

1 overall service territory. She has a great working relationship with the staff and they keep her
2 very busy. She stated that as they have worked together they have identified quite a few things
3 that will continue to improve your reliability.

4
5 Mrs. Parker stated that in 2011 we enacted some legislation referred to as the “Energy
6 Infrastructure Modernization Act.” That provided them with the financial predictability to be
7 able to make many of the enhancements that you will hear about tonight. They have been making
8 those enhancements since 2011. In addition to those enhancements they are also looking to
9 modernize their grid. There were portions of their system that were way to antiquated to be able
10 to handle things like Data Centers, or some of the manufacturing companies that have really
11 sensitive equipment that can’t really handle any of the blips within their system. After hearing a
12 lot of their customers concerns over many years, they began to put forward legislation that would
13 allow them to make these enhancements. The second leg of that enhancement includes the roll
14 out of Smart Meters.

15
16 Mrs. Parker stated that with regard to the frequency of outages, everyone took a little bit of a blip
17 because of the horrible storm we had June 30th through July 4th, 2014. The Village of Olympia
18 Fields averages at about two. That means that on average every customer experienced two
19 outages. They know that every customer didn’t have two. Some had one. Some had three. The
20 average came to two. It takes about an hour and a half for ComEd to restore folks in the Village.
21 During the storm it was bad. It was about 10-hours on average that it took ComEd to restore
22 power. The largest driving factor behind the Village’s interruptions has been weather related. In
23 this Village there are a lot of trees that ComEd has to deal with.

24
25 Mrs. Parker stated that some of the enhancements that they have made is they have installed a
26 “Distribution Automation.” It is a device they can put on their lines. It allows ComEd to close
27 the circuit off at the point where any kind of contact came into play on a circuit. A circuit usually
28 carries 800 to 1,000 customers. It allows ComEd to close off the section where the interruption
29 took place, reroute everyone else on that circuit to another circuit temporarily until they are able
30 to make their restorations. It gives them the intelligence to know exactly where that point of
31 contact is. The biggest benefit is instead of all of those 1,000 customers being out for the
32 duration of time to repair it; maybe 800 or 700 depending where that contact took place will be
33 out.

34
35 Mrs. Parker stated that ComEd has installed quite a bit of “Spacer Cable.” She stated that Spacer
36 Cable is a heavily coated cable that is more resilient to tree contact. The trees that come in
37 contact with their lines, it blows a fuse and it opens it up and everyone is out of power. The
38 Spacer Cable has a hard covering on it. If a tree touches it or comes in contact with it, it won’t
39 knock the circuit out. It is not strong enough to handle a very mature tree that decides to topple
40 over on it. It will handle some of the limbs. She stated that they saw within the Village there are
41 a couple of areas where there was a lot of tree contact. They have installed a total of 7,000 feet of
42 Spacer Cable benefiting a little over 1,000 customers. They have replaced a lot of cables. She
43 will get a copy of the presentation to Administrator Mekarski for distribution. She has to get
44 approvals first. Mrs. Parker apologized for not having the handouts for tonight. In three different
45 sections they have installed or replaced underground cable. In one section they have treated it.
46 Mrs. Parker stated that treating it gives ComEd the capacity to extend the longevity of the cable
47 in a non-invasive way. She stated that with the treatment they can inject a gel that will reseal the
48 cable that is underground. Over time water and everything starts getting through to the cable and

1 that causes erosion on the covering. That is where you have cable faults. They were able to treat
2 a section in that way. ComEd is in the process of inspecting over 835 poles in the Village. If they
3 need to replace them they will. If any have a slight lean they will reinforce them and straighten
4 them back up. They are doing a tremendous amount of tree trimming. They will continue to do
5 that through the end of the year.

6
7 Mrs. Parker stated that Smart Meters will be deployed in this area closer to 2017. They started
8 the Smart Meters in a small, controlled pilot area. Once they worked out the kinks and realized
9 all of the benefits, they began to roll them out in a contiguous fashion. They speak to each other
10 through radio waves. Right now they are in the Blue Island, Crestwood, Cal Park area. They will
11 slowly continue to grow south. Once they get the entire network in place for the Smart Meters
12 you will no longer have to dial 1-800-Edison One and tell us that your power is out. The Smart
13 Meters tell them when someone is out of power. It will give you the opportunity to look at your
14 data in half hour intervals so you can make better decisions with how and when you are using
15 your electricity and it will eliminate estimated bills. They will be getting all of the reads directly
16 into their office. They no longer rely upon a manual meter reader to go out there and read stuff
17 and maybe skip it, and create estimated bills which sometimes cause problems.

18
19 Mrs. Parker stated that they recognize that technology is growing. They see it by the amount of
20 people that are connecting with ComEd through text messaging, Facebook, and some of the other
21 social media venues. They have created several apps that allow people to interact with ComEd.
22 You can sign-up for two-way texting and text ComEd when your power is out. ComEd will give
23 you regular updates on the status. You can download their mobile app and send ComEd outage
24 alerts, and get crew status, pay bills, and do all kinds of things. They have a wonderful outage
25 map for customers and a separate one that delves deeper for Municipal usage. They are on
26 Facebook, Twitter and everything else.

27
28 Trustee Pennington stated that it would have been nice if we had some materials to track along
29 with you. He stated that perhaps Mrs. Parker can get that to us at her earliest opportunity. Mrs.
30 Parker stated that you will get it before the end of the week. Communications didn't give her the
31 quick sign-off that she thought they would.

32
33 Trustee Waite stated that a few years ago you decided that nuclear energy wasn't as good as
34 what you thought it ought to be and started moving away from it. Now all of a sudden you are
35 back reopening all those Nuclear Plants. He stated that we, as citizens, paid for those plants once.
36 He stated now we are paying for them again as you rehab them.

37
38 Mrs. Parker stated that the Nuclear Plants are owned and operated by our parent company,
39 Exelon. Trustee Waite stated that he knows how ComEd manipulated those funds and worked it
40 out so they were owned by a separate place where they supplied it as a separate contractor.
41 Trustee Waite is trying to understand why somebody decided after all those Nuclear Plants were
42 bought and paid for you didn't need them any longer. Mrs. Parker stated that ComEd is a
43 subsidiary of Exelon. She doesn't have the answers. They are a delivery company. The only
44 thing ComEd focuses on is delivering energy to the in users. Exelon, their parent company, owns
45 delivery companies like ComEd. They own energy companies. They own Nuclear Plants. They
46 own a lot of the other energy related commodities. She doesn't have the intelligence to answer
47 his question. Mrs. Parker stated that she will be happy to research that with some of the folks
48 over at Exelon and see if they can give her some answers.

1 Trustee Waite stated that it would be interesting to have the answer. It seems like that's the way
2 the utility companies have manipulated the supply of electricity and so forth, is to set it up in
3 separate companies that are subsidiaries of the holding company. He doesn't know why you are
4 doing that. Mrs. Parker stated that she will check with some of the representatives at their parent
5 company and see if they can give her some intelligence on why the parent company decided to
6 have various subsidiaries. She can answer questions on ComEd. She stated that ComEd focuses
7 on delivery. The energy and some of the other aspects of what Trustee Waite is referring to is out
8 of her league.

9
10 Administrator Mekarski stated that Bonita Parker works with the Management and Finance
11 Committee with all of the Village Managers on customer service, delivery, emergency
12 operations, system improvements, and capital improvements. That is what we were trying to
13 concentrate today's report on. Bonita may not have the answers on the corporate structure of
14 ComEd. Administrator Mekarski knows the Board has a number of questions. He met with
15 Bonita for about two-hours to go through in detail every single outage in the Village, the reason
16 for the outage, and the amount of time it took to come back on, and how ComEd was using that
17 data to schedule capital improvements so those outages don't repeat again. He knows that
18 Trustee Waite was interested in their policy on LED's. He discussed that with Bonita at the
19 meeting and she is prepared to answer that. Administrator Mekarski stated that if Trustee Waite
20 wants to phrase a question about their policy on converting Commonwealth Edison light bulbs
21 that we pay electricity for but it is under their auspices to LED, she would be prepared to answer
22 that.

23
24 Trustee Waite stated that we have an interest in converting all of our electrical lights to LED's so
25 that we don't have to pay ComEd for as much electricity. He stated that ComEd doesn't seem to
26 want to help us do that.

27
28 Mrs. Parker stated that for the Village owned lights, as soon as the Village converts over to LED
29 lights there are documents that ComEd would need that describes what type of LED lighting they
30 are, where they are located, etcetera. ComEd will compare that to what they have on their
31 records and begin to make those adjustments immediately. A little further down the road you will
32 have the capacity to take advantage of Smart Street Lighting. That will give you the capacity to
33 turn down, turn up and be able to know more instantaneously whenever there are outages or any
34 kind of problems. That is something you can explore once you get the Smart Meters in this area.
35 Once she gets the listing of the Village owned LED Lights they will begin that process.

36
37 Mrs. Parker stated that with regard to the ones that are ComEd owned the process goes a little bit
38 slower. They can begin to identify block by block what it is or where you are targeting, and how
39 you want to do it. They can certainly do it.

40
41 Trustee Waite stated that our goal is to pay ComEd less. He stated whatever facilitates that. We
42 don't need a lot of excuses or anything for making that happen. One excuse he doesn't like to
43 hear is "Well, we just don't move as fast as most people would like us to move."

44
45 Mrs. Parker suggested that we start with the Village owned lights. She stated that she is not
46 giving excuses. She is being honest. Mrs. Parker stated that she is telling you the truth and the
47 process.

48

1 Trustee Waite stated move with every single light bulb one at a time and have a weekly report.
2 We just converted out 50 light bulbs this week. We saved x number of dollars in electricity.
3 Trustee Waite was trying to figure out how much the Village saved over at the Metra Lot by
4 converting all of those bulbs to LED's. He can't seem to get bills that you can compare. How do
5 you understand what is going on over there?
6

7 Mrs. Parker stated that perhaps she and Administrator Mekarski could have a follow-up meeting
8 and he can show her the area that Trustee Waite is referring to. She wants to make sure that
9 ComEd has them reflected as LED's and what type. Some of the pre-work we can do in advance.
10 Mrs. Parker stated that she would be happy to take a look at that.
11

12 Trustee Waite stated that we seem to have the bills but when he looks at the bills they seem to be
13 written in Chinese.
14

15 Village President Meyers-Martin stated that Bonita is saying that she will have a follow-up
16 meeting with Administrator Mekarski and bring some clarity to the information that we have
17 received thus far, and then any future billing that we may receive. Mrs. Parker stated yes, she
18 would be more than happy to do that.
19

20 Trustee Hudson inquired of Mrs. Parker as a deliverer of service, will it ever be where
21 Commonwealth Edison will give you any kind of credit for all of the things that you lose.
22 Trustee Hudson stated that her lights were out for five-days. It was the holiday when we were
23 having a big function. She lost a lot. When she sent them the receipts they said, "No way." She
24 inquired of Mrs. Parker whether or not they will ever come to the point where they will be giving
25 anyone credit if your power is out 10-days. Will they ever come to something, because this is a
26 service that they deliver, and that they have not turned your lights back on? She stated that she
27 was the last group of people that got their lights turned back on in that 2014 storm.
28

29 Mrs. Parker stated that typically the instantaneous claims that they honor are certainly the ones
30 where ComEd has caused a problem. If they are out here working and they cut a wire and you
31 are out for x number of days and you lose stuff, that is clear negligence on their end and they
32 definitely take responsibility for those. The storms are bit more subjective. The answer right now
33 is no, they typically don't because it is not something that ComEd caused or that they have
34 control over. They get people up as quickly as they possibly can. There have been isolated
35 incidents where if the storm ended up causing a scenario where their crews were negligent in
36 some kind of way and they compounded the situation, there have been isolated incidents where
37 they would honor claims. The general rule is no because ComEd doesn't have control over the
38 weather systems.
39

40 Trustee Pennington inquired of Mrs. Parker whether or not there is a particular section of the
41 Village that has more frequent outages than the other.
42

43 Mrs. Parker stated that she is glad that he asked that. There have been areas where they saw what
44 they call "Pocket Reliability Issues." During the course of the year they have a group of
45 engineers whose full time job is just looking at the performance of their system. When they see
46 areas where ComEd has chronic outages, as an example, the area where they are putting in
47 Spacer Cable. They saw that they kept having tree related incidents. In addition to doing

1 aggressive tree trimming, they installed Spacer Cable in that area to avert some of the
2 opportunities for more trees related outages.
3

4 Trustee Pennington inquired of Mrs. Parker whether or not she could identify the area where they
5 are currently placing the Spacer Cable. He inquired whether it was the east side of the Village or
6 the west side of the Village.
7

8 Mrs. Parker stated that the area where they are putting the Spacer Cable is one section around
9 Park Street. It is in the St. James Hospital area. It would benefit 39-customers. The other one will
10 benefit about 944-customers. It is near Westwood Drive and Park Street where they start to
11 intersect and Norwood is on the back end of it. Mr. McDonnell stated that is Suburban Woods.
12

13 Village President Meyers-Martin inquired of Mrs. Parker if that is where ComEd is placing the
14 Spacer Cable now. Mrs. Parker stated 4500 feet of Spacer Cable in that area.
15

16 Administrator Mekarski stated that this is one of the reasons why John McDonnell and Reginald
17 Ford our Code Enforcement Officer are so conscientious about issuing pink slips or violations
18 for folks that have dead Ash Trees or any kind of tree in their rear yard, especially the Ash Tree
19 because they get so brittle and in any kind of winds they can come down on the power lines. He
20 stated that a lot of residents might not understand how a tree way back in their backyard is going
21 to hurt anything. They just marked four trees this week in one neighborhood just for that
22 purpose.
23

24 Mrs. Parker stated that when she looks at the nature of causes of interruptions in Olympia Fields,
25 by far the largest category is weather related. The second largest category is trees. The
26 equipment is good. It is just the forces of nature that seem to wreak havoc.
27

28 Trustee Hudson stated that there are some areas that have overhead lines. You mentioned what
29 ComEd is doing underground. Is there any thought maybe there should be underground
30 everywhere? The trees wouldn't fall on the lines if they were all underground.
31

32 Mrs. Parker stated that this gets into a legislative issue. ComEd is regulated by the ICC. The ICC
33 mandates that ComEd do everything at the least possible expense. Whatever they do ends up
34 being distributed amongst all of their rate payers. They scrutinize ComEd. They make sure that
35 everything ComEd does they do as cost efficient as possible. There have been a few isolated
36 incidents where ComEd has been able to convert overhead to underground. They had to show a
37 really bad track record. It had to be tons of outages and ComEd tried everything else. They tried
38 Spacer Cable and all of the other things that ComEd knows within their control to change, and
39 none of that works and they really need to go underground. Then they sparingly will approve it.
40 She stated that for the most part they hold ComEd to the fire of doing everything for the least
41 possible expense, because that expense ends up being absorbed by all of us as customers. She
42 stated that is a good question though.
43

44 Village President Meyers-Martin inquired whether or not anyone in the audience had any
45 questions for Mrs. Parker. Although there were members of the public in the audience, no one
46 wished to ask any questions.
47

1 Administrator Mekarski stated that Bonita has agreed to come in and talk to our Department
2 Heads, Chief Krull, John McDonnell, and Reginald Ford about emergency operations and some
3 of the improvements they are doing with the Emergency Operation Center, as well as a better
4 and easier software E-outage for the Village to look at for reporting of outages so we can better
5 inform our residents, or take special provisions especially with the police department to handle
6 individuals in need. ComEd keeps a listing of any residents that are on medical equipment that
7 needs to be prioritized for the electricity to come back on which would interfere with their well-
8 being. Mrs. Parker stated that is true.

9
10 Village President Meyers-Martin stated that there was a contractor that was contracted by
11 ComEd to do work in the Village. They did it sort of during the wintertime. They have not come
12 back to restore those areas where they were doing the work.

13
14 Mrs. Parker stated to have Gladys send her an email and she will get landscape out right away.
15 Mrs. Summer stated that they have started. They did her backyard this week.

16
17 Mr. Mac Daily stated that their automated system for reporting outages, and the care that you
18 give us, and the consideration in restoring that power promptly and informing us, it works very
19 well. He doesn't live in Suburban Woods. He is adjacent to it. There are a lot of trees. It is a
20 wooded area and stuff happens with the trees and power lines. The minute the power goes off
21 and he is aware of it he calls and deals with the automated system. He stated that before you
22 know it, they are either getting back to him to give him an estimated time when it will be
23 repaired or the lights come back on. Mrs. Parker stated thank you very much. Mr. Daily stated
24 that it works very well. Mrs. Parker stated good.

25
26 Mr. Daily stated that the Chief was at his house once and he showed the Chief something about
27 the trees that was causing trouble back during that storm. He has since learned from ComEd that
28 they will remove storm damage from the power lines, but they won't take it away. Mrs. Parker
29 stated that is true. Mr. Daily stated that is the property owner's responsibility. Mrs. Parker
30 thanked Mr. Daily. She stated that it is nice to hear good news. Mrs. Parker stated that she and
31 Administrator Mekarski will remain connected at the hip and get as many of these answers taken
32 care of as possible. She will reach out to some folks at Exelon and get Trustee Waite's nuclear
33 questions answered.

34
35 **Water in Yard** - Mrs. Anne Summer stated that she resides at 2432-207th Street. Her property
36 backs up to Sergeant Means Park. She has resided in the Village for six-years. The house next
37 door to her has a sump pump that pumps in the direction of her yard. She filed a complaint four
38 or five-years ago about that yard. Now she has a cesspool on the right side of her house. Mrs.
39 Summer provided photos to the Board. Her lawn service cannot cut the grass because there is too
40 much water. The people that are getting paid to cut the other people's yard couldn't get it cut
41 because of the water. The water is worse this year than ever. In the color picture you can see
42 where the water is going up in an angle to their yard. The sump pump pipe is pumping in the
43 direction of her yard. The house next door is vacant. There was a pool next door at one time. She
44 doesn't know who allowed those people to direct their sump pump so it wouldn't pump to the
45 pool. It pumped around the pool and that is why it is coming to her house. It needs to be fixed.
46 The water cannot be allowed to continue to build on her side. She put a ton of "Bug B Gon"
47 because the mosquitoes will be coming.

48

1 Administrator Mekarski stated that Mr. Landini our Public Works Director will look at it. If
2 necessary we will get an inspection by our engineer. They will report to Mr. McDonnell. Mr.
3 Ford, if necessary, would go through property maintenance, compliance, Code Enforcement
4 issues. Mr. McDonnell is taking copious notes. Mr. McDonnell will be reporting to Mr. Landini.
5 He stated that we get complaints like this all the time where people misdirect their sump pumps.
6

7 Mrs. Summer stated that if you look at the picture the pipe is coming straight across their yard.
8 Administrator Mekarski stated that they can't trespass on your property with their flood water.
9 Mrs. Summer stated that the pipe stops right at her yard which means the water flows into her
10 yard. Mrs. Summer stated that when she came four or five-years ago whoever was in charge of
11 Public Works at that time came out and looked at it. The answer she got was the water needs to
12 go to the lowest point. If her water goes straight out the back then his water should go straight
13 out the back.
14

15 Administrator Mekarski stated that it clearly sounds like a violation. Mr. McDonnell will
16 coordinate with our Public Works Director and our engineer if necessary. If it requires Code
17 Enforcement it will go through Mr. McDonnell's personnel, Reginald Ford. Administrator
18 Mekarski stated that we handle these all the time and we will be happy to address it.
19

20 Mrs. Summer stated that the house has been empty for almost two-months. The sump pump is
21 running though.
22

23 Village President Meyers-Martin inquired of Mrs. Summer whether or not when she first started
24 having this issue the house was occupied. Mrs. Summer stated yes. The lady had three kids in
25 college and she really did not want to put pressure on her. At this point Mrs. Summer has more
26 water than she ever had in the whole five-years.
27

28 Village President Meyers-Martin thanked Mrs. Summer for coming in and bringing this to the
29 Board's attention. She encourages people that if they have not received satisfaction by filing a
30 complaint then this a good place to come. Mrs. Summer stated that when she called, she was told
31 that she could talk to the Village President on Saturday morning to find out if anything has been
32 done. Village President Meyers-Martin stated that she will be at Village Hall on Saturday.
33

34 Trustee Byrd stated that the President of that Homeowners Association is sitting right there in the
35 white shirt. You could talk to him also about this. Mr. McDonnell stated that she really only
36 needs to talk to him. Village President Meyers-Martin closed Communications & Petitions at
37 7:40 P.M.
38

39 **CONSENT AGENDA:**
40

41 A. **Recommendation for Payment of Invoice #1465.1 to Performance Pipeline, Inc. for**
42 **work completed in connection with the Graymoor Subdivision, Lateral Line**
43 **Rehabilitation Non-USACE Funding (Project 12-677.04) in the amount of**
44 **\$67,500.00** – Village President Meyers-Martin stated that the Consent Agenda is the
45 portion of the Agenda where we actually do not need to go into any discussion area. It is
46 sort of a routine item. That is item 5(A) which is a recommendation for payment of
47 Invoice #1465.1 to Performance Pipeline, Inc. for work completed in connection with the

1 Graymoor Subdivision, Lateral Line Rehabilitation Non-USACE Funding (Project 12-
2 677.04) in the amount of \$67,500.00.

3 **Motion by Trustee Pennington, second by Trustee Gibson to approve Consent Agenda,
4 Item 5(A).**

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

6
7 Trustee Pennington stated that Performance Pipeline is doing an excellent job in Graymoor. They
8 have been on the project since day one, early March. It is coming along very, very nicely.
9 Village President Meyers-Martin stated good. She is glad to hear that. Administrator Mekarski
10 stated excellent.

11
12 **FINANCE:**

13
14 Trustee Byrd stated that he has no Formal Report this evening.

15
16 **Motion by Trustee Pennington, second by Trustee Gibson to amend the Agenda to bring a
17 Representative from the South Suburban Land Bank up for a brief PowerPoint
18 Presentation.**

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

20
21 **REPORT OF VILLAGE ADMINISTRATOR:**

22
23 Mr. Russ Rydin stated that he is the Executive Director of the South Suburban Land Bank. The
24 South Suburban Land Bank is an Intergovernmental Agency. They are a unit of local
25 government that is made up of member Municipalities. They just added Lansing. They are up to
26 16 member Municipalities. They encompass southern Cook County and Will County. They only
27 work in areas at the invitation and approval of that Municipality. If the Municipality doesn't
28 want them to work there, they don't work there. They work at the pleasure of the Municipality.
29 Their specialty is bank and property; distressed property bank-owned, blighted or abandoned
30 property. That is their specialty. That is all they work on. They don't have a lot of staff and other
31 layers that they go through. They are able to do things very quickly, whether it is acquiring
32 something or fixing something up.

33
34 Village President Meyers-Martin inquired of Mr. Rydin if he could tell the Board how they work
35 in conjunction with the Land Bank in Cook County.

36
37 Mr. Rydin stated that is a good question. Cook County has its own Land Bank that is setup
38 through a County Motion. They can work Countywide. Mr. Rydin stated that they overlap some
39 areas with the County so they talk to them frequently about what they are doing. They tend to
40 defer to the South Suburban Land Bank in areas that are overlapping. There is such a need in a
41 lot of the areas that they are both working on projects in Chicago Heights or Dolton, or areas like
42 that. The South Suburban Land Bank has a very close relationship with their Municipalities.
43 They work at their direction. The County Land Bank is a little different. Their Board is
44 constructed differently. They would work with you probably through a Memorandum of
45 Understanding or something like that. He stated that we are directed through our Board
46 Members, which each of our communities gets a Board Member and appoints one. We are
47 directed completely by the local government and the desire for us to work on something or not
48 work on something. They work very closely with Cook County. He talks to them at least weekly.

1 They share their legal team so they have some efficiency there. They have a lot of the same
2 Grants and a lot of the same kind of abilities and things they work on.

3
4 Mr. Rydin presented a PowerPoint Presentation. He stated that Land Banks are a unit of
5 government that addresses in some way abandoned or vacant property. It is really redeveloping
6 property. It may not necessarily be abandoned or vacant. It needs some kind of help. The Land
7 Bank can come in and assist properties. There are a bunch of Land Banks that are starting
8 throughout the country. The ones in Michigan and Ohio have been very successful. In Illinois it
9 is a little different. They don't have State enabling legislation. They have had to do everything a
10 little bit more clumsily than some of the other states. They are working through it. Land
11 Banks deal with property. Usually Municipalities are pretty bad at doing that. You don't want it
12 on your books. You don't want to deal with vacant property, or talk about a property next to
13 somebody that is vacant that is probably bank-owned that nobody can kind of deal with. Those
14 are the things that they specialize in. Everything that they do is directed by their local Board
15 Member and their local Board is made up of their members plus a couple of expert directors. It is
16 very much in tune with what you want done. They don't work on anything that the Village
17 doesn't want them to. If the local rep says, "No, we are not interested in that," that is where it
18 ends.

19
20 Mr. Rydin stated that if they are selling a property they are getting the okay from the Village. It
21 may not be through the Board level but through the Board Rep. There are no fees or costs. There
22 is no financial liability to the City. They are a separate organization. They are a unit of
23 government so they have to go through procurement and everything like that. They have a
24 simpler process than what you have at the Village level. When they acquire they go through that
25 local person. They make sure that it is something the Village is interested in. It is the same thing
26 when they dispose of a property. He stated that because they are a unit of government they can
27 hold it tax exempt. They have the ability to clear back taxes.

28
29 Mr. Rydin stated that they are about two-years old. They had funding for about a year. They have
30 gotten about \$3,500,000.00 of funding, plus another \$1,500,000.00 worth of properties and other
31 donations and Grants. They have been able to raise about \$5,500,000.00 maybe more than that.
32 Through their communities they don't really say each community gets x dollars per population.
33 They work with who is active with them. They can say if we don't have an active project with
34 you now they are going to have one at some point. Maybe it is later on. They don't have any
35 quotas or anything with their funding. They hope it spreads out evenly over time. They work on
36 both residential and commercial properties. In the discussions they have had here it is really
37 around the TOD and Metra Redevelopment. That is something that they are specializing in. In a
38 lot of their communities there are a lot of underdeveloped Metra Stations in the southland. That
39 is something they are being very mindful of, trying to assemble land and being able to effect
40 development. In areas like Hazel Crest, Oak Forest, and Dolton, they have TOD properties that
41 they are looking to actively redevelop. That is something that in that development community
42 they are telling them to look at what they are doing and give them feedback. That is something
43 that they would hope to bring here. He stated that with the Enterprise Funding that would be in
44 conjunction with that. They are using that funding in a couple of other towns that they are
45 working in. It would be a great fit.

46
47 Mr. Rydin stated "Acquisition Methods," they acquire all kinds of properties. It is up to the
48 Municipality on what you want them to work on. They get them from Tax Sales, donations,

1 Municipalities, and open market. They have gotten them from banks. They have gotten them
2 from private individuals. They get property from virtually any source.

3
4 Mr. Rydin stated that “Disposition,” it is locally determined. They are not selling to somebody
5 you don’t want us to. They are not selling something for a Commercial Use when you want
6 residential. They don’t bypass any zoning. He stated that all stays with the Village. They don’t
7 get involved with permitting or anything like that. Their Board has taken a position where a lot
8 of Land Banks will kind of wholesale property where they will just kind of turn it over to a
9 developer or somebody. This is more on the residential side. Their Board has said that they want
10 to be active in the rehab and actually improve the property so that when they sell them they sell
11 them up here and not down here, and don’t create low comps and things like that. They are
12 hoping that kind of affects some of the market trends and provides some comps in some of our
13 more challenged areas, where rehabs will then be something that you can get an Appraisal on or
14 have some value that is created there.

15
16 Mr. Rydin stated that they get funding from a lot of different sources. The Attorney General’s
17 Foreclosure Settlement is their biggest source, but also IHDA. They have private bank funding
18 which is going to help them do housing rehabs. They have another initiative they are working
19 with with another bank that will provide some similar funds on commercial property. They are
20 mindful that this is a difficult environment to get funding. There are not a lot of sources out
21 there. The Land Banks in other states have revenue streams that they get directly through their
22 legislation. We don’t have that yet in Illinois. They are trying to be creative and bring in the
23 private banking community as much as they can. Let’s get some of their money to work on some
24 of these projects instead of taxpayer money, or Federal Money, or other things. They are trying
25 to be mindful about that. They have been very successful about getting funding and getting a lot
26 of properties.

27
28 Mr. Rydin stated there is our membership to-date. They generally go wherever they are requested
29 and invited. They don’t do a lot of marketing. They do a little bit. They grow as needed. Their
30 footprint is southern Cook and Will County. They are happy to work anywhere in that footprint
31 or beyond. They started with Oak Forest, Park Forest, and Blue Island originally as a Pilot
32 Program. They have grown considerably since.

33
34 Mr. Rydin provided examples of some current properties. There are some single-family homes, a
35 condo, and a commercial property in Oak Forest. It is in their TOD. It is in an area that they are
36 working with the Village there to redevelop and bring new housing into that area.

37
38 Mr. Rydin stated can Land Banking be effective? There are studies out there. Generally,
39 properties that have Land Bank involvement were much more successful than properties that
40 don’t. Land Banks have to do something. They are project-oriented. They are going to see it
41 through to the end. They have requirements based on their funding and where they get
42 properties. If they sell a house to somebody they have to provide evidence that that was a
43 homebuyer. If it wasn’t a homebuyer they have to say why they couldn’t get a homebuyer. They
44 have to provide information that they are doing the right thing with the homes. If they don’t
45 rehab it they have to provide evidence that someone is rehabbing it. They tend to monitor things
46 much differently. It helps because they are very mindful of who they are ultimately selling to.

47

1 Administrator Mekarski stated that one of the things that we are most interested in for the Land
2 Bank is to advance our Town Center Plan. We spent almost two-years crafting a Town Center
3 Plan that is consistent with this Village's vision. There are some bank-owned properties, key
4 parcels, the A Unit Condominium Complex right in the heart of our Metra Facility, and south of
5 the Olympia Club is the Olympia Club Condos. There is a 10-acre tract on Vollmer Road at the
6 corner of Vollmer and Kedzie that is being sold by Delaware Bank. He stated that both of those
7 banks for the last few years have been sending possible purchasers for those lands to bring
8 projects to the Village that are inconsistent with our current Plan. John McDonnell can testify to
9 this. This will allow us to not utilize Village tax dollars, but Land Bank Dollars to buy those
10 from the bank and taking that bank pressure away. The banks at times have been selling these
11 properties at essentially pennies on the dollar.

12
13 Administrator Mekarski stated that there are four benefits for the Village to consider the Land
14 Bank specifically for the Town Center. This will allow the Village to comprehensively rezone
15 the area. Today he sent a Memorandum to the Village President and the Board of Trustees on an
16 Application we are asking for technical assistance, a Grant, for comprehensive rezoning. The
17 PUD's that are out there right now are not consistent with today's market. Some of the plats that
18 were set over the years, especially on The Coves property don't make any sense consistent with
19 what the vision of this Village is. He stated that by acquiring those parcels and letting the Land
20 Bank hold it, it allows the Village to go back and working with the Comprehensive Plan that you
21 have adopted to rezone the parcels. That is the first thing that will take place. The second thing is
22 this allows the Village to take control of the property. The third thing is this will allow
23 development consistent with this Village's vision. The fourth, it helps us reestablish a base for
24 the TIF (Tax Incremental Financing Plan) which this Board has authorized Teska Associates to
25 proceed with. Right now those vacant parcels do send a Tax Bill to the local governing
26 authorities from the schools to this body. Once the Land Bank purchases one or two of these
27 parcels, they are a non-profit so there are zero taxes. That would become the base year when the
28 TIF would be set allowing the largest amount of increment to be available for incentives for
29 developers. This will give additional dollars to attract the right developer.

30
31 Administrator Mekarski stated that in terms of timing, this is consistent with what we are trying
32 to do with Enterprise Community Partners. They are the non-profit group that we established a
33 Memorandum of Understanding with. They are working with the Village free of charge. It is
34 being supported by some of the same funding that Mr. Rydin receives to help do a market
35 analysis, look for quality Class "A" developers and do a request for proposals to get developers
36 to look at these parcels. He stated that in order to do that we need to buy time. He stated that Mr.
37 Langon, the President of the Homeowners Association was encouraging the Village to get it out
38 of the bank's hands and have the Village buy it. We don't have the resources for the Village to
39 buy it. We have a partner that can buy it which is the South Suburban Land Bank.

40
41 Village President Meyers-Martin inquired of Mr. Rydin that in order to provide some clarity to
42 the Board, if there is a property that you purchase and it is part of your disposition, what
43 happens. How is that disposed of? What is that process like?

44
45 M. Rydin stated that in general, if it is a development piece, when they take it in they want to be
46 able to have a clear path that will help get it to what the Village Plan is. In this case the bank just
47 wants it off their books. In that case they would look to be able to advance that property within
48 the Village's Plan, and then how do we go about doing that. They have a path. There is already a

1 Plan in place there. It is a matter of execution. They are not a planning agency at all. They are
2 more of an execution agency. The first thing they would do is arrange how they are going to
3 purchase it, whether the bank is providing financing, or if it is a donation. They have to work that
4 out. They would immediately go to Enterprise or if this was not one of the Enterprise Projects,
5 they would be looking at Market Studies, what other kinds of things they can get in place to
6 make it attractive to a developer. He stated that if there are back taxes you want to get those
7 cleared off. If you need a Survey, or a Market Study, or some kind of schematics to get some
8 kind of base line per forma to be able to sketch out a project, all of those things they do with
9 development pieces. They are not developers. They are not going to build an 80-unit complex.
10 They can get it as ready as possible for that builder where it is turnkey and ready to go. They
11 would work with the Village if there are zoning issues or things that need to be worked out ahead
12 of time. If you have to re-plat something, all of that would be part of that process. He stated that
13 while that is going on they would be trying to market it. They want people to know it is out there.
14 That would be discussions, emails, Web, anywhere they can kind of market it they would be
15 doing that also. The predevelopment work is what they would be looking to do on development
16 parcels like this.

17
18 Village President Meyers-Martin inquired of Mr. Rydin whether or not as part of their marketing,
19 during that process are they vetting the developer so that they are consistent with what the
20 original vision of that property is used for. Mr. Rydin stated yes. He has a banking background.
21 They have to show that their project makes sense. And that it fits in with what the Village wants.
22 If it is not, it will be a short conversation. They would have to come back with some reason why
23 it can't be. Everybody has to be vetted. He doesn't want to start a development conversation with
24 someone that doesn't have the capacity, and waste a lot of time and money going down that road
25 with somebody that can't do it.

26
27 Village President Meyers-Martin stated that you aren't bringing people here that we would then
28 have to make that determination that they are good or bad and wasting a lot of time when they
29 would not be able to do it.

30
31 Mr. Rydin stated that he has no interest in dealing with folks that don't have capacity and can't
32 do something. They don't have the resources to be able to deal with that. He is happy to say to
33 somebody, "Thanks for the interest, but you just can't do this project." He stated then you move
34 on.

35
36 Administrator Mekarski stated that tonight's action is not to look at any specific parcel. We have
37 had some discussions on the Town Center with Mr. Rydin. This is simply adding The South
38 Suburban Land Bank to our toolbox, to our arsenal of tools to address development issues. It
39 may assist us not only in getting desirable developers, Class "A" Developers to the Town Center,
40 but other difficult sites that may have an opportunity, the Racquetball Club behind this Village
41 Hall. That is a huge asset. We are going to be working with the South Suburban Mayors and
42 Managers Association to deliver fiber optics there. We would like to get a world class company
43 in that building. It is difficult to communicate with the bank on that building. It is a major
44 Economic Development issue. The other area is the restaurant next door. We started the
45 demolition process with the restaurant next to this Village Hall. Now we are having difficulty
46 closing the project out because of that being out of the initial bank's hands to an REO. The
47 project has never been finally restored to the full site. This Board will want to see Economic
48 Development on that site. It is prime real estate especially with what is going on with Meijer's. If

1 we have a house tied to some kind of derivative and it is in foreclosure, and it is affecting
2 property values in the neighborhood, and we can't identify a bank, we can ask the Land Bank to
3 come to the rescue.
4

5 Trustee Pennington stated that it sounds like you are a holding company for projects like this. He
6 inquired of Mr. Rydin whether or not they are confined to the amount of money that they are
7 willing to invest in a project.
8

9 Mr. Rydin stated no, not necessarily. It has to make sense to them. They don't have unlimited
10 funding where they can do anything they want. When they get involved in something they have
11 to have an end strategy. They have a number of properties that they know will be problems that
12 they will hold onto for a long time and just have to deal with it. Most of what they take in they
13 want to be able to do something with it, and get it to somebody else who will bring it to the finish
14 line.
15

16 Trustee Pennington inquired of Mr. Rydin whether or not there is a timeframe that you are
17 looking at in order to do it. Mr. Rydin stated that it is all property by property. They have a
18 bunch of single-family homes that they want to fix up and move instantly. The timeframe on a
19 lot of these bigger projects are years. They have been fortunate that they haven't spent a lot of
20 their Grant money at all. They have a lot to spend. If they are going to invest a lot, they want to
21 be able to invest it in something that has an end strategy and it is a good project.
22

23 Trustee Pennington inquired whether or not the Administration has ever considered other
24 alternatives like the Chicago Community Loan Fund who specializes in TOD Projects.
25

26 Mr. Rydin stated that their President, Calvin Holmes, is on their Board. Trustee Pennington
27 inquired whether or not the Village has considered alternatives such as the Chicago Community
28 Loan Fund. Administrator Mekarski stated no, no. This is the first strategy that we are
29 approaching in terms of the Land Banking. We haven't had an immediate need for major
30 acquisition of lands. He stated that John can testify that while we have foreclosed properties, at
31 any given time we have about 25-properties. Any time we wanted to consider redevelopment
32 strategies they would get picked up in the market. The private market is addressing it adequately,
33 faster than what we could even advance any of these other strategies.
34

35 Trustee Byrd stated that he is reading the "WHEREAS" which is on Page 1 in the
36 Intergovernmental Contract. He doesn't see in the WHEREAS where Olympia Fields fits in here.
37 The first one reads: "WHEREAS, in recent years a substantial number of properties in the South
38 Suburban Region have become vacant, dilapidated and non-revenue generating." Trustee Byrd
39 stated that Administrator Mekarski is telling him that properties are being picked up all the time
40 without going into a Land Bank. Trustee Byrd believes that Land Banking is a great idea. He
41 hasn't done enough research to know if Olympia Fields fits into that category of being part of
42 Land Banking.
43

44 Trustee Waite stated that not far from here there is a property of 18, 20-acres. They have a
45 couple of hundred sleeping rooms. He has somebody that would like to turn it into a
46 Rehabilitation Center for Veterans. They need about \$25,000,000.00 to make the project come to
47 fruition. He inquired of Mr. Rydin whether or not that is something in his area of interest.
48

1 Mr. Rydin stated yes. He stated where they could be involved in that is in development projects
2 like that especially big ones with a lot of dollars. Sometimes it will be helpful for a Land Bank or
3 something like a Land Bank to hold the property while they kind of arrange everything. In
4 something like that he is guessing that there are probably tax credits or something else. It is
5 probably a multi-year kind of cycle where you are trying to get funding. Trustee Waite stated
6 that there are a lot of pieces that have to come together. Mr. Rydin stated generally that will take
7 years. A lot of times that is a place for the Land Bank in that waiting period because usually the
8 Village doesn't want to hold property and doesn't want to have it on their books. It doesn't
9 usually make a lot of sense to do that. Somebody has to hold it to deal with it. The developer
10 may say I'll do it at the end when I get my money, but I'm not paying the taxes and paying
11 everything until that happens. That is what has been going on with these banks right now. The
12 developers are getting options on the property and dragging it out as far as they can.

13
14 Trustee Byrd stated that he was waiting for an answer to that question. Trustee Byrd inquired of
15 Mr. Rydin whether or not Olympia Fields is the typical community that you will find to be put in
16 a Land Bank.

17
18 Mr. Rydin stated no you are not, but you also have issues. It is not abandonment. It is not blight.
19 It is foreclosure. These are bank-owned, large development properties.

20
21 Trustee Byrd stated that if those properties are being picked up by private investors and being
22 moved then why do we need to be in a Land Bank.

23
24 Mr. Rydin stated that he agrees that if the market is working well there isn't that much of a need.
25 Trustee Byrd stated that he is not a Real Estate Broker. He is just asking a question. Mr. Rydin
26 stated that Trustee Byrd is exactly right. If the market is functional there is not a lot of need for a
27 Land Bank, but for maybe some title clearing and some things like that. Generally though, if the
28 market is functional, like your residential market here is functional, he sees a lot of the
29 foreclosures that come through on the residential side, but they are gone immediately. There is
30 no reason for us to get involved in that. He stated that they have a similar situation in Oak Forest.
31 Oak Forest has a pretty good, stable residential base right now. They don't do any residential
32 work there. They are focused around the TOD and around their commercial corridors where they
33 do have vacancies, and they have REO's and things like that. He stated to answer your question;
34 no you are not our typical Municipality.

35
36 Trustee Byrd inquired that if we are in the Land Bank and the residential is moving now, the
37 Land Bank has the first right of refusal to grab those first. Is that correct?

38
39 Mr. Rydin stated that they do only through like NCST and the programs that the banks are forced
40 to go through where they get a first look as a government agency. They get a first look. If the
41 properties are moving, they wouldn't even look at them unless there was a need to because they
42 are hitting the market and selling, and not coming back.

43
44 Trustee Byrd inquired of Mr. Rydin how it would affect the market if that happens. You are
45 saying it wouldn't happen. He stated that if it did happen, how does that affect the market on
46 those houses that are moving. Are you picking them up for a lower price?

47

1 Mr. Rydin stated that we pick them up at a discount from the bank, but the bank records them at
2 their value and then credits back a discount so that the sales price is up here, but the actual price
3 may be lower than that. Trustee Byrd stated therefore it wouldn't affect the market price. Mr.
4 Rydin stated that it shouldn't. When they dispose of it they want to improve it so it should be
5 higher than what they got it for. That is the general idea.
6

7 Trustee Byrd stated that you have been around for two-years now. Mr. Rydin stated that they
8 started in roughly 2013. Trustee Byrd stated that he would have loved to have heard some
9 successes of the South Suburban Land Bank. Trustee Byrd inquired of Mr. Rydin whether or not
10 any Villages have joined the Land Bank for a year and then left. Mr. Rydin stated no, everybody
11 stayed. Trustee Byrd inquired of Mr. Rydin whether or not he could give him some successes of
12 what the Land Bank has done. Mr. Rydin stated sure. They have sold some properties. They have
13 sold properties next door in Park Forest. They were able to get some REO properties in their
14 Eastgate Neighborhood which they are demolishing. They were able to get those and transfer
15 them quickly to the Village. The Village would have never been able to act on those in time to
16 get those. Then they would have gone to an investor or somebody. They have had success there.
17 They are closing on a house in the next week or so in Sauk Village that they renovated. They
18 have another one in Sauk Village that is under contract. Unfortunately, it got broken into so they
19 have to go back and fix that. That will be successes that they have gotten through REO's and
20 were able to fix up and sell to homebuyers. Their main funding came in through the AG about a
21 year ago. They have tried to build up inventory and have assets that they can then act on. He
22 stated that with those assets that brings in the private banking money that allows them to act on
23 those assets. They have not wanted to just kind of turn properties over right away and wholesale
24 them. In order for them to do more of the rehab and development work they had to get more
25 money and arrange other funding. He considers that a success because they have gotten millions
26 of dollars in property and funding in the last year. Now they are able to execute on those rehab
27 strategies. They don't have a list that they have sold 200 houses and done all these things. It has
28 been more on the acquisition and funding side. Now the execution part happens on the rehab
29 side. That is being rolled out now.
30

31 Village President Meyers-Martin stated that she wanted to clarify, because we seem to be
32 concluding that if you are a member of the Land Bank, then the Land Bank just comes in and just
33 runs rampant and you have no control over what they are doing, which is not the case. Mr. Rydin
34 stated right. Village President Meyers-Martin stated that if you are a member of the Land Bank
35 we may never say, "Russ, we really want the Land Bank to take this property." We may never do
36 that. It is all at the discretion of the Trustees, in terms of what you think might be an appropriate
37 project for the Land Bank to get involved in. You are always in control as a Board as to what you
38 want them to do, and when you want them to do it, and how you want them to do it.
39

40 Village President Meyers-Martin stated that we only brought the Land Bank resource here
41 because it is, in fact, a resource. Generally, what we would be looking at, which is how we even
42 started having this conversation was commercial properties that we have no control over at this
43 point. She stated becoming a member we then get more control.
44

45 Trustee Byrd stated that he is slightly confused. Administrator Mekarski stated that he can clarify
46 because the Mayor said it succinctly. Trustee Byrd stated that he is slightly confused about what
47 the Land Bank is doing then. He stated that his confusion comes in if we have control, how do
48 you pick up a piece of property.

1 Mr. Rydin stated that if the Village joins the Land Bank you assign a Board Rep. They have
2 Mayors. They have Village Administrators. They have Trustees. They have Economic
3 Development folks. That Board Rep then becomes his point person. If they see a property the
4 first call he makes is to that Rep to say they have been presented with this property, is there any
5 interest in the Village on this property. He doesn't control what the Rep does. He assumes the
6 Rep is in communication with the Board or knows what the policy or the preference is on your
7 side of things. They can say, "Oh, yeah, that's something we may have an interest in. Let's look
8 at it." That doesn't give Mr. Rydin the approval to do whatever he wants. Everything they do and
9 acquire there is a formal process. If it is a donation or something he can approve that with the
10 support of the local Rep in that town. If it is something of value where there is a higher price tag
11 on it, that is something that he would have to bring to his full Board to get approval of, and the
12 first thing they ask for is do you have support of the local Rep in this. Everything they do has to
13 go through their local Rep whether they are buying something or selling something. If it is a
14 Grant that they think you might be interested in participating with them, that Rep would then say
15 whether the Village is going to apply for the Grant or whether the Village wants to join with the
16 Land Bank and apply for the Grant. Everything is going through the local Rep on any level in
17 Olympia Fields. Anything the Land Bank does, they bounce off the local Rep first. If the answer
18 is no, it ends there.

19

20 Administrator Mekarski stated that John McDonnell can give you specific examples of the type
21 of development proposals that he receives on a regular basis, The Coves property which is on
22 Vollmer Road by Kedzie, and the Bank of Countryside property which is that TOD area, the
23 vacant land, Olympia Club Condos. He stated that for senior development this community wants
24 Class "A" Senior Market Rate Apartments. We are not getting Class "A" Senior Market Rate
25 Apartments or Senior Market Rate Condos. We are getting proposals for tax credit or affordable
26 housing plans for a small square footage. Administrator Mekarski, the Village President, John
27 McDonnell and the development team visited some of those sites. Generally, they are not bad
28 developments and nobody is questioning the need for affordability. They are inconsistent with
29 the vision of this community. This Board initially approved the Olympia Club Condos for 80
30 luxury condominium units. It was like 1,200 square feet minimum to 1,600 square feet. That is
31 owned by the Bank of Countryside. The Bank of Countryside had an offer on the table from a
32 senior housing developer, tax credit property, apartments only. They were not consistent with the
33 Plan. Our Plan called for high quality, market rate, mixed-use development, townhomes,
34 condominiums, market rate apartments with commercial services below. We can regulate by law
35 land use. We can't regulate by law price point. We can't regulate by law whether it is
36 owner-occupied or apartment dwellings. Zoning control doesn't allow constitutionally those
37 issues. It is a restrain of commerce.

38

39 Administrator Mekarski stated that what we are utilizing the Land Bank for is you have an
40 adopted Town Center Plan that calls for high quality development, market rate development, and
41 owner-occupied development where possible, mixed-use development to get commercial and
42 services. We are asking the Land Bank to acquire those from the bank to take the development
43 pressure away, buy us some time, allow the rezoning of these parcels to zoning regulations that
44 are consistent with your vision, and to create a Tax Incremental Financing Plan to create some
45 incentives, and to use Enterprise Community Partners to get an RFP and solicit nationwide or
46 statewide builders to come in here and achieve your vision. We are not interested in the single-
47 family strategy. This is a desirable asset for the Land Bank. They want to get a reasonable rate of
48 return. They can hold it for a few years until the conditions are right and until our regulations are

1 in place. They have a high expectation of a reasonable rate of return. The Village gets control of
2 the sites where right now the Village doesn't have control. It is not using our tax dollars. It is
3 using this pool of resources that has been afforded to the region. If it works in the Town Center it
4 may work on strategic properties in the Governors Office Park, or for the restaurant property
5 next door because they are very valuable from an Economic Development standpoint.
6

7 Trustee Nale inquired of Mr. Rydin what type of fees he charges. Mr. Rydin stated that is a great
8 question. In general, everything is project by project because they are all so different. In Dolton
9 they are acquiring an industrial property that has \$500,000.00 in back taxes. The property is not
10 worth that. There is a cooperative seller who wants to get rid of it. They are going through a
11 process so they can eliminate the back taxes there. They have a company that is lined up as a
12 buyer. They are bringing in a Waste Water Treatment Program. There will be new jobs.
13

14 Trustee Nale inquired of Mr. Rydin how he estimates his fees. Mr. Rydin stated that on that
15 project we have very little into it. It will be a \$25,000.00 fee to the company that is coming in.
16 They are essentially getting a property for \$25,000.00 plus our costs, so our legal and other costs
17 like that. They have put over \$1,000,000.00 into the property. In the fee world they would look
18 first to recover their costs. They want to cover legal. Generally, the legal is the biggest cost on a
19 lot of what they do. If there is a cost where they have to pay the bank they want to get back their
20 acquisition costs. They work with the developer or whoever to figure out what is a reasonable fee
21 in there that they would build in. If it is something where they can get a greater fee they will try
22 to do that. Generally, they don't want to overcharge to prevent a development from happening.
23 They want to recover their money and their time.
24

25 Trustee Nale stated that doesn't answer her question. Her question is how much you would
26 charge the Village to do something like this. Mr. Rydin stated that we don't charge the Village
27 anything. The only thing that would ever come from the Village is if the Village wanted to put
28 money into a project we were doing, and the Village said we have this money we want you to do
29 this project. There are no membership fees. There is no requirement for the Village to put any
30 money into anything.
31

32 Administrator Mekarski stated that this is an agency that was created by the South Suburban
33 Mayors and Managers Association as a regional partner to help give local governments, the 43
34 members of the South Suburban Mayors and Managers Association something extra in the
35 toolbox so it doesn't tie up local tax dollars, and we have some way of acquiring property so we
36 can get rid of banks dumping undesirable uses. Administrator Mekarski asked John McDonnell
37 to elaborate over the last two-years what kind of development proposals have come to those key,
38 bank-owned properties. He believes that the Board will then understand why we are even
39 considering this for the Town Center.
40

41 Mr. McDonnell stated in one word, "Cheap." He stated cheap development. They have had many
42 inquiries about vacant projects that started back when things were booming. He stated and
43 underground utilities are already there. A lot of developers are saving a lot of costs there. He
44 stated that what they are bringing to the table are undesirable construction materials, nothing like
45 what the Village is use to here, solid brick buildings all the way up. Maybe a foot and a half up
46 you will get some brick. The rest of it will be made out of toothpicks and matchbox cartons. That
47 is the pretty much the developers that come to us. They are looking for large handouts from the
48 Village. What can the Village do to help their project be profitable to them?

1 Administrator Mekarski stated that it is usually higher densities and fewer amenities. That is
2 totally inconsistent with this Board’s vision and the community’s vision. This is a strategy to get
3 a Land Bank to purchase it, and allow us to go through a comprehensive rezoning with the
4 Planning Commission and this Board, and develop a TIF strategy to work with Enterprise to
5 attract quality developers to vet those developers and try to hopefully realize the Class “A”
6 Development that everybody in this room believes that we can achieve.

7
8 Trustee Byrd stated that we will be saving time for John turning down these people that are
9 bringing cheap proposals to us. Trustee Byrd would like Mr. Rydin to respond to John. How
10 would you have handled the situations?

11
12 Mr. Rydin stated that it is a great example of time that he is spending on reviewing these projects
13 that aren’t going to go anywhere. That is something that they would be happy to be doing for the
14 Village. That is all they do. That is their world. He would encourage their members to bring that
15 through the Land Bank because they can do that, and John can spend his time doing more
16 important things.

17
18 Trustee Byrd stated that Mr. Rydin wouldn’t have any more power than what John had in turning
19 those folks away because they didn’t follow certain rules either. Mr. Rydin stated that as far as
20 their quality, capacity, and things like that, they are going to tell them the same thing. They will
21 tell them no. It is us telling them no and not John spending his time doing that.

22
23 Administrator Mekarski stated that zoning regulates land use. He stated that local governments,
24 especially Non-Home Rule Governments like Olympia Fields has very limited powers when it
25 comes to regulating price point, architecture, affordability, and building materials. We don’t have
26 that control. If the bank sells one of these properties to a developer, and he comes in and says
27 there were 80-units that were already approved by this Board, yes they were market rate, luxury
28 condominiums, but the zoning doesn’t regulate whether that is owner-occupied or apartments.
29 They regulate land use, whether it is multi-family or single-family. He stated that affordability is
30 a stated need across the state. The next thing you know we are in a difficult legal position to
31 defend the Village’s need, or position, or its desire to get market rate, high quality development.
32 That is what this is all about.

33
34 **Resolution #2015-12 – A Resolution Approving the Intergovernmental Contract and By-**
35 **Laws Establishing the South Suburban Land Bank and Development Authority –**

36
37 **Resolution #2015-13 – A Resolution Appointing a Local Government Director to the South**
38 **Suburban Land Bank and Development Authority –**

39
40 Village President Meyers-Martin stated that you have two Resolutions before you. Resolution
41 #2015-12 – is a Resolution Approving the Intergovernmental Contract and By-Laws Establishing
42 the South Suburban Land Bank and Development Authority. The second one is Resolution
43 #2015-13 which is a Resolution Appointing a Local Government Director to the South Suburban
44 Land Bank only if you approve Resolution #2015-12. She inquired of the Board whether or not
45 everyone feels that they have enough information to make a decision at this point. Trustee
46 Gibson stated that she does.

47

1 Trustee Pennington stated that his only concern is that there is another entity out here that we
2 have not considered and that is the Chicago Community Loan Fund.

3
4 Village President Meyers-Martin inquired whether or not that is something that is exclusive
5 where if you belong to that you can't take advantage of the Land Bank. Trustee Pennington
6 stated that he cannot answer that.

7
8 Mr. Rydin stated that he can expound a little bit on it. They don't do a lot of Municipal lending.
9 They are generally a lender for developers. They do a lot of creative stuff that banks won't do.
10 They will get into this world a little bit. They probably made some loans to some towns, but they
11 are generally a developer lender. He stated that Calvin Holmes is on our Board. We talk to them
12 about projects constantly because they are a source of funding for things that we do. They have a
13 comfort level with us. It is certainly somebody that you guys could talk to. They are a bank.
14 They are generally a bank that provides money for development projects.

15
16 Trustee Pennington stated that they specialize in TOD operations and projects. The Town Center
17 is a TOD Project.

18
19 Administrator Mekarski stated that it seems like they can complement. We are not interested in
20 taking out a loan. We are interested in having the Land Bank purchase the property so we could
21 deal with that entity and a developer marry them together for a partnership. He doesn't think that
22 we are interested in getting a loan.

23
24 Village President Meyers-Martin inquired of Mr. Rydin if the Village were a member of the
25 Land Bank, does that preclude the Village from taking advantage of the other organization that
26 Trustee Pennington just mentioned.

27
28 Mr. Rydin stated no, joining the Land Bank doesn't preclude the Village from anything. You can
29 apply for whatever Grants you want. You can work with CCLF. There is no exclusive that you
30 have to work with them on anything. He stated that if a Grant or some opportunity comes up and
31 it makes sense to work with them on it, great. If you think it makes more sense to work on it
32 yourself, or with someone else fantastic. There is no exclusivity at all and no requirement to do
33 anything. You could join and not do a single thing with them for as long as you want. You don't
34 have to do anything at all.

35
36 Village President Meyers-Martin stated and if we join you we are not paying you a fee just
37 because we are a member. Mr. Rydin stated no, there are no fees.

38
39 Trustee Pennington stated that he didn't see a Termination Clause in the Intergovernmental
40 Agreement. Mr. Rydin stated that there is. He can't cite it specifically. Trustee Byrd stated that
41 you have 60-days. Mr. Rydin stated that what they have said at the Board Meetings is if
42 somebody joins and wants to get out they are not going to prevent them from getting out. They
43 will let them get out as soon as that is legally possible. They can probably accelerate it from what
44 is in the contract if need be. The only tricky part is if there is some property. There is always a
45 way to work out an Agreement to do it. They are happy to have the Village work with them. If
46 you don't want to they are plenty busy also. You can use them at your leisure really.

47

1 water runs through. They have to put in a culvert pipe. The hard, surface driveway goes over the
2 top of that. The language is stating early on that when you put a driveway in you are responsible
3 to keep up the repairs on your driveway. That language was not cut and dry in the Ordinance.
4 There were some instances where the residents thought that it was the Village's job to replace
5 their driveway if it was breaking up around that culvert pipe, or it is the Village's job to come
6 there on a daily or weekly basis to pickup lawn debris, or pull the leaves out of the culvert pipes.
7 The Village doesn't have the staff, time, or funds to do that type of service. It is indeed the
8 responsibility of the property owner to maintain their driveway in that watercourse. We have
9 made the language pretty clear now that states it is the resident's responsibility to maintain their
10 driveway and clean the leaves out of the culvert pipe if it is plugged up. It will affect their
11 property as well as other people upstream.

12
13 Trustee Pennington inquired of Mr. McDonnell whether or not this pertains to existing driveways
14 as well. Mr. McDonnell stated yes, existing, new, every driveway. Trustee Pennington stated that
15 he has a specific reason for bringing that up, because in Graymoor, Graymoor has swales. A lot
16 of the frontage lawns cover up those swales. It is going to be incumbent upon the owners of
17 those properties to reopen those swales up. He inquired whether or not he is correct in assuming
18 that pursuant to the terms and the conditions of this language. Mr. McDonnell stated that this is
19 only as it pertains to a driveway, or if a resident has in the past put in a culvert pipe along the
20 entire frontage of their property, then yes indeed they would be responsible for that culvert pipe.

21
22 Trustee Pennington stated in Section 8-25, "Maintenance of Watercourses and Drainage
23 Facilities," subparagraph (a.) the exception language was deleted. That language read: "Except
24 where streams and drainage facilities are located within public owned property." That language
25 was deleted. Trustee Pennington inquired of Mr. McDonnell why that language was deleted.

26
27 Mr. McDonnell stated that because how it read is that the Village would be responsible for
28 anything that was in the publicly owned property. That's where the confusion was in the
29 language. Trustee Pennington stated that the introductory sentence was deleted. Mr. McDonnell
30 stated that the introductory sentence caused this entire problem to happen. Trustee Pennington
31 stated all right, thank you.

32
33 Trustee Gibson stated that this particularly refers to Village properties where there are no
34 sidewalks or there isn't any curbing. Mr. McDonnell stated that is correct. He stated that most of
35 the Village does not have curbing and does not have sidewalks. Trustee Waite stated or
36 satisfactory facilities for handling storm water drainage. Mr. McDonnell stated that is correct.
37 **Motion by Trustee Hudson, second by Trustee Gibson to waive on First Reading and**
38 **approve in Second Reading Ordinance #2015-11 – An Ordinance Amending Section 6-6(3)**
39 **“Supplemental Requirements for All Construction – Driveways; Backfilling” of Chapter 6,**
40 **“Buildings and Building Regulations,” and Section 8-25, “Maintenance of Watercourses**
41 **and Drainage Facilities,” of Chapter 8, “Drainage and Flood Control,” of the Olympia**
42 **Fields Village Code.**

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

44
45 **\$10,000.00 Great Lakes Restoration Grant through the Morton Arboretum –** Trustee
46 Hudson stated that it is a Restoration Grant. We want to increase the beauty of our Metra Station
47 because we are having a function in the golf area there. We want it to look good and beautiful.

1 The dollars we are talking about is to spruce it up a little bit. We just want to be correct in what
2 dollars we are talking about. She doesn't have the exact numbers.

3
4 Village President Meyers-Martin stated that you are talking about the transfer to the Metra. She
5 thought that Trustee Hudson was on the Great Lakes Restoration Grant. That doesn't really have
6 anything to do with the Metra Station. Trustee Hudson stated yes, it does have something to do
7 with the Metra as well.

8
9 Administrator Mekarski stated that the Beautification Committee through the leadership of
10 Trustee Hudson last year, worked on a \$10,000.00 Grant through the Morton Arboretum. He
11 stated that Susan Moroney worked with Joe Alexa. That Grant was designed to help
12 communities replace some of the trees that have been wiped out because of the Emerald Ash
13 Borer. We were successful in that Grant request through the leadership of Trustee Hudson, the
14 hard work of Susan Moroney and Joe Alexa. He stated that \$10,000.00 was received. The
15 Village planted 28 trees. We have to process a reimbursement by July 15th. In order to process
16 the reimbursement they want us to pay and show evidence that the work has been completed and
17 the Invoice has been paid. We have an Invoice from DJ's Lawn Care & Landscaping in the
18 amount of \$10,584.00. It is \$584.00 over the Grant amount. That will come out of the local
19 Beautification Fund. He stated that \$10,000.00 would be remitted by the Grant. The Mayor is
20 going to read a modification to the Motion because the original Grant request did designate that
21 we would use local match, not cash match. After we reimburse the bill tomorrow, he will be
22 working with Trustee Hudson to call the Morton Arboretum to insure that we have the
23 documentation that was accepted in our Grant Application for the in-kind match, which means
24 we should get the maximum allocation of dollars. It won't have an impact on the Beautification
25 Fund.

26
27 Trustee Waite stated that this is money that has already been spent, and it mostly has been spent
28 around the train station. Trustee Hudson stated no. We were to plant so many trees and it would
29 qualify us for the Grant. Administrator Mekarski stated that a lot of these were done on 207th
30 Street, the Boulevard, and Arcadia. We tried to distribute it east and west. The Beautification
31 Committee worked with Susan Moroney and Joe Alexa to identify geographically the 28 trees
32 around the Village. One of the hardest impacted areas was the Boulevard in Olympia Fields East.
33 **Motion by Trustee Byrd, second by Trustee Nale to authorize payment of \$10,584.00 to**
34 **DJ's Lawn Care & Landscaping, Inc. for the planting of 28 trees as part of the 2015 Illinois**
35 **Urban Forest Restoration Grant for EAB, from the Village's Beautification Fund and**
36 **authorize Public Works Department to process a Grant Closing Report and**
37 **reimbursement request.**

38
39 Trustee Pennington inquired whether or not we know what the \$584.00 overage was about.
40 Trustee Gibson stated that is just what DJ's charged. Trustee Pennington stated that it should be
41 itemized in his Invoice. This Invoice is not properly itemized. It just gives a complete cost of
42 \$10,585.00. It does not state with any degree of specificity the costs incurred in planting those 28
43 trees, his labor costs, and the overage. The Illinois Forest Restoration Grant materials ask for that
44 information.

45
46 Trustee Hudson stated that they discussed that in their meeting tonight. This is the way that he
47 had been submitting his Invoices in the past. She was concerned that she didn't know exactly
48 where the trees were being placed and various things.

1 Trustee Pennington recommended that he start itemizing his Invoices. Trustee Hudson stated that
2 she has talked to Cindy about that. Trustee Hudson stated that we are not to accept any more
3 Invoices without him designating where he has done the work. Trustee Pennington stated that we
4 need detail.

5
6 Administrator Mekarski stated that to do the Closing Report we will have to get that detail from
7 DJ. It has to be submitted. Otherwise, we will not get the reimbursement. DJ will be required
8 once this bill is paid to give us the details. That contract specifies that.

9
10 Trustee Byrd stated Administrator Mekarski stated “once this bill is paid,” he is going to give us
11 the detail before we pay the bill. Administrator Mekarski stated that the Beautification
12 Committee has inspected all of the work. They selected all of the trees. It meets their approval. It
13 is just the documentation that we need. Trustee Byrd stated you need the documentation to get
14 the Grant money reimbursed to the Village. Administrator Mekarski stated yes, we need it before
15 July 15th. Trustee Byrd stated if you give him the money, suppose he doesn’t give you the
16 information that you need by July 15th, then you are out \$10,000.00. He stated that he is not
17 saying that he would do that. You leave him open for that.

18
19 **Administrator Mekarski suggested adding the following to the Motion: The check will**
20 **remain in the Village’s safe until the documentation is received from DJ’s Lawn Care &**
21 **Landscaping, Inc. consistent with the Grant reimbursement requirements.**

22
23 Village President Meyers-Martin inquired whether or not that needs to be part of the Motion.
24 Administrator Mekarski stated that it is a reasonable concern. Trustee Byrd stated that it is a
25 concern.

26
27 Trustee Waite stated that as long as you have the Trustee who is responsible for getting it
28 Invoiced properly which is Trustee Hudson, she goes back and talks to Mr. Landini and says go
29 back to DJ’s and make sure you get a bill that is consistent with this. And make sure you get it
30 done within the next week or 10-days so there is plenty of time before July 15th to get it
31 processed. Administrator Mekarski stated whatever the pleasure of the Board is. Trustee Byrd
32 stated that he liked Administrator Mekarski’s Motion.

33
34 Trustee Gibson inquired whether or not DJ’s Lawn Care & Landscaping works directly with Mr.
35 Landini on things like this, or do they work directly with the Beautification Committee.

36
37 Trustee Waite stated that he signs a lot of bills. He doesn’t remember DJ’s. Trustee Gibson
38 understands what Trustee Waite is saying. She is asking a question. Trustee Waite stated that he
39 never signed a bill for DJ’s for anything. Trustee Gibson stated that she didn’t ask Trustee Waite
40 that. Trustee Gibson inquired for this kind of item, tree planting, does DJ’s Lawn Care &
41 Landscaping send the bill to Mr. Landini, or does he send the bill to the Beautification
42 Committee.

43
44 Administrator Mekarski stated historically it has been going directly to the Beautification
45 Committee. He believes that in order to make sure we have fiduciary oversight and protect the
46 Trustee’s interest for fiduciary oversight; it should go through a full time agent of the Village, a
47 Department Head, to coordinate with the Beautification Committee. That is why he specifically
48 placed in the Motion for Mr. Landini to process the work of the Beautification Committee to

1 **2015 US Amateur Open, with the understanding that in the future that proposed project**
2 **will go out to Bid.**

3
4 Trustee Waite inquired whether or not there is enough time to complete this before the US
5 Amateur Open.

6
7 Administrator Mekarski stated yes. Metra is considering giving the Village permission even
8 though the easement is not transferred. The easement will take six-months to a year. He stated
9 that Lynne Corrao who is the head of Community Affairs and Legal Advisor has indicated that
10 they would be willing to coordinate with the Village. All they need from the Beautification
11 Committee is a Site Plan consistent with the Budget that is being proposed. Trustee Hudson is
12 working on that. He stated that even though we have a proposal from DJ, this Motion as
13 modified by the Village President insures that we will go out and Bid. That is a good way to
14 insure that we are getting a good price and open competitive bidding for all contractors and not
15 just one special contractor.

16
17 Village President Meyers-Martin stated that we have discussed several times the need to have
18 more competitive bidding for projects here in the Village.

19
20 Administrator Mekarski stated that this will be on the parking lot side of the tunnel, but it would
21 be on the north side that is all stone. This deals with the railroad embankment. Trustee Waite
22 stated that the Country Club will take care of the other side. Administrator Mekarski stated
23 correct. They are working on that for the US Amateur Open.

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

25
26 **PLANNING:**

27
28 Trustee Pennington stated that he does not have a specific report with respect to Planning and
29 Zoning. Trustee Pennington has had comprehensive discussions with Administrator Mekarski
30 and Building Commissioner John McDonnell on the various Planning Projects ongoing in the
31 Village. He hasn't met with Chairman Victor Blackwell of the Planning Commission. He intends
32 to do so. They have had scheduling problems. He stated that from the discussions he has had
33 with Administrator Mekarski and Mr. McDonnell these are pretty exciting times in the Village
34 with respect to planning. There is going to be good activity here.

35
36 **Veteran's Affairs Committee** – Trustee Pennington stated that the Veteran's Affairs Committee
37 met on June 3rd. The Veteran's Affairs Committee was created to recognize and honor the men
38 and women who proudly served in the United States Armed Forces and who are residents of the
39 Village of Olympia Fields. Our members either fought or served in World War II, Korea,
40 Vietnam, Operation Desert Storm, Afghanistan and Iraq. The Committee continues working on
41 its planned initiatives for the year. They identified four specific initiatives they want to
42 concentrate on this year. 1. To work towards the creation of a Village of Olympia Fields
43 Veterans Memorial in order to support those members who have fought and died for our country.
44 2. To develop a Veterans Program that addresses issues and concerns of Veterans, i.e. housing,
45 mental health issues, and medical issues. 3. Our annual Veterans Day Event. This is a
46 collaborative event with the Olympia Fields Park District. One of the things that Trustee
47 Pennington is looking forward to doing is creating some additional synergies with the Park
48 District as it relates to not only the overall concept with the Village of Olympia Fields, but with

1 the Veteran’s Affairs Committee. 4. They are participating in the 2015 U.S. Amateur Open
2 Championship which will be held August 17th through August 23rd in the Village. They have
3 been asked to participate in the Olympia Fields Country Club’s 100th Anniversary which is
4 August 8th of this year. They will be working with Representative Robin Kelly’s Veterans
5 Benefits Fair which is coming up. He will report on that date as soon as he gets it.
6

7 **PUBLIC WORKS:**
8

9 Trustee Waite stated that he did not have a Formal Report this evening.
10

11 **HUMAN RESOURCES:**
12

13 **Employee Manual Update** – Trustee Nale stated she will have a complete Report at the next
14 Board Meeting. Trustee Nale spoke with Judy Kolman this morning. She will be following up
15 with a Report from Judy Kolman at the next meeting. Trustee Nale suggested to Mrs. Kolman
16 that if she has any information completed to send it to her. She would consider having a Special
17 Meeting for the Human Resource Committee so that they can examine Mrs. Kolman’s Report.
18 Mrs. Kolman stated that she is doing very well on it. She will have it finished soon.
19

20 **PUBLIC SAFETY:**
21

22 **Thank You Letter from Seton Academy – Sergeant Metzger and Lars** – Trustee Gibson
23 stated that she has two items this evening. One item is for information only. The other item does
24 need a vote. The first item is relating to a Thank You Letter from Seton Academy for Sergeant
25 Metzger and Lars. The Department received a thank you letter from Seton Academy High
26 School’s Assistant Principal Nicole Lindroth in reference to the actions of Sergeant Scott
27 Metzger and his K9 partner Lars.
28

29 On April 21st, 2015, Sergeant Metzger and Lars assisted other area K9 teams with a K9 locker
30 sweep and intruder drill at the Seton Academy in South Holland. Sergeant Metzger and Lars
31 were commended by Assistant Principal Lindroth for the professionalism and the enthusiasm
32 they exhibited while assisting with this event and wished to thank Sergeant Metzger and Lars for
33 a “job well done.”
34

35 A copy of the letter is attached to the information that you have. It will be placed in Sergeant
36 Metzger’s Personnel Folder.
37

38 **Ordinance #2015-12 – An Ordinance Amending Section 5-24(e)(4) “Impoundment” of**
39 **Chapter 5, “Animals and Fowl,” of the Olympia Fields Village Code. (First and Second**
40 **Reading)** – Trustee Gibson stated that the second item is Ordinance #2015-12 – An Ordinance
41 Amending Section 5-24(e)(4) “Impoundment” of Chapter 5, “Animals and Fowl,” of the
42 Olympia Fields Village Code. Flossmoor Animal Hospital charges the Village a flat rate fee of
43 \$52.50 each time a dog is brought into their facility by the Police Department personnel. The
44 Flossmoor Animal Hospital provides this service as a courtesy to the Village, and is in no way
45 obligated to the Village to offer their assistance. The management of the Flossmoor Animal
46 Hospital does not and will not collect the flat rate fee from the dog owner if and/or when the dog
47 is picked up, and instead invoices the Village for \$52.50.
48

1 Trustee Gibson stated that there is an economic impact related to that. Although this is not an
2 everyday occurrence in the Village, each time a dog is brought to the Flossmoor Animal
3 Hospital, the Village in effect is paying for the housing of the dog when in fact the dog owner
4 should be responsible for the costs. Even if the dog owner is cited, the existing Ordinance only
5 allows for a penalty of \$20.00 for the first offense and \$50.00 for each subsequent offense with
6 the Village losing \$32.50 and \$2.50 respectively per incident.

7
8 Trustee Gibson stated that we have a solution. In order for the Village to recoup some of the
9 costs involved the fine structure was increased to \$75.00 for the first offense and \$150.00 for
10 each subsequent offense to Chapter 5 Article 2, Section 5-24 “Impoundment.” This increase
11 would primarily be an administrative and processing type change and will not affect other
12 actions associated with loose dogs such as additional citations for “dogs running at large,” “no
13 rabies vaccination,” or “Village dog license,” etcetera.

14
15 Trustee Gibson stated that we have spoken to our legal advisor Judy Kolman. She has reviewed
16 the Amended Ordinance. We believe that the Amended Ordinance is reasonable, the increased
17 fine structure is appropriate and that the Amended Ordinance should be approved.

18 **Motion by Trustee Pennington, second by Trustee Nale to waive First Reading and approve**
19 **in Second Reading Ordinance #2015-12 – An Ordinance Amending Section 5-24(e)(4)**
20 **“Impoundment” of Chapter 5, “Animals and Fowl,” of the Olympia Fields Village Code.**

21
22 Trustee Waite stated that the first offense is \$75.00 after this passes. The second offense is
23 \$150.00. Trustee Gibson stated or any subsequent number. Trustee Waite inquired what are we
24 giving the Vet. Administrator Mekarski stated \$52.50. Trustee Waite stated that every dog that
25 comes in there, he gives them a bath, a haircut and a checkup. If they don’t have a chip he makes
26 sure they have a chip. It seems like he is doing a lot for what he is getting paid. There ought to be
27 something that the Vet would collect when they pick up the dog. If they make it too high the Vet
28 will just send the dog down to the downtown pound, right?

29
30 Chief Krull stated that what happened with this change in Ordinance basically is the Village was
31 losing money every time we dropped a dog off over there. Flossmoor Animal Hospital has been
32 absolutely fantastic. They only charge \$52.50 each time a dog is brought in. They don’t give it a
33 full checkup. They just want to make sure the animal is healthy in the event the animal owner is
34 able to pickup that dog. When the dog is in “doggie jail” for lack of a better term, the Village just
35 wants to recoup some of those costs. The Village is automatically paying that \$52.50. Flossmoor
36 Animal Hospital is happy with that amount of money. The Ordinance changes the way we
37 process things on our end and changes the fine structure a little bit to try to get people’s attention
38 so the dog isn’t running loose.

39
40 Trustee Waite stated but we have to go collect it from the homeowner. Chief Krull stated correct
41 through a Citation. Trustee Waite stated that we are between a rock and a hard place. If we say
42 we want to have a penalty to go with it, so let’s make it \$200.00. Then they come in and say give
43 me the dog, and they don’t pay it, and they don’t pay us. We have to go collect it, or they don’t
44 pay the Vet and the Vet, where do they send them to be euthanized?

45
46 Chief Krull stated that they transfer the dog to the Animal Welfare League in Chicago Heights.
47 Trustee Waite inquired of Chief Krull how long the Vet will keep the dog before he sends it over
48 to Chicago Heights. Chief Krull stated that he is obligated by law to keep the animal for three-

1 days. Trustee Waite inquired how long he actually keeps it. Chief Krull stated usually closer to
2 five-days. Trustee Waite inquired how many animals do we send over to Chicago Heights a year.
3 Chief Krull stated it is not many, but it is enough for him to take notice with regard to the fine
4 structure. He stated that for whatever reason, strays do get dropped off here on occasion.

5
6 Trustee Waite stated that he was talking to some people who adopt dogs. They said, “They
7 euthanize those dogs?” Trustee Waite stated that is his understanding. They said, “That is not
8 right.” Trustee Waite stated then go over and talk to the Vet.

9
10 Chief Krull stated for clarification purposes, the Flossmoor Animal Hospital is a “no kill
11 facility.” They will not euthanize an animal unless it is humanely necessary. When they transfer
12 the animal over to the Animal Welfare League in Chicago Heights they will do everything they
13 can to try to get the animal adopted. In some cases they do need to euthanize the animal.

14
15 Trustee Waite stated that somehow we have to make that known to the people that there may be
16 animals available for adoption. The people that he was talking to had no idea that was the policy.

17
18 Chief Krull stated maybe we can put a link on the website or something saying that if you would
19 like to adopt an animal you can certainly look there. He was just trying to recoup some of the
20 costs associated with this. Trustee Waite believes that the Village ought to recoup a lot of the
21 costs, not just some of it. It irritates him with people that let their dogs run all over the
22 neighborhood. Chief Krull stated that he tends to agree with Trustee Waite.

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

24
25 **Motion by Trustee Pennington, second by Trustee Byrd to amend the Agenda to bring up**
26 **under the Report of the Village President for Discussion Only: John’s American Bar &**
27 **Grill to discuss his Video Gaming Request.**

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

29
30 **REPORT OF VILLAGE PRESIDENT:**

31
32 **Discussion Only: John’s American Bar & Grill – Video Gaming Request** – Village President
33 Meyers-Martin stated that our wonderful restaurant, John’s American Bar & Grill has been open
34 over a year now. It had its one-year anniversary on February 7th. John has asked this Board for
35 the authorization to add Video Gaming to his restaurant. John Bizios is here. Village President
36 Meyers-Martin is going to let Mr. Bizios come forward to address the Board. We want to hear
37 your reasons for wanting to do that.

38
39 Mr. Bizios stated that it will stop the people from going to different towns like Flossmoor.
40 Flossmoor has already passed it. Chicago Heights and Matteson already have it. If somebody
41 wants to gamble they will go there to eat. It is not going to be that much money on gambling or
42 anything like this. Just to spend time, that is what it is going to be.

43
44 Administrator Mekarski stated that in the bar section only, the two, high top tables near the
45 kitchen would be taken out. He would put in three Video Gaming Machines with a Change
46 Machine. It would be screened off by a half wall with a glass partition. He would tell the
47 proprietor of the Video Gaming Machines to turn the volume off. He would develop additional
48 screening between the bar area and the dining area. The amount of money that would come to the

1 Village is really incidental. He stated that for John it is more of trying to get business to be
2 maintained in Olympia Fields. If it does well it may pay a good portion of his monthly rent to the
3 shopping center, which helps his bottom line.

4
5 Administrator Mekarski stated that if we want to advance this, we would reconsider the Opt Out
6 Ordinance we did a number of years ago when it was first presented to us by the State of Illinois.
7 Administrator Mekarski spoke with John Murphey. The Village has total control and discretion.
8 He stated that under State Law in order to have Video Gaming you have to have a Liquor
9 License. This body controls the Liquor Licenses in two ways. We set an Ordinance capping the
10 limit to only what is out there. The only Liquor License we have by Code is the one for John's
11 American Bar & Grill. This Board would have to increase it from one to two. We have the
12 discretion and protection of the Liquor Control Commissioner which is the Village President
13 who has the second letter of authority to say aye or nay. You don't have any fear by getting rid
14 of the Ordinance and Opting In that a Gaming Parlor is going to squeeze into Butterfield Plaza or
15 someplace else. There will be total control by the Village. There is no action here tonight. John is
16 here to ask the Mayor and the Board for direction.

17
18 Trustee Waite inquired of Mr. Bizios when he wants to do it. Mr. Bizios stated as soon as
19 possible.

20
21 Village President Meyers-Martin stated that there are probably several concerns and maybe
22 questions regarding how that will affect your service, your clientele.

23
24 Mr. Bizios stated that it won't affect it at all. If he gets the wrong clientele at the store he will
25 take them out the next day. He has been there a year and a half. He hasn't called the police once.
26 He has very good clientele in his store. That is why he wants to stay there. If he gets different
27 people he will take the machines out. He stated that with the people he has at the store he feels
28 like he is in a different country. He feels really comfortable in the store for the quality of people
29 he has in there. Mr. Bizios stated that one Sunday afternoon when the Bears were playing late
30 night, there were about 20, 25 guys. They seemed okay. They were loud. He asked them nicely
31 to leave because he had a couple complaints from the other side in the dining room. They left. He
32 told them that he is not going to stay open until the game is over because the Bears were playing
33 late. He doesn't want to have any problems at the store himself. If he sees the wrong crowd he
34 will take the machines out right away.

35
36 Trustee Waite inquired of Mr. Bizios how big a Jackpot he is putting on them. Mr. Bizios stated
37 that the State is doing it. He doesn't know. The State regulates it.

38
39 Trustee Pennington inquired of Mr. Bizios whether or not he envisions any stacking problems in
40 that general area with folks coming in and wanting to play the games.

41
42 Mr. Bizios stated that he doesn't think so. He doesn't know. He has never done it before to be
43 honest with you.

44
45 Trustee Waite inquired that if somebody has the machine they get to have it until you close don't
46 they? Trustee Gibson inquired of Trustee Pennington if he meant by stacking, people waiting in
47 line for the machines. Trustee Pennington stated exactly.

1 Mr. Bizios stated that one of his real good friends has five locations. He is doing extremely well.
2 He has never had a problem.

3
4 Trustee Hudson inquired of Mr. Bizios whether or not he is planning to have a sign saying that
5 you have that, or is it just when somebody comes in they will see it. Mr. Bizios stated that he is
6 not going to try to advertise with a sign, no.

7
8 Village President Meyers-Martin stated so you won't be putting up any signs. Mr. Bizios stated
9 no, no, no, no, no, no. That is why he doesn't promote the bar a lot too.

10
11 Trustee Pennington inquired of Mr. Bizios whether or not he has a cost estimate in mind as to
12 how much this will run him. Mr. Bizios stated that the cost will not be too much. The State pays
13 for it.

14
15 Trustee Gibson inquired of Mr. Bizios whether or not he has to apply to the State for it. Mr.
16 Bizios stated that it doesn't take much, probably a week. They do it right away.

17
18 Administrator Mekarski stated that the primary authority comes from the Board lifting its Opt
19 Out or its ban. He stated that Trustee Pennington asked him a question following the New
20 Elected Officials Orientation and he discussed that with John Murphey, at any time the Village
21 Board can decide to rescind that Opt In Ordinance. In a year if you are getting citizens
22 complaints and you are not happy with it, and Mr. Bizios is not being cooperative and he is not
23 pulling the plug, the Village can pull the plug. If you had those kinds of concerns and brought it
24 to John, John would pull the plug.

25
26 Mr. Bizios stated definitely. If he has any problems he can't control he promised everyone that
27 he will take it out himself. You don't have to ask him to do it. If he sees people that are drinking,
28 and if he sees they have an extra one he stops them. He doesn't want the five, ten extra dollars.

29
30 Village President Meyers-Martin inquired of the Board whether or not anyone is opposed to
31 Opting In to allow the Video Gambling. There was no response.

32
33 Trustee Waite stated that we can't vote on it tonight because we don't have it on the Agenda.
34 Village President Meyers-Martin stated right. This is just discussion only. Trustee Waite stated
35 that it could be on the Agenda for the next meeting. Village President Meyers-Martin stated that
36 it could be if that is what you want to do. Trustee Waite suggested that this be on the Agenda for
37 the next meeting.

38
39 Mr. Bizios stated that hopefully he can talk to Mike to come to the next meeting and explain
40 exactly how it is done.

41
42 Village President Meyers-Martin stated that we will be putting that up for a vote.

43
44 **REPORT OF VILLAGE ADMINISTRATOR (CONTINUED):**

45
46 **Budget Amendment and Authorization for the Village President to Execute an Agreement**
47 **between The OpenGov, Inc. and the Village of Olympia Fields for Financial Software –**

1 Village Administrator Mekarski stated that the last item is a request from him and Cynthia for a
2 Budget Amendment and Authorization for the Village President to Execute an Agreement
3 between The OpenGov, Inc. and the Village of Olympia Fields for Financial Software. He will
4 give a brief presentation on the software. He has a five-minute video that elaborates on it.
5 Administrator Mekarski stated that he wanted to read bullets from another government that
6 implemented it, Kane County. There is an article in the Board Packet. It describes what
7 OpenGov can do, not only for this Board and its Department Head Team, but our citizens. 1.
8 “OpenGov is a cloud based financial transparency website for agencies and local governments
9 like Kane County. 2. OpenGov is an online financial analysis platform that will provide
10 unprecedented access to financial information to all stakeholders including local residents,
11 elected officials, department heads and employees. 3. OpenGov is a powerful visualization
12 software that transforms volumes of raw data into an interactive, digital format, enabling better
13 analysis and understanding of the current and historical budget and operations of Kane County.”
14

15 Administrator Mekarski stated why do we need OpenGov? “The question is not specific to this
16 particular platform. The general public deserves, and demands, greater access to financial
17 information at every level of government. How will OpenGov be used? In addition to the public
18 reports, internal users will be able to access historical and comparative information. With this
19 information readily available, managers can more easily analyze trends and develop forecasts to
20 assist in the development of more accurate budgets and have feedback to monitor day-to-day
21 operations at their fingertips.”
22

23 Administrator Mekarski stated that this will greatly enhance our ability to conduct our 2030
24 Analysis. It will greatly enhance the Finance Committee in performing analysis, developing pie
25 charts, and bar graphs. This will help in Trustee Byrd’s reporting of the financial records. The
26 bigger thing is that every single person in this room and everybody in town can look at all the
27 details that you folks are looking at as John Krull is looking at them, and as Administrator
28 Mekarski is looking at them, and do their own analysis. How many contracts were issued for
29 Vendor A versus Vendor B? How many dollars in Federal Grants were spent versus local tax
30 dollars? Where is our local tax dollars going? This is an unprecedented mechanism for open
31 government accountability transparency. It is really all about Democracy. We probably spent
32 equal if not more just in the consulting services in doing the 2030 Plan this year. This stuff
33 would be available on a daily basis for everybody in the public.
34

35 Administrator Mekarski stated that this is from him and Cindy. “My office, in concert with the
36 Finance Department, has identified a new product available to local governments to greatly
37 enhance the ability to complete in-house financial analysis of all Village Fund Accounts. The
38 software, developed by OpenGov will allow the Village Administrator, Finance Director and the
39 Finance Committee to analyze historic trends, make sound financial forecasting decisions and
40 allow the Village Board to make better budgetary decisions, both at the regular Board Meetings
41 and during the Annual Budget Process.
42

43 In addition the software, which is web-based, will be available to the public to review Village
44 Financial Statements, Budgets, Audits, the General Ledger and the Bills for Approval, listings
45 online, opening a new era for transparency and accountability. This open access feature that will
46 be available to the public will greatly reduce staff time now consumed by numerous regular
47 FOIA requests, which are received from the general public and commercial interests weekly.

1 Recent amendments made by the State Legislature to reform the FOIA process now allows the
2 local government to refer these types of FOIA's to an open accessible website where available.
3
4 The software will reduce both consultant and staff time in preparing pie charts, graphs, bar charts
5 and x & y axis analysis necessary to measure historic trends and future projections for Revenues
6 and Expenditures.
7
8 The annual subscription cost for the software is \$6,000.00 with a one-time set-up fee of
9 \$1,000.00. A short video will be played at the Board Meeting explaining the staff and public
10 benefits of the software. In addition, I have included supplemental information and recent
11 articles applauding the use of this software by other local units of government.”
12
13 Administrator Mekarski stated that if you would like additional information, the vendor of this
14 OpenGov would be available for a live webinar, 10-minutes or so at the next Board Meeting. We
15 can put a series of examples on the board. He can explain those examples. You can go on an
16 interactive process and ask questions.
17
18 Trustee Byrd stated that he was just impressed by the first page. The first page tells you exactly
19 what is there. That is going to make a total difference.
20
21 Administrator Mekarski stated that when he saw it he was blown away. He stated that Cindy
22 looked at it and said, “My God, it is going to put us into a whole new era.” Administrator
23 Mekarski stated that Mr. Grant certainly knows what he went through in processing one FOIA
24 request when he needed a financial analysis on our consulting expenditures. It is a very
25 legitimate question for any citizen to want to know. How are we spending money? Who are we
26 spending it with? That took him about 12-hours to process. Now Mr. Grant could do that at home
27 at his leisure. Administrator Mekarski could tell him to look at OpenGov. If you need any
28 tutorials on it he would be happy to assist you. Mr. Grant could do that research himself.
29 Then he is coming to a Board Meeting more informed. (At this time everyone watched a video
30 on OpenGov.)
31
32 Administrator Mekarski stated that everything you saw in that film is what our citizens could do
33 at home, and this Board could do prior to meetings, and prior to our Budget deliberations. He
34 stated that what we are going to give them would be our detailed bills payable for a number of
35 years and our detailed Budgets, and our 2030 Analysis, and our Water Fund and our Sewer Fund.
36 We give them all of those General Ledgers and then the analysis is at everybody's fingertips.
37 Ultimately, we are here to serve the general public and do the people's work. We are truly in a
38 partnership with the public. We are empowering every single member of this Board, every
39 Commission, and every citizen, and we are truly in a partnership for the success of this Village.
40
41 Trustee Pennington inquired of Administrator Mekarski what safeguards are on the system in
42 order to keep someone from tapping in. Administrator Mekarski stated that is a good question. It
43 is probably something that should be directed to the representative of OpenGov. There may be
44 some information on the webpage, OpenGov.com. The phone number is attached to the contract.
45 His name is Brad Snider. He is very accessible. He stated feel free to call him and ask any
46 detailed question. He is in California. If you want him to participate in a webinar, he would give
47 a live feed and you can have an interactive process. Administrator Mekarski stated that he and
48 Cynthia did the webinar.

1 Trustee Byrd stated that he assumes there is no personal information on there anyway.
2 Administrator Mekarski stated that is correct. You can't get into our bank accounts. It is our
3 approved Budgets and our approved bills payable, and our Audit.
4

5 Trustee Waite stated all of which is public information anyway. Administrator Mekarski stated
6 that is correct.
7

8 Trustee Pennington inquired of Administrator Mekarski whether or not he has done a Cost
9 Benefit Analysis with regard to the savings that the Village will incur in putting together our
10 2030 Analysis. Administrator Mekarski stated that we haven't. The best thing to do would be to
11 see what happens in the next year. He knows what it took for our consultant to develop with our
12 Department Heads a series of about six or seven charts to try to explain our Expenditures in the
13 Police Department, and the impacts to the Police Department that we have no control over,
14 Police Pensions, healthcare, and other issues for public safety. This could be done within
15 minutes. We give them the data and they load it up and all the software does the magic for
16 everybody in the room.
17

18 Village President Meyers-Martin inquired of Administrator Mekarski whether or not he is
19 looking for action on this. Administrator Mekarski stated if you are comfortable he encourages
20 the Board to take action. He stated if you have any hesitation, or if you want to have
21 conversations with Brad, or if you want him to schedule the webinar that is completely
22 understandable. It is not a budgeted item. We are asking to take money out of the Unencumbered
23 Fund Balance to pay for that \$7,000.00. He believes that it will pay for itself. Trustee Pennington
24 believes that it will pay for itself. Administrator Mekarski believes that we will reduce the
25 consulting costs with our Treasurer on the 2030 Plan. It is going to greatly enhance what we do
26 on a daily basis, especially for the Chairman of the Finance Committee. The Finance Committee
27 will be able to look at things in a more interactive process. Trustee Byrd stated that he is
28 impressed.
29

30 Village President Meyers-Martin stated that there is a question from the audience.

31 **Motion by Trustee Pennington, second by Trustee Nale to suspend the rules.**

32 **Voice Vote: All Ayes Motion Carried.**
33

34 Mr. Grant inquired whether or not that stores information from other communities. Administrator
35 Mekarski stated yes. Mr. Grant inquired can you compare. Administrator Mekarski stated
36 absolutely. That gives the Village the ability to do benchmarking which is something that every
37 Manager would like to do. It is very difficult to do. You can go to the website and look at some
38 of the other communities. It is all available to the public. There are articles in the Board Packet
39 on how citizens are applauding it.

40 **Motion by Trustee Byrd, second by Trustee Pennington to authorize the Village Finance**
41 **Director to enter into a Web Based Subscription Service for the purchase of OpenGov**
42 **Platform for Fiscal Year 2016 Fee not to exceed \$7,000.00 from the Village's**
43 **Unencumbered Fund Balance.**

44 **Roll Call: Ayes (6-0) Motion Carried.**
45
46
47
48

1 **REPORT OF VILLAGE PRESIDENT (CONTINUED):**

2
3 Village President Meyers-Martin stated that the hour is late so she is going to go through this
4 very quickly.

5
6 **Security at the US Amateur Open** - Village President Meyers-Martin stated that last week she
7 and Chief Krull were on a conference call with Senator Hutchinson's Office, President
8 Preckwinkle's Office, the Country Club, and a representative from the Sheriff's Department to
9 talk about security for the 2015 US Amateur Open which will be held in August at the Country
10 Club. She stated that after some trepidation there seemed to be a very good spirit of cooperation
11 between all of the entities. Chief Krull made a suggestion regarding how we could handle
12 security between the County Sheriff's Department and our own Village Department. As you
13 know the Country Club is on Unincorporated Cook County land and therefore our officers do not
14 have jurisdiction on that land. If anything were to happen you would need the Sheriff's Deputies
15 there in place in order for them to cover the jurisdictional issues. She believes that moving
16 forward we will be able to come up with a win-win situation for all of us. We will have ongoing
17 discussions about it. Senator Hutchinson's Office, President Preckwinkle's Office, and Village
18 President Meyers-Martin will be sending a letter to the PGA in support of this cooperative spirit
19 between the entities. It went very well. Hopefully, we will not see any issues as was discovered
20 back in 2003 when the US Open was here and there was some non-meeting of the minds.

21
22 **International Council of Shopping Centers (ICSC)** – Village President Meyers-Martin stated
23 that since we last met we did attend the ICSC which we will be discussing in part in our
24 Executive Session some of the things that have come about since going to that. The Village had a
25 booth along with 12 other towns. We received a lot of foot traffic, a lot of interest in the Village.
26 A lot of developers came up to them and expressed interest in many of our parcels here. It was a
27 very productive attendance at the ICSC.

28
29 **Coffee with the Village President** – Village President Meyers-Martin stated that on Saturday,
30 June 13th, is Coffee with the Village President. It is held the second Saturday of the month.
31 Coffee with the Village President goes from 8:30 A.M. to 10:30 A.M. She has some of her
32 regulars who are with her. Village President Meyers-Martin encourages anyone that has
33 questions or wants to talk about issues to attend. She stated that we talk about everything in
34 terms of subject matter related to the Village as well as related to the region.

35
36 **Meeting with District 227 School Board President Antoine Bass** – Village President Meyers-
37 Martin stated that this past week she had a meeting with the current District 227 School Board
38 President Antoine Bass. She was encouraged by his words. Village President Meyers-Martin
39 stated that she did express our trepidation, our concerns, our apprehensions about every time we
40 think that we have turned the corner on that Board at that District, we find out that we might
41 have taken two steps forward and 10 steps backwards. We will continue to work with that School
42 Board because we have no choice if we want to see that school improved. She was encouraged
43 because Mr. Bass did indicate that he will be doing more outreach with the Municipalities and
44 trying to get more input from the residents. They are currently in a search for a new
45 Superintendent as well as Principals. There was concern about actions taken by the School
46 Board. Our only alternative is to be supportive of that School District going forward improving
47 and addressing concerns that our residents have. She believes that Mr. Bass stated that Olympia
48 Fields only has 84 students in that school and they have over 1,000 students. She believes that

1 our Educational Commission is the most vocal in terms of what we want to see done there. We
2 will just have to see. We have had high hopes only for them to be dashed. We will go forward
3 with that.

4
5 **Village President Meyers-Martin new President of the South Suburban Mayors and**
6 **Managers Association** – Village President Meyers-Martin stated that she is happy and honored
7 to say that last Thursday she was voted in as the new President of the South Suburban Mayors
8 and Managers Association. She is very excited about working with the organization. She has
9 been with them for a very, very long time. They represent 45 Municipalities in the southland
10 region, and provide a lot of resources to Municipalities. She wants to continue working in that
11 capacity, not only for the benefit of Olympia Fields but for the region. We are always facing
12 challenges in the southland in comparison to our other neighbors throughout the State.
13 Congresswoman Kelly, Senator Hutchinson, and Senator Hastings all say that we have to work
14 together. She is looking forward to serving in that capacity as their new President.

15
16 **UNFINISHED BUSINESS:**

17
18 **Saturday Meeting Date for the 2030 Plan** - Trustee Gibson inquired whether or not we have
19 decided on the Saturday date for the 2030 Plan. Administrator Mekarski stated no, we are re-
20 canvassing. We got some responses back. We have to analyze those responses and match them
21 up with the Treasurer and our office. He stated that he can't report on that.

22
23 Village President Meyers-Martin stated that she can't do June 20th. The dates are June 20th and
24 July 11th. Administrator Mekarski stated that he will look at the responses and report back to the
25 Board. Trustee Waite stated that he is available for both of those. He responded in an email. He
26 inquired whether or not anyone responded saying that they weren't available for any of them.
27 Administrator Mekarski stated that he hasn't analyzed the Board's responses. They came in
28 today. He has been working the entire afternoon on the Executive Session. Trustee Gibson stated
29 that she is not available on June 20th. Trustee Byrd stated that he is not available on July 11th.
30 Trustee Waite stated that eliminates those two dates. Administrator Mekarski stated that we will
31 go back to the drawing Board and get another date.

32
33 **Process When Someone is no Longer Employed by the Village** - Trustee Hudson stated that
34 we have people that we work with in the office. She inquired what the process is when that
35 person might not be available anymore, who contacts whom to say that person isn't there.

36
37 Administrator Mekarski inquired of Trustee Hudson whether or not she is talking about someone
38 who resigns their position. Trustee Hudson stated right. She stated that if a person resigns their
39 position and they are not working there anymore, who is it that tells someone. She wants to know
40 what the process is. Administrator Mekarski stated that the Department Head would advise his
41 office, or directly advise the Village President and the Trustees as a whole or the Trustee Liaison
42 directly, and the Trustee Liaison could send it out. He doesn't think that there is a defined
43 process.

44
45 Village President Meyers-Martin stated that she doesn't think it is a finalized process. She stated
46 that maybe you think there should be a process. Trustee Hudson stated that there should be a
47 process.

48

1 Trustee Gibson stated that if there is a person who leaves, or a person for some reason is not
2 going to be there any longer then we ought to know that.

3
4 Administrator Mekarski stated that he will share that with the Department Heads. He has no
5 problem with the Department Heads when they are aware of a long-term vacancy, or a
6 termination, for them to correspond directly with the Village President and the Board of Trustees
7 and to copy him. He stated that Chief Krull does that on a regular basis.

8
9 **NEW BUSINESS:**

10
11 **Ribbon Cutting/Grand Opening** – Village President Meyers-Martin stated that we will be
12 having a Ribbon Cutting/Grand Opening for five businesses in the Business Park. The date has
13 not been confirmed. It will either be July 23rd or July 24th at 6:30 P.M. As soon as she has that
14 confirmed from the businesses she will let the Board know.

15
16 **RESIGNATIONS AND APPOINTMENTS:**

17
18 Village President Meyers-Martin stated that she does not have any Resignations or Appointments
19 this evening. Village President Meyers-Martin stated that she will have Appointments for the
20 June 22nd Board Meeting.

21
22 **EXECUTIVE SESSION:**

23
24 **To Discuss Matters of Land Acquisition – Open Meetings Act Section 5 ILCS 120/2(c)**
25 **(5)&(6) –**

26
27 **Motion by Trustee Pennington, second by Trustee Byrd to go into Executive Session to**
28 **discuss matters of Land Acquisition according to the Open Meetings Act Section 5 ILCS**
29 **120/2(c) (5)&(6) at 10:17 P.M.**

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

31
32 Village President Meyers-Martin stated that when we come out of Executive Session we will not
33 be taking any action. She thanked everyone for their longevity at this meeting.

34
35 **RETURN TO OPEN SESSION:**

36
37 **Motion by Trustee Gibson, second by Trustee Nale to go into Open Session at 10:45 P.M.**

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

39
40 **ADJOURNMENT:**

41
42 **Motion by Trustee Byrd, second by Trustee Hudson to adjourn at 10:45 P.M.**

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

44
45 **Respectfully submitted by Faith Stine.**