

1 **Motion by Trustee Waite, second by Trustee Nale to approve the payment of Bills for**
2 **March 24th, 2014, in the total amount of \$173,653.62.**

3 **Roll Call: Ayes (5-0)**

Motion Carried.

4
5 **PUBLIC HEARING:**

6
7 **Proposed Lincoln Highway and Western Avenue Redevelopment Plan, Redevelopment**
8 **Project and Redevelopment Project Area for Tax Increment Financing (“TIF #2”) in**
9 **Olympia Fields, Illinois** – Village President Meyers-Martin opened the Public Hearing at 7:08
10 P.M. Village President Meyers-Martin stated that the purpose of the Public Hearing is to discuss
11 the proposed Lincoln Highway and Western Avenue Redevelopment Plan, the Redevelopment
12 Project and the Redevelopment Project Area for Tax Increment Financing (“TIF #2”) in Olympia
13 Fields, Illinois. This is a result of the Village Board adopting Ordinance #2014-10 on January
14 27th, 2014. The Notice was given for a Public Hearing to be held on March 24th, 2014, at 7:00
15 P.M. in the Olympia Fields Village Hall for the proposed Lincoln Highway and Western Avenue
16 Redevelopment Plan, Redevelopment Project and Redevelopment Project Area for Tax
17 Increment Financing in Olympia Fields, Illinois, (“TIF #2”), pursuant to the provisions of the
18 Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 as amended (the “Act”).
19

20 The proposed Lincoln Highway and Western Avenue Redevelopment Project Area #2 is located
21 at the northwest corner of the intersection of Lincoln Highway and Western Avenue, and is
22 generally bound by Troy Circle on the north, Western Avenue on the east, Lincoln Highway on
23 the south, and Brookwood Drive on the west. The legal description of the proposed RPA is
24 attached hereto. The proposed RPA consists predominantly of retail establishments, a number of
25 office uses and vacant properties.
26

27 Village President Meyers-Martin stated that the Village Planner, Mike Hoffman, is here. He is
28 going to give a PowerPoint overview for the Public Hearing.
29

30 Mr. Hoffman stated that he is going to hit the highlights of the Tax Increment Financing District
31 and why we are proposing to do it, and then he will take any questions. Mr. Hoffman stated that
32 Tax Increment Financing is a tool to spur private development. They are using future tax revenue
33 to stimulate new private investment in an area of the community. It is not a new tax. It doesn’t
34 raise the taxes of the residents. It redistributes the tax revenue from the area to be used in the
35 District to promote private development. He stated that “Tax Increment Financing” is often
36 referred to as “TIF.” (At this time Mr. Hoffman presented a PowerPoint Presentation). Mr.
37 Hoffman stated that you establish a District and there is what is called a “Base Equalized
38 Assessed Value” of all the property in the area, equalized by the way the State and Cook County
39 does that. The tax revenue that comes off of that base, or the value of the property right now,
40 continues to go to all the different taxing bodies that they are taxing the land out there throughout
41 the life of the Tax Increment Financing District. The TIF Districts are established for a period of
42 23-years. During the life of the TIF the School District, the Village, the Park District, and the
43 other taxing bodies will continually receive a revenue stream based upon the value of the
44 property that is out there right now. As new development happens, the value of the property will
45 increase. The Village will be capturing that additional value and putting it into a separate fund
46 that will help provide the revenue that is needed to spur redevelopment. The Village will enter
47 into Redevelopment Agreements with property owners or developers that outline specifically

1 what types of incentives the Village will be offering and what types of guarantees the
2 development community will be doing. When the Tax Increment Financing District is completed
3 after 23-years, or sometimes sooner if the Village chooses to do so, the revenue from all of that
4 increased development will go to all of the taxing bodies. Ultimately, all of the taxing bodies will
5 benefit. He stated that if we don't provide Tax Increment Financing or some type of incentive,
6 this development won't happen.

7
8 Mr. Hoffman stated that the Village has a Tax Increment Financing District. It is on the north
9 side of Lincoln Highway and to the west of Western Avenue. That was put in place in late 2009
10 or early 2010 with the idea to spur redevelopment. We are proposing to create a new TIF 2 and
11 leave a piece of the area that was originally in TIF 1 as TIF 1. The reason we are doing that is
12 because the Village has expended money already in advance of hopefully getting some
13 development in the area by making those properties on the north side available for development.
14 The Village helped to fund demolition of some of the structures out there. The Village paid for
15 Planning Studies and some engineering work to make that area ready for development. The
16 property values on the north side have dropped fairly dramatically. There is a deficit happening
17 out there right now. He stated that we want to be able to pay the Village back for the money that
18 it expended. TIF 1 has to remain in place to a certain extent. We want to reset the base value to a
19 lower value as it exists today so we can create more increment and support the development that
20 we want to see happen on the north side of Lincoln Highway. We want to add in the Olympia
21 Corners Center where the Jewel use to be. We have excluded Fifth Third Bank and the strip
22 center where Dunkin Donuts is. We did include McDonald's and a couple of the other uses along
23 Western Avenue.

24
25 Mr. Hoffman stated that when they originally created the Tax Increment Financing District the
26 value of the property that we are taking out of TIF #1 was about \$5,200,000.00. Today it is more
27 like \$3,500,000.00. There is about a \$1,700,000.00 deficit out there that would have to be
28 recouped before we could create any Tax Increment Revenue to help spur development. He
29 stated that by taking those parcels out and creating a new TIF along with the property to the
30 south, we think we can create a significant increment here, and create significant potential for
31 new development and the economic tools and incentives we need to spur that development.

32
33 Mr. Hoffman stated that our goals for this area is to create jobs and to provide additional
34 shopping and dining opportunities for the community and build our tax base in Olympia Fields.
35 It is the largest, commercial site we have available for development in the community. We want
36 to see it put back to an economic use that would be beneficial to all of the residents, as well as
37 providing opportunities for shopping and dining in the community. We have done a lot of
38 economic development work on this area with our partner firm Business Districts, Incorporated.
39 We are convinced that there are good economic opportunities here, provided we have the tools in
40 place like TIF to partner with the private sector and see some of these things take place. We want
41 to improve the appearance of the area. He stated that TIF is another tool that they can use to help
42 do that.

43
44 Mr. Hoffman stated that the State has outlined specific criteria that they can look at to determine
45 whether an area is eligible to create a Tax Increment Financing District. There are multiple tools
46 to use. The one that they have used in this proposal is the Conservation Area Standards. In order
47 to meet that requirement they have to have 50% of the structures in the area that are older than

1 35-years in age and the project area must meet three out of 13 criteria that are outlined in the
2 Statute. Mr. Hoffman stated that we are convinced that we have met the criteria.

3
4 Mr. Hoffman stated that they found that in this area 64% of the structures are over 35-years in
5 age. They looked at the Assessor's Records to determine that. There are four factors that clearly
6 met the criteria that are required in the Statute. He stated that 94% of the surface improvements
7 that are out there, paving and those types of improvements are deteriorated. He stated that 82%
8 of the buildings that are out there are showing signs of deterioration. Those are things like
9 significant cracks in the walls, fascia problems and windows that are broken. Those are things
10 that can be fixed but have not been fixed. It is very clear evidence of a declining area. It is
11 moving in a blighted direction if the community does not step in and does something to help
12 mitigate or reduce the chances of that blight occurring. Excessive vacancies were clear in the
13 area. A lot of the Olympia Corners Shopping Center is vacant. There is 61% vacancy in the area.

14
15 Mr. Hoffman stated that the value of the property has declined in the last three-years. There are
16 several parcels that are isolated without direct access to the roadways. There are conditions out
17 there that are not well-designed for pedestrian circulation, lacking sidewalks and those kinds of
18 things that go to deleterious land use or layout.

19
20 Administrator Mekarski stated that he wanted Mr. Hoffman to make a comment on the drop in
21 the EAV. He stated that communities all over the country are experiencing this because of the
22 national recession.

23
24 Mr. Hoffman stated that Oak Lawn and Schaumburg are working on TIF's there and the values
25 have also declined. They are going back and resetting their TIF's to make sure that they will
26 work. It is a regional problem especially in Cook County. The values have dropped fairly
27 dramatically in the last three-years or so. It has impacted a lot of communities including Olympia
28 Fields.

29
30 Mr. Hoffman stated that in the area that we are proposing for this TIF, the Equalized Assessed
31 Value of the property is almost \$8,200,000.00. He stated that with the redevelopment here we
32 estimate that Equalized Assessed Value could grow to \$24,000,000.00. Most of that will come
33 from the property to the north that is currently vacant right now. When that develops, the
34 Equalized Assessed Value of that property will increase dramatically. They anticipate some
35 additional growth on the south side in the Olympia Corners property. If the property is renovated
36 the value will go up, but not as dramatically as if it was new construction. Most of the value of
37 that \$24,000,000.00 is coming from the north side of Lincoln Highway.

38
39 Administrator Mekarski stated that it is important to note that the TIF could generate
40 \$24,000,000.00. The retail development group by State Statute has certain limitations of what
41 they can declare as eligible costs. We are projecting eligible costs in that area of plus or minus
42 \$15,000,000.00. The differential between what is produced and what the retail development
43 group would be subsidized we can transfer across the street because it is part of the same TIF to
44 induce new economic starts in the Jewel/Osco Plaza. He stated that includes going back to Jewel
45 and asking them to revisit the area, whether it is a Mariano's, or a Jewel. He stated that one could
46 be Kohl's. He stated that if there is adequate property one could be a Lowe's. He stated that with

1 the northern property there would be sufficient revenues to create new economic development to
2 the north and spur and spawn new development across the street.

3
4 Mr. Hoffman stated that there are three types of redevelopment that they anticipate there. There
5 are three significant projects that they built into the Redevelopment Plan. The first is the area to
6 the north and they anticipate a Big Box type of development there. It would generate significant
7 revenue both in terms of Property Tax and hopefully in terms of Sales Tax as well. They would
8 be relying on the Property Tax piece of that to work with the Tax Increment Financing District.
9 Sales Tax is not included in a TIF. We would see significant additional property value to the
10 north through a Big Box Development on Site 1. He stated that Site 2 is a vacant lot. The end of
11 the Olympia Corners Center was never fully developed. There is vacant property there that can
12 be developed at some point in time. He stated that we have the Olympia Corners site where we
13 have the vacant Jewel and a fair amount of vacant retail space in the strip center that is there
14 now. That whole site could be redeveloped completely. It could be renovated and improved.
15 Those are the three redevelopment projects that they assume would happen in the TIF if they
16 create the TIF District and provide incentives necessary to promote redevelopment.

17
18 Administrator Mekarski stated that some of the eligible costs that are set by State Statute in the
19 TIF District is for acquisition of the site, and for demolition of existing buildings and
20 re-tenanting, you could pay for remodeling. After the Public Hearing the Board will be asked to
21 adopt a series of Ordinances in First Reading. They will come up for Second Reading and
22 adoption at the Special Board Meeting of April 14th. The timing is perfect because with the TIF
23 created the Village President will be able to go to the ICSC, International Council of Shopping
24 Centers and pitch to major retail brokers the purchase of the Olympia Corners Shopping Center
25 and say that we have an instrument that will reimburse you for the purchase, reimburse you for
26 the demolition, and still have potential increment for potential reconstruction if you are
27 remodeling and/or if it is new construction for infrastructure. The timing is perfect for the
28 administrations Marketing Program to attract a new developer south and to begin real
29 negotiations with the development group to the north.

30
31 Mr. Hoffman stated that the State Statute is very clear in what we can fund through Tax
32 Increment Financing. There are 10 or 11 items that can be funded. The ones that they anticipate
33 in this area are utility and road improvements. He stated that Environmental Clean-up is also
34 funded through the TIF. They are not aware of a need of that in this area. There was an auto
35 dealership to the north. If Environmental Clean-up is needed, it can be funded through Tax
36 Increment Financing. He stated that facade improvements and rehabilitation of an existing
37 structure can be funded through TIF. There are Job Training Programs and reimbursement to
38 other taxing bodies that are TIF eligible. He stated that what we can't do is pay for new private
39 buildings. We could assist in any infrastructure that was needed to help support that for example,
40 new water lines. We can pay to help reimburse some of the developer's construction interest
41 costs. That is outlined in the plan. That is fundable through the TIF.

42
43 Mr. Hoffman stated that the TIF Budget is establishing a cap. They came up with
44 \$45,000,000.00. He does not believe that they would spend anywhere close to that amount. That
45 is the projection based on the types of development that he talked about. He stated the focus is on
46 public improvements being the lion share of this along with rehabilitation and reconstruction of
47 existing buildings, and property assembly being the three-categories that they anticipate being

1 the most significant needs in this particular area. If there are not adequate development costs and
2 specific redevelopment sites, they can reallocate the surplus back to the taxing bodies which they
3 would do if we didn't need the funds for particular projects within the TIF District. The goal is to
4 spur redevelopment. Once it happens, they would be looking to share that with all the taxing
5 bodies if we have sufficient revenue to cover our costs.

6
7 Mr. Hoffman stated that in talking with the Village Staff about this project, we anticipate this to
8 be what is called a "pay-as-you-go" TIF Project. Some communities go out and issue bonds to
9 support new Development Projects. We are not proposing that. We are proposing a "pay-as-you-
10 go" approach where we would enter into an Agreement with the developer. They would front the
11 money. As the TIF Revenue came in over time, we would reimburse them. They would be taking
12 out the loan. We would reimburse them by agreed amounts assuming they develop what they
13 proposed, and they meet the terms of the Agreement that we put forward. By adopting the TIF
14 there is language in there that the Village could bond in certain situations if they choose to. We
15 are not proposing that right now and that is not the intent going in. We are establishing this for
16 the full 23-years that are allowed per Statute. He stated that if we met our goals earlier, we could
17 close out the TIF earlier. Legislation does allow the community to go back and ask the State
18 Legislature to extend a TIF District. At this point we see no reason to do that. It is not a big TIF
19 District to begin with. It should not be an issue. If that happens, there is a requirement where the
20 community would have to sit down and negotiate a deal with the taxing bodies to be able to
21 extend the TIF. You can't just go and ask for it.

22
23 Mr. Hoffman stated that the Olympia Fields "TIF District #2" does comply with the
24 Comprehensive Plan along with the Special Study that we did a couple of years ago with the
25 Lincoln/Western Special Area Plan. It was done in conjunction with Chicago Heights to promote
26 redevelopment in that whole interchange and intersection area.

27
28 Mr. Hoffman stated that the Adoption Process for TIF Districts is outlined in State Statute. The
29 Village passed an Ordinance a while back authorizing us to conduct this study. We evaluated the
30 eligibility of the area and determined the boundaries of the TIF. We published Hearing Notices.
31 We conducted a Joint Review Board. Tonight we are conducting the Public Hearing. He stated
32 that by Statute the Village Board cannot do the final adoption of the Ordinances tonight. They
33 need to have a 14-day waiting period before they can do that. The First Reading of the
34 Ordinances will be tonight, but the final adoption of this won't happen for a few weeks yet.

35
36 Mr. Hoffman stated that the Joint Review Board is made up of all the taxing bodies that tax the
37 property in this area. The Joint Review Board met on February 19th. They understood the
38 purpose and the reason for the proposed Tax Increment Financing District. They were
39 comfortable that we did meet the eligibility requirements outlined in the Statute. They did
40 recommend approval of the TIF District. There was a Village Representative elected at the Joint
41 Review Board Meeting and that individual participated in the discussions and the dialog. Rich
42 Township High School District was participating in the Joint Review Board Meeting as well as
43 Prairie State College. They all had representatives at the meeting. Matteson School District, Rich
44 Township, the Park District and Cook County were all invited. They did not have representatives
45 at the meeting. They were all invited. It is their choice to come or not. The quorum for the
46 meeting is the participants that show up. We received a unanimous, positive, recommendation
47 which isn't always the case. There was a positive statement from the taxing bodies that they

1 understood the reason for this. They understood that if we don't do something to partner with the
2 private sector development it won't happen, and it won't benefit any of the taxing bodies. Mr.
3 Hoffman stated that he would answer any questions that anyone might have.

4
5 Village President Meyers-Martin stated that this is very exciting for the Village. She stated that
6 without extending the TIF, we were literally handcuffed in terms of our Economic Development
7 efforts. We are in a highly competitive atmosphere where most of the businesses are moving
8 west. They like Orland. They like Mokena because they have a lot of activity going on there. She
9 stated that success loves success. Village President Meyers-Martin stated that we need to be
10 competitive in terms of attracting businesses here. This is the first step in being able to do that.
11 Village President Meyers-Martin opened up the Public Hearing at 7:36 P.M. for Public
12 Comment.

13
14 Mr. Bill Pennington stated that he resides at 93 Graymoor Lane. Mr. Pennington stated that Mr.
15 Hoffman mentioned in his opening remarks the amount that the Village had advanced to raise the
16 car dealerships on Lincoln Highway. Mr. Hoffman also mentioned about recapturing those
17 funds. Mr. Pennington stated that he didn't hear anything further about how the TIF would allow
18 the recapturing of those dollars. Mr. Pennington inquired of Mr. Hoffman whether or not those
19 dollars would go back into the Village's coffers.

20
21 Mr. Hoffman stated yes. He stated that we are taking most of the parcels out of TIF #1 and
22 putting them in TIF #2 so we can recapture the lower base. We are keeping a piece of that Tax
23 Increment Financing District #1. Through TIF you are allowed to transfer money from one TIF
24 to another TIF if they contiguously touch each other which would be the case here. They are
25 anticipating that when development happens in TIF #2, we will take some of that extra revenue
26 and put it into TIF #1 which will allow us to pay the Village back for the money that has been
27 expended to date.

28
29 Mr. Pennington inquired of Mr. Hoffman whether or not the true reason for TIF #2 is because we
30 already have TIF #1 in place, and now we are establishing TIF #2 for the specific purpose, it
31 appears to him, to advance the development of the entire area.

32
33 Mr. Hoffman stated that the main reason that we are creating TIF #2 as opposed to just
34 expanding TIF #1 is the fact that the Equalized Assessed Value has dropped dramatically over
35 the last three-years. We want to start from that lower base. If we don't do that we will have to hit
36 about \$2,000,000.00 in incremental revenue before we even get any incremental revenue.

37
38 Mr. Pennington inquired of Mr. Hoffman whether or not that is the only way we can raise the
39 EAV in order to get the properties up to where they are by having a TIF #2 in place. Mr.
40 Hoffman stated that is correct. Mr. Pennington stated that it is a good idea.

41
42 Mr. Carlando Owens stated that he resides at 20733 Sparta Court. Mr. Owens inquired of Mr.
43 Hoffman whether or not there are any residential properties that will be affected by this
44 Redevelopment Plan. Mr. Hoffman stated that the TIF boundaries only include commercial
45 properties, retail, office, and vacant land. There is no proposal to include any new residential
46 within the TIF area. It is all planned for commercial use.

1 There were members of the public present, but no one else wished to comment during the Public
2 Hearing. Village President Meyers-Martin closed the Public Hearing at 7:40 P.M. She stated that
3 we will be taking that up in First Reading. Village President Meyers-Martin thanked Mr.
4 Hoffman.

5
6 Administrator Mekarski suggested that since Mr. Hoffman is here, those items could be taken up
7 right now and advance them on the Agenda. There are four-Ordinances under the Village
8 Administrator’s Report. There is a summary of the Ordinances in the Memorandum entitled,
9 “Report of Village Administrator, Summary Staff Reports for Ordinance #2014-03, 2014-04,
10 2014-05, and 2014-06.”

11 **Motion by Trustee Gibson, second by Trustee Nale to move this Agenda Item up to this**
12 **segment of the Agenda.**

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

14
15 Administrator Mekarski stated that our Legal Advisor, Judy Kolman, in collaboration with Mike
16 Hoffman of Teska Associates has prepared four-Ordinances. Ordinance #2014-03 is designed to
17 modify the TIF boundaries of TIF #1 which was formerly the Harold Motors and Currie Motors
18 property, combined with the medical office buildings near Brookwood. TIF #1 would be those
19 two medical buildings at Brookwood. That is the purpose of that.

20
21 Administrator Mekarski stated that to answer some of the questions raised by Mr. Pennington,
22 the audit shows just under \$95,000.00 was associated with a combination of planning fees, legal
23 fees, engineering fees, and then participation of the demolition of the buildings. That would be
24 reimbursed from the increment produced in TIF #2 which should be very sufficient to meet the
25 eligible costs and then some.

26
27 Administrator Mekarski stated that the second element of these four-Ordinances is to create the
28 new TIF boundary for TIF #2, which will be the Harold Motors property and the Currie Motors
29 property on the north and then the Olympia Corners Shopping Center where the Jewel/Osco was
30 located. That is all one TIF. Ordinance #2014-05 creates that new TIF #2 boundary.

31
32 Administrator Mekarski stated that Ordinance #2014-04 is for TIF #1 and it gives the legal
33 authority to utilize the Tax Incremental Financing for economic incentives. It allows the Village
34 to use it as a means to induce economic activity and subsidize redevelopment costs; and establish
35 limitations on the use of generated tax increment; and provides for transparency and
36 accountability of said funds.

37
38 Administrator Mekarski stated that Ordinance #2014-06 establishes the right to use Tax
39 Incremental Financing for the same reasons, induce economic activity and subsidize
40 redevelopment costs; establish limitations on the use of generated tax increment; and providing
41 for transparency and accountability of said funds. Those are the legal instruments that give the
42 Village the authority to set up a Redevelopment Agreement and work this public/private
43 partnership to create new economic starts.

44
45
46

1 **Motion by Trustee Gibson, second by Trustee Nale to adopt in First Reading Ordinance**
2 **#2014-03; An Ordinance approving an Amended Village of Olympia Fields Lincoln**
3 **Highway and Western Avenue Tax Increment Redevelopment Project Area,**
4 **Redevelopment Plan and Redevelopment Program (“TIF #1”).**

5 **Roll Call: Ayes (5-0) Motion Carried.**

6
7 **Motion by Trustee Byrd, second by Trustee Gibson to adopt in First Reading Ordinance**
8 **#2014-04; An Ordinance adopting Tax Increment Financing for the Amended Village of**
9 **Olympia Fields Lincoln Highway and Western Avenue Tax Increment Redevelopment**
10 **Project Area, Redevelopment Plan and Redevelopment Program (“TIF #1”).**

11 **Roll Call: Ayes (5-0) Motion Carried.**

12
13 **Motion by Trustee Hudson, second by Trustee Byrd to adopt in First Reading Ordinance**
14 **#2014-05; An Ordinance designating the Village of Olympia Fields, Cook County, Illinois,**
15 **Lincoln Highway and Western Avenue Tax Increment Redevelopment Project Area,**
16 **Redevelopment Plan and Redevelopment Program (“TIF #2”).**

17 **Roll Call: Ayes (5-0) Motion Carried.**

18
19 **Motion by Trustee Gibson, second by Trustee Nale to adopt in First Reading Ordinance**
20 **#2014-06; An Ordinance adopting Tax Increment Allocation Financing for the Village of**
21 **Olympia Fields, Cook County, Illinois, Lincoln Highway and Western Avenue Tax**
22 **Increment Redevelopment Project Area (“TIF #2”).**

23 **Roll Call: Ayes (5-0) Motion Carried.**

24
25 Village President Meyers-Martin stated that this is perfect timing because it gives us some tools
26 to work with as we go to the International Council of Shopping Centers. Village President
27 Meyers-Martin stated that she was excited to receive this Memo. Senator Mike Hastings has
28 been tremendous with the Village of Olympia Fields in assisting us in all types of projects,
29 helping us to bring money back to the Village for certain infrastructure projects. He has initiated
30 a meeting with the Illinois Retail Merchants Association. That was requested by the South
31 Suburban Mayors & Managers Association to select two, retail commercial corridors that retail
32 merchants may be able to assist communities in attracting retail commercial development
33 through the Retail Merchants Association connection and their members. She stated that our
34 corridor that reaches from I-57 to Ashland Avenue is included. The other corridor includes Oak
35 Forest and Markham. We were selected to be one of those two corridors. We have a meeting set
36 with the Retail Merchants Association on May 2nd along with Senator Hastings and Mayor
37 Ashmore from Matteson, Mayor Gonzalez from Chicago Heights, and Olympia Fields. That is
38 our corridor. And Mayor Webb from Markham and Mayor Kuspa from Oak Forest will be
39 meeting in relation to the other corridor. When we go into that meeting, we have even more to
40 attract our corridor and to work with the Retail Merchants Association. She is very excited that
41 we are moving forward with this action. It gives the Village an assist when we meet with the
42 retailers. She thanked the Board for that.

43
44 Administrator Mekarski stated that the Second Reading, deliberation, and consideration for
45 adoption of those Ordinances are scheduled at a Special Board Meeting for April 14th. The
46 second Monday of the month is our designated Work Session. Due to the fact that this is so
47 important to the economic welfare of the Village, we are going to hold a Special Board Meeting

1 a few minutes before our Work Session and take on these four-Ordinances. He stated that the
2 public is welcome to attend. Administrator Mekarski thanked Mr. Hoffman.

3
4 **COMMUNICATIONS AND PETITIONS:**

5
6 Village President Meyers-Martin opened up Communications and Petitions at 7:50 P.M.

7
8 **Home on Olympian Way** - Mr. Charles Durley stated that he resides at 20429 Attica Road. He
9 has spoken with Reggie Ford regarding a property that is dilapidated. It is at the bottom of the
10 gully right off of Olympian Way. It has been deteriorating for about the last five-years. He
11 believes that it has to be a health hazard. Mr. Ford had stated that he was looking into it. Mr.
12 Durley stated that it has to be affecting our property values. He doesn't know the specific
13 address. It is the first block off of Olympian Way on the south side of the street. It is to the west
14 of Olympian Way. It is on Olympian Way. There was a previous home in the gully but they
15 raised that one. This one remains down there. It is an eyesore. It is so bad that they have the
16 soffit and the fascia board propped up with a 2 x 4 to keep it from falling in. He doesn't know if
17 anyone is living there or not.

18
19 Village President Meyers-Martin stated that we will try to ascertain the address and check with
20 Mr. Ford since he is looking into it.

21
22 Mr. Durley stated that he sent an e-mail to Mr. Ford about a month ago. Mr. Ford had stated that
23 he would look into it. That is the second time that Mr. Durley engaged Mr. Ford about the
24 property.

25
26 Village President Meyers-Martin stated that we will get an updated progress report on that. We
27 will find out if he knows who owns the property and whether or not it is in foreclosure.

28
29 **Snow Removal at the Metra Station** – Mr. Charles Durley stated that he knows that this winter
30 has been extremely hard on everybody, particularly the Village. The snow removal at the train
31 station this winter has been atrocious. The walkway has not been plowed. There was only
32 enough room for people to walk through single file. Mr. Durley knows that several people have
33 fallen. Mr. Durley stated that the last time we had snow people fell on the platform. He stated
34 that if the Village hires people to do that, the Village should probably look at hiring new folks.

35
36 Village President Meyers-Martin stated that the platform itself is Metra's responsibility and they
37 have been lacking in terms of clearing the snow. The stairs that go into the tunnel is Metra's
38 responsibility. The Village contracts out for the sidewalk, and the parking lot. She has been very
39 dissatisfied. Village President Meyers-Martin stated that she takes the train. Every morning she
40 has been on the phone to Administrator Mekarski asking him to call the people to come out
41 there. Village President Meyers-Martin stated that we had multiple meetings to express our
42 dissatisfaction. They were very unpleasant because this did go on. It has been a challenging
43 winter. We did make allowances for that. She understands that when the snowplows come the
44 people have to come back and shovel a pathway because the snowplow pushes the snow up. She
45 stated that by 9 o'clock in the morning that should be rectified. Village President Meyers-Martin
46 understands Mr. Durley's complaint. She stated that we are working on that. She thanked Mr.
47 Durley for his comment.

1 Administrator Mekarski stated that the sidewalk where the metal rail is is also Metra's
2 responsibility.
3
4 Mr. Durley stated that he was talking about the sidewalk that leads up to there. It was single file
5 going through there.
6
7 Village President Meyers-Martin stated that she fell. Administrator Mekarski stated that he was
8 out there after the Village President would call. He witnessed the snow removal company which
9 is Property Care Maintenance; clear the sidewalk at 5 o'clock, 6 o'clock. He stated that two
10 things happened this winter. The Village's snowplows going down 203rd Street, because it was
11 such heavy snow, when they would do a sweep, the snow would load on top of the sidewalk. We
12 had to continually plow. There were heavy winds associated with a lot of the snow events. He
13 stated that within one or two-hours of the 6 o'clock snowplow, the bike path would be
14 compromised with drifts. Some of the cars in the back of the lot were compromised with drifts.
15 Calvin Jordan put a tremendous amount of resources to try to keep it up. He did special resources
16 this year. It was a tough, tough winter. Everybody was going through it.
17
18 Mr. Durley gave kudos to the Village. Mr. Durley stated that he didn't have a problem with the
19 Village. He would hear the snowplows coming by at 4:30 A.M. before he got up for work. He
20 takes the 6:52 A.M. train. One day he got to the station and they were just getting there to clear
21 it. He stated that is unacceptable. He stated that this is a bedroom community and with those of
22 us that still work we either take the train or we drive.
23
24 Trustee Waite inquired whether or not the Village paid extra to relocate some of the snow.
25 Administrator Mekarski stated that we did twice.
26
27 Village President Meyers-Martin stated that she would partner with Mr. Durley in terms of
28 giving kudos to the Village's Public Works Department. They were fantastic in their snow
29 clearance of the streets. Depending on the snow event, they plowed for 24-hours straight. Village
30 President Meyers-Martin stated that she certainly commends them. She stated that hopefully we
31 won't have as bad of a winter next year, but in the event that we do we want to be more on top in
32 terms of clearance.
33
34 Mr. Durley stated that he would get the address of that property. Village President Meyers-
35 Martin stated that we will talk to Reggie tomorrow.
36
37 Trustee Waite stated that if we have one more snowfall in the five-inch area this will be the worst
38 winter on record. Trustee Waite stated that he and Village President Meyers-Martin were visiting
39 with one of the Homeowners Associations last Saturday. They had said about the Public Works
40 Department keeping the roads clean and taking care of the snow. There was a standing ovation
41 for the Public Works Department. Village President Meyers-Martin closed Communications and
42 Petitions at 7:59 P.M.

43
44 **CONSENT AGENDA:**

- 45
46 A. **Ordinance #2014-08** - An Ordinance Abating the 2013 Tax Levy for the 2010 General
47 Obligation Bonds of the Village of Olympia Fields (First and Second Reading).

- 1 B. **Ordinance #2014-09** - An Ordinance Abating the 2013 Tax Levy for the General
- 2 Obligation Bonds, Series 2012A, of the Village of Olympia Fields (First and Second
- 3 Reading).
- 4 C. **Ordinance #2014-10** – An Ordinance Abating the 2013 Tax Levy for the General
- 5 Obligation Bonds, Series 2012B, of the Village of Olympia Fields (First and Second
- 6 Reading).
- 7 D. **Ordinance #2014-11** – An Ordinance Abating the 2013 Tax Levy for the General
- 8 Obligation Bonds, Series 2005A of the Village of Olympia Fields (First and Second
- 9 Reading).
- 10 E. **Ordinance #2014-12** – An Ordinance Abating the 2013 Tax Levy for the 2011 General
- 11 Obligation Bonds of the Village of Olympia Fields (First and Second Reading).
- 12 F. **Ordinance #2014-13** – An Ordinance Abating the 2013 Tax Levy for the General
- 13 Obligation Bonds (Alternate Revenue Source), Series 2008 of the Village of Olympia
- 14 Fields (First and Second Reading).
- 15

16 Village President Meyers-Martin stated that you have items 6(A) through 6(F) on the Consent
 17 Agenda. This is where these Agenda items are considered routine and there is no need for any
 18 formal discussion. However, because they are related to the Tax Levy, we will have to do the roll
 19 call on each one of them.

20 **Motion by Trustee Waite, second by Trustee Hudson to approve Ordinance #2014-08 - An**
 21 **Ordinance Abating the 2013 Tax Levy for the 2010 General Obligation Bonds of the**
 22 **Village of Olympia Fields (First and Second Reading).**

23 **Roll Call: Ayes (5-0) Motion Carried.**

24

25 **Motion by Trustee Waite, second by Trustee Hudson to approve Ordinance #2014-09 - An**
 26 **Ordinance Abating the 2013 Tax Levy for the General Obligation Bonds, Series 2012A, of**
 27 **the Village of Olympia Fields (First and Second Reading).**

28 **Roll Call: Ayes (5-0) Motion Carried.**

29

30 **Motion by Trustee Waite, second by Trustee Hudson to approve Ordinance #2014-10 – An**
 31 **Ordinance abating the 2013 Tax Levy for the General Obligation Bonds, Series 2012B, of**
 32 **the Village of Olympia Fields (First and Second Reading).**

33 **Roll Call: Ayes (5-0) Motion Carried.**

34

35 **Motion by Trustee Waite, second by Trustee Hudson to approve Ordinance #2014-11 – An**
 36 **Ordinance abating the 2013 Tax Levy for the General Obligation Bonds, Series 2005A of**
 37 **the Village of Olympia Fields (First and Second Reading).**

38 **Roll Call: Ayes (5-0) Motion Carried.**

39

40 **Motion by Trustee Waite, second by Trustee Hudson to approve Ordinance #2014-12 – An**
 41 **Ordinance Abating the 2013 Tax Levy for the 2011 General Obligation Bonds of the**
 42 **Village of Olympia Fields (First and Second Reading).**

43 **Roll Call: Ayes (5-0) Motion Carried.**

44

45

1 **Motion by Trustee Waite, second by Trustee Hudson to approve Ordinance #2014-13 – An**
2 **Ordinance Abating the 2013 Tax Levy for the General Obligation Bonds (Alternate**
3 **Revenue Source), Series 2008 of the Village of Olympia Fields (First and Second Reading).**

4 **Roll Call: Ayes (5-0) Motion Carried.**

5
6 **FINANCE:**

7
8 **January 2014 Financial Statements** - Trustee Byrd stated that he has January and February's
9 Financial Reports. In the Board Packet is the January Quarterly Budget Report Summary. The
10 second column has the Budget for the first nine-months and the third column has the "actual
11 year-to-date." In the revenue column of the General Fund the Village budgeted \$3,748,677.00
12 for the first three quarters. The Village actually received \$3,773,720.00. This gave the Village
13 excess which made it favorable in the amount of \$25,043.00 for those three quarters.

14
15 Trustee Byrd stated that under "Expenses" in the second column, the Village budgeted in the first
16 nine-months a total of \$4,382,179.00. The actual year-to-date expenses are \$4,469,321.00 which
17 is unfavorable by \$87,143.00. Trustee Byrd stated that if you look at the General Fund
18 Surplus/Deficit, the total for the first three quarters was unfavorable by \$62,100.00. That is
19 revenue minus expenses. The expenses were higher than what they had budgeted for. The
20 revenue was higher than what the Village budgeted for also. It cut some of the deficit down.
21 There was still a deficit amount of \$62,100.00 for those three quarters. Trustee Byrd spoke with
22 the Director of Finance and they are still positive that the Village will meet its Budget for the end
23 of the year.

24
25 Trustee Byrd stated that the Water Fund continues to do well revenue wise. The Village had
26 budgeted in the first three quarters for revenue in the amount of \$1,790,511.00. The Village
27 received \$1,787,211.00. There was a \$3,290.00 unfavorable deficit in that fund. We are still
28 looking good for the end of the year.

29
30 Trustee Byrd stated that the Village had budgeted \$1,850,384.00 in expenses in the Water Fund.
31 The Village spent \$1,741,525.00. There is a \$108,859.00 surplus for those first three quarters.
32 The total Water Fund was \$105,569.00 favorable to the Budget for the first three quarters.

33
34 Trustee Byrd stated that the Sewer Fund continues to look good also. The revenues were
35 \$18,481.00 less than what the Village had budgeted for. The Village had \$86,632.00 less in
36 expenses which gave the Village a favorable amount of \$68,151.00 for the first three quarters.

37
38 **Treasurer's Report of Cash Balances** – Trustee Byrd stated that the total amount in cash in our
39 accounts is \$6,530,651.06. He stated that in the Interfunds, the total in Asset Forfeiture is
40 \$202,145.00. Trustee Byrd stated that \$435,910.00 is owed to the General Fund. That should be
41 coming soon. In the Interfund for the General Fund we have \$621,117.00. That amount was
42 transferred from the Water and Sewer Funds in order to bring that up to the total of
43 \$1,926,852.00.

44
45 **February 2014 Financial Statements** – Trustee Byrd stated that for the General Fund in
46 February the Village budgeted \$799,762.00 in revenue. The Village actually received in revenue
47 \$781,445.00. Trustee Byrd stated that in the Water Fund the Village budgeted \$158,833.00 in

1 Village President Meyers-Martin asked Trustee Byrd to speak about how sometimes you will
2 have a deficit, and the timing of things.

3
4 Trustee Byrd stated that usually it is a matter of timing with Real Estate Taxes and the Sales
5 Taxes with the General Fund. Right now there are Real Estate Taxes coming in and there are
6 Sales Taxes that are coming in.

7
8 Administrator Mekarski stated that there were two anomalies this year. There was overtime for
9 Public Works due to one of the worst winters in 30-years. There is excess overtime and salt
10 expenditures over Budget. Those were not foreseen. In the Police Department we had two
11 officers injured in the line of duty. They are on workmen's compensation. We could not replace
12 those officers. The Chief has worked vigorously with the Public Safety Committee and with the
13 Administration in getting highly skilled and qualified part-time officers. They have to go through
14 Academy Training which is months before he can put them out on the road. The Village is
15 experiencing some positive signs in revenue in relationship to our RedFlex Cameras on Western
16 Avenue. That could help compensate for some of these overages.

17
18 Trustee Byrd stated that Public Works did an excellent job with their Budget as usual. Trustee
19 Waite stated that he would pass that along to Mr. Alexa.

20
21 **BUILDING:**

22
23 **Building Department** - Trustee Hudson stated that she did not have a written report. She stated
24 that at the April 28th Board Meeting she will have a Status Report from the Building Department
25 which will outline the things that Mr. McDonnell has been working on.

26
27 **Beautification Committee** – Trustee Hudson stated that the Beautification Committee is
28 working on handouts for each Homeowners Association so that we can make sure that we
29 maintain the beauty of our Village. It will ask people to work from Monday, April 21st through
30 Friday, April 25th. She stated that April 25th is Arbor Day. The Beautification Committee is
31 going to plant three-trees on 207th Street. She would like to see more people there to celebrate
32 that day. It will be in conjunction with Earth Day. Earth Day is April 22nd. Trustee Hudson stated
33 that we want to start on April 21st to gather up the various things that the winter weather has left
34 behind. She stated that if the Homeowners Associations can't do it, they would like them to let
35 the Beautification Committee know that.

36
37 **PLANNING:**

38
39 **Authorization for the Olympia Fields Park District to Sponsor a Fishing Derby on June 7,**
40 **2014, at the 203rd Street Metra Pond** – Village President Meyers-Martin stated that in Trustee
41 Oliver's absence she will give his report. It is time for the Fishing Derby at the Metra Pond. The
42 Park District does that every year. They come to the Village for authorization. The Metra Pond
43 does have fish. The Fishing Derby has grown in popularity over the years. There are many, many
44 children that take part in that.

1 **Motion by Trustee Nale, second by Trustee Hudson to authorize the Olympia Fields Park**
2 **District the use of the Village’s “Metra Pond” for a Recreational Fishing Derby to be held**
3 **on June 7, 2014, from 9:00 A.M. to 12:00 P.M.; with the understanding that a Certificate of**
4 **Insurance meeting Village’s specifications is filed naming the Village and Metra as**
5 **additional insured; and, that the Park District maintain responsibility of cleaning the**
6 **premises after use; and, further notify Metra of the event.**

7
8 Trustee Waite stated that he doesn’t know if they stock that pond or not. There are a couple of
9 ponds at the Country Club. They put Bass and other things in there every few years. It makes it a
10 lot more fun for the kids to go fishing.

11
12 Village President Meyers-Martin inquired of Trustee Waite whether or not that is only for the
13 children of members. Trustee Waite stated yes. He stated that it is very low cost to stock other
14 ponds if we wanted to do that to make it more attractive for the kids. The suggestion is that you
15 just catch them and release them. Village President Meyers-Martin stated that she is under the
16 impression that the Park District stocks the pond just for the Fishing Derby so that there is
17 something for the kids to catch.

18 **Roll Call: Ayes (5-0) Motion Carried.**

19
20 **PUBLIC WORKS:**

21
22 **Bid Award Recommendation for the 2014 Landscape Maintenance at the 203rd Metra**
23 **Parking Lot/Detention Basin and Cumberland Court -** Trustee Waite stated we have a Bid in
24 for landscaping at the 203rd Metra Parking Lot. The lowest Bid was \$6,900.00. Public Works
25 recommends that we accept the low Bid from HL Landscape.

26 **Motion by Trustee Hudson, second by Trustee Gibson to accept the Bid Award**
27 **Recommendation as prepared by Joe Alexa, Public Works Director for the 2014 Landscape**
28 **Maintenance at the 203rd Metra Parking Lot/Detention Basin and Cumberland Court to**
29 **HL Landscape in the amount of \$6,900.00, which represents the lowest and best Bid,**
30 **meeting all specifications as required under this Project; and further authorize the Village**
31 **President to execute a Contractual Agreement with HL Landscape meeting the Village’s**
32 **contractual and insurance requirements.**

33
34 Trustee Waite stated that Mr. Alexa spent a lot of time checking out the references and they were
35 pretty extraordinary for this contract.

36
37 Trustee Byrd stated that he would like to recommend that on the certificate the Village has an
38 additional insured with the contractors. He stated that if something happens the Village will be
39 covered under that person’s policy if there is a suit against them. He stated that on his Certificate
40 of Liability there is no additional insurance.

41
42 Administrator Mekarski made a note of that. He stated that before we would actually patch this
43 up with our standard contract we would review the insurance certificate with our insured. He
44 stated that Trustee Byrd as Chairman of the Finance Committee has volunteered to review that
45 on our behalf. Trustee Byrd participated with the winter contract to make sure both the contract
46 and the certificate was in order.

1 Village President Meyers-Martin stated that the Village by Ordinance is required to accept the
2 lowest Bid when we go out to Bid. Trustee Waite stated that it says “lowest and best Bid.” The
3 lowest isn’t necessarily always the best, but this is.

4 **Roll Call: Ayes (5-0) Motion Carried.**

5
6 **Resolution #2014-01- A Resolution for Maintenance of Streets and Highways by**
7 **Municipality Under the Illinois Highway Code** - Trustee Waite stated that the next thing that
8 he has is the Public Works Budget for snow removal and also tied to that is the Budget for salt.

9
10 Village President Meyers-Martin stated that was originally under the Village Administrator’s
11 Report, but it is a Public Works issue. It was placed under the Village Administrator’s Agenda
12 by mistake.

13
14 Trustee Waite stated that they have a big pile of sand at Public Works. That is the old fashion
15 way of taking care of ice and snow. It creates an awful spring when everything thaws and you
16 have to go out and sweep the streets. They were mixing a fair amount of sand with the salt to try
17 to stretch the salt. They still had to purchase an additional \$18,000.00 in salt. That is a lot of tons
18 of salt.

19 **Motion by Trustee Hudson, second by Trustee Nale to approve Resolution #2014-01 – A**
20 **Resolution for Maintenance of Streets and Highways by Municipality Under the Illinois**
21 **Highway Code; authorizing the use of the Village’s Encumbered MFT Funds for the**
22 **purchase of emergency road salt in the amount of \$18,030.60.**

23
24 Administrator Mekarski stated that we made an emergency expenditure for salt. It was not
25 budgeted but it was absolutely necessary to maintain the public safety. Administrator Mekarski
26 stated that it went under his signature under the authority of the Village President. We are
27 reimbursing the General Fund from our MFT Fund.

28 **Roll Call: Ayes (5-0) Motion Carried.**

29
30 Trustee Waite stated that he had a conversation with Randy Conn about the event that was held
31 in the parking lot at McDonald’s on Western Avenue and Route 30. Mr. Conn wants to do it
32 again this year. Trustee Waite believes that the tentative date is July 25th which should work
33 around the construction that is scheduled to take place. Mr. Conn will be bringing it into the
34 Board for approval. Village President Meyers-Martin stated that we will promote that once we
35 have specific information.

36
37 **HUMAN RESOURCES:**

38
39 **Adoption of the Village Policy on Weapons** - Trustee Nale stated that the first item under her
40 report is the adoption of the Village Policy on Weapons. The Illinois State Legislation has
41 approved a new Statute providing rights to conceal and carry weapons consistent with
42 regulations as set forth in the Statute. This Bill has been signed into law by Governor Quinn. The
43 Statute affords local units of the Government the right to define policies prohibiting weapons in
44 publicly owned buildings and property while engaged in employment activities.

45
46 The attached Policy developed by the Village’s Legal Counsel and approved by IRMA, provides
47 prohibitions to carry weapons by the Village Officials, Village employees, consultants, agents

1 **Human Resource Committee Meeting Update** – Trustee Nale stated that the Human Resource
2 Committee met on March 17th. They discussed the Employee Assistant Program which is offered
3 through the South Suburban Mayors & Managers Association. This program supplies all
4 employees with some specific issues regarding alcohol abuse, stress management, violence in the
5 work place as well as other things. She believes that it would be a great idea for the employees to
6 have the advantage of this program. It would run about \$2,800.00 a year and that would include
7 all of the employees. Trustee Nale will be meeting with Cindy Saenz and Administrator
8 Mekarski in the near future so that they can discuss the further possibilities of instituting this
9 type of program.

10
11 Trustee Nale stated that the Human Resource Committee discussed rewards for years of service
12 in increments of five-year programs. Trustee Nale will setup a meeting with Cindy Saenz and
13 Administrator Mekarski to discuss this.

14
15 Trustee Nale stated that the Human Resource Committee referred to the Employee Manual
16 update. She will discuss that further in her next report.

17
18 **Executive Safety Committee Meeting Update** – Trustee Nale stated that the Executive Safety
19 Committee met on March 13th, 2014. They did discuss the Employee Manual. Administrator
20 Mekarski was not able to attend that meeting. The Executive Safety Committee believes that it is
21 important to start on that Employee Manual now. Trustee Nale stated that about two-years ago
22 the Human Resource Committee went through the entire manual and made corrections, additions
23 and suggestions. She believes that those meetings were recorded. She stated that if they were, it
24 would save the Committee a lot of time in reviewing the Employee Manual in its entirety. They
25 took several months to go over that. Trustee Nale inquired of Administrator Mekarski whether or
26 not he could look into that.

27
28 Administrator Mekarski stated that it really is needed. He stated that we appreciate your
29 leadership on that.

30
31 Trustee Nale stated that the Executive Safety Committee mentioned that their chief concern was
32 to get the Employee Manual updated. Trustee Nale believes that we should get started in
33 preparing for the IRMA visit which is going to be held in another two-years. She stated that we
34 need to get Policies enforced that we failed to comply with at the last visit.

35
36 **Police Department Facility Inspection Update** - Trustee Nale stated that along with IRMA's
37 suggestions of the additional Policies, Chief Krull has prepared a form to be used as a Police
38 Department Facility Inspection Update. Chief Krull sent a copy to Cindy Saenz and
39 Administrator Mekarski. She stated that she is very grateful for that. It is a start.

40
41 Trustee Waite stated that one of the things that is beneficial to fire safety is when you walk into a
42 room you know where the fire extinguisher is.

43
44 Administrator Mekarski thanked Trustee Nale for her leadership. He stated that it was pretty
45 revealing how little we did know on how to operate a fire extinguisher. We learned a lot from the
46 film and from the actual exercise outside. Everybody feels a little bit safer and better protected.

47

1 On March 17th, 2014, the Department received a letter from Executive Director Phil Brankin of
2 the North East Multi-Regional Training Group. Director Brankin related that out of the 320
3 member agencies that belong to NEMRT, (North East Multi-Regional Training), the Olympia
4 Fields Police Department was among a group of select agencies to receive the “2013 North East
5 Multi-Regional Training Host Site Award” recognition.

6
7 The award is presented to those agencies who have demonstrated an exceptional willingness to
8 host NEMRT classes and a singular determination to provide a gracious and safe training
9 environment.

10
11 As with any award, this is truly a “team effort” including our own Traffic Administrator Les
12 Delya and Records Clerk Diane Buonadonna for logistics, Olympia Fields Public Works for
13 training room set-up, and our own Finance Director, Cindy Saenz, for information technology
14 support and our elected officials for creating and supporting the use of the multi-purpose training
15 and Village Board room for law enforcement related training programs. Trustee Gibson stated
16 that we have a wonderful certificate stating all of the information that was just mentioned.

17
18 Trustee Gibson stated that we have to say “thank you” to Chief Krull for always bringing
19 wonderful things to our Village.

20
21 **South Suburban Mayors & Managers Association Annual Meeting** – Trustee Gibson stated
22 that she was very happy to have represented the Village President and the Village of Olympia
23 Fields along with Administrator Mekarski at the South Suburban Mayors & Managers
24 Association Annual Meeting on March 20th, 2014. There was a lot of information presented. A
25 report was given by the Cook County Forest Preserve Superintendent, Arnold Randall. Trustee
26 Gibson stated that she had no idea that the Cook County Forest Preserve was the largest in this
27 country. It has 69,000 acres of land. They have 300-miles of nature trails.

28
29 Trustee Gibson learned from Ed Paesel that the Chicago Community Trust will be celebrating
30 the 99th Anniversary of a program called “On the Table.” In preparation for the 100th
31 Anniversary which will be next year, it will be bringing together thousands of Chicagoland
32 residents on one single day, May 12th, at multiple locations to share a meal and participate in
33 civic minded conversations about the future of our communities.

34
35 Trustee Gibson stated that South Suburban Mayors & Managers Association will be hosting one
36 on May 12th from Noon to 2:00 P.M. In addition, they are welcoming others to share in this
37 venture by planning or hosting an “On the Table” event. The goal is to have 10,000 individuals
38 at 1,000 meal time conversations hosted by various groups on May 12th. “On the Table” hosts
39 and guests will discuss and define specific ways that we can work together to build strong, safe,
40 secure, and economically viable communities. She stated that for further information on the
41 whys, and who to invite, we must contact Linda Pendleton. Trustee Gibson stated that for
42 Municipalities or organizations that decide to participate in this, the Chicago Community Trust
43 will provide each host with a discussion guide and resources to help foster free-flowing,
44 productive conversations. Trustee Gibson stated that the event was announced at the Annual
45 Meeting and she believes that everyone should know about it.

46

1 Administrator Mekarski stated that one of the main things that David Hoover and Sharon Durling
2 wanted him to emphasize is that the renewal of the Aggregation Program will be conducted
3 much the same way as we did the initial Aggregation Program. He stated that the Board had
4 selected a standing Committee which was composed of the Liaison for the Finance Committee
5 and the Liaison for Public Works to work in tandem with him and Joe Alexa to review the Bids
6 that are coming in. That is set for March 27th, 2014, at 11:00 A.M. He stated that we will meet as
7 a group or by conference call. We will get material that morning from Mr. Hoover from NIMEC.
8 Mr. Hoover will assist in the Bid analysis. The Bids will open up at 11:30 A.M. We have
9 24-hours to execute a contract on behalf of the Board of Trustees.

10
11 Administrator Mekarski stated that the Ordinance has a section in it authorizing the Village
12 Administrator to make that contractual decision with the assistance of our Trustee Liaisons,
13 Trustee Waite and Trustee Byrd.

14
15 Administrator Mekarski stated that the second point that Sharon Durling wanted to emphasize is
16 that this year they expect the aggregation Bids to be much higher. In preparation of that we are
17 going to get some additional protections for our residents. The first two-years were a tremendous
18 success. There was close to a half a Million Dollars in savings. The market is a lot different.
19 Each of the Bids that will be coming in will have an opt-out. He stated that for additional
20 protection we are trying to include a Village wide opt-out. He stated that if the Bids that were
21 coming out in March are higher than what ComEd announces in May, we may come back to the
22 Board, and the Board can decide that in the interest of all of the residents they will opt-out as a
23 Village. There are only two suppliers that are willing to do that. It may cost the Village a little bit
24 extra for that protection. That is one of the things that the Committee will be discussing with Mr.
25 Hoover. The PowerPoint that was distributed shows the savings. New residents can still join in
26 and enjoy the lower rates between now and August.

27
28 Trustee Gibson stated that the last several days she has seen an extraordinarily large amount of
29 activity of ComEd trucks. She has seen the large ComEd trucks all around. There were five
30 trucks in Wysteria this morning. Later in the day there were others that came. Trustee Gibson
31 inquired whether or not that has anything to do with the electrical aggregation. Administrator
32 Mekarski stated that he doesn't believe so. He stated that ComEd manages the lines.

33
34 Village President Meyers-Martin stated that when she and Trustee Waite were at a Homeowners
35 Association Meeting, the question came up about the amount of activity of ComEd and the
36 trucks being in the neighborhoods. Village President Meyers-Martin stated that when ComEd
37 does work in the Village they don't necessarily let the Village know what they are doing, why
38 they are here, and how long they will be here. Administrator Mekarski stated that they make an
39 announcement when there will be tree trimming in the area.

40
41 Trustee Gibson stated that they didn't seem to be doing anything. The trucks were parked by the
42 side of the road. She never saw anybody get out of them.

43
44 Village President Meyers-Martin suggested that the Village contact Bonita Parker. She is the
45 new ComEd Representative.

46

1 Trustee Hudson stated that a portion of the Original Village received letters from ComEd saying
2 that they would be in the area, and they would be checking all the lines that are within a certain
3 range of trees. There would be quite a bit of activity and if they found where they need to do
4 work they will send letters. They have sent letters to some of the people where they had to do
5 some work. They notified people where they wouldn't have power on a certain day for a couple
6 of hours because they did find something.

7
8 Village President Meyers-Martin believes that our Liaison to ComEd should be notifying the
9 Village of what is going on. She stated that even though letters were sent not everyone got them.

10
11 Administrator Mekarski stated that we could invite Bonita Parker to a Board Meeting or to a
12 Work Session. Village President Meyers-Martin stated that would be a good thing to do.

13 **Motion by Trustee Gibson, second by Trustee Hudson to waive First Reading and adopt in**
14 **Second Reading Ordinance #2014-14 – An Ordinance authorizing renewal of the**
15 **Aggregation Program for electrical load (NIMEC Electrical Aggregation).**

16 **Roll Call: Ayes (5-0) Motion Carried.**

17
18 **“Coffee with the Village President” the Second Saturday of Every Month – Village**
19 President Meyers-Martin stated that “Coffee with the Village President” is coming up on April
20 12th. It is held on the second Saturday of every month from 8:30 A.M. to 10:30 A.M. It is very
21 informative. Village President Meyers-Martin always enjoys having that conversation. This
22 month it is sort of in conflict with the Volunteer Appreciation Reception which is April 12th at
23 the Country Club. The members of our Boards and Commissions are invited to come to the
24 Country Club and have brunch. It is a lovely event. It is scheduled for 10:00 A.M. on Saturday,
25 April 12th. The food is very good. We have musical entertainment and awards. This year we will
26 be giving awards for businesses that have been nominated here in the Village of Olympia Fields.
27 There are two Business Awards. She is very excited about that. This is the first year in doing
28 that. The nomination form is in the Village's Newsletter, as well as at the local businesses, and at
29 Village Hall. The deadline for submitting the nominations has been extended to March 28th. The
30 Business Awards is being put on by the Economic Development Committee.

31
32 **UNFINISHED BUSINESS:**

33
34 **Volunteer Appreciation Reception –** Trustee Gibson stated that the Volunteer Appreciation
35 Reception is hosted by the Community Relations Commission of which she is the Liaison. It will
36 be held on Saturday, April 12th. Registration begins at 9:30 A.M. She stated that R.S.V.P. is very
37 necessary. She would like people to R.S.V.P. to the office. Otherwise people come and they get
38 upset because they don't have name tags for them. They have entertainment and the food is
39 wonderful. They will be awarding gifts to each person who is a member of a Committee or a
40 Commission and to the Homeowners Associations Officers only.

41
42 **James & Sons –** Trustee Gibson inquired of Administrator Mekarski what the disposition is of
43 our concern about James & Sons operating a Pawn Shop. Many residents now that they have had
44 an opportunity to go to John's American Bar & Grill notice the Pawn Shop next door. They don't
45 think it is a good fit. They are operating that without permission. She stated that when the Sign
46 Commission approved their Petition they were told they did not want “Pawn Shop” listed on the
47 marquee. Trustee Gibson is a member of the Sign Commission. They had promised that if they

1 take in any pawn things they will not be in the front of the store. That is not what is happening.
2 Trustee Gibson would like to know what we are going to do about it.

3
4 Administrator Mekarski stated that we can send a violation letter to the owners of J&S Jewelry.
5 Administrator Mekarski along with the Village President and John McDonnell the Building
6 Commissioner met with John Sunderland and the Manager of the retail operation. We expressed
7 our detailed concern. Mr. Sunderland had asked for 30-days to come back with a revision to his
8 Business Plan and a proposed name and signage concept. He recently sent a letter. He is asking
9 for a second meeting to go over his proposal. We are in the process of taking his concerns and
10 suggesting whether they are adequate to remedy the situation or he has to go further.

11
12 Village President Meyers-Martin stated that she is always suspect with the conversations that
13 they have had with them because they weren't frank from the very beginning. She is holding her
14 opinions about what is going to happen with them to the second meeting. They have agreed not
15 to put "Pawn" on their signage. They want to put something else which she doesn't like. It is
16 going to be a matter of negotiation with them. According to Mr. Sunderland his business would
17 not survive if he is not allowed to do that type of business in some way, shape, or form.

18
19 Trustee Gibson stated that she understands that he may not be able to run his business, but it is
20 not something that we like and it should not be here.

21
22 Village President Meyers-Martin stated that Mr. Sunderland knows that. Trustee Gibson doesn't
23 know why John Bizios is not concerned about it. It is not a good fit when people come to his
24 restaurant.

25
26 Village President Meyers-Martin stated that we are adamant that he needs to cleanup that space.
27 It is not compatible with the image of the Village and the image of that plaza. Since John Bizios
28 is broadening his customer base you have Mayor's coming to the restaurant, you have elected
29 officials, you have residents from other towns and you don't want them looking at that space.

30
31 Trustee Waite inquired whether it would be better if the space was dark and empty with a "for
32 rent" sign on the window. He believes that John Bizios has a bigger vested interest in that space
33 since it is right next door to his restaurant and next door to his brother's Fresh Market. He
34 believes that he would have some concern about the ambience of a Pawn Shop. The exercise
35 business is pretty successful. The parking lot is full and there is no place for the customers to
36 park now.

37
38 Village President Meyers-Martin stated that we will be having a second conversation with them.
39 We know that for some residents it is a concern in terms of the aesthetics of that store. After the
40 second conversation they will have a clearer picture of what will happen with that space.

41
42 Trustee Gibson stated that her main concern is that it is not there with Village approval and we
43 have to approve what is there. He went ahead and did it without approval. She believes that
44 something should be done about that.

45

1 Village President Meyers-Martin stated that we pulled the Minutes from when he approached the
2 Board about what was actually going to be in that space. After the second meeting we will have a
3 clearer picture of what is going to go on at that space.
4

5 **NEW BUSINESS:**
6

7 **Enhancement Organization’s Annual Meeting** – Trustee Gibson stated that the Enhancement
8 Organization held their Annual Meeting last Wednesday, March 19th. She congratulated Trustee
9 Hudson who was elected as President of the Enhancement Organization for the next four-years.
10 (There was a round of applause). She would like to recruit the people that have not paid their
11 \$15.00 Family Yearly Membership to the Enhancement Organization. They do various
12 wonderful things with their funds. At the Annual Meeting they awarded \$125.00 to Diversity,
13 Inc. They awarded \$250.00 to the Good Shepard School for Autistic Children and \$150.00 for
14 the MOF Baseball League. They have Scholarships that go to students at Prairie State. Trustee
15 Gibson stated that when there are requests from District 227 High School Groups we joyfully
16 entertain funds for them. It is very important. It is a part of the Village. It is only \$15.00 a year
17 per family to be a member.
18

19 **Congratulations to Tim Bradford** – Village President Meyers-Martin stated that she wanted to
20 congratulate Tim Bradford. He is the President of our Park District Board. He was just elected to
21 the Chicago Metropolitan Water Reclamation District. Mr. Bradford is the first south suburban
22 official elected to that membership. It is very important that we have representation from the
23 south suburbs on the MWRD.
24

25 **Diversity, Inc. Dinners** – Village President Meyers-Martin stated that the Diversity, Inc.
26 Dinners are coming up on April 24th. She stated that if you have never participated in that she
27 recommends that you host a dinner or attend a dinner. The orientation is coming up very soon.
28 The information is on the counter in the lobby. There is still time to sign-up to host a dinner. All
29 you have to do is provide the space for the dinner. They provide you with all of the food and
30 your guests. It is a wonderful experience. It has been going on for a very long time. Village
31 President Meyers-Martin stated that she is hosting a dinner this year and she is looking forward
32 to it.
33

34 **RESIGNATIONS AND APPOINTMENTS:**
35

36 Village President Meyers-Martin stated that she did not have any Resignations or Appointments
37 this evening.
38

39 **ADJOURNMENT:**
40

41 **Motion by Trustee Gibson, second by Trustee Nale to adjourn at 9:30 P.M.**

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

43 **Respectfully submitted by Faith Stine.**
44
45
46
47