

1 **MINUTES OF THE VILLAGE OF OLYMPIA FIELDS**  
2 **SPECIAL MEETING OF THE BOARD OF TRUSTEES**  
3 **Held on October 11, 2016**  
4

5 Due to the Columbus Day Holiday falling on Monday, October 10<sup>th</sup>, 2016, the Special Meeting  
6 of the Board of Trustees was held on Tuesday, October 11<sup>th</sup>, 2016, at the Linzey D. Jones  
7 Municipal Building and was called to order by Village President Debra Meyers-Martin at 7:00  
8 P.M. The assembly recited the Pledge of Allegiance. Administrator Mekarski/Village Clerk  
9 called the roll.

10  
11 Present: Trustees – Gibson, Pennington, Hudson, Byrd, and Waite  
12 Village President Debra Meyers-Martin  
13 Village Administrator/Village Clerk, David Mekarski  
14

15 Absent: None.  
16

17 **Continuation of September 19, 2016 Public Hearing –**  
18

19 Motion to Continue the September 19, 2016, Public Hearing to Consider a Proposed Judgment in  
20 the Case of Central States Tower III, LLC v. Village of Olympia Fields, No. 2016 CV 07984,  
21 Currently Pending in U.S. District Court until the Next Regularly Scheduled Board of Trustees  
22 Meeting, October 24, 2016, at 7:00 P.M.  
23

24 Village President Meyers-Martin stated that the first item on the Agenda is the Public Hearing  
25 that had been continued from our previous Board Meeting. Unfortunately, we still have not  
26 received the documentation that we required in order to continue with that Public Hearing.  
27 **Motion by Trustee Pennington second by Trustee Byrd to continue the September 19, 2016,**  
28 **Public Hearing to Consider a Proposed Judgment in the Case of Central States Tower III,**  
29 **LLC v. Village of Olympia Fields, No. 2016 CV 07984, Currently Pending in U.S. District**  
30 **Court until the Next Regularly Scheduled Board of Trustees Meeting, Scheduled for**  
31 **Monday, October 24<sup>th</sup>, 2016, at 7:00 P.M.**  
32

33 Trustee Waite stated that he has heard that they are getting less interested, but that is a rumor.  
34

35 Village President Meyers-Martin stated yes, speculation, but we will see.

36 **Roll Call: Ayes (5-0) Motion Carried.**  
37

38 **Swearing-In:**  
39

40 **Village Trustee – Howard O. Robinson** – Village President Meyers-Martin stated that brings  
41 us to a very exciting portion of our Agenda which is when we will swear-in and welcome our  
42 very newest Trustee, Trustee Howard Robinson. She sees that we have been honored with the  
43 Honorable Linzey D. Jones. (There was a round of applause). Village President Meyers-Martin  
44 stated that she certainly welcomes him to come forward to do the honors. (There was a round of  
45 applause).  
46

47 Judge Linzey Jones stated that it has been his pleasure to get to know Mr. Robinson since they  
48 have spent some time together from the Maynegaite community. He has been a great addition to

1 the Village and a great addition to the community. He is a man with a distinguished Military  
2 Record. Trustee Pennington stated Hear, Hear. Judge Jones stated that it makes us very proud  
3 that our Village President and this Board had the judgment to bring him on as a Trustee of the  
4 Village of Olympia Fields. He knows that he is going to do a great job. (There was a round of  
5 applause).  
6

7 Judge Jones administered the oath to Mr. Robinson as follows: “I, Howard Robinson, Senior, do  
8 solemnly swear or affirm, that I will support the Constitution of the United States, the  
9 Constitution of the State of Illinois, and the Ordinances and Laws of the Village of Olympia  
10 Fields, and that I will faithfully discharge the duties, of the Office of Trustee of the Village of  
11 Olympia Fields, to the best of my ability.” Judge Jones congratulated Trustee Robinson. (There  
12 was a round of applause and a standing ovation).  
13

14 Trustee Robinson stated that he doesn’t really have a long speech. He wants to thank his family,  
15 his wife, his daughter, and his son-in-law. He wants to thank his grandbabies. He wants to thank  
16 Senator Michael Hastings and Mr. Tim Bradford, the Godfather, and his lovely wife for being  
17 here; his brother, his mother, and his nephew. He wants to thank the Chief of Staff, Cassandra,  
18 for all her due diligence. He stated thank you very much. He wants to thank everybody: Natasha,  
19 Regina for your overall support, and his Aunt Roxie. He stated that he can stay here all day.  
20 Trustee Robinson stated but you guys truly understand you know how he feels. This is a special  
21 moment for him. He stated Mayor, Board, he really appreciates the support. He promises not to  
22 let you guys down. We are going to work together, and we are going to do what it is we need to  
23 do for the Village of Olympia Fields. He stated with that being said, thank you very much.  
24 (There was a round of applause).  
25

26 Village President Meyers-Martin stated that she wanted to say congratulations to Trustee  
27 Howard Robinson. She thanked Senator Michael Hastings for being here. (There was a round of  
28 applause). She stated Chief of Staff, Cassandra Matz and, of course, the Godfather, and our  
29 MWRD Representative for the south suburbs, Tim Bradford. She stated thank you. (There was a  
30 round of applause).  
31

32 **(After the Swearing-in of Trustee Robinson he took his seat at the dais).**  
33

34 **BILLS FOR APPROVAL:**  
35

36 Village President Meyers-Martin stated that she hopes that everyone has the Revised Agenda  
37 with the corrected amount for Bills for Approval. Village President Meyers-Martin stated that  
38 you have before you Bills for Approval in the amount of \$155,815.14. There is a Cover Memo in  
39 the Board Packet designating the more significant payouts.  
40

41 Trustee Pennington stated that he has one observation and he brought this up before in our  
42 meetings. He stated with respect to the Robinson Engineering payout of \$1,456.00 for the Barn  
43 at the Park District, he is going to ask that we put some type of description for payouts like this.  
44 He stated theoretically, we are not supposed to be paying bills on construction work that is being  
45 done at the Barn. He knows that this is for Plan Reviews, Sewer Reviews, and Civil Reviews.  
46 That does come under our purview. He stated going forward; it is again his recommendation that

1 we put some sort of descriptive feature on these bills that might be outside the purview of our  
2 payouts.

3  
4 Trustee Waite stated and that they are recognizable. We can look at it and say, “Oh, yes.”

5  
6 Village President Meyers-Martin stated that she understands Trustee Pennington’s point. She  
7 stated for this particular entry for Bills for Approval, this is actually a reimbursement because the  
8 Park District does not have an Escrow Account. We payout and we bill the Park District. She  
9 stated that to your point she thinks that would be a good idea to have an explanation. She stated  
10 that in the past it has always been if there was an explanation required, needed, desired, that is  
11 where this took place at the Bills for Approval time. We can ask Cindy, our Director of Finance  
12 to provide that explanation when the bills are submitted. Trustee Pennington stated thank you.  
13 **Motion by Trustee Waite, second by Trustee Pennington to approve the payment of Bills**  
14 **for October 11<sup>th</sup>, 2016, in the total amount of \$155,815.14.**

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

16  
17 **COMMUNICATIONS & PETITIONS:**

18  
19 Village President Meyers-Martin opened Communications & Petitions at 7:12 P.M.

20  
21 Although there were members of the public in the audience, no one wished to address the Board.  
22 Village President Meyers-Martin closed Communications & Petitions at 7:13 P.M.

23  
24 **CONSENT AGENDA:**

25  
26 **A. Recommendation for Payment of Invoice #16090229 to Robinson Engineering for Work**  
27 **Completed in Connection with the Vollmer Road Reconstruction Preliminary Engineering**  
28 **Project (Project No. 14-590) in the amount of \$18,780.87.**

29  
30 Village President Meyers-Martin stated that brings us to Consent Agenda Item 6(A). The  
31 Consent Agenda is an Agenda item that is considered routine and does not require an in-depth  
32 discussion.

33 **Motion by Trustee Waite, second by Trustee Gibson to approve Consent Agenda Item**  
34 **6(A).**

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

36  
37 **Resolution #2016-14 – A Resolution of Intent to Utilize Tax Increment Financing to**  
38 **Improve Deteriorating Physical Conditions and to Stimulate New Economic Development**  
39 **at the Southwest Corner of Lincoln Highway and Western Avenue (Olympia Corners**  
40 **Shopping Center) – Village President Meyers-Martin stated that the next item is Item 7,**  
41 **Resolution #2016-14 – A Resolution of intent to utilize Tax Increment Financing to improve**  
42 **deteriorating physical conditions and to stimulate new Economic Development. You have a**  
43 **Memo covering the explanation for this Resolution. It is related to the fact that we are expanding**  
44 **the TIF because of the parcel of land located at Route 30 and Western. The south parcel has gone**  
45 **from private ownership to public ownership. This does allow us to expand the TIF to make it a**  
46 **stronger position for the Administration to offer stronger incentives to increase Economic**  
47 **Development along that corridor. She knows that Administrator Mekarski has been working on**

1 this with Teska. She inquired of Administrator Mekarski whether or not he would like to expand  
2 on this briefly.

3

4 Administrator Mekarski stated that as the Board is aware, they actually created a Tax  
5 Incremental Financing District for the Wal-Mart parcel, as well as the Jewel/Osco parcel which  
6 is the Olympia Corners Plaza. That also included the two medical buildings adjacent to  
7 Brookwood. This was the Redevelopment Plan that was adopted on December 30<sup>th</sup>, 2013.

8

9 Administrator Mekarski stated that what we are doing tonight is beginning a planning process to  
10 essentially reset and expand a portion of TIF 2, specifically the plaza itself where Jewel/Osco  
11 was occupied to do precisely what the Mayor has indicated, to provide a stronger ability for this  
12 Board to induce Class “A” Retail to come to our Village. As you know, we worked for a number  
13 of years constructing a very innovative Public/Private Partnership with the current landowner  
14 who is in Raleigh, North Carolina, our preferred developer, Joe Salamone, and the South  
15 Suburban Land Bank. The South Suburban Land Bank now owns the parcel. They are working  
16 as Olympia Fields agents as a public agency. The TIF can go from its base tax year which was  
17 set back in 2013 to a zero base, giving you much more ability to attract Class “A” Retail with  
18 stronger incentives. This is a real positive process. There is no legal process that’s happening  
19 today. This is initiating the planning process. This will take approximately 120-days. Once the  
20 Report is done it has to be sent out to all of the Taxing Districts: Mosquito Abatement District;  
21 the School Districts; Cook County; and the adjoining taxpayers. Then we will meet in a Joint  
22 Review Board. He believes that the Mayor and the Board has appointed a citizen representative  
23 to that Joint Review Board. It also includes taxing body representatives who would be affected  
24 by this TIF. They would forward this Board’s recommendation probably in about 120-days.  
25 Then you would make a legal decision to reset the TIF. At that time you will have all the  
26 financial data. He is sure you may have that right now. He asked for the Board’s patience until  
27 we actually begin the Study and do the financial analysis.

28

29 Administrator Mekarski stated that this is a real positive thing to get that plaza booted up, and to  
30 get the kind of Class “A” Retail that this community expects in Olympia Fields.

31

32 Trustee Pennington inquired of Administrator Mekarski whether or not in 2013 when TIF 2 was  
33 originally established which brought this property into the TIF, wasn’t there a Study done at that  
34 time.

35

36 Administrator Mekarski stated that there was. The Cook County taxes for the parcel were  
37 unusually high. As the Board knows, just for that small strip center in front of the plaza it was  
38 really disproportionate to the kind of rents that were being generated. The plaza right in front of  
39 the Jewel/Osco was generating rents between \$12.00 and \$18.00 a square foot. The Cook County  
40 Taxes was \$22.00 a square foot. Even though that plaza is 95% vacant with the exception of the  
41 Day Care Facility, the taxes when it was held in private holdings just a few months ago were  
42 extremely high. That’s a disincentive for Economic Development. You can’t have a Tax System  
43 where your proportion of taxes almost doubles the amount of market rent. The opportunity with  
44 the South Suburban Land Bank to take control of the property as our agent has allowed us to get  
45 rid of Liens and Encumbrances, and to get rid of back taxes, but also to reset the TIF.

46

1 Trustee Pennington inquired of Administrator Mekarski whether or not we can use the data that  
2 was gleaned from that original analysis for this particular purpose.

3  
4 Administrator Mekarski stated that is a very good question. He stated no, it has to be based on  
5 current assessed valuations and the latest tax roll that you have.

6  
7 Village President Meyers-Martin stated that by resetting the TIF we are allowing more increment  
8 that we would be able to tap into and use as an incentive. The Property Taxes were just murder at  
9 that corner.

10  
11 Trustee Waite inquired of Administrator Mekarski whether or not that is similar to the property  
12 we have behind us, the Office Buildings. He knows that the taxes on those were quite  
13 extraordinary also.

14  
15 Administrator Mekarski stated that is an excellent observation. That's one of the reasons why the  
16 Board supported expanding the Town Center TIF to include all the commercial properties on  
17 Vollmer Road. It will pick up Governors Office Park. It will pick up a portion of the Hospital  
18 and the Tolentine Center. That will also give the ability to induce new economic starts in  
19 Governors Office Park. That's not being addressed here tonight. The only thing that is being  
20 addressed here tonight is depicted on the map which is taking the pinkish or the orange portion,  
21 and resetting that TIF, completing an Eligibility Study, and doing the financial assessment. We  
22 also pick up the Shell Station at the corner of Lincoln and Western. As the Board is aware, the  
23 Wal-Mart Corporation has an option to purchase that. They are completing an Environmental  
24 Audit on that property. That would be generating additional increment, as well as additional  
25 Sales Tax for the Village.

26  
27 Trustee Waite stated that the only reason he brought it up, and it doesn't have anything to do  
28 with the current subject other than people kind of wonder why we don't move a little faster on  
29 some of these other things that are going on. He stated that part of the reason is that Cook  
30 County's Tax Structure is not very friendly to us.

31  
32 Administrator Mekarski stated that you couldn't say it any better. He believes that our Cook  
33 County President is aware of that. She's working on a development process for local  
34 communities.

35  
36 Trustee Waite stated that he knows that you and President Meyers-Martin have been working on  
37 that for a number of years. It's not just coming up tonight.

38  
39 Village President Meyers-Martin stated absolutely. She is very excited to say that President  
40 Preckwinkle has asked her to sit on a sounding board for Economic Development for the south  
41 suburbs specifically, just because there are so many challenges with the Tax Structure. We are  
42 losing so many businesses to Will County and to Indiana, of course. We are in a high level of  
43 competition to attract businesses here just because of the taxes. Village President Meyers-Martin  
44 believes that President Preckwinkle recognizes that now and is beginning to make some moves  
45 to address it.

46

1 Trustee Waite inquired whether or not we have any candidates for the opening on the Cook  
2 County Board.  
3  
4 Village President Meyers-Martin stated for the vacancy of Joan Murphy. She stated that several  
5 names have been introduced.  
6  
7 Trustee Waite inquired who filled them. Trustee Pennington stated that it is immaterial right  
8 now.  
9  
10 Trustee Pennington inquired of Administrator Mekarski whether or not there is anything that can  
11 be used in the original data generated in 2013 that can be used in this secondary piece.  
12  
13 Administrator Mekarski stated yes. The planning process will be significantly faster and less  
14 costly. The legal work is probably the same with notifying the taxing bodies, giving Notice, and  
15 filing with Cook County. He stated essentially the Eligibility Analysis has really been completed  
16 in 2013. It is just updating the change in the assessed valuation from public to private.  
17 **Motion by Trustee Pennington, second by Trustee Gibson to approve Resolution #2016-14 -**  
18 **A Resolution of Intent to Utilize Tax Increment Financing to Improve Deteriorating**  
19 **Physical Conditions and to Stimulate New Economic Development at the Southwest Corner**  
20 **of Lincoln Highway and Western Avenue (Olympia Corners Shopping Center).**  
21 **Roll Call: Ayes (6-0) Motion Carried.**  
22  
23 **Resolution #2016-15 – A Resolution Approving and Authorizing the Village President to**  
24 **Execute a Parking Lot Service Agreement between Chicago South Suburban Mass Transit**  
25 **District and the Village of Olympia Fields for Management and Operation of the Lincoln**  
26 **Highway Transportation Center Commuter Parking Lot and Bus Turnaround – Village**  
27 **President Meyers-Martin stated that Item 8 is Resolution #2016-15. This is our standard**  
28 **Resolution approving and authorizing the Village President to Execute a Parking Lot Service**  
29 **Agreement between Chicago South Suburban Mass Transit and the Village of Olympia Fields.**  
30 **As you know, we do this every year. This is a continuing relationship that we have with South**  
31 **Suburban Mass Transit regarding the commuter parking lot at Lincoln Highway. You have a**  
32 **Memo covering just the parameters and summarizing that.**  
33 **Motion by Trustee Gibson, second by Trustee Pennington, to approve Resolution**  
34 **#2016-15 – A Resolution Approving and Authorizing the Village President to Execute a**  
35 **Parking Lot Service Agreement between Chicago South Suburban Mass Transit District**  
36 **and the Village of Olympia Fields for Management and Operation of the Lincoln Highway**  
37 **Transportation Center Commuter Parking Lot and Bus Turnaround for Term: October**  
38 **1<sup>st</sup>, 2016, through September 30<sup>th</sup>, 2017, in the amount of \$670.00 per month.**  
39 **Roll Call: Ayes (6-0) Motion Carried.**  
40  
41 **Appointment of Bruce Betts to the Finance Committee - Village President Meyers-Martin**  
42 **stated next is the Appointment recommendation for Mr. Bruce Betts to the Finance Committee.**  
43 **You have an Application from Mr. Betts regarding his desire to serve on that Committee. Village**  
44 **President Meyers-Martin stated that she interviewed Mr. Betts and feels that he would be an**  
45 **asset to the Finance Committee. She discussed it with the Liaison, Trustee Byrd.**  
46

1 Trustee Byrd inquired of Village President Meyers-Martin whether or not Mr. Betts was here this  
2 evening.

3  
4 Village President Meyers-Martin stated no, he is not.

5 **Motion by Trustee Byrd, second by Trustee Pennington to approve the Candidacy of Mr.**  
6 **Bruce A. Betts to the Village of Olympia Fields Finance Committee for a Term Continuing**  
7 **until a New Appointment is Made by the Village President.**

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

9  
10 Village President Meyers-Martin stated that we welcome Mr. Betts to the Finance Committee.

11  
12 Trustee Waite stated that he knows this isn't a subject matter for tonight. He got this mailing in  
13 the mail a couple of days ago. The brochure is excellent. It really jumps out at him. He knows  
14 that we can't spend Village money on this trying to promote this. He noticed a flurry of e-mails  
15 going around among members of OFEHA. They obviously don't understand this whole thing.  
16 They were saying, "No, we don't want to give them anymore money. No, we don't want to do  
17 this. We don't want to do that." They obviously don't understand what this is. He is concerned  
18 that if they don't understand, there are probably a whole bunch of others that don't understand it.  
19 He believes that we need a Private Citizens Group of volunteers that would go around and try to  
20 make people aware of this. Do the people here know what I'm doing about? Some of the people  
21 in the audience responded no. Trustee Waite stated you don't have any idea. See, that's the  
22 problem. Mrs. Matz inquired of Trustee Waite what is in the flyer.

23  
24 Trustee Hudson stated they can't see that from here. Trustee Waite apologized. He stated the 1%  
25 Sales Tax. People in the audience stated that they understand that. Trustee Waite inquired of the  
26 members of the audience whether or not there was anybody that thinks we don't need this. If you  
27 do, he has a doctor he wants you to go see.

28  
29 **Town Hall Meetings on the Referendum** - Village President Meyers-Martin stated that it is not  
30 on the Agenda so we will not cover that. She reminded everyone that we have a Town Hall  
31 Meeting to discuss that very item. It is coming up on Saturday. It starts at 8:00 A.M. and will run  
32 to 9:30 A.M. It will be right here at Village Hall. We will have an in-depth discussion and  
33 presentation on the Sales Tax Referendum, the pluses, the reason why we are using that strategy  
34 and the benefits to the Village, and how it affects the average citizen. This 1% tax, we feel as a  
35 strategy is the least painful in order to accomplish Capital Infrastructure Projects that are critical,  
36 and crucial to the Village of Olympia Fields. We feel that this 1% tax will be paid by 90% of the  
37 people who don't live in the Village of Olympia Fields. Just as other towns have implemented  
38 this 1% Sales Tax, so when you shop in their towns, you are paying for their roads, and their  
39 sewer infrastructure. We would just like the opportunity to garner revenue from shoppers who  
40 shop in the Village of Olympia Fields but don't actually live in the Village. This comes to one-  
41 cent on the dollar. It does not affect any of your groceries. If you purchase groceries in the  
42 Village of Olympia Fields they are not implementing this 1% tax. If you are purchasing  
43 prescription drugs they are not implementing this 1% tax. If you are buying drugs over the  
44 counter such as Aspirin, or cough medicine it is not affected by this 1% tax. It is just general  
45 merchandise.

46

1 Village President Meyers-Martin stated that we have done the Studies. We have gone over the  
2 numbers. We have determined that 90% of those dollars will come from non-residents. We feel  
3 that this is something that would be quite valuable in terms of allowing the Village of Olympia  
4 Fields to address some of their Capital Improvements. At that Town Hall Meeting you will have  
5 an in-depth explanation and presentation on that. It will be this Saturday, October 15<sup>th</sup>, starting at  
6 8:00 A.M. She stated for those that don't like to get up early on a Saturday, we will also have a  
7 second Town Hall Meeting on October 26<sup>th</sup> in the Board Room starting at 6:30 P.M. If you are  
8 available we would love for you to come out and ask any of the questions that she is sure will  
9 occur to you to find out how this will affect you as residents, as shoppers, and how it will affect  
10 your individual Budgets. She encouraged everyone to come and hear that presentation. All of our  
11 Department Heads, our Village Administrator, our Director of Finance, they are all open to  
12 having that conversation if you just want to come up to Village Hall and talk that over with  
13 members of the staff. We are making that available too, because this is an important, important,  
14 Referendum that we are asking on the November 8<sup>th</sup> Ballot.

15  
16 Trustee Waite inquired of Village President Meyers-Martin how we are getting the word out to  
17 the people in the community. The only thing that he has seen is this mailing that came in the  
18 mail. The brochure was very well-done. He thought it went to every Trustee.

19  
20 Administrator Mekarski stated that it went to every resident. There was the Mayor's cover letter,  
21 and frequently asked questions, and that brochure.

22  
23 Trustee Waite inquired of the members of the audience whether or not they got this in the mail.  
24 The audience responded yes. Trustee Waite inquired of the members of the audience whether or  
25 not they understood it. The audience responded yes.

26  
27 Administrator Mekarski stated that when the meeting ends you may want to look at that map.  
28 One of the first expenditures that the Board will be doing with the Non-Home Rule Sales Tax is  
29 six or seven miles of road construction. He believes it is in the pinkish tone on that map where  
30 the Wal-Mart is. That is one of the commitments that the Board had expressed that they would  
31 complete. They won't be doing that with Property Tax. It will be with Non-Home Rule Sales Tax  
32 and will be amortized over 15 or 20-years. That is 90% of those roads being paved by non-  
33 residents.

34  
35 Trustee Waite stated that we have the best roads of any suburb in the metropolitan Chicago area.

36  
37 Village President Meyers-Martin stated that we hope to see you at one of the Town Hall  
38 Meetings.

39  
40 **ADJOURNMENT:**

41  
42 **Motion by Trustee Waite, second by Trustee Hudson to adjourn this Special Meeting of the**  
43 **Board of Trustees at 7:35 P.M.**

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

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