

1 Board of Commissioners, requesting that they consider a special economic incentive for
2 the Olympia Square Shopping Center. He stated that this provides economic incentive to
3 the developer along with a partial reduction in the property taxes, which the developer
4 would be able to utilize to attract new business starts and new tenant leases to the center.
5 The incentives can be used for physical improvements in the shopping center, facade
6 improvements, parking lot improvements, lighting improvements and signage
7 improvements, such as an electronic copy sign that was supported by the Plan
8 Commission and the Board of Trustees. The funds can be set aside by the developer and
9 utilized for build out completion of tenant improvements. Administrator Mekarski stated
10 that in the Board Packet is some preliminary analysis. The jewelry store will be vacant in
11 August of 2010. The aerial photography shows the current lease-able space that is vacant,
12 and the other lease-able space that is late on rent. The Gyros Shop closed down about two
13 weeks ago. He stated that the recession is hitting this plaza significantly. The current tax
14 bill on this property is over \$322,000.00.

15
16 Trustee Gibson inquired of Administrator Mekarski what this does in regard to the taxes.
17 Administrator Mekarski stated that it reduces the assessed property tax in half for a
18 period up to 11 years. That will only be assessed to the vacant parcels. It is an economic
19 incentive designed by the County to boost centers that are having a difficult time.
20 Administrator Mekarski stated that this, typically, was not afforded to Commercial
21 Properties, which were vacant for less than 24 months. It is, typically, not afforded
22 towards shopping centers that don't have full vacancy. That is why this is going under a
23 Class 8 for Special Consideration. If the Motion is passed, President Jones will have to
24 make an appointment with Commissioner Sims and John Murphey to get their support to
25 bring the legislation in front of the Cook County Board of Commissioners.

26
27 Trustee Gibson inquired that if the new restaurant goes into the shopping center, the
28 incentive would still run for 11 years. Administrator Mekarski stated that it would.

29
30 Trustee Pennington stated that in reviewing the Resolution, other than the waiver of the
31 24-month abatement period, he doesn't see any additional time with respect to how long
32 this is going to be. Administrator Mekarski stated that the typical requirement was that a
33 vacancy had to exist for 24 months. Some of the vacancies in the Olympia Square
34 Shopping Center have been there for five years and some have been less. Administrator
35 Mekarski stated that it is automatically for 10 years with the right to renew for another 11
36 years.

37
38 Trustee Nale inquired as to whether or not the present owner of the plaza had any
39 recommendations as to what he can do to establish new retail areas. Administrator
40 Mekarski stated that some of the Trustees had some ideas.

41
42 Mr. Tony Bizios stated that he welcomes ideas from anyone to attract new tenants and
43 open new business at the center. He is considering hiring a realtor that will expose the
44 center into multiple markets to see if they can attract new business in the area. That is his
45 primary goal at this point. He will consider any other suggestions that anyone may have.
46

1 Administrator Mekarski stated that he should inform Trustee Gibson that there would be
2 a Special Temporary Sign Permit Request that the Bizios Brothers will be bringing to the
3 Sign Committee. It is a series of sandwich boards that are professionally done with
4 professional copy. They are trying to get door buster sales.

5
6 Mr. Bizios stated that the signs were presented to the Board about six months ago and
7 they were approved. The signs will be set in the parkway so they can advertise specials
8 and people driving by will see them. The signs will be changed on a weekly basis with
9 new specials. Administrator Mekarski stated that he believes that it was brought up at a
10 previous Board Meeting but it was never formally acted on. He believes that President
11 Jones referred the matter to the Sign Committee for consideration when they got the final
12 signs constructed.

13
14 Trustee Gibson stated that the Sign Committee is in the process of reviewing all of the
15 Sign Ordinances. A couple of the Ordinances are more directed to Temporary Signs.
16 They are trying to clean up the temporary signs in the Village. There are too many of
17 them all over the place. She stated that they will have to see what that sign request is.

18
19 Trustee Gibson inquired of Mr. Bizios as to whether or not they ever thought about
20 advertising in the Southtown and having the flyers that go out in the paper. Mr. Bizios
21 stated that they have been. They spent a lot of money on the advertisements with the
22 inserts and it isn't effective. They spent almost \$13,000.00 a month on newspapers. He
23 stated that they couldn't continue with that kind of expense. They have to find an easier,
24 cheaper way to attract new business to the market.

25 **Roll Call: Ayes (5-0) Motion Carried.**
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27
28 **COMMUNICATIONS AND PETITIONS (CONTINUED):**

29
30 **Washington, D.C. Trip** – Trustee Meyers-Martin stated that about a week ago she, along
31 with Trustee Oliver, Trustee Pennington and Administrator Mekarski traveled to
32 Washington, D.C. on behalf of the Village. They met with several of the elected officials
33 regarding some of the needs not only for Olympia Fields, but also for the Villages of Park
34 Forest, Richton Park and Matteson. They believe that the trip was quite successful. They
35 brought back a gift for President Jones because they think that he has been a great leader
36 for the Village of Olympia Fields, and because they have treasured his association with
37 the Board. They presented President Jones with a box of his favorite cigars. President
38 Jones expressed his thanks and appreciation for the gift. There were members of the
39 public present, but no one wished to address the Board. President Jones closed
40 Communications and Petitions at 7:19 P.M.

41
42 **FINANCE:**

43
44 **Intergovernmental Equipment Purchase Agreement between SouthCom and the**
45 **Villages of Matteson, Richton Park, Park Forest and Olympia Fields** – Trustee
46 Pennington stated that the first item that he has on the agenda is the Intergovernmental

1 Obligation Bonds (Alternative Revenue Source) Series 2008 of the Village of Olympia
2 Fields. He stated that this is on First Reading.

3 **Motion by Trustee Pennington, second by Trustee Nale to approve on First Reading**
4 **proposed Ordinance #2010-07.**

5
6 President Jones stated for the benefit of the audience, if the Village does not approve the
7 last two Ordinances, the County will issue a levy as part of the Property Tax Bill to the
8 residents, to give the Village the money it needs to pay the debt on these two bonds. He
9 stated that was never the intention of the Village to ask for Property Tax Revenues for
10 these purposes. These two Ordinances are designed to tell the County do not levy that
11 tax, the Village will pay for it out of other revenue sources that are presently within the
12 Village.

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

14
15 **BUILDING:**

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17 There was no report in the absence of Trustee Ormsby.

18
19 **PLANNING:**

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21 Trustee Gibson stated that she did not have a formal report this evening.

22
23 **PUBLIC WORKS:**

24
25 **Recommendation for Final Payment to Trine Construction Corp.** – Trustee Oliver
26 stated that we have a recommendation for final payment to Trine Construction
27 Corporation in the amount of \$18,163.00. The Final Waiver is in the Board Packet.
28 Trustee Oliver stated that Robinson Engineering is recommending that the Village make
29 that final payment.

30 **Motion by Trustee Pennington, second by Trustee Gibson to approve final payment**
31 **to Trine Construction Corp. in the amount of \$18,163.00 for work completed in**
32 **connection with the Sanitary Sewer Manhole Rehabilitation Project in Graymoor**
33 **and Hawthorne Hills Subdivisions.**

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

35
36 President Jones stated that today the Village received the paperwork for the initial
37 Drawdown from the IEPA Loan Facility for Phase II of the Sewer Rehabilitation
38 Program. That is in the amount of \$219,000.00. That will reimburse the Village for the
39 money that it expended out of the First Phase Bond Funds to do the engineering to get
40 ready for the second phase. President Jones stated that the Village should receive that
41 money in about two weeks. The money will reimburse the Sewer Bond Fund, which had
42 a surplus of approximately \$1,000,000.00. The Village took about \$240,000.00 out of
43 that fund to pay Robinson to advance the engineering for Phase II, in order for the
44 Village to qualify for the IEPA Funding. He stated that there would be more discussion
45 about this at the Budget Meetings as the Board begins to look at the next fiscal year.
46

1 Trustee Pennington stated that he was glad that he was able to participate. He stated that
2 they were able to show that they had the support of the four communities as well as the
3 support of Metra.

4
5 Trustee Oliver stated that this was his first trip. He stated that the Village's lobbyists
6 explained to the team what the expectations were prior to their meetings with the
7 legislatures. They also learned what the legislatures wanted to hear. The legislatures
8 wanted to hear how many jobs they were talking about bringing to the region. Trustee
9 Oliver stated that Olympia Fields did very well in articulating what our needs were. He
10 stated that they stayed until the very end and championed the cause for the region. He
11 stated that some of the communities did not stay through the whole session.

12
13 Trustee Meyers-Martin stated that she agreed that it was a very successful trip. She felt
14 very well prepared due to Administrator Mekarski and the Village's lobbyists. Trustee
15 Meyers-Martin stated that during the meeting with the Justice Department regarding the
16 Video Surveillance Project, the gentleman stated that there isn't a lot of dollars for
17 technology these days it is all about jobs. The team was able to provide numbers on what
18 the project would provide in terms of jobs. The gentleman at the Justice Department
19 spoke about child safety. The team was able to bring in the partnership between child
20 safety and the Video Surveillance Project because the cameras would be setup at schools.
21 Trustee Meyers-Martin stated that she was very happy, and very honored to be able to go
22 on the trip this year on behalf of the Village because she loves this Village.

23
24 Trustee Oliver stated that the trip to Washington capsulized even more how important the
25 jobs as Trustees and officials of the Village are. He came back with a renewed sense of
26 optimism of what they can do for the Village. He suggested putting in the Budget for next
27 year opportunities for other members of the Board to go on the trip.

28
29 President Jones stated that he is glad that the three Trustees went on the trip. He stated
30 that when this started in 2002 he went to Washington. Then when Administrator
31 Mekarski was hired, he and Administrator Mekarski would make the trip to Washington
32 twice a year. He stated that we go out there to bring home the money. He stated that since
33 2002 this strategy has yielded \$7,000,000.00 in Federal Earmarks. He stated that is not
34 loans, that is cash into the Village to run operations at SouthCom with the three
35 partnering Municipalities, or in the Village of Olympia Fields. The money has paid for
36 significant improvements in roads. It has paid for significant improvements in the
37 Village's Water Pumping Stations, as well as a host of other projects.

38
39 **REPORT OF VILLAGE PRESIDENT:**

40
41 **Proclamation – Earth Hour Illinois 2010 – A Global Event on Climate Change –**

42 President Jones stated that he has a Proclamation for the World Wildlife Fund, Earth
43 Hour Illinois 2010. He stated that Trustee Gibson requested this Proclamation.

44
45 Trustee Gibson stated that it is a project that is being spearheaded by a company that her
46 granddaughter works for. Trustee Gibson's granddaughter informed her that they are

1 trying to get all of the Villages in Illinois to adopt the Proclamation. The program has
2 been in effect for about three years. The main point of the program is having households
3 replace the incandescent light bulbs and to turn off non-essential lights in the home for
4 one hour from 8:30 P.M. to 9:30 P.M. on March 27th. It is to encourage businesses and
5 residents to take action and make a difference in the energy that is used within the State.
6 Trustee Gibson stated that she would like to return a Proclamation to her granddaughter
7 with the signatures of the Board so that she will have one Village that has said yes to this.
8 Trustee Gibson thanked President Jones for adopting this for the Village.

9 **Motion by Trustee Pennington, second by Trustee Oliver to approve the**
10 **Proclamation for Earth Hour Illinois 2010 – A Global Event on Climate Change.**

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

12
13 President Jones stated that Trustee Gibson would have a signed Proclamation to give to
14 her granddaughter.

15
16 **UNFINISHED BUSINESS:**

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18 **"Party in the Park"** – Trustee Meyers-Martin stated that she received a letter from
19 Denise Will from the Olympia Fields Park District stating that "Party in the Park" will be
20 held on June 19th from 2:00 P.M. to 5:00 P.M. at Bicentennial Park. She stated that the
21 Park District is looking for participation from the Village. Trustee Meyers-Martin stated
22 that she would be having a conversation with Miss Will. Last year they did not provide
23 all of the numbers that the Village needed in terms of what donations they were
24 receiving, and what type of revenue they were expecting, and the expenses that they were
25 going to have.

26
27 President Jones stated that he would respectfully suggest that Miss Will provide Trustee
28 Meyers-Martin with a number that she can bring back to the Budget Process, so the
29 Board can decide whether or not it is going to expend that amount of money to subsidize
30 the event. He suggested that Trustee Meyers-Martin try to obtain that number prior to the
31 Budget Meeting on March 20th.

32
33 Trustee Gibson stated that she and Cindy Saenz have been working on the representation
34 part of the Budget. They have not put anything in there yet. Trustee Meyers-Martin stated
35 that she would contact Miss Will.

36
37 **NEW BUSINESS:**

38
39 The Board did not have any New Business to discuss this evening.

40
41 **RESIGNATIONS AND APPOINTMENTS:**

42
43 President Jones stated that he did not have any Resignations or Appointments.

