



1 President Jones inquired as to where they are located. There is a Chicago address on the  
2 handout. Mr. Wright stated that they are looking for a location out here.

3  
4 President Jones suggested that this matter be referred to Trustee Oliver. He stated that  
5 Trustee Oliver runs Matteson/Olympia Fields Baseball. He has done that for about 10  
6 years. President Jones believes that Trustee Oliver is more knowledgeable than the other  
7 Board Members in regard to athletic activities that affect the youth of Olympia Fields  
8 prior to high school. The Board did not have any objection to referring the matter to  
9 Trustee Oliver in order for him to follow-up with Mr. Wright. President Jones stated that  
10 in, approximately, 30 days Trustee Oliver will provide a report to the Board, and Mr.  
11 Wright may come back at that time to discuss the matter further with the Board.

12  
13 President Jones inquired of Mr. Wright as to why they chose Olympia Fields. Mr. Wright  
14 stated that they have a program in Cal Park. They want it to be in more than one area.  
15 They came to Olympia Fields, because Olympia Fields doesn't have any Youth Programs  
16 other than baseball, but they have to share that with Matteson.

17  
18 Trustee Pennington inquired of Mr. Wright as to how his organization is funded. He  
19 stated that they are 501-C3 Donations.

20  
21 Trustee Gibson inquired of Mr. Wright as to what he needs or wants from the Board. Mr.  
22 Wright stated that he was just letting the Board know that they are here. They want the  
23 blessing of the Board because they can't do anything until that happens as far as  
24 donations, passing out fliers, and the most important thing for the equipment. President  
25 Jones thanked Mr. Wright for attending the meeting.

26  
27 **American Cancer Society – Relay For Life** – Bettania Cole stated that she and Tiffany  
28 Murkey are volunteers with the American Cancer Society. They are here this evening to  
29 mobilize the community and help spread the word about Relay For Life. They do need  
30 sponsorships. They have sponsorships from Wal-Mart and Best Buy. Ms. Cole provided  
31 the Board with a brochure. She stated that Relay For Life is an annual event. The event  
32 was started in 1985. Last year there were 90,000 participants throughout the State of  
33 Illinois. The State of Illinois raised \$18,000,000.00 last year. The money is used to  
34 support cancer research, as well as programs throughout the State of Illinois and  
35 throughout the country.

36  
37 Ms. Cole stated that the kickoff for this event is February 24<sup>th</sup> at the Homewood Library.  
38 They have received food donations from Walt's and Aurelio's. The Relay For Life will be  
39 held at the Homewood-Flossmoor High School on July 10<sup>th</sup> and 11<sup>th</sup>.

40  
41 President Jones inquired of Ms. Cole as to what the American Cancer Society has  
42 received as a donation from the Municipalities of Country Club Hills, Flossmoor,  
43 Homewood, Hazel Crest, and East Hazel Crest. She stated that they don't have a number  
44 on that yet. They are in the process of going to the different Municipalities and informing  
45 them of the event. She stated that the fundraising would continue through the end of  
46 August.

1 President Jones inquired of Ms. Cole as to whether or not the event had ever been held at  
2 Rich Central High School. Ms. Cole stated that the event was held at Rich Central the last  
3 couple of years. They just wanted to change the location of the event.

4  
5 President Jones stated that the Village would be supportive of the event. He stated that  
6 Ms. Cole is going to have to demonstrate to him that the other Municipalities have  
7 stepped up to support the event as well. He stated that what would impress the Board is if  
8 the other towns step up to support this event. Ms. Cole stated that she and Ms. Murkey  
9 are meeting with the Mayors and the Trustees of the other Villages to get them more  
10 involved.

11  
12 Trustee Pennington inquired of Ms. Cole as to whether or not Olympia Fields is the first  
13 Village that they have met with. Ms. Cole stated that they met with the Mayor of  
14 Homewood. They also attended a Board Meeting in Flossmoor. They are going to be on  
15 cable television with Country Club Hills later on this month.

16  
17 Trustee Gibson stated that she is concerned with the American Cancer Society having  
18 support, and as a cancer survivor, she inquired of President Jones as to whether or not he  
19 would want to designate a point person on the Board regarding this event. Trustee  
20 Pennington stated that as a former cancer patient he would like to assist Trustee Gibson.  
21 There was no objection by the Board with designating Trustee Gibson as the point person  
22 regarding this event and having Trustee Pennington assist Trustee Gibson.

23  
24 President Jones would like Ms. Cole to inform Trustee Gibson and/or Trustee Pennington  
25 regarding the success of their efforts in getting the other Municipalities to step up and  
26 support this event. Trustee Pennington would like to know if the Village of Flossmoor is  
27 going to support the event since they are hosting the event. President Jones stated that the  
28 event can be mentioned in the Village Newsletter, and it can be on the Village's  
29 Television Station and the website. He stated that the Village would be happy to do that.  
30 President Jones stated that the other Municipalities could mention the event in their  
31 newsletters, websites, and television stations as well. President Jones closed  
32 Communications and Petitions at 7:19 P.M.

33 \*\*\*\*\*

34  
35 **REPORT OF VILLAGE ADMINISTRATOR:**

36  
37 **Consultant Agreement between Teska Associates and the Village of Olympia Fields**  
38 **for Special Class 8 Incentive under the Cook County Real Property Assessment**  
39 **Classification Ordinance (Olympia Square Shopping Center)** – President Jones stated  
40 that the Board would take the matter up regarding the Consultant Agreement between  
41 Teska Associates and the Village of Olympia Fields for Special Class 8 Incentive under  
42 the Cook County Real Property Assessment Classification Ordinance since Mr. Hoffman  
43 and Mr. Bizios are here to speak about this matter.

44  
45 Administrator Mekarski stated that at the last Board Meeting he introduced the concept of  
46 the Special Class 8 consideration that may help rejuvenate some of the retail shopping

1 centers, especially those that have been affected by the recession. Under the Class 8  
2 Program, which is an Economic Incentive Program, you would have to demonstrate a  
3 vacancy of an entire retail establishment for more than 24 months. Due to the impact of  
4 the recession throughout the County, the County is considering applications to allow for  
5 special findings. The process involves a detailed study. Mr. Hoffman from Teska  
6 Associates has prepared a Staff Proposal dated February 1, 2010. A copy of the Staff  
7 Proposal is in the Board Packet. The process takes the commercial assessment and cuts  
8 that in half for 11 years. This provides seed money to capitalize on needed improvements  
9 such as signage at Governors Highway and Vollmer Road, and build out improvements to  
10 reoccupy Burgundy Bistro or Outrigger's, or the New Horizon which will be departing  
11 the Village.

12  
13 Mr. Mike Hoffman from Teska Associates stated that his actual estimate was less than  
14 \$5,000.00. He wants to make sure there is leeway there if they have to negotiate with the  
15 County or anything else. Teska Associates would be working with the property owner  
16 and the Village. Teska Associates would prepare the application and work with the  
17 County. Mr. Hoffman stated that Teska Associates could have a draft application ready in  
18 three weeks at the latest.

19  
20 Mr. Tony Bizios stated that two years ago they invested a lot of money to bring a nice  
21 grocery store to the Village, and to create jobs and tax revenue for the Village. His hopes  
22 were high to keep the rest of the tenants in the plaza. He stated that a lot of the tenants are  
23 leaving. They are complaining that the taxes are high and their rents are high. He would  
24 appreciate it if the Board would consider giving some relief to the center so that they can  
25 get new tenants, new business, and create jobs and revenue for the Village and the State.

26  
27 President Jones inquired of Mr. Hoffman as to how long the process would take once the  
28 application is submitted to the County. Mr. Hoffman stated that the County Staff has to  
29 review the application. The matter has to go before the County Board for approval. He  
30 anticipates about three months. President Jones stated that if the Board approves moving  
31 forward on this, after Teska Associates completes the application, he would like to bring  
32 Deborah Sims and John Murphey, the Village Attorney, up to speed on this as quickly as  
33 possible. President Jones inquired of Mr. Hoffman as to whether or not he is confident  
34 that he can prepare an application that fulfills the current criteria for this benefit. Mr.  
35 Hoffman stated absolutely.

36  
37 Trustee Pennington inquired as to whether or not there is a Sunset Clause on this in terms  
38 of length of time. Administrator Mekarski stated that it is a 12-year period. Under the  
39 new rules that were adopted by the County, in the 11<sup>th</sup> year you can come in and ask for a  
40 10-year extension. So it could be for 22 years. Trustee Pennington inquired as to how  
41 much the abatement is for this. Administrator Mekarski stated that the Class 8 Eligibility  
42 Bulletin that was provided in the Board Packet states as follows: "This incentive assess  
43 qualifying real estate at a reduced assessment level for a period of twelve years from the  
44 date that new construction or substantial rehabilitation is completed and initially  
45 reassessed or, in the case of abandoned property, from the date of substantial  
46 reoccupation. Class 8 assessment levels are 10% of market value for ten years, 15% in

1 year eleven and 20% in year twelve. This constitutes a substantial reduction from the  
2 25% at which industrial and commercial properties are commonly assessed." Mr.  
3 Hoffman stated that it is 55% of what they would be paying now.

4  
5 Administrator Mekarski stated that for this process we have to have a deliberative study  
6 and get the support of the Economic Development and Planning Office in Cook County,  
7 and they forward recommendations to the Cook County Board of Commissioners. He  
8 stated that it is critical to get our legislative delegation on board, and have them sponsor  
9 this legislation.

10  
11 Trustee Nale inquired as to whether or not there would be a filing fee to file the  
12 application. Mr. Hoffman stated that the filing fee is \$100.00.

13  
14 Trustee Gibson inquired of Bizios as to what plans he has other than this during this  
15 three-month process. President Jones stated that timing is going to be critical. He stated  
16 that Mr. Bizios has to change the status quo very slowly until the County Board approves  
17 this. President Jones stated that we should have done this before the grocery store was  
18 opened. There were a lot of vacancies then. He stated that they had the old formula and  
19 nobody looked at it. He stated that this shopping center is an anchor for the Village and it  
20 has the best grocery store in the southland. He hopes that the Board will support this.

21  
22 Trustee Gibson inquired of Mr. Bizios as to whether or not it is feasible for Tuesday  
23 Morning to move to the ground level. Trustee Gibson believes that Tuesday Morning is  
24 an anchor and that people are in and out of there all the time. She thought if they were  
25 closer to Bizios there would be more foot traffic into Bizios and the other places that are  
26 there. Mr. Bizios stated that they never asked to move to the ground level and he did not  
27 ask them if they wanted to move to the ground level. President Jones stated that is a good  
28 point. It is a destination.

29 **Motion by Trustee Pennington, second by Trustee Meyers Martin to authorize the**  
30 **Village President to execute the Letter of Agreement with Teska Associates for**  
31 **preparation and application of a Class 8 economic incentive demonstrating findings**  
32 **of special circumstances to the Cook County Board of Commissioners, in an amount**  
33 **not to exceed \$5,000.00 with 50% of the proceeds to be shared with the owners of**  
34 **Olympia Square Shopping Center and the remaining coming from a line item**  
35 **transfer from Account No. 01-42-000-4231, Parking Lot Repaving, to Account No.**  
36 **01-41-000-4180, Economic Development.**

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

38 \*\*\*\*\*

39  
40 **FINANCE:**

41  
42 **December 2009 Financial Statements** – Trustee Pennington stated that we are now  
43 eight months into our Budget. This evening he will be reporting on the revenues and  
44 expenses incurred for the period ending December 31<sup>st</sup>, 2009.

1 **Corporate Fund** – Trustee Pennington stated that the Village closed the month of  
2 December in a surplus status. The Village realized total fund revenue in the amount of  
3 \$353,053.39 for the month. The actual realized revenue was \$728,557.32, against a  
4 budgeted revenue sum of \$729,740.27. The actual expenses realized for the month were  
5 \$375,503.93, against a budgeted sum of \$440,663.43. The total fund surplus was 18%  
6 above plan for December. The Village collected \$61,914.51 in Sales Tax Revenue during  
7 this period, versus a budgeted amount of \$68,750.00 With regard to Real Estate Taxes the  
8 Village had a plan Budget of \$475,000.00 and realized \$473,469.10 in this revenue line  
9 item. The Village continues to see consistent revenue generation in the Towing/Impound  
10 Revenue line item. The Budget for this line item for December was \$6,666.67. The  
11 Village realized \$23,500.00 in actual revenue, an increase of \$16,833.33. This is the  
12 exact same sum that the Village generated in the month of November. The Village's  
13 Utility Tax Revenue for the month of December was within Budget. The Budget for this  
14 line item was \$62,500.00. The Village realized \$48,573.85 in actual revenue. The year to  
15 date actual, plus encumbrance for December is a surplus in the amount of \$95,419.32.

16  
17 **Water Fund** – Trustee Pennington stated that the Water Fund closed the month of  
18 December in a surplus status in the amount of \$45,624.68. The actual revenue was  
19 \$106,113.22, against a Plan Budget of \$89,141.67. The Village's realized expenses were  
20 \$60,488.54, against a Plan Budget of \$87,277.00. The year to date actual, plus  
21 encumbrance for December is a surplus in the amount of \$52,848.46.

22  
23 **Sewer Fund** – Trustee Pennington stated that the Sewer Fund closed out the month of  
24 December in a surplus status. The total fund surplus was \$127,942.08. The Village  
25 realized actual revenues of \$163,409.27. The Village's actual expenses were \$35,467.19.  
26 The year to date actual, plus encumbrance for this period remains in a deficit status in the  
27 amount of \$725,692.53.

28  
29 **Finance Committee** – Trustee Pennington stated that the Finance Committee would  
30 meet on Saturday, February 20<sup>th</sup>, 2010. At that meeting they will begin their review of the  
31 Departmental Budget Projections for the Fiscal Year 2010/2011. He stated that the  
32 Finance Committee met on Saturday, January 20<sup>th</sup>. At that time, the Finance Committee  
33 set their strategies for the review of the Budget Cycle. The Finance Committee is looking  
34 forward to receiving the packets from the various departments so that they can start their  
35 final analysis.

36  
37 **BUILDING:**

38  
39 There was no report in the absence of Trustee Ormsby.

40  
41 **PLANNING:**

42  
43 Trustee Gibson stated that she did not have a formal report this evening.  
44  
45  
46

1 **PUBLIC WORKS:**

2  
3 **Approval to Purchase a new 2011 Ford F-250 Pickup Truck** – President Jones stated  
4 that in Trustee Oliver's absence, the first item on the agenda is that administration needs a  
5 Motion to approve the purchase of a new 2011 Ford F-250 Pickup Truck. He stated that  
6 there is a Memo from Joe Alexa in the Board Packet stating that the Village can purchase  
7 the truck through the Suburban Purchasing Cooperative Program. The truck will be  
8 purchased from Currie Motors in Frankfort. The budgeted amount for the purchase of a  
9 new truck was \$27,500.00. The actual purchase price is \$26,610.00.

10 **Motion by Trustee Pennington, second by Trustee Nale to approve the purchase of a**  
11 **2011 Ford F-250 Pickup Truck for an amount not to exceed \$26,610.00 through the**  
12 **Suburban Purchasing Cooperative Program.**

13  
14 Trustee Gibson inquired as to whether or not the truck would have a snowplow. President  
15 Jones stated that it would have a snowplow.

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

17  
18 **Village of Oak Lawn Water Rate Increase** – President Jones stated that the City of  
19 Chicago passed along another rate increase, which was then passed along by the Village's  
20 vendor, the Village of Oak Lawn, with respect to the Village's water. The rate increase  
21 was 24 cents per thousand gallons. Based on an Ordinance that the Board passed in 2000,  
22 that amount was automatically passed on to the Village residents, and that will raise the  
23 cost from what the residents are paying from \$5.08 per thousand gallons, to a rate of  
24 \$5.32 per thousand gallons, which is a 4.8% increase.

25  
26 **Recommendation for partial payment to Alpha Construction, Inc. in the amount of**  
27 **\$41,226.00 for work completed in connection with the 2009 Drainage Improvement**  
28 **Project** – President Jones stated that with respect to the drainage improvement strategy,  
29 he has a recommendation from the Village Engineer, Baxter & Woodman, to make  
30 partial payment to Alpha Construction, Inc. in an amount not to exceed \$41,226.00 for  
31 work completed in connection with the 2009 Drainage Improvement Project.

32 **Motion by Trustee Meyers-Martin, second by Trustee Nale to make partial payment**  
33 **to Alpha Construction, Inc. in an amount not to exceed \$41,226.00.**

34  
35 Trustee Gibson stated that there are two different amounts here. She stated that the letter  
36 from Baxter & Woodman states \$41,226.80. She stated that everywhere else it says  
37 \$41,226.00.

38  
39 President Jones stated that he would amend the Motion to \$41,226.80. He inquired as to  
40 whether or not that was agreeable to the movant. Trustee Meyers-Martin stated that it was  
41 agreeable to her. President Jones stated that the invoice states \$41,226.20. He stated that  
42 he was going to go with the invoice.

43 **Motion by Trustee Meyers-Martin, second by Trustee Pennington to approve**  
44 **partial payment to Alpha Construction, Inc. for \$41,226.20.**

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



1 the Red Light Program. He stated that up until now Commander Delya was sort of  
2 absorbing that with his Commander's role, but now it is recognized and the Village can  
3 more carefully evaluate the cost benefits of these programs.

4  
5 **REPORT OF VILLAGE ADMINISTRATOR: (CONTINUED)**

6  
7 **Ordinance #2010-03 – An Ordinance approving a Loan Agreement with the Illinois**  
8 **Environmental Protection Agency** – Administrator Mekarski stated that he is very  
9 pleased to announce that the administration has received an award from the Illinois  
10 Environmental Protection Agency for a Grant/Loan in the amount of \$2,648,293.00 for  
11 completion of the next and final phases for the Village's Sewer Rehabilitation Project.  
12 Robinson Engineering informed administrator Mekarski that Olympia Fields is the only  
13 community in the Chicago southland with the exception of Mokena for a Water Tower  
14 Project that received an American Recovery and Reinvestment Grant. He stated that this  
15 is one of the highest in the allotted awards. Administrator Mekarski stated that 25% of  
16 this, or \$662,073.00 is an outright Grant to the Village. The remaining three-quarters of  
17 the amount is a zero interest loan. The Village's Financial Advisors indicated that a 20  
18 year Alternative Revenue Bond would probably yield an average of 3.75%. The Village  
19 is saving \$864,000.00. Administrator Mekarski stated that combined with the outright  
20 Grant, this is worth \$1,526,000.00 to the taxpayers.

21  
22 Administrator Mekarski stated that the Village Attorney drafted the Ordinance. The  
23 Ordinance retroactively provides loan authorization to sign the Agreements. The Village  
24 President signed the Agreements following the consultation with the Financial Advisor.  
25 As soon as the Ordinance is signed it will be forwarded overnight to the IEPA to solidify  
26 the program.

27 **Motion by Trustee Pennington, second by Trustee Meyers-Martin to approve on**  
28 **First and Second Reading proposed Ordinance #2010-03 – An Ordinance approving**  
29 **a Loan Agreement with the Illinois Environmental Protection Agency.**

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

31  
32 **REPORT OF VILLAGE PRESIDENT:**

33  
34 **211<sup>th</sup> Street Commuter Parking Lot Management Agreement** – President Jones stated  
35 that in the Board Packet is the annual Agreement with the Chicago South Suburban Mass  
36 Transit District for the management of the 211<sup>th</sup> Street Commuter Parking Lot. It does  
37 increase the rate by the standard amount. Trustee Pennington stated that it is a small  
38 amount. President Jones stated that this has always been a nice little add-on to the  
39 Village's Budget. The Village likes to manage this lot since a lot of the residents use it.

40 **Motion by Trustee Pennington, second by Trustee Meyers-Martin to authorize the**  
41 **Village President to execute the 211<sup>th</sup> Street Commuter Parking Lot Management**  
42 **Agreement between the Village of Olympia Fields and the Chicago South Suburban**  
43 **Mass Transit District.**

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

1 **UNFINISHED BUSINESS:**

2  
3 President Jones stated that on Tuesday, February 2<sup>nd</sup>, he was up for election to be Judge  
4 of the Circuit Court of Cook County in the 15<sup>th</sup> Sub circuit. He stated that he won that  
5 race and he will be a Judge for Cook County sometime this year. (There was a round of  
6 applause). President Jones thanked everyone for the support that he received in the  
7 community. He is very grateful for that. He stated that the polls in this community  
8 generated a yes vote for his candidacy at a rate of 77% to 80% of all votes cast in the  
9 Village of Olympia Fields.

10  
11 **NEW BUSINESS:**

12  
13 The Board did not have any new business.

14  
15 **RESIGNATIONS AND APPOINTMENTS:**

16  
17 President Jones stated that he did not have any Resignations or Appointments.

18  
19 **EXECUTIVE SESSION:**

20  
21 **Motion by Trustee Pennington, second by Trustee Gibson to go into Executive  
22 Session under the Open Meetings Act 2(c)1-Appointment of Personnel at 7:56 P.M.**

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

24  
25 **Motion by Trustee Gibson, second by Trustee Pennington to return to Open Session  
26 at 8:05 P.M.**

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

28  
29 **ADJOURNMENT:**

30  
31 **Motion by Trustee Pennington, second by Trustee Nale to adjourn at 8:05 P.M.**

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

33  
34 **Respectfully submitted by Faith Stine.**