

1 Olympia Fields. She thanked Deputy Chief Frey for all of his dedication and commitment to the
2 Village of Olympia Fields. She stated that the residents will miss him. We as a Board will miss
3 him. The staff will miss him. She is sure that his colleagues and his fellow officers in the police
4 department will also miss him. We know that he has served this Village well. She stated last
5 week that goodbyes are a part of life. And it is sad when you have to do that, but it is a part of
6 life. We know that Deputy Chief Frey is going on to bigger things. He is now going to be the
7 Police Chief in the Village of Grant Park. She stated that we congratulate him on that.

8
9 Trustee Gibson as the Liaison to the Public Safety Committee stated that she can never pass up
10 the opportunity to say “thank you” for a very, very good friend and a devoted member of this
11 community and this Village. She stated that she has had the privilege of working with Carl more
12 closely the last couple of years. He is a very wonderful person. He has done a wonderful job in
13 the Village and with the Police Department. Trustee Gibson stated that she is proud of her entire
14 Police Department. They are without a doubt the best. Some of it is as a result of Chief Krull and
15 Deputy Chief Carl Frey. Trustee Gibson stated that she wanted to thank him and wish him well.
16 She stated that you better come back and see us. Deputy Chief Frey stated that he will.

17
18 Village President Meyers-Martin stated that even though Deputy Chief Frey has been known to
19 be a Cubs Fan she is still going to read the Proclamation. Trustee Gibson stated that she is a Cubs
20 Fan too. Village President Meyers-Martin thanked Naomi Perkins for helping them to put the
21 Proclamation together.

22
23 Village President Meyers-Martin read the Proclamation as follows: “The Olympia Fields Police
24 Department, Deputy Chief of Police Carl R. Frey.

25
26 **WHEREAS** Carl Frey joined the Olympia Fields Police Department as a Patrol Officer in May
27 of 1984 and received his basic recruit training at the Patrol Training Institute in Champaign,
28 Illinois, in May 1999, was promoted to Patrol Sergeant, May 2002, promoted to Commander,
29 and in February 2013, to his current position as Deputy Chief. During his career with Olympia
30 Fields, he demonstrated his professional qualifications and his dedication to the law enforcement
31 profession; and,

32
33 **WHEREAS** Deputy Chief Frey helped establish the Suburban Major Accident Reconstruction
34 Team (S.M.A.R.T.) a multi-agency accident investigation team made up of accident investigators
35 from surrounding suburban agencies, and has over the course of his career assisted in the direct
36 supervision and investigation of many severe traffic crashes.

37
38 **WHEREAS** Deputy Chief Frey has received many commendations and compliments from other
39 law enforcement agencies, peers, judges, social organizations, churches, schools, government
40 officials and citizens alike. These tributes range from his excellent supervision of the department,
41 to his constant willingness to listen to and help citizens.

42
43 **WHEREAS** Deputy Chief Frey throughout the course of his career has attended training in
44 many different aspects of police work such as Bicycle Patrol Officer, Rapid Deployment
45 Instructor, Motor Vehicle Accident Reconstruction, Breath Alcohol Testing Operator, Field
46 Training Officer and most recently graduated from Northwestern University’s School of Police
47 Staff and Command in November 2013.

1 **Beauchamp** – Trustee Gibson stated that she has an Information Only Report. Trustee Gibson
2 stated that the Olympia Fields Police Department is proud to recognize Sergeant Bruce
3 Beauchamp and Deputy Chief Carl Frey on their recent graduation from Northwestern
4 University’s Center for Public Safety School of Police Staff and Command on November 15th,
5 2013, in Merrillville, Indiana.

6
7 The School of Police Staff and Command is a nationally recognized upper level management
8 program which exposes police personnel to many critical concepts including resource allocation,
9 staffing, legal review, budgeting, personnel issues, discipline and other topics designed to assist
10 students in effectively managing their agencies.

11
12 During the ten week program, Sergeant Bruce Beauchamp was selected to be a class officer
13 serving as treasurer for the 343rd class to complete this prestigious program.

14
15 Deputy Chief Frey attended the class at no cost to the Village due to Chief Krull taking
16 advantage of the New Chief’s Scholarship Program. The New Chief’s Scholarship Program
17 provides free tuition to graduates of the School of Police Staff and Command who have attained
18 the rank of Police Chief to send members of their department to promote ongoing education.

19
20 Staff studies which are a required component of the course were completed by Sergeant
21 Beauchamp (Feasibility of Joining a Mutual Aid Emergency Response Team) and Deputy Chief
22 Frey (Updated Uniform Standards) and are available for review upon request.

23
24 As part of building a strong leadership foundation, all Sergeants from the Olympia Fields Police
25 Department will be required to attend and successfully complete this challenging and rewarding
26 management program.

27
28 Trustee Gibson stated that she has two documents that prove that Sergeant Beauchamp and
29 Deputy Chief Carl Frey have completed this program. Trustee Gibson will provide a copy of
30 those documents to the Trustees if they wish to see them. The documents show the unique kind
31 of training that was part of this. She stated that we appreciate the two of them finishing the
32 program with honors.

33
34 Village President Meyers-Martin congratulated Sergeant Beauchamp. She recognized Sergeant
35 Beauchamp’s wife, Gail, and his daughter, Abby that were in the audience. She thanked them for
36 joining us tonight. She congratulated Sergeant Beauchamp and Deputy Chief Frey for
37 completing that very effective course.

38
39 Chief Krull stated that the training is incredibly intense and it’s not something that he would
40 wish upon these two friends of his. It is required in this day and age if you would like to be a law
41 enforcement professional. Chief Krull thanked the Village for the opportunity to send these two
42 officers. He stated that we have two more Sergeants to go. He stated that when he first started
43 here, he used the phrase “cradle of Chiefs” he believes that the Board will see that in the years to
44 come.

45
46 Village President Meyers-Martin congratulated Sergeant Beauchamp and Deputy Chief Frey.

1 Sergeant Beauchamp stated thank you. Deputy Chief Frey stated thank you very much. (There
2 was a round of applause).

3
4 Village President Meyers-Martin inquired of the members of the audience whether or not anyone
5 wished to address the Board. There were members of the public in the audience; however no one
6 wished to address the Board. Village President Meyers-Martin closed Communications and
7 Petitions at 7:18 P.M.

8
9 **CONSENT AGENDA:**

10
11 **5(A) Recommendation for Final Waiver of Lien and Payment of Invoice #GE11245-06 to**
12 **Gallagher Asphalt Corp. in the amount of \$8,274.35 for the IKE Community Stabilization**
13 **Program Grant 08-357006 – Road Construction & Right-of-Way Improvements.**

14 Village President Meyers-Martin stated that we will move to the Consent Agenda. The Consent
15 Agenda consists of items that are considered to be routine by the Village. It allows the Board to
16 approve and vote upon them without discussion. She stated that this evening we have on the
17 Consent Agenda item 5(A) which is a recommendation for Final Waiver of Lien and payment of
18 an invoice to Gallagher Asphalt.

19 **Motion by Trustee Gibson, second by Trustee Oliver to approve Consent Agenda Item**
20 **5(A).**

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

22
23 Village President Meyers-Martin stated that before we move to Finance she would like to have a
24 Motion to Amend the Agenda in order to bring up one of the items from the Village President's
25 Report because Mr. John Bizios is in the audience and he will need to leave in order to close the
26 store. She stated that is the item regarding the Economic Development Loan to Finalize the
27 Proposed Restaurant at the Olympia Square Shopping Center.

28
29 **REPORT OF VILLAGE PRESIDENT:**

30
31 **Economic Development Loan to Finalize the Proposed Restaurant at Olympia Square**
32 **Shopping Center** – Village President Meyers-Martin stated that before we have this discussion,
33 there are just a couple of points that she wants to make regarding this Agenda item. The purpose
34 of it being on the Agenda tonight is only to provide authority for our legal advisor, John
35 Murphey, to draft a Redevelopment Agreement, and to finalize the negotiations regarding the
36 type of loan security. She stated that a vote in the affirmative tonight does not put in stone that a
37 loan will take place. It will only be upon it coming back before the Board on December 9th for
38 the Board to see the Redevelopment Agreement. This only gives us the ability to allow John
39 Murphey to put the Redevelopment Agreement together. There is a cost for him to do that.
40 Village President Meyers-Martin doesn't want him to do it, if there is no support for that. That is
41 all that this particular item on the Agenda is about is if there is any support to explore that loan
42 process.

43
44 Village President Meyers-Martin stated that we have been trying to create Economic
45 Development within the Village. This restaurant has created a great deal of excitement and
46 enthusiasm among residents, and among the customers at the Bizios Market. We know that John
47 Bizios and his brother, Tony; have invested thousands of dollars in the Village, both in the

1 creation of the Fresh Market and now the restaurant. You have had an opportunity to go by there
2 to see the progress that he has made, the investment that he has made, the quality of the
3 restaurant, and the possibilities and potential for great success at that location.

4
5 Village President Meyers-Martin stated that we did some exploration because she never wants it
6 to be said that we are setting any type of precedent in terms of doing this. We visited the
7 Economic Development Directors of Homewood, Park Forest, Richton Park and Tinley Park and
8 probably many more. Those are our surrounding neighbors. All of those four communities invest
9 in Economic Development within their towns and provide incentives to their businesses, both
10 existing businesses as well as businesses that they are trying to attract. We know that is done on
11 a regular basis.

12
13 Village President Meyers-Martin stated that an example is Flavor. That is a restaurant that is
14 located in Flossmoor. The restaurant is moving to the Village of Richton Park. Richton Park has
15 agreed to give Flavor \$300,000.00 in renovations and improvements to a retail center that the
16 Village has purchased. That is not a loan. That is a Grant that is being given to the Flavor
17 Restaurant. She stated that Park Forest has a billiard restaurant establishment located in their
18 downtown area that actually had been interested in Olympia Fields, but that deal could not be
19 worked out with the owners of the plaza. Park Forest has provided \$85,000.00 in funds to that
20 tenant for build-out and construction of renovations. Aurelio's Restaurant in Homewood is
21 looking to create an outdoor patio adjacent to their catering facility. The Village of Homewood is
22 giving \$600,000.00 in incentives to Aurelio's Restaurant.

23
24 Village President Meyers-Martin stated that this is done on a regular basis in order to create
25 Economic Development. She believes that the Village would be remiss if it did not seriously
26 consider this project. She is only looking for authorization to further the exploration of what the
27 Redevelopment Plan would look like. Once that plan is in place, it has to be brought back to the
28 Board for final approval. She stated that if there is anything in that Redevelopment Agreement
29 that is not acceptable, then it is totally up to the Board, and she suspects that the Board would
30 follow-up with that and vote that down. She stated that we have to have a starting place for this
31 project.

32
33 Administrator Mekarski stated that he wanted to clarify the record. The Aurelio's Restaurant is a
34 total construction cost for the patio of \$600,000.00. The subsidy that Homewood is providing as
35 an incentive is \$142,000.00.

36
37 Trustee Byrd stated that he has a point of order here. He inquired whether or not a Motion was
38 made.

39
40 Village President Meyers-Martin stated not yet. She is just asking for a consensus.

41
42 Trustee Nale inquired whether or not we have ever done anything like this before. Village
43 President Meyers-Martin stated no we have not. Administrator Mekarski stated that we have
44 given Sales Tax Incentives basically returning our 1% Sales Tax to Currie Motors. There was a
45 Redevelopment Agreement that had a formula giving a portion of the Sales Tax. When Currie
46 Motors agreed to participate in the Economic Development Venture that we are now pursuing at

1 the Lincoln/Western Corridor, the Board did increase their incentives so they received 100% of
2 the Sales Tax.
3
4 Trustee Byrd stated that he had a parliamentary inquiry. He stated that we are having discussion
5 on a Motion that has not been made. He wants to know if that is proper to do.
6
7 Village President Meyers-Martin stated that she just asked for comment on the point that she had
8 made, but she is prepared to make a Motion.
9
10 Trustee Byrd stated that discussion is going on and there is no Motion on the floor. Village
11 President Meyers-Martin stated that we will get to that.
12
13 Trustee Waite stated that it isn't unusual to discuss an idea without having a Motion.
14
15 Village President Meyers-Martin stated that she is just more or less clarifying what the Memo
16 was about.
17 **Motion by Trustee Waite to authorize an Economic Development Incentive Short-Term**
18 **Loan to John Bizios, owner and proprietor of "John's American Bar & Grill," in the**
19 **amount of \$75,000.00 at an interest rate of 3%, to facilitate the completion of restaurant**
20 **improvements at the new proposed restaurant facility located in the Olympia Square**
21 **Shopping Center; conditioned on the Village's Legal Advisor to develop a Redevelopment**
22 **Agreement setting forth the terms, conditions, amortization period and a method to**
23 **collateralize the principal and/or guarantee the repayment to the Village; with the**
24 **understanding that the Final Agreement would be returned to the Board of Trustees, in its**
25 **final form, on December 9th, 2013, for authorization to the Village President to Execute.**
26
27 Village President Meyers-Martin inquired whether or not there was a second.
28
29 Trustee Waite stated that he guesses we can't discuss it now. Administrator Mekarski stated not
30 unless another member makes a second. Trustee Waite stated that it isn't approval of the final
31 deal. He stated that what we are trying to do is to say, "Let's move it forward to the next step,
32 and then if we like the next step then let's approve it."
33
34 Trustee Byrd stated that we can't have discussion without a second, Madam President. Village
35 President Meyers-Martin inquired whether or not there is a second. She stated hearing none, then
36 that dies.
37
38 **FINANCE:**
39
40 **Presentation – Fiscal Year 2013 Annual Financial Report – Brian LeFevre** – Trustee Byrd
41 stated that tonight he has two things on the Agenda. He has the Fiscal Year 2013 Annual
42 Financial Report. Mr. Brian LeFevre from Sikich and Cynthia Saenz the Director of Finance is
43 here. Mr. LeFevre will be giving the Fiscal Year 2013 Annual Financial Report to the Board.
44
45 Mr. LeFevre stated that on behalf of Sikich he thanked the Village President and the Board for
46 inviting us to present the report resulting from the Village's Audit for the year ending April 30th,
47 2013. He prepared a few comments on the Annual Financial Report. Mr. LeFevre stated that he

1 would be happy to answer any questions as well. The Report was reviewed with the Finance
2 Committee last month.

3
4 Mr. LeFevre stated that if you turn to Page 1 which is on Sikich Letterhead, they have given their
5 opinion on the Financial Statements. In order to give an opinion on the Financial Statements they
6 need to follow two sets of Standards. There is the Auditing Standards that are issued by the
7 AICPA, the American Institute for Certified Public Accountants. The AICPA tells them the type
8 of procedures that they need to perform when they are doing their Audit. The second set of
9 Standards is the Financial Reporting Standards which tells them what this document looks like.
10 Those are issued by the Governmental and Accounting Standards Board or GASB. Once they
11 apply those two sets of Standards they can give an opinion on the Financial Statements. He is
12 pleased to present an Unqualified Opinion. That means that the Financial Statements are
13 presented fairly in accordance with generally accepted accounting principles free of material
14 mistake. This is the highest level of opinion that the Village can receive on its Financial
15 Statements. Last year the Village also had a single Audit of Federal Expenditures in the Fiscal
16 Year 2012. A single Audit is required anytime any Municipality or non-for-profit expends
17 greater than \$500,000.00 in Federal Funds. This year the Village had about \$195,000.00 in
18 Federal Funds expended, so therefore a single Audit did not apply and was not required this year.
19

20 Mr. LeFevre stated that the next document within the Annual Financial Report is the
21 "Management Discussion and Analysis." This is a rather lengthy document. He stated that if you
22 don't read the entire Annual Financial Report he encouraged everyone to review the
23 Management Discussion and Analysis. The Village received a draft of the Report and the Village
24 puts together the Management Discussion and Analysis. This tells you some of the whys of your
25 Financial Statements. It is required by GASB Statement 34. We review it to make sure it is
26 consistent with the GASB Standard and with the Financial Statement presentation. It has a
27 number of graphs. There is a narrative about the Village's financial position. It is 14 pages, and
28 then you come to the first audited Financial Statement on Page 4. Page 4 is the "Statement of Net
29 Position." There were a couple of new GASB Standards implemented this year. Two of those
30 were GASB Statements 63 and 65, which changed some of the terminology on Page 4. It added
31 captions such as "Deferred Outflows and Deferred Inflows." What use to be called "Net Assets"
32 is now called "Net Position." Page 4 is a global view of Financial Statements on a full accrual
33 basis. Page 4, along with Page 5 and 6 are required to be included in the Audit Report to receive
34 that Unqualified Opinion. He doesn't want to spend anytime covering any numbers on those
35 pages because how you budget, and appropriate, and operate begins on Page 7 on the individual
36 fund presentation.
37

38 Mr. LeFevre stated that Page 7 is the balance sheet for your Governmental Funds. This presents
39 the assets, liabilities, and the fund balances of your Governmental Funds. The Fund Balance is
40 the amount available to begin the Fiscal Year that you are operating in now, your reserves if you
41 will. The Fund Balance for the General Operating Fund totaled \$2,901,000.00. That is broken
42 down into the Village's Policy of having a five-month cash reserve of \$2,230,000.00. You also
43 had advances to the TIF, the Special Service Area No. 3 and your Assets Seizure Fund for costs
44 in advance of those dollars being returned to basically subsidize the deficits in those funds. Even
45 with that \$490,000.00 of advances you still have enough for your five-month reserve.
46

1 Mr. LeFevre stated that turning to Page 9, Page 9 is the “Operating Statement” for those same
2 Governmental Funds. It shows you the revenues and the expenditures for the Fiscal Year. You
3 can see the net change in Fund Balance for the General Fund in the column on the far left. There
4 was a decrease in Fund Balance of \$423.00. It is about as close to break-even as you can come.
5 The Fund Balance went down slightly during the Fiscal Year.

6
7 Mr. LeFevre stated that the “Operating Statement for the Water and Sewer Fund” is on Page 12.
8 He stated that Page 12 shows you the revenues and expenses. If you focus on the operating
9 revenues and expenses, the Water Fund had an operating loss of about \$15,000.00 mainly due to
10 depreciation. The Sewer Fund had a loss of \$352,000.00. That fund actually operates before the
11 Property Taxes coming in; it operates at a cash flow loss during the Fiscal Year.

12
13 Mr. LeFevre stated that the last Operating Statement is on Page 15. This is the Financial
14 Statement for your Police Pension Fund. He stated that this shows additions and deductions. We
15 can also call those “Revenues and Expenses.” The employer contribution would be the Village’s
16 Contribution to the Police Pension Fund of just under \$689,000.00 for the Fiscal Year and Active
17 Officer Contributions of \$141,000.00. Net Investment Income into the Plan for the year was just
18 under \$402,000.00. He stated 1.2 Million Dollars in revenues with deductions or expenses of
19 \$658,000.00, leaving an increase for the Fiscal Year of \$574,000.00 and change. The Police
20 Pension Fund went from 6.2 Million Dollars to 6.78 Million Dollars as of April 30th. One of the
21 notes to the Financial Statements to bring to your attention on Page 25, Note Number 2A, the
22 entire note is about the Village’s deposits and investments. The note specifically talks about
23 “Custodial Credit Risk.” Custodial Credit Risk is if a financial institution that the Village has
24 deposits at were to go under, would you be able to make good on your deposits either through
25 FDIC Insurance or through collateral. Part of those Auditing Standards that we talked about
26 require us to do certain tests to confirm that collateral to make sure that you are indeed following
27 your investment policy. We had no exceptions and your deposits were fully collateralized as of
28 April 30th.

29
30 Mr. LeFevre stated that the last thing in the summarized comments is on Page 50. He stated that
31 on Page 50 is some information provided by the Actuaries for the two Retirement Plans of the
32 Village. On Page 50 is the Illinois Municipal Retirement Fund. This information goes through
33 December 31st, 2012, which is the Fiscal Year of IMRF and shows the assets in column 1 of 3.5
34 Million Dollars versus the Actuarial Accrued Liability which is the service credits of the active
35 employees at just under 3.8 Million Dollars for a funded ratio of 93%, leaving the Unfunded
36 Actuarial Liability of \$256,000.00. He stated that similar size Municipalities from a statistical
37 data base that we track internally; your peer group if you will for Municipalities under 20,000
38 has a funded ratio of about 69%. You are at 93%.

39
40 Mr. LeFevre stated that on Page 51 is the schedule of fund progress for the Police Pension Fund.
41 This goes through April 30th, 2013. The actuarial value of assets is just over \$7,000,000.00 with
42 an actuarial accrued liability of 17.7 Million Dollars. In looking at the Actuary Report for this
43 year compared to last year, the significant jump in that actuarial liability related to two
44 retirements during the Fiscal Year. The actuarial accrued liability related to those retirements
45 bumped that number up significantly. The funded ratio is 39.6% versus your peer group of 62%.
46 He stated that you have an Unfunded Liability of 10.6 Million Dollars. He stated that there is a
47 couple of observations here: 1. There is a new GASB Standard that is coming in a couple years

1 that will take those Unfunded Liabilities and put those up on top level Financial Statements
2 similar to a General Obligation Bond Issue of the Village. It is just something to keep in mind. It
3 won't change the way you operate. It will change the way your Financial Statements will look.
4 The Bond Rating Community already understands where this data resides. It is just moving
5 where this data is now to a different place on the Financial Statements. That will take effect in a
6 couple of years.

7
8 Mr. LeFevre stated that he doesn't ever want to cover anything about Pension Funds without also
9 looking at information about how you have been funding those for the last few years. That
10 information is on Page 53 and 54. There is a Statute in place whereby you are told what your
11 employer contribution rate is on an annual basis based on the actuarial calculation by IMRF, and
12 then you fund that contribution rate throughout the calendar year. You can see the budgetary
13 impact on Page 53. He stated that because of that Statute you are always going to be funding
14 exactly 100% of that requirement. Page 54 is "Police Pension." Police Pension has always been
15 under a different Statute. The Statute to-date was that the Pension Fund would recommend a
16 contribution based on the Actuarial Report, and then the Village would make a determination of
17 that contribution based on the budgetary process. There is also a Statute in place now that you
18 have to fund at least the minimum required contribution on the Statute in full by each year going
19 forward by Fiscal Year 2018. It is good to see that you are making progress in that regard. A few
20 years ago you were at say 53% of the requirement. You can see that you are all the way up to
21 87% and moving in that direction.

22
23 Mr. LeFevre stated that the Audit went very smoothly. They received all of the information that
24 they needed to complete their procedures.

25
26 Trustee Waite inquired of Mr. LeFevre whether or not there is anything in the Audit that he
27 perceives as worrisome.

28
29 Mr. LeFevre stated that the biggest challenge for the Village will be the funding of the Police
30 Pension Fund. The Village is no different than a lot of Municipalities that are struggling with
31 that. He stated that moving towards funding that at 100% of what is required will be a challenge
32 because those dollar amounts that you are contributing, you would not anticipate that they would
33 go down.

34
35 Trustee Waite inquired of Mr. LeFevre from a peer group, other Municipalities that have similar
36 plans, are we doing better or worse.

37
38 Mr. LeFevre stated that your funded ratio is a little bit behind your peer group right now, but the
39 movement that you have made to get towards 100% funding is definitely a good financial
40 decision. He stated also keep in mind that your 2030 Plan is also perceived very positively by the
41 debt community, Standard & Poor's, when you are talking about your Bond Rating. They like
42 what you are doing because you are not focused like a lot of Municipalities are on just that one
43 year Budget Cycle. That is like putting your blinders on and saying, "We are not going to worry
44 about anything in the future." You are not doing that. That's why your Bond Ratings have been
45 so favorable because you are taking a long-term approach to managing the Village versus let's
46 figure out what we can do this one year. He stated that is really forward thinking.

47

1 Trustee Waite stated that we have an outstanding Chief Financial Officer. Mr. LeFevre stated
2 indeed.

3
4 Village President Meyers-Martin thanked Mr. LeFevre for being here tonight. She thanked Cindy
5 Saenz for working so diligently along with Mr. LeFevre to bring us this Audit. Trustee Gibson
6 thanked Mr. LeFevre.

7
8 **October 2013 Financial Statements** – Trustee Byrd stated that he will present the October 2013
9 Financial Statement Reports. He stated that the Revenue and Expense is on Page 1. In the
10 General Fund we budgeted for \$293,561.00. The Village actually received revenue of
11 \$272,526.00. He stated that it was approximately \$21,000.00 less than what we had budgeted for.

12
13 Trustee Byrd stated that in the Water Fund we budgeted for \$160,832.00 and we received
14 \$291,750.00 in revenue which is \$130,000.00 more in surplus than what we planned on
15 receiving. That was really a make-up. We talked about that a few weeks ago that we will
16 eventually receive a large sum in that fund.

17
18 Trustee Byrd stated that in the Sewer Fund we budgeted for \$95,736.00 and the Village actually
19 received \$132,942.00 in revenue. In the revenue stream we exceeded in the Wireless Revenue
20 and the RedFlex. The Wireless Revenue was about \$6,000.00 higher than we had budgeted for in
21 that General Fund and the RedFlex was about \$3,000.00 higher. We did fall short in certain other
22 categories. The Detailed Report has those items in there. State Income Tax was down, Towing,
23 Electrical Aggregation, Utility Tax and Telephone. Those were the major line items that we had
24 a decrease in revenue in. The Detailed Report has the actual dollar amount.

25
26 Trustee Byrd stated that on the Expense side in the General Fund we budgeted for \$426,195.00.
27 We actually spent \$472,887.00. He stated approximately, \$46,500.00 more was spent than what
28 we had budgeted for. Trustee Byrd stated that in the Water Fund we budgeted \$140,309.00 and
29 we actually spent \$141,712.00. Trustee Byrd stated that in the Sewer Fund we budgeted
30 \$58,660.00 and we spent \$50,401.00.

31
32 Trustee Byrd stated that in the General Fund there was an increase in expenditures. The
33 attorney's fees were higher than we had budgeted for and beautification was higher, building
34 maintenance, and the largest part of that was in the police side where there was a \$32,000.00
35 difference in what we had budgeted for on that side. Most of it was overtime.

36
37 Trustee Byrd stated that if you go to Page 2, the Current Month Surplus/Deficit, in the General
38 Fund we budgeted to have a deficit of \$132,634.00. We have a \$200,361.00 deficit in that
39 General Fund currently. In the Water Fund we budgeted to have a \$20,524.00 surplus. We
40 actually are at \$150,038.00 in surplus. In the Sewer Fund we budgeted to have a \$37,076.00
41 surplus for the month. We actually had \$82,541.00. The Water Fund and the Sewer Fund are
42 doing quite well. We are looking to have more revenue or cut expenses in that General Fund.
43 Right now we are running at a net deficit for the month of \$67,500.00 in that fund. That is just an
44 approximation.

45
46 Trustee Byrd stated that if you look at the Year to Date Surplus/Deficit, we are pretty much six-
47 months into the Fiscal Year. In the General Fund we have budgeted to have a \$302,960.00

1 deficit. We actually have a \$325,488.00 deficit in the General Fund. There is about a \$23,000.00
2 net deficit in that fund. The Water Fund and the Sewer Fund are doing better than what we
3 budgeted for. The Water Fund has approximately \$90,000.00 more in surplus than what we
4 budgeted for. The Sewer Fund is approximately \$40,000.00 more than what we budgeted for.
5 We are looking good in those two funds.

6
7 Trustee Byrd state that the last page shows the Year to Date Monthly Surplus/Deficit
8 Comparison. The Water Fund and the Sewer Fund are pretty strong. We did have sort of a drop
9 in October in our General Fund.

10
11 **Treasurer’s Report of Cash Balances** – Trustee Byrd stated that the Treasurer’s Report of Cash
12 Balances there is \$7,402,618.85 in the financial institutions.

13
14 Trustee Oliver stated that he was looking for the information on the overtime. Trustee Oliver
15 stated that Trustee Byrd had stated that is one of the reasons behind the deficit.

16
17 Trustee Byrd stated that those will be found in the Detailed Report. It is on Page 8 under “Police
18 Expenses,” it shows “Chief,” “Full-Time,” “Part-Time,” and “Overtime.” He stated that “Year to
19 Date” is \$49,000.00. We fiscally spent \$110,000.00. That is twice as much as what we budgeted
20 for.

21
22 Trustee Waite stated that it looks like overall Trustee Byrd, things are going pretty well. Trustee
23 Byrd stated that there are certain areas we could work on but it is getting there.

24
25 **BUILDING:**

26
27 Trustee Hudson stated that she doesn’t have a Formal Report. She stated that we are sending out
28 the letters for the Beautification Committee’s Holiday Awards next week. Every Homeowners
29 Association President should be receiving the letters with instructions as to how the various
30 communities can get their yards together and their decorations together so that you may be
31 nominated.

32
33 **PLANNING:**

34
35 Trustee Oliver stated that he did not have a Formal Report this evening.

36
37 **PUBLIC WORKS:**

38
39 Trustee Waite stated that he didn’t have a Formal Report this evening.

40
41 **HUMAN RESOURCES:**

42
43 **Virgin Health Miles – Gift Card Purchase for the Top Three Steppers** – Trustee Nale stated
44 that this Fiscal Year the Village has provided a very limited Budget for incentives for employees
45 who are participating in the Village’s Virgin Health Miles Wellness Program. She has a total of
46 \$500.00 in incentives within the Human Resource Budget. As a gesture of recognizing

1 leadership and participation, she would like to provide three Awards for the top three Steppers.
2 The total Gift Cards to be distributed would not exceed \$225.00.

3 **Motion by Trustee Oliver, second by Trustee Gibson to authorize Trustee Nale to release**
4 **Gift Cards to the top three employees of the Village's Virgin Health Miles Wellness**
5 **Program not to exceed \$225.00.**

6 **Roll Call: Ayes (5) (Trustee Waite voted No). Motion Carried.**

7
8 **PUBLIC SAFETY (CONTINUED):**

9
10 Trustee Gibson stated that she did not have any other reports, other than what has been done
11 already.

12
13 **REPORT OF VILLAGE ADMINISTRATOR:**

14
15 **Information Only – TIF Process Milestones & Schedule Leading to the Adoption of a TIF**
16 **Ordinance** – Administrator Mekarski stated that he has only one item on the Agenda and that is
17 to announce the TIF Process Milestones & Schedule leading to the adoption of a TIF Ordinance
18 which is anticipated in June of next year. As the Board Members are aware, the Village is
19 aggressively going forward with a Redevelopment Plan of the Lincoln/Western Corridor. The
20 landowner is under contract with a Retail Development Group, and as part of that process the
21 Village is amending its Tax Incremental Financing District which was created by this Board in
22 December of 2009.

23
24 Administrator Mekarski stated that the amendments would allow the extension of the TIF for an
25 additional four-years of an amortization period which provides a higher level of increment to
26 subsidize the redevelopment proposal that is planned in the Corridor. A significant amendment
27 includes the capture of the Olympia Corners Shopping Center, the Jewel/Osco Shopping Center.
28 He stated that by doing so this Board will then have a series of economic incentives to induce
29 new retail starts in that plaza. In order to amend the TIF to include the Olympia Corners
30 Shopping Center and also to capture the new increment associated with the current EAV's and
31 extend the amortization period this process has been forwarded. This has been worked in
32 consortium with the Village's Legal Advisor and the Village's Planning Consultant, Teska
33 Associates. At the next meeting we will begin the process by hopefully getting the support of this
34 Board for the adoption of a Resolution of Intent. We will also establish an Ordinance calling for
35 an interested parties' registry of all of the taxing bodies that are involved with this decision.
36 Ultimately, the Draft Eligibility Report will be presented to the Board at that meeting as well.

37
38 **REPORT OF VILLAGE PRESIDENT (CONTINUED):**

39
40 **Consideration of Cancelling the December 23rd Board of Trustee Meeting** – Village
41 President Meyers-Martin stated that she has one item that has not been discussed under her
42 report and that is the consideration of cancelling the December 23rd Board of Trustees Meeting.
43 That is the week of Christmas.

44 **Motion by Trustee Nale, second by Trustee Oliver to cancel the December 23rd Regularly**
45 **Scheduled Board of Trustees Meeting.**

46

1 Trustee Waite stated that probably a lot of us are off work that week. He inquired whether or not
2 it would be worth considering having a daytime Board Meeting on the 23rd, maybe in the
3 morning, and not letting one whole Board Meeting time period go to waste. He stated that it is
4 just an idea.

5 **Roll Call:**

Ayes (6-0)

Motion Carried.

6
7 **Business Connections Breakfast Update** – Village President Meyers-Martin stated that our last
8 Board Meeting was just before we had our Business Connections Breakfast which was put on by
9 the Economic Development Committee. She stated that it was hugely successful. There were 27
10 businesses from the Village of Olympia Fields that attended as well as businesses from other
11 towns. The presentation was expertly done from Cook County’s Deputy Chief on Economic
12 Development. She stated that many comments from the audience were that it was about time that
13 the Village had done that. The businesses really had an opportunity to connect. Village President
14 Meyers-Martin stated that we saw that they were exchanging business cards and there were
15 businesses that were finding out that they could connect with other businesses in a positive way.

16
17 Village President Meyers-Martin stated that we will continue that Business Connections
18 Breakfast. The next one is tentatively scheduled for January 23rd. There will be a panel
19 discussion where we will have a representative from the Department of Commerce and
20 Economic Opportunity, and a representative from the Small Business Administration, and a
21 representative from Accion Chicago which is a micro lender. The hope being that those
22 representatives will be able to provide even more resources and incentives for our local
23 businesses here in town. She is very excited about that. We were met with a great deal of
24 enthusiasm and the hope that we would continue that. She stated that she is very excited and very
25 pleased that the Business Connections Breakfast worked out well.

26
27 Trustee Oliver inquired of Village President Meyers-Martin whether or not the meeting on
28 January 23rd would be a morning meeting. Village President Meyers-Martin stated yes, it will be
29 at 7:30 A.M. The reasoning being that is when the businesses can make it before they actually
30 open their doors for business.

31
32 Trustee Waite stated that it was very well-attended. There was nobody that seemed to be unable
33 to get here by 7:30 A.M. Village President Meyers-Martin stated that we had to bring in more
34 chairs because we had so many people. She stated that it was terrific.

35
36 **UNFINISHED BUSINESS:**

37
38 **Improving the Facade at Bizios** - Trustee Oliver stated that several years ago, some members
39 of this Board had an Agreement with Bizios where they were going to do some beautification
40 efforts to their facade. They were going to replace it. Trustee Oliver stated that he knows that
41 Agreement is out there somewhere. He stated that part of the problem that they have had and that
42 we all have had was the economy. That is probably the reason for them not to do it. He doesn’t
43 want the Board to lose sight of that Agreement. He stated that maybe it needs to be resurrected to
44 figure out what is it that he is going to do. Trustee Oliver stated that might be part of an
45 additional loan that he might want to consider.

46

1 Village President Meyers-Martin believes that Trustee Oliver is correct in terms of an Agreement
2 that we had for facade improvement. She stated that many things did occur from that point to
3 now, including the crash of the economy so to speak. The other thing that the Economic
4 Development Committee is looking into is if there are funds or Grants available for facade
5 improvements. The City of Chicago has that program. She isn't aware of anything currently in
6 the suburbs, but it is certainly worth investigating.

7
8 Administrator Mekarski stated that the Village of Homewood has a Facade Improvement
9 Program. They give outright Grants for rebuilding and facade improvements to restaurants and
10 retail. It is typically funded from their TIF Funds in multiple locations throughout the Village.

11
12 Trustee Waite stated that he has watched the Bizios Brothers ever since they first decided to take
13 over that section and have the Fresh Market. Trustee Waite's wife has done the website for
14 Bizios almost for free for all of those years, putting in the specials that you see if you go to their
15 website. The website has gone from maybe 25 hits a day to the neighborhood of 175. He has
16 watched John go in there and open the place up and close it up. He has seen John and Tony's
17 wives in there working in the back helping to prepare the hot foods that come out. Their
18 daughters and their sons are working there. He has asked John how is it going and he said,
19 "Well, we are not in the black yet." Trustee Waite stated that they are not spring chickens. They
20 have really put everything they have at risk there. Trustee Waite doesn't see why the Board
21 couldn't see their way clear of just moving one more step, rather than just off the top reject the
22 idea of loaning them some money, not giving them a gift of any kind to help get the restaurant
23 off the ground to start with. There was no commitment on the part of the Village of any kind, just
24 to move it one more step. Trustee Waite would hope that some of the Trustees would share what
25 their thoughts were on that issue.

26
27 **Signs** – Trustee Oliver stated that the Sign Commission was suppose to be getting some sort of
28 Ordinance passed regarding the signs.

29
30 Village President Meyers-Martin stated that Judy Kolman had it. Administrator Mekarski stated
31 that the work has been completed by Judy Kolman. It is his understanding from the Building
32 Commissioner that the Sign Commission has not completed its work on it.

33
34 Trustee Gibson stated that we don't have it. Administrator Mekarski stated that John McDonnell
35 sent a Memorandum and he believes that it was copied to the Village President, clarifying the
36 record to Judy Kolman that the statement that was made at the previous Board Meeting that it
37 was in the legal office was incorrect. John apologized to Judy Kolman. Judy has been completed
38 with the Ordinance. The Ordinance is in the level with the Administration, whether it is with
39 John's office or the Sign Commission he doesn't know, but the legal work has been completed
40 on that.

41
42 Trustee Gibson stated that there are more people on the Sign Commission besides John. If John
43 has it, he has not instructed any of the others on the Sign Commission that he has it.
44 Administrator Mekarski stated that he apologizes. He stated that John assured him that he gave
45 that communication both to the Sign Commission Members and to Judy Kolman. John
46 apologized for the error to Judy Kolman.

47

1 Trustee Gibson stated that we have been asking John before Susan left can we finalize this. It
2 hasn't been finalized because we have not seen it.
3

4 Administrator Mekarski stated that he can arrange with our Administrative Team for you to
5 review it, but the work has been done for a significant number of months. He stated that John
6 McDonnell can verify it for you.
7

8 Trustee Gibson stated that there is some miscommunication here. Administrator Mekarski stated
9 that he will look into that.
10

11 Village President Meyers-Martin stated that you need to ask John if he had it, why he hasn't
12 shared it.
13

14 Administrator Mekarski stated that it is his understanding that the Sign Commission as
15 represented by John McDonnell has not completed its review of Judy Kolman's work.
16

17 Trustee Gibson stated that if that is the case it is because John is too busy to get us together. He
18 is the one that usually calls the meetings because of his time constraints. He has not called a
19 meeting.
20

21 Administrator Mekarski stated that if that is the case, he can verify that in the morning. He wants
22 to assure the Board that it has been completed in its legal review. He stated that whether there is
23 a hang up in the Administration because of the work load in the Building Department he can
24 ascertain that.
25

26 Trustee Gibson stated that she and Susan constantly said we have to put this to rest. And it hasn't
27 been put to rest mainly because of John's schedule, and the fact that he has had so much to do.
28 All three of us would have to get together. John is normally the one that calls the meetings
29 together when he has the time. She guesses that he hasn't had the time.
30

31 Administrator Mekarski stated that he will have John communicate to the Building
32 Commissioner Liaison, Trustee Hudson, as well as Trustee Gibson as a member of the Sign
33 Commission.
34

35 **Tour of John's American Bar and Grill** - Trustee Oliver stated that the tour of John's
36 American Bar and Grill was awesome. He loves what he is about to do. All of the ideas and
37 visions that he shared that night were inspiring.
38

39 **James & Sons Jewelry Store (J&S)** – Trustee Oliver stated that he use to love dearly the James
40 & Sons Jewelry Store. He stated that it has turned into something else now. He is wondering if
41 what is going on in there now is something that “we” as a Village Board have any sort of say-so.
42 He doesn't believe that is what the Board approved sometime ago.
43

44 Village President Meyers-Martin stated that it is not. She had a meeting with the owners of J&S
45 as they like to be known, and expressed our deep disappointment with how they have proceeded
46 with that business. She believes that they want that to be something other than what they
47 presented to the Board, which is not allowable under the zoning that we have currently at that

1 location. Village President Meyers-Martin stated that she had a meeting with John McDonnell
2 who is going to reach out to them again because we were suppose to have a follow-up meeting.
3 They need to remove that stuff from the front. They have not done it yet. The Village will begin
4 to enforce the fact that they have not lived up to their end of the bargain.

5
6 Trustee Gibson stated that after we left the Bizios trip she came in and talked with John
7 McDonnell because it was the Sign Commission that accepted the Business Plan that he wanted.
8 It wasn't the one that he wanted because he always wanted a Pawn Shop and we said, "No, no
9 Pawn Shop." Trustee Gibson stated that they agreed with us after several meetings that nothing
10 that they would be getting in as a pawn would be visible. That it would be behind the scenes and
11 they would not accept huge items as they have now. Trustee Gibson stated that Mr. McDonnell
12 told her last Wednesday that they told him that they have changed their Business Plan. They
13 have now effectively blazingly and openly not lived up to their bargain, their agreement, or their
14 Business Plan that we as a Board considered. She believes that it is time for the Village to do
15 some very serious things.

16
17 Village President Meyers-Martin stated that she has expressed that if they cannot live up to what
18 they have presented to this Board and had approved through this Board, that she would rather
19 they go personally. Trustee Gibson stated yes.

20
21 Trustee Hudson stated that when she was talking to the various businesses that was one where
22 she stopped. Trustee Hudson stated that John told her that when he approached the Board, he
23 basically wanted to use the rest of his time that he had already contracted for. The only way that
24 he could do it based on the bottom line was to do what he is doing. Trustee Hudson stated to him
25 that she thought he also agreed that if he does that, that we would not see what you are doing. He
26 stated, "Well, that was the initial plan," but they don't have the space right now. Trustee Hudson
27 believes that he knows that is what he needs to do. She believes that the Village has to push a
28 little harder because he said his business there was not as well as it was.

29
30 Administrator Mekarski stated that there is a lot of legitimacy to pursue a violation. It is zoned a
31 Planned Unit Development. There is no underlying zoning or uses by right. 2. The Village issued
32 a Certificate of Occupancy for essentially an expansion of the Jewelry Store and rare coins, and
33 not a pawn operation. 3. If the Board remembers, John Sunderland came to the Board Meeting
34 and made clear statements that he was going to use it for the expansion of the jewelry, gold and
35 diamond exchange, and coins. He had indicated very limited pawn as they always have had
36 essentially in the backroom. That has evolved contrary to all of those statements. There is a
37 legitimacy to go forward with the violation.

38
39 Administrator Mekarski stated that after Mr. Sunderland met with President Meyers-Martin,
40 Administrator Mekarski and John McDonnell met with John Sunderland, the owner. Mr.
41 Sunderland indicated that he would be back in touch with us within 30-days to present an
42 alternative plan than what he has here. He has failed to do that. Mr. McDonnell discussed with
43 Administrator Mekarski early last week about sending out violation notices and beginning the
44 process to let him know that he is in breach of a number of issues, Certificate of Occupancy, his
45 commitment to the Board of Trustees, and his Administrative commitment to mitigate this.

46
47

1 Village President Meyers-Martin inquired of Trustee Byrd what his Motion was regarding.

2

3 Trustee Byrd stated that he was going to make a Motion pertaining to the Economic
4 Development Committee but that's not in order.

5

6 **RESIGNATIONS AND APPOINTMENTS:**

7

8 **Appointment of the Economic Development Committee Members – Trinette Britt-Johnson;**
9 **Michael Lewis; Elliott H. Johnson; Richard Gibb; Randy Conn; Arthur Byrd; Debbie**

10 **Meyers-Martin, Village President** – Village President Meyers-Martin stated that under
11 Resignations and Appointments she has Appointments for both the Economic Development
12 Committee as well as the Veterans Committee Members.

13 **Motion by Trustee Byrd, second by Trustee Gibson to confirm the nomination of the**
14 **following individuals: Trinette Britt-Johnson; Michael Lewis; Elliott H. Johnson; Richard**
15 **Gibb; Randy Conn; Arthur Byrd; Village President Meyers-Martin to the Village's**
16 **Economic Development Committee for a one-year term expiring on December 31st, 2014, or**
17 **for a term continuing until a new nomination is made by the Village President and**
18 **confirmed by the Board of Trustees; and further authorize the Village President to select a**
19 **Chairperson from one of the standing members on an annual basis.**

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

21

22 **Trustee Byrd stated that he would like to make a Motion to move that the Economic**
23 **Development Committee be given a charge to develop an Economic Development Incentive**
24 **Loan Program for future uses by businesses in Olympia Fields.**

25

26 Village President Meyers-Martin stated that action item is not on the Agenda so we can't take
27 action on it.

28

29 Trustee Byrd stated that kills that. It will be on the Agenda the next time.

30

31 Administrator Mekarski inquired whether or not the Village President and the Board would like
32 that item added to the December 9th Agenda. Village President Meyers-Martin stated absolutely.

33

34 Trustee Waite inquired whether or not we could add it to the Agenda tonight. Administrator
35 Mekarski stated no, you can't.

36

37 **Appointment of the Veterans Committee Members – Isaac Ingram; Ernie Gibson; Harvey**
38 **J. Levin; Lewis Smith; Bill Pennington; Lionel Barnes; Don Ransford; Mel Schneider; Jim**
39 **Braden; Ted Winters; Joseph Martin** – Village President Meyers-Martin stated that the second
40 Appointment is for the Veterans Committee.

41 **Motion by Trustee Gibson, second by Trustee Oliver to confirm the nomination of the**
42 **following individuals: Isaac Ingram; Ernie Gibson; Harvey J. Levin; Lewis Smith; Bill**
43 **Pennington; Lionel Barnes; Don Ransford; Mel Schneider; Jim Braden; Ted Winters; and**
44 **Joseph Martin to the Village's Veterans Committee for a one-year term expiring on**
45 **December 31st, 2014, or for a term continuing until a new nomination is made by the**
46 **Village President and confirmed by the Board of Trustees; and further authorize the**

1 **Village President to select a Chairperson from one of the standing members on an annual**
2 **basis.**

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

4

5 **ADJOURNMENT:**

6

7 **Motion by Trustee Byrd, second by Trustee Waite to adjourn at 8:26 P.M.**

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

9 **Respectfully submitted by Faith Stine.**

10