developer obligated to do to make sure that that happens?
39 Typically the Agreement will talk about prevailing wages. The State says that if you are doing
40 public improvements with TIF money you have to pay a prevailing wage. He stated that if it is a
41 private construction effort not necessarily. There are some complicated things related to some
42 Court Cases in regard to that. If it is public construction it has to be prevailing wage and if it is
43 private not necessarily. There is a Sunset provision in TIF where if you create a Tax Increment
44 Financing District and nothing has happened over seven-years that TIF District is suppose to
45 expire. You are suppose to just close it out at that point. There is also a provision in the Statute
46 that if you create a TIF District and you have surplus revenue, in other words, in the TIF Plan we
47 define what we need to spend money for. If we don't need that money we need to declare a

1 surplus and send it back out to all the different Taxing Districts based upon their tax rate. That's
2 outlined in the Statute as well.

3
4 Mr. Hoffman stated that people always ask about the impact on taxing bodies. He believes that is
5 worth talking about for a few minutes. He stated that from our perspective we generally feel that
6 if that "But for" is true, if that development is not going to happen unless we provide a private
7 incentive, then there really isn't going to be that much of an impact on the taxing bodies because
8 if we don't do something that land is probably going to remain vacant and therefore not
9 contribute to expanding the tax base of the community anyways so they are not losing anything
10 that they would have gotten because development wouldn't have happened. There are ways that
11 we can reimburse them if there is some direct impact. If a new school was needed or a new
12 classroom was needed because we added residents in the area, we can help them with that. If
13 there are other directly related costs to the improvements that are happening in the area, we can
14 reimburse them for those things. All of the taxing bodies will benefit when the TIF expires
15 because we will have increased the overall value of the property in the area and hence their tax
16 base for the communities.

17
18 Mr. Hoffman stated that there are a couple of things that are important for the Board to know.
19 We want to make sure that we avoid any conflicts of interest. There are specific provisions in the
20 Statute that if you, as a Trustee, own property in one of the Tax Increment Financing Districts
21 you need to recuse yourself of all discussion regarding the TIF Districts. In the Village right now
22 it is just in Commercial areas. He doesn't think it is an issue. It is something to make sure that
23 you are aware of. It has been an issue in some smaller communities that he has worked in where
24 they have included more residential areas than you have. It's just something to keep in the back
25 of your mind. When you create a Tax Increment Financing District there is an ability to "port"
26 funds to another Tax Increment Financing District. If you have a TIF District here, and you put a
27 new TIF District next to it, you can transfer TIF revenue from one TIF District to another if those
28 Districts are touching each other. We have done that in the Village. We talked about new private
29 construction already. He stated that a recommendation, anytime you are pursuing TIF you should
30 talk to the other taxing bodies before you begin the whole process and the Public Hearing
31 process. He has found that there is so much misinformation that gets out there if you don't do
32 your homework in advance you can run into trouble. He would always recommend that you go
33 out and reach out to the School Districts and the other taxing bodies before you get to the Joint
34 Review Board so that they know that this is coming. They can ask questions informally before
35 you get everything going. Sometimes some taxing bodies will ask you to do what is called a
36 "Make Whole Agreement." That is trying to treat them differently than other taxing bodies. You
37 can't do that. If we have surplus revenue, we need to distribute that to all the taxing bodies based
38 upon their tax rates and do it equally across the board and not make separate deals with
39 individual taxing bodies. He stated that by Statute, Tax Increment Financing Districts can be as
40 long as 23-years. We could have them shorter. He recommends when you are first creating the
41 TIF, create it for the full 23-years. If, after 10 or 15-years it has accomplished what we needed to
42 do then you close it out early. That's fine. He stated don't handcuff yourself with saying only 15-
43 years because we don't know what is going to happen in five-years with the economy and
44 everything else. They are typically in place for 23-years. They can be extended. The extension
45 process requires an act of a State Legislature. While it is not formally a law, the Legislature
46 requires you, as a Village, to get an Agreement with all the other taxing bodies before they will
47 even talk about extending the TIF District. If you extend a TIF District, it can be extended for

1 another 12-years so a total of 35-years. That is a pretty involved process. The ones that the
2 Village has in place he wouldn't anticipate extending beyond the 23-year period.

3
4 Mr. Hoffman stated that right now in the Village you have two Tax Increment Financing
5 Districts. You have the Lincoln and Western TIF #1 which is kind of the dark brown area you
6 see. It is the northwest corner of Brookwood Drive and Lincoln Highway. That TIF was
7 originally all of this area, including all of the property along the north side of Lincoln Highway.
8 Back in 2013, 2014, the value of the property in this area had been dropping as it had been in all
9 of Cook County and really the whole region during that time period. We took these parcels here
10 out of TIF #1 and just left a remaining piece of TIF #1 here. We did that because the Village had
11 expended some money in this area to demolish some of the buildings and get the land available
12 for development. We wanted to recoup that cost. We could do that because he talked about being
13 able to "port" money from one TIF to the other. We scaled back TIF #1 to this property here. We
14 created a new TIF in 2004 that included the land where Wal-Mart is now, as well as Family
15 Dollar, and the Shell Gas Station, plus we included the property to the south, the Olympia
16 Corners development including the former Jewel site and McDonald's. We did not include Fifth
17 Third Bank. We did not include the strip mall because they didn't qualify. It was relatively new
18 construction and they were in good condition. There weren't any of the factors that we needed to
19 prove for eligibility so we didn't include those in the TIF District. That is your TIF #2. Those are
20 the two that are in place right now in the Village.

21
22 Mr. Hoffman stated let's apply how this works with a specific example. Let's use Wal-Mart
23 since that is an obvious example that everyone in the community is familiar with. The Village
24 entered into a Development Agreement with Wal-Mart that did a number of things. 1. Wal-Mart
25 and the Village looked at eligible tax increment costs. It was determined that there was a total of
26 about \$6.9 Million in TIF eligible costs that could be reimbursed to Wal-Mart for their
27 development. That included such things as the assembly of the property. It included some storm
28 water management things. They had to do most of their storm water underground. It included
29 some intersection improvements and a number of other things that were defined in the Statute as
30 eligible for Tax Increment Financing. The \$6.9 Million was only about 15% of the development
31 costs of that project. It was about a \$45,000,000.00 development with the land, and building, and
32 everything. That 15% is probably on the low end. He has seen anything from 10% to 50% of
33 projects being proposed with these TIFs. That seemed reasonable. The way that worked is Wal-
34 Mart spent all the money upfront. The Village didn't put any money upfront for this. What we
35 are doing is reimbursing them over time based upon the tax increment that is actually created
36 from their redevelopment. A separate Tax Code was created for the Wal-Mart property by the
37 Village Attorney so that we can clearly track that and make sure that anything we are
38 reimbursing them is essentially coming from their development and their project. When those
39 incremental revenues come in per the Agreement, the first thing that happens is the Village gets
40 reimbursed for its prior costs. You went out and you demolished some of the buildings that were
41 out there. You paid us to help you create the Redevelopment Plan. You had to pay some legal
42 costs, and some engineering costs, and a number of things. The Agreement specifically says that
43 the Village gets reimbursed for those costs first before any other money gets distributed to
44 anybody. Once that happens, the Agreement says that we will reimburse Wal-Mart 90% of the
45 revenue that we get each year, and 10% will go back to the Village controlled TIF Fund until
46 Wal-Mart is paid back that \$6.9 Million. The kicker with that and it is very common; Wal-Mart
47 had to front this money. They deserve some interest on their money. The Agreement outlines a

1 9.5% rate of interest on the remaining balance until we hit that \$6.9 Million and pay them back
2 for that. It is a high rate of interest, but it is also pretty common in this kind of thing so it is not
3 an unusual return.

4
5 Mr. Hoffman stated that when we created the TIF District there were a number of properties out
6 there called "PINs," Property Identification Number. There was a base value that was out there
7 right now. The Assessor said that the base value when we created that TIF for the properties that
8 Wal-Mart controls there is about \$420,000.00. If you look at the multiplier because we are in
9 Cook County it is not one. It varies from year-to-year. The State says that Cook County doesn't
10 have a one for one assessment. They create this multiplier which changes the assessed value
11 times the multiplier, and it gives you an equalized assessed value of like \$1.1 Million at the base
12 times the tax rate. That means that property has been paying around \$210,000.00 a year when it
13 was Currie Motors and the vacant car dealerships. The Village's share of that is a small portion.
14 The Village has been getting about \$23,385.00 a year off of that property in the past. You will
15 continue to get that for the next 23-years while the TIF is going on. You continue to get that
16 revenue stream. The other Taxing Districts will continue to get their revenue streams.

17
18 Mr. Hoffman stated that this is a listing of all of the different taxing bodies that are affected here.
19 You can see that of the total, the Village is about 11% of the total. The School Districts are the
20 lion share of the total tax bill. Over 70% of the total tax bill goes to the two School Districts
21 involved, School District 162 and School District 227, the High School District. Each of those
22 Districts will continue to get their share of that \$210,000.00 over the life of this TIF. They will
23 see more when the TIF is completed.

24
25 Mr. Hoffman stated let's look at that base value. The numbers in the left-hand column are the
26 same ones that you saw a minute ago on the other spreadsheet. Then we look at what those PINs
27 are going to be created once Wal-Mart redevelops. He took the Assessor's Certified Numbers
28 from the Assessor's Website. These are the values they have right now \$2,222,672.00 for an
29 assessed value. He wants to be clear this is not Board Certified values yet. Those values could
30 change. He wanted to give you the most realistic numbers that he could. That's the best he could
31 do right now. They have an estimated multiplier for 2016. They haven't come out with the final
32 one yet. That gives you an equalized assessed value after Wal-Mart has been constructed of
33 \$6.1 Million times the current tax rate. That means that the tax bill for that property is going to be
34 \$1,144,678.00. That's a hefty tax bill.

35
36 Mr. Hoffman stated what is going to happen with that \$1,144,678.00. The revenue from that base
37 is going to continue to flow to the taxing bodies as it has been. The Village is going to continue
38 to get its \$23,000.00 a year for the next 23-years. The other taxing bodies will continue to get the
39 amount that they have been getting for the next 23-years. The remainder of that is going to go
40 into the incremental revenue TIF Fund. That will be split initially 90% to Wal-Mart and 10% to
41 the Village. Wal-Mart will be reimbursed roughly \$840,000.00 a year. The Village will have
42 \$93,500.00 that would be available in the TIF Fund for other projects within the TIF District. It
43 is not going into your General Fund. It has to be used for some TIF related purpose, but over a
44 number of years that can accumulate to create some significant incentives for other new
45 development within the TIF District. He stated mostly south of the area because we have
46 redeveloped most of the north side, or maybe some of it goes in for the potential redo of the gas
47 station on the corner. Mostly for Olympia Corners we begin to build up a pot of money that we

1 could have available to incentivize other future development. That's kind of how this will play
2 out.

3
4 Mr. Hoffman stated that another thing to highlight for you is Sales Tax. A lot of times with a
5 Retail Project the Village will be asked to contribute a portion of their Sales Tax Revenue to
6 make that project happen. That didn't happen here. He stated so all the Municipal share of Sales
7 Tax Revenue will be coming to the Village. It is kind of early to tell how much. They opened
8 kind of late in the year. We need some time to see how that is going to come out. We were
9 guessing anywhere from \$600,000.00 to \$800,000.00 a year in Annual Sales Tax Revenue to the
10 Village. That's a huge contribution to the overall General Funds of the Village.

11
12 Mr. Hoffman stated that the last thing he wanted to close with here is the Village has been
13 looking at another potential Tax Increment Financing District. We have not moved forward with
14 this yet. The Village did a Plan for what is called the "Town Center" area here. It is the 203rd
15 Metra Station, the Post Office is right here, and 203rd Street is right here. Kedzie is here. Vollmer
16 Road is here. The Olympia Fields Country Club is right there. The Village did a Town Center
17 Plan funded by the RTA. They looked at redevelopment of that area right in here. They identified
18 specific public and private projects that would be appropriate for that area of the community.
19 Private projects were redevelopments and mixed-use activity adjacent to the Train Station. He
20 stated opportunities for some Commercial Development up here in the corner at Kedzie and
21 Vollmer. He stated probably residential in this area. They looked at a lot of public improvements
22 like bike trails, redoing this pond, creating some park space down here, enhancing this public
23 space, and a lot of different elements that could really create a neat and interesting sense of place
24 for the Village of Olympia Fields. That Plan also talked about how to pay for it. Tax Increment
25 Financing was one possible way to pay for it. Given the amount of vacant land in that area, the
26 opportunity for significant incremental revenue on that new development is real, and is real
27 possible. We began looking at a TIF District in this area. At the time we were doing that, we
28 were talking to some property owners in the Governors Office Park area that were saying we
29 have some real challenges. We have some high vacancies in our building. We have some vacant
30 land out there. What can you do to assist us and partner with us? In that process we thought we
31 could look at extending the TIF along Vollmer including that corridor, and at the same time we
32 were talking to the Hospital about some things. We ended up proposing a possible District that
33 would go along Vollmer, include Governors Office Park, include the high school, include most
34 of the Hospital campus, as well as the former Tolentine site down here. All of those things could
35 go to enhancing some of the public improvements that are proposed in your Town Center as well
36 as overall enhancement of this whole area and more importantly for Economic Development,
37 implementation of a Medical District. He knows that the Economic Development Committee
38 was looking at that and provide a variety of benefits. We didn't move ahead with that yet. You
39 don't want to put a TIF District in place too soon before the development is ready to go. The
40 ideal time to put a TIF District in place is right before somebody is ready to get moving on
41 something then you maximize that 23-year timeframe. We do know this area is eligible to create
42 a TIF when, and if, the Village decides to move forward with that.

43
44 Mr. Hoffman stated that there is some real good potential here. You have vacant land of not real
45 high values. The Tolentine is owned by a church and is tax exempt and has a zero value. If it
46 were to be acquired by a private developer in some fashion, we could get significant increment
47 off of that that could help fund some of the public sector part and other improvements we want to

1 do back over here in the Town Center. We did not put these two office buildings within the
2 Hospital complex because it wasn't needed. Those buildings were functioning fine. Those are
3 taxable buildings and we saw no reason to include those. We wanted to come over here in case
4 we did need help with the improvements over here at the interchange and it seemed to make
5 sense, plus it helped with our eligibility given the age of some of these structures here. That is
6 not really on the table right now. We just kind of looked at that area in general. Since we have
7 spent some time on it he thought it was appropriate to kind of hit some of the highlights of that.
8 He knows that he covered quite a few things. He would be happy to answer any questions that
9 you might have.

10

11 Village President Meyers-Martin thanked Mr. Hoffman. She is going to allow the Trustees to ask
12 any questions they have because this was basically designed as TIF 101. Then she will suspend
13 the rules so that members of the audience can ask Mike questions as well. What she has
14 discovered over the past few months is that information is discussed, but then the next time she
15 hears about it, it is totally different than what was discussed in this room. She is going to allow
16 for questions so that we are clear on what you are saying about TIFs. We have had Public
17 Hearings about this.

18

19 Trustee Gibson congratulated Mr. Hoffman. She believes that we all understand better what a
20 TIF is now. Your presentation was very well-done. Trustee Byrd stated that it was quick but very
21 well-done. Trustee Robinson stated that it was pretty clear. He had some questions but you
22 answered them during your presentation. He thanked Mr. Hoffman for that.

23

24 Village President Meyers-Martin stated that most importantly in terms of clarification about
25 Wal-Mart in particular, is that Wal-Mart financed their whole project. It was not done by the
26 Village. It was financed by Wal-Mart but yet we get to reap the benefits of the Sales Tax
27 Revenue.

28

29 Mr. Hoffman stated that to him that was a clear case of meeting the "But for" criteria that we
30 talked about earlier. If you didn't provide incentive he doesn't believe that Wal-Mart would have
31 developed on that property. If you had bonded for them you would be at risk if something
32 happened. You are not at risk now. It was a good example of how to use TIF properly.

33

34 Village President Meyers-Martin stated that it absolutely was a win-win. She stated that she is
35 going to suspend the rules if there are questions. The Economic Development Committee can ask
36 questions even though you interact with Mike quite a bit.

37

38 Mrs. Trinette Johnson stated that she has several questions but she will start with one. Does the
39 Village already have currently a TIF Account? Administrator Mekarski stated that we do
40 segregate all of our Invoices associated with TIF. We audit those expenses, keeping track of all
41 the soft costs, planning, legal, engineering since day one. We report those to the State. A separate
42 TIF Account will formally be created. We have no revenues thus far so there is no actual Fund
43 Account. He stated that by State Law it is required to have a separate Fund Account. There are
44 regular auditing requirements and filing those Reports with the State. Annually, we do a TIF
45 filing with our legal advisor and those are published on the State Website as well.

46

1 Mrs. Johnson inquired what the process is for the increment to be set aside. How does the
2 increment get to us? Mr. Hoffman stated that Cook County will collect all of the Property Tax
3 Revenue as they always do. Based on the base value they will allocate that to all of the taxing
4 bodies like they would normally do. That incremental amount will be sent to the Village
5 separately from the General Fund money and should go into that separate TIF Account that we
6 just discussed a minute ago.

7
8 Mr. Michael Lewis stated that you talked about a four to six-month process for a lot of disclosure
9 information, Public Hearings to take place. Did that take place in this particular TIF? Mr.
10 Hoffman stated yes. Mr. Lewis inquired of Mr. Hoffman whether or not it was well attended, or
11 was it sparsely attended? Mr. Hoffman stated that we had good discussions with the taxing
12 bodies. There were not many residents that showed up. He stated maybe one or two, but that is
13 about it.

14
15 Administrator Mekarski stated not the Joint Review Board. We had a pretty healthy attendance at
16 the Board level when we were discussing the TIFs and we had the Public Hearings. He is talking
17 about the public at the Board of Trustees level. When the Wal-Mart officials were here we had
18 the audience packed.

19
20 Mr. Hoffman stated that there was quite a bit of discussion with Wal-Mart itself, but regarding
21 the TIF, not as much.

22
23 Village President Meyers-Martin stated that we also had Public Hearings where the residents that
24 surround that area were here. They came out pretty heavily.

25
26 Mr. Lewis stated that they probably talked more about the Wal-Mart as opposed to the TIF.
27 That's the point he was making. There was probably less discussion about the TIF and more
28 discussion about the actual Wal-Mart building. Mr. Hoffman stated that's true. Village President
29 Meyers-Martin stated that they were posted as Public Hearings.

30
31 Mr. Lewis stated on the developer's note that you mentioned. You said it has an interest rate of
32 9.5%. Are you saying the \$9,000,000.00 or so that they took as the note has an interest rate? So
33 they have to pay back their principal and interest out of the 90% of the tax bill that is collected.
34 Mr. Hoffman stated yes. Mr. Lewis inquired if there is a debt obligation, if Wal-Mart for
35 whatever reason were to leave, what would happen to that note. Mr. Hoffman stated that it is still
36 there. It will last for the life of the TIF District. He believes it would depend on how fast
37 somebody reoccupies that space. If it goes dark and it is a vacant building, in all probability the
38 assessed value is going to go down on that property. There will be less money to pay them back.
39 The way the Agreement is written, if that value goes down and we can't pay them back the
40 whole amount, we don't pay them back the whole amount. We are just really reimbursing them
41 for what they generate. If the value goes down the amount they would be paid would also go
42 down.

43
44 Mr. Lewis stated that he wants everyone to understand this point. In no circumstance under that
45 note would the Village or the taxpayers be obligated to pay. Is that correct? Mr. Hoffman stated
46 correct.

47

1 Mr. Johnny Morris stated that he was thinking about prevention. If the location went dark, what's
2 in place to protect the Village? Mr. Hoffman stated that if goes dark we are not going to
3 reimburse them for anything that they are not generating. There is that financial piece. What is in
4 the Agreement that would stop them from having it go dark? He doesn't know. He doesn't have
5 a copy of the Agreement here that speaks to that. He doesn't think that the Village can stop them
6 from any normal business operation. We can certainly limit what we reimburse them, and that is
7 what we have done in the Agreement.

8
9 Mr. Morris inquired of Mr. Hoffman how the 9.5% interest came about. Mr. Hoffman stated that
10 the actual rate was proposed by Wal-Mart. It is a rate that they have gotten from other TIF deals
11 in other communities. He knows that for a fact. It was just part of the negotiation.

12
13 Mrs. Johnson inquired of Mr. Hoffman who determined the 90% and 10% reimbursement. Mr.
14 Hoffman stated that he doesn't know if it was proposed by Wal-Mart or proposed by the Village.
15 He suspects it was proposed by Wal-Mart.

16
17 Administrator Mekarski stated that it was proposed by the Village. They wanted 100%. We
18 wanted to make sure that we had an increment for the Village to create incentives for across the
19 street and other TIF eligible expenses. It could go for street lights at the corridor right by the two
20 TIF Districts, banners, beautification, marketing in particular to that corridor. The money has to
21 be spent for TIF eligible expenses within that TIF District.

22
23 Mrs. Shakira Glover inquired once that TIF District reaches its financial obligation, is there
24 really a need to go beyond the term of the TIF. Mr. Hoffman stated no. If we got the Wal-Mart
25 developed and we were able to develop the Olympia Corners Shopping Center on the south end
26 there is no reason to continue. Mrs. Glover inquired whether that would be his recommendation
27 to the Board to close it out. Mr. Hoffman stated if we accomplished our goals absolutely, close it
28 out.

29
30 Mrs. Glover inquired of Mr. Hoffman whether or not he has seen it in the past where there has
31 been a District and all of a sudden they are experiencing some type of financial boom and
32 everything is going the way it is suppose to go whatever the case may be, where once it has met
33 its financial obligation it has gone to the full term.

34
35 Mr. Hoffman stated that he has seen all three scenarios. It is rare where the TIF gets closed out
36 before 23-years. He has seen a couple of cases where that has happened. He has seen a couple
37 situations where they applied to the State Legislature and extended them beyond the 23-years.
38 The norm is to last for 23-years.

39
40 Mrs. Johnson inquired of Mr. Hoffman what are the advantages or the disadvantages for going
41 shorter, or going the 23-years, or extending it. Mr. Hoffman stated that the quicker you can
42 achieve your goals for the area the better it is for everyone. What we have done is create an
43 increased property value. As soon as we can get that and distribute it to all the taxing bodies, it is
44 to the benefit of all of the taxing bodies and all of the residents. The quicker we can get it done
45 the better off we are.

46

1 Mrs. Johnson inquired of Mr. Hoffman whether or not he has experienced or seen an incident
2 where the increment doesn't increase, goes flat or goes the opposite way. What happens? Mr.
3 Hoffman stated pretty much TIF Districts in Cook County that he has looked at took a nose-dive
4 in terms of TIF Revenue when the economy tanked in the 2007 to 2011 range. He stated values
5 typically declined. One they had in Berkeley was producing about \$100,000.00 a year annually
6 until the economy tanked. When the economy tanked that revenue stream dropped to about
7 \$5,000.00 and in some cases zero. It dropped dramatically. It was much less than we originally
8 projected. We didn't project a decline like occurred. They ended up in that case doing what you
9 did, and resetting that TIF to capture that lower base to continue to produce revenue to fund
10 some of the projects. The initial TIF did some of the goals that they wanted to achieve. So it did
11 redo the streetscape along St. Charles Road and it paid for some necessary public improvements.
12 There was benefit to the original District, but there weren't funds left available to spur
13 redevelopment of a couple other parcels. That TIF was reconfigured to accomplish that. And in
14 that case, include some additional Industrial parcels that were in need of redevelopment at that
15 time.

16

17 Mrs. Johnson inquired of Mr. Hoffman how does one repay back. Mr. Hoffman stated in the case
18 of the example he gave with Berkeley, they created the TIF. They issued some Bonds to pay for
19 streetscape improvements. They had enough revenue to cover that. They paid that back with the
20 revenue stream that was coming in before the economy went down.

21

22 Mr. Lewis stated that in the City of Chicago there was a point where there was an over saturation
23 of TIFs. Is there an issue to be considered of an overuse of a TIF? Mr. Hoffman stated that it
24 depends on who you talk to. He stated in his opinion, yes. There are some communities in this
25 State where essentially the entire community is a TIF District. That is an abuse of the ability to
26 do it in his opinion. You need to keep the TIF Districts focused on your key Economic
27 Development areas. You should focus primarily on Commercial/Office, not so much on
28 Residential. He stated some Residential maybe in some cases. He stated that for the most part it
29 should be used as a tool to promote Economic Development, specifically Commercial Economic
30 Development.

31

32 Mr. Lewis inquired of Mr. Hoffman since he does this all the time, what are the mistakes that he
33 sees communities make in terms of TIFs. What are the things that go bump in the night that you
34 should be concerned about on the front end to try to incorporate that into the structure so you
35 don't make those mistakes? Mr. Hoffman stated that he has never recommended a community to
36 Bond for a project. He wants to put the onus on the developer to perform. He will only get
37 reimbursed and paid back if he performs. That's Number 1. Other pitfalls are being overly
38 aggressive with your projections he guesses. We try to be pretty conservative with our numbers.
39 When we initially create the TIF what we have to do is create a total funding cap. He is pretty
40 optimistic with that projection because he wants to create a high enough cap that we don't have
41 to go back and redo that Plan. In terms of actually spending any kind of money out of the TIF
42 you should be very conservative with your projections. This is a bigger problem in Cook County
43 than it is in other parts of the State. In Cook County what we found is you really; really have to
44 go off comparable properties. You can't just go off the developer's construction costs. Wal-Mart
45 said this would cost them \$44,000,000.00. He paid no attention to that number. He looked at
46 other Wal-Marts that had been developed in the region and tried to find comparable values, got
47 the exact specific assessed values off of those and used that as his value to project everything. He

1 has seen too many cases where communities have gone with the developer's numbers and fallen
2 way short in terms of the revenue stream coming forth. Park Ridge did that. They went with the
3 developer's construction cost and their revenue stream was a lot less than what they expected. It
4 is getting better now. They were scared for a while. Those are the two biggest pitfalls he has
5 seen.

6
7 Administrator Mekarski stated just in comparison of the two Wal-Marts that happened almost
8 simultaneously which was Richton Park and Olympia Fields, both of those buildings are virtually
9 identical. Olympia Fields construction costs were probably higher because Olympia Fields had to
10 put in underground concrete storm water management rather than the open pond. We were
11 successful in negotiating a better TIF. We did not have to give any of our Sales Tax up. Richton
12 Park had to give 50% of their Sales Tax. The Mayor drew a strong line with the Board of
13 Trustees and would not allow that to even go to negotiations on the table. We worked the
14 numbers with Mike and our attorney for a number of weeks until we drafted the TIF that we
15 have. That helped us literally by half of \$800,000.00. That is like a \$400,000.00 benefit annually
16 because of the better negotiations of this Board.

17
18 Village President Meyers-Martin stated that we are beginning to get those numbers in now since
19 the Wal-Mart opened in September.

20
21 Mr. Morris stated that he likes the discussion with regards to the revenue stream. That is much
22 needed here in Olympia Fields. He stated that Administrator Mekarski had indicated that part of
23 the negotiation with Wal-Mart they wanted that 100% and we started talking about the interest
24 rate. He is intrigued at the fact that they got the 90% that they were given upfront the way it is
25 structured. And then they are getting the 9.5%. In essence isn't that close to that 100% they were
26 looking for?

27
28 Mr. Hoffman stated when you create a new TIF District you need some big project like the Wal-
29 Mart that sparked interest in the economy and sparked development. He stated that typically, the
30 first guy in does get the best deal. Wal-Mart got a good deal. There's no argument that Wal-Mart
31 got a good deal on this. They are Wal-Mart. They are big. They can push some weight around a
32 little bit and they did. If we didn't partner with them, and we didn't provide incentives this
33 wouldn't have happened. So the 90% or 10% doesn't matter because none of that would have
34 existed had we not provided some assistance with them. The 10% that the Village is getting in
35 the TIF Fund here is still \$90,000.00 a year. That is not an unsubstantial number. They wanted
36 100% of that. We did get some push back. Could we have negotiated more? Possibly. You never
37 know in negotiations how far you can push. We definitely pushed back. They wanted Sales Tax.
38 We didn't give them anything on Sales Tax. We got a good built project here that is going to be
39 beneficial to the community. He thinks it was a good deal. He thinks it is working for the
40 community.

41
42 Mr. Morris inquired of Mr. Hoffman whether or not there is anything we could learn from what
43 happened with the Matteson Wal-Mart. Mr. Hoffman stated that Matteson has a number of
44 different TIFs. He personally worked on only one of them which was the Brookmere TIF that got
45 redone about a year or two ago to help support that new CalAtlantic Residential Project that is
46 going on right there. They had a TIF on the Lincoln Mall Property. We know the story is not
47 good with Lincoln Mall. There are some serious issues with that. He believes that they did issue

1 some Bonds for that. That goes back to his point earlier don't do Bonds. If you can possibly
2 avoid it, don't do Bonds because they can fall back on the community.

3
4 Mr. George Chandler stated that if the Wal-Mart didn't go in, Olympia Fields would have got
5 \$209,000.00 a year tax money. Mr. Hoffman stated \$23,000.00 a year. Mr. Chandler stated
6 \$23,000.00 for 20-years. Mr. Hoffman stated which you will still continue to get. Mr. Chandler
7 stated with the Wal-Mart there we get that plus all the other, plus all the Sales Tax, plus all the
8 other stuff. What does that add up to in 20-years roughly? How much does Olympia Fields make
9 with having Wal-Mart there? Mr. Hoffman stated that he doesn't know what the Sales Tax
10 generation you will get. You are going to get at least \$500,000.00 a year in Sales Tax, probably
11 more than that, probably significantly more. He stated so \$500,000.00 times \$23,000.00
12 whatever that is, that is your big benefit. The other benefit is that you are going to see this area
13 improve in terms of its appearance and redevelopment. That's a benefit. You are going to have
14 money hopefully out of that \$90,000.00 a year that you can incentivize to get something
15 happening on the Olympia Corners site to the south. Those are your big benefits.

16
17 Administrator Mekarski stated and the Non Home Rule Sales Tax too which is anywhere from
18 40% to 50% of the general Sales Tax.

19
20 Mrs. Beverly Sokol thanked Mr. Hoffman for his presentation. It seems that there is always a
21 basic complaint and she is going to relate it to the time before the Charter School was established
22 and there were two factions. The public school didn't want it. She stated that TIF was mentioned
23 during that time because the District was saying by creating a TIF District that would remove
24 significantly some of the tax money that was going to the public school. She inquired whether or
25 not she is totally mixed up on that. She always hears people saying it is going to affect the
26 School District.

27
28 Mr. Hoffman stated that it goes to that "But for" thing. If development is going to happen
29 without the TIF, then yes you are taking money away from the School District. If the
30 development isn't going to happen anyway, then you are not taking anything away from anyone
31 because there wouldn't have been anything.

32
33 Mrs. Sokol stated that described certain areas that weren't necessarily contiguous. It is kind of a
34 broad area. Is the Board considering trying to establish a TIF for all these areas that you showed?
35 She finds it very interesting. Is that why we are having this discussion?

36
37 Mr. Hoffman stated no. His understanding of why he was asked to come today was there is a lot
38 of misinformation about Tax Increment Financing in general. We wanted to get everybody on
39 the same page if we possibly could. That's really why he is presenting that. The map that he
40 showed of the possible Tax Increment Financing District with the Town Center along Vollmer,
41 the property is connected. We have to have it connected. We can't do a piece here and a piece
42 here. They have to all be connected. That is something that some of the property owners in that
43 area have said that they need some type of incentive to see something happen there. He stated
44 having looked at some of their numbers he understands why they are asking him that question. It
45 is something that is not quite ready to go yet. Until there is a serious Development Proposal it
46 probably makes sense to wait to proceed with that.

47

1 Village President Meyers-Martin stated that the Comprehensive Town Center Plan at 203rd Street
2 that made sense to consider it for a TIF because it is our Transit Oriented Development. It had
3 been discussed. However, right now we are focusing only on Route 30 and Western because that
4 is the most crucial Economic Development Corridor that we need to focus on, expand, and
5 enhance. Now we have a great opportunity with the synergy that is going on on the northwest
6 corner. Those are the only Tax Increment Financing Districts that we are considering at this
7 moment.

8
9 Mrs. Sokol stated that she was disappointed that we didn't have a lot of interest in the Town
10 Center. She thinks the Town Center is just a fantastic idea. Village President Meyers-Martin
11 stated it is a lovely Plan. We got a Grant in order to create the Plan. She discussed with the
12 planners that doing it in phases would be more doable than the overall Plan. She stated walkable
13 trails, Sculpture Park, enhancement of the pond, reconfiguring of the parking, new Metra Station,
14 all of that would be done but in phases. Mrs. Sokol stated thank you.

15
16 Mr. Kelvin Oliver stated that Mike did a great presentation on the TIF as a tool. He stated but
17 like any tool, it can also be abused as evidence of what's happening in Chicago. They have a
18 series of issues there. There are some wonderful projects that are TIFs in parts of Chicago as
19 well. Some are Residential areas as well. He knows that is kind of a problem because most of the
20 people are complaining that most of the TIFs go into the downtown area and it does nothing for
21 the south side or places where the community is really hurting. In this case for Olympia Fields as
22 we move forward, we heard the President talk about we are only looking at TIF #1 and TIF #2
23 for right now, but we may be expanding later on. One of the things that works pretty well in
24 Chicago is that they have had a TIF Committee, or a group of residents who have a lot of say-so
25 in terms of how a TIF and the resources are utilized. At least they have input to the Board. Is that
26 something you have ever seen in the south suburbs?

27
28 Mr. Hoffman stated that all of the TIFs that he is familiar with in the south suburbs are generally
29 controlled by the Village Board or City Council. He did one in Peoria where they did create a
30 separate Board like you are talking about like they have in Chicago. It is done. There are
31 provisions in the Statute that you can create a separate Committee if the community chooses to.

32
33 Mr. Oliver stated that maybe the question is better asked, one of the issues concerning TIFs is the
34 whole notion of transparency. What would you suggest that we do in terms of making sure that
35 there is overall transparency? That's a big issue no matter where you are.

36
37 Mr. Hoffman stated absolutely. The Village does, and is required to produce an Annual Report
38 that says what we are spending money for, and what money came in for the TIF. Once you get
39 use to looking at that Report it is relatively easy to understand. He would suggest that you do a
40 Cover Letter that kind of explains it in simple English. The information is there. 1. He stated get
41 that information out. Put that up on the Village's Website every year so you can see what the
42 Annual Report is and where the money is coming in from, what it is going to, and what it has
43 been applied to. Any Redevelopment Agreements that have been put in place would have to be
44 documented in that Report. That is probably the best tool that is out there. It is required anyway
45 so it is not extra work or an extra expense except for a nice Cover Letter that explains it well. He
46 would suggest that you put that tool out there. And then do the best that they possibly can. He
47 stated that if there are Proposals for new TIFs to get the word out about it. You are required by

1 Statute to do certain things. You have to send Notice to the people in the TIF District. You have
2 to send Notice to anybody within 750-feet. The Village could certainly publicize it in other ways
3 as well. You can take a non-legal ad in the newspaper. You can put it on the website. You can
4 put it in the Newsletter. There are other things that you can do to get the word out about this and
5 get a good dialog going prior to establishing any future TIF.

6
7 Village President Meyers-Martin stated that is the reason why the Economic Development
8 Committee is here. They have had a working relationship with Mike, but in transforming from a
9 Committee to a Commission they will be advising the Village. The Economic Development
10 Committee is made up of all residents and business owners to recommend to the Village in terms
11 of TIFs, the number of TIFs, and the expansion of TIFs. She is very proud that they are here with
12 us tonight.

13
14 Mr. Carlando Owens stated that he was just curious as to the size of the property for the
15 Governors Office Park and the Town Center Commercial area.

16
17 Mr. Hoffman stated that the area he showed on the diagram a minute ago was 237-acres in total.
18 That included both the Town Center area coming along Vollmer, the Governors Office Park,
19 shooting down which would include Rich Central, part of the Hospital and the Tolentine site.
20 The whole thing is 237-acres.

21
22 Mr. Owens inquired of Mr. Hoffman the size of just the Office Park. Mr. Hoffman stated that he
23 doesn't know exactly, but proportionately it is maybe 45 to 50-acres.

24
25 Mr. Lee Langon stated that it appears we are going to be on the hook for three-quarters of a
26 Million Dollars in interest to Wal-Mart. What happens when we retire this \$7,000,000.00 loan
27 with 9.5% interest? Where does the taxing money go after that? What is the amortization of this
28 loan? He inquired of Mr. Hoffman by State Statute are we conducting Joint Taxing Bodies
29 Reviews every year on our TIFs.

30
31 Mr. Hoffman stated that the Village has to do Annual Meetings with the taxing bodies. He
32 doesn't know when the current one is scheduled. The Village Attorney has been handling that
33 part of the effort. If it hasn't happened yet he is sure that it will in a timely fashion. What
34 happens after we retire those monies is that that total EAV is available for all the taxing bodies.
35 That total of \$1,000,000.00 in tax revenue would be distributed to all of the taxing bodies based
36 upon the tax rates. That is what happens once that is retired.

37
38 Administrator Mekarski stated that in the two TIFs that were addressed, there are no revenues
39 that have been collected. There have been no disbursements so there is no necessity for the Joint
40 Review Board. It is a requirement to post our Annual Audit requirements in our reporting to the
41 State. Basically, all that is is the soft costs, planning, engineering, and legal. In the case of Wal-
42 Mart the demolition that the Board authorized for the Currie Motors buildings which helped
43 induce Wal-Mart to even visit the site, all of that is going to be reimbursed. He stated that to his
44 recollection it is within the first two to three-years the Village gets a reimbursement even before
45 Wal-Mart starts their allocation.

46

1 Mr. Langon inquired how many years is it going to be for us to retire the loan with Wal-Mart.
2 Administrator Mekarski stated that it is a 23-year TIF. They didn't start at the beginning of the
3 23-years. He believes that three-years passed before construction commenced. Mr. Hoffman
4 stated yes. We created a spreadsheet. He doesn't know the exact number of years offhand. It was
5 before 23, but it was most of that time. It was in the range of 20-years to pull out.

6
7 Administrator Mekarski stated that can be accelerated depending on the EAV, and the multiplier.
8 In the Village of Matteson when they constructed the TIF under the old Allis-Chalmers Factory
9 which ultimately produced the site for Wal-Mart, Target and Menards, the TIF Increment was
10 paid way in advance of what was expected because the EAV had grown substantially, beyond
11 what the initial calculations were. There was a long period of time that the Village of Matteson
12 was getting surplus checks above and beyond the debt service that was required by the TIF. He
13 believes that was retired early as well.

14
15 Mr. Langon stated that he understands that the excess funds were distributed to the various
16 taxing bodies. He is familiar with that TIF as well. Did the School District and other taxing
17 bodies sign-off on our TIF 1 and 2?

18
19 Mr. Hoffman stated that the Joint Review Board that was held for both TIF 1 and TIF 2 had a
20 positive recommendation. It is part of the Statute which is to evaluate the Redevelopment Plan
21 and determine that yes; in fact, we have complied with all the requirements of the TIF Act. They
22 had a positive recommendation coming out of the Joint Review Board for both of those TIFs.
23 Mr. Langon stated thank you.

24
25 Village President Meyers-Martin thanked Mr. Hoffman. She stated that she will say again, that
26 that particular intersection, Route 30 and Western, had been devastated for a very long time
27 based on when the car dealerships left and went to Matteson. She stated all along Route 30,
28 Chicago Heights, the Village of Matteson, even Park Forest lost car dealerships. She was here to
29 witness that. There was no activity going on. In Park Forest where the old dealership was there is
30 still nothing going on there. In Chicago Heights they have put all kinds of things, but she
31 wouldn't say that they are attractive in terms of the types of businesses that have been put in
32 there. She stated for us it was quite wise on our part to be able to negotiate 100% of Sales Tax
33 Revenue, to be able to work with our residents to pass the Non-Home Rule 1% Sales Tax, and to
34 bring synergy to a corner where absolutely nothing was going on. We were reaping about
35 \$23,000.00. We now stand to make somewhere between \$600,000.00 and \$800,000.00 according
36 to the numbers that you included. She doesn't see how anyone can say that you are on the hook
37 when you are creating that type of revenue that we never would have seen. Village President
38 Meyers-Martin thanked Mr. Hoffman for the information, and the Economic Development
39 Committee for asking for the TIF 101. She thought it was important because there has been
40 misinformation. There have been rumors that Wal-Mart did not finance their own development,
41 but they did.

42
43 **COMMUNICATIONS & PETITIONS:**

44
45 Village President Meyers-Martin opened Communications & Petitions at 9:00 P.M.

46

1 **Resident’s Comment** - Mrs. Beverly Sokol stated that she lives at 10 Wysteria Drive. This is her
2 101 positive take. Some of the things that she will be saying you all know. She is repeating,
3 because of some of the information that has been sent by email to many of the residents in the
4 Village. Thank you for this opportunity. All of this information that she will be stating is on
5 record, not an alternative fact. They are facts. They are on record at the Village Hall. They
6 demonstrate that the best practices of financial management have been indicated by the fact that
7 Standard & Poor’s has given the Village a AA + Bond Rating. We have shown, demonstrated
8 consistently balanced Budgets.

9
10 “The Franciscan Alliance St. James has demonstrated their confidence in the consistent high
11 standard of fiscal management by the present administration of Olympia Fields by:

- 12
- 13 1. Reversing a decision to move out of Illinois and investing \$132,000,000.00 in remodeling and
14 enlarging the Olympia Fields Hospital site.
- 15
- 16 2. St. James is erecting a new surgical center on the south side of 203rd Street across from the
17 existing Hospital.
- 18
- 19 3. The Hospital purchased the property up to the Tolentine Buildings and the water park.
- 20

21 The following are more verifiable facts regarding Frequently Asked Questions. All of this can be
22 found at the Village Hall. For instance, did you know that Olympia Fields Property Taxes are
23 lower than: Park Forest – Country Club Hills – Hazel Crest – Sauk Village and Flossmoor? Did
24 you know that Olympia Fields receives only 11% of the property taxes collected? Did you know
25 that the percentage of contributions to the Police Pension Fund is mandated by State Law? Did
26 you know the percentage of property tax allocated for public safety includes police, fire,
27 SouthCom and the Police Pension Fund? She asks that everyone in the audience please
28 determine the future of Olympia Fields by voting on Tuesday, April 4th. Early voting begins
29 Monday, March 20th. Vote to continue our balanced Budget and AA+ Standard & Poor’s Bond
30 Rating. One of the highest in the south suburban region. Vote for continued success. Vote for
31 ethics and excellence.” Thank you very much.

32
33 **Inquiry into Obtaining Agenda Information** - Mrs. Shakira Glover stated that she resides in
34 the Arcadia Subdivision. She inquired as the Village Board is preparing to redesign the entire
35 website, if there is a way on an interim basis, to look to your IT Department to purchase an
36 Adobe Professional License in order for the residents to get access to supporting documentation
37 for the Village Agenda.

38
39 Village President Meyers-Martin stated that this has been an ongoing conversation. We don’t
40 really have an IT Department. We have one person who does it. She is in the process of
41 upgrading the website so that the information that is available is not so embedded in the website.
42 In terms of being interactive and having those Agendas available, we just passed to go to
43 CivicPlus which will allow us to do that. He has said it will be maybe six-months in the making.
44 She is all for making that information interactive. She is not sure of our capabilities of doing that
45 to the level that you would like to see immediately. We do know that is coming. We can have
46 that discussion with our IT person to find out if, in fact, there is a way to provide it.

47

1 Administrator Mekarski stated that the President and the Board are putting in the Budget for next
2 year Board.docs which is used by the School Board and other Municipalities to do our Agendas
3 electronically. We are also putting in the Budget Tablets for the Board to replace the reams of
4 paper, and to evolve to that recommendation of Glenview that you forwarded to us.

5
6 Mrs. Glover stated that she understands it is a six-month process to get it up and going. She is
7 looking at something on an interim basis that could probably take a lot less to get it up and going,
8 just to create the hyperlinks on the Agenda. The Adobe Standard is something that you can
9 purchase online. She believes that those Licenses go for maybe \$300.00 to \$400.00 for the actual
10 License. It could be a little bit more than what she is stating here. It is just to create an actual link
11 using the Adobe Application where you can create a hyperlink to the Word Document and then
12 just have that supporting documentation so that someone can go in and click on that link and just
13 pull it up. There are a number of topics when she looked at the Agenda that it would have been
14 nice to to look at the background information prior to attending the Meeting. She believes that is
15 a pretty quick and easy fix while we get the website up and going. The Application is called
16 “Adobe Professional” or “Adobe Standard.”

17
18 Village President Meyers-Martin stated that we have to broach that with Naomi to maybe bring
19 that forth. Mrs. Glover stated thank you. She appreciates it. Village President Meyers-Martin
20 thanked Mrs. Glover for the information.

21
22 **Resident’s Comment** - Mr. Richard Crusor stated that he is a resident of Olympia Fields. He is
23 also the Hearing Officer for the Village of Olympia Fields. He has been the Hearing Officer for
24 about the last 16-years. He wants to echo what Bev Sokol just stated recently in her comments
25 before Madam President and this Board for the leadership, and for the service you provide for
26 the Village. He is quite alarmed about the comments that have gone out with the scurrilous
27 emails and in particular to the safety of the Village. Through the dedication of Chief Krull, thank
28 you, Chief, and the fine officers with the Village of Olympia Fields, you are living in one of the
29 safest communities in the entire southland. When he reads this garbage that is coming across
30 here which has maligned the Village, the Village in which you live, and the unfounded, parallel,
31 alternate facts is disgusting. He will say this as well. Exercise your vote on April the 4th. Exercise
32 your vote on April the 4th for truth, not alternate facts, truth. You have a fine Village. You have
33 the crown jewel of the south suburbs. He will attest to that because he hears the cases that come
34 before him. The first three Thursdays if you want to come out to the Court, he is here. The first
35 three Thursdays, in Court, hearing these cases that the Chief has put together with his officers to
36 protect the residents of the Village of Olympia Fields. The truth will out. Thank you very much.
37 Village President Meyers-Martin closed Communications & Petitions at 9:13 P.M.

38
39 **EXECUTIVE SESSION:**

40
41 **To Discuss Matters of Personnel No Need to Reconvene – Open Meetings Act Section**
42 **5ILCS120/2(c)(1) -**

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44
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1 **Motion by Trustee Pennington, second by Trustee Robinson to go into Executive Session to**
2 **Discuss Matters of Personnel in order to Consider the Performance of Specific Employees**
3 **According to the Open Meetings Act Section 5ILCS120/2(c)(1) with No Need to Reconvene**
4 **at 9:13 P.M. This Executive Session will be for the Board only.**

5 **Voice Vote: All Ayes Motion Carried.**

6

7 **OPEN SESSION:**

8

9 **Motion by Trustee Pennington, second by Trustee Robinson to go back into Open Session**
10 **at 10:21 P.M.**

11 **Voice Vote: All Ayes Motion Carried.**

12

13 **ADJOURNMENT:**

14

15 **Motion by Trustee Robinson, second by Trustee Gibson to adjourn the Special Meeting of**
16 **the Board of Trustees at 10:25 P.M.**

17 **Voice Vote: All Ayes Motion Carried.**

18

19 **Respectfully submitted by Faith Stine.**

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