

1 **MINUTES OF THE VILLAGE OF OLYMPIA FIELDS**
2 **MEETING OF THE BOARD OF TRUSTEES**
3 **Held on February 11, 2019**
4

5 The Regular Meeting of the Board of Trustees was held on Monday, February 11th, 2019, at the
6 Linzey D. Jones Municipal Building and was called to order by Village President Sterling M.
7 Burke at 7:00 P.M. The assembly recited the Pledge of Allegiance. Village
8 Administrator/Deputy Village Clerk, Cynthia Saenz called the roll.
9

10 Present: Trustees – Oliver, Pennington, Thomas, Hudson, and Matz
11 Village President Sterling M. Burke
12 Village Administrator/Deputy Village Clerk, Cynthia Saenz
13

14 Absent: Trustee Gibson and the Court Reporter Faith Stine.
15

16 **PRAYERS FOR TRUSTEE GIBSON:**
17

18 Village President Burke stated that our prayers should go out to Trustee Gibson. She is
19 recovering from an operation. It was an unexpected situation. Hopefully, she will be on the
20 mend, and get back with us very soon.
21

22 **PRAYERS FOR TREASURER STAN KING:**
23

24 Village President Burke stated that Mr. King’s mother died suddenly about two-hours ago. He
25 stated that Stan is a very valid member of our community also.
26

27 **APPROVAL OF MINUTES:**
28

29 **Motion by Trustee Pennington, second by Trustee Matz to Dispense with the Reading of**
30 **the Minutes from the January 14th, 2019, Board Meeting, and the January 16th, 2019,**
31 **Workshop, and Approve the Minutes from the January 14th, 2019, Board Meeting, and the**
32 **January 16th, 2019, Workshop, as Presented.**

33 **Voice Vote: All Ayes Motion Carried.**
34

35 **BILLS FOR APPROVAL:**
36

37 **Motion by Trustee Matz, second by Trustee Thomas to Approve the Payment of Bills for**
38 **February 11th, 2019, in the Total Amount of \$196,510.98.**

39 **Roll Call: Ayes (5-0) Motion Carried**
40

41 **ADMINISTRATION REPORTS:**
42

43 **Report of the Village President** – Village President Burke stated that as the Village President
44 he has been working very hard with the Economic Development Commission. He is the Liaison
45 to that Commission. We are going to give an update to the Board, as well as an update to the
46 public on some of the economic development activities that have been going on in the last
47 quarter.

1 Village President Burke stated why is economic development important. We looked at the
2 General Fund Budget. We looked at the trend over the last five or six-years. We know that it has
3 been increasing at about 3.45% on average. When we project that out for this next fiscal year, we
4 are going to need about \$217,000.00 of new revenue to maintain the status quo. Over the next
5 five-years, that number is going to grow to \$1,159,000.00 that we are going to need to provide
6 the same goods and services that we currently do. Economic development is one of our primary
7 objectives. Village President Burke asked Michael Lewis, the Chairman of the Economic
8 Development Commission to start the presentation.

9
10 **Economic Development Update – Michael Lewis, Chairman** – Mr. Michael Lewis stated that
11 we are obligated to come before you periodically to give you an update on what we have been
12 doing, and what activities we have accomplished. We are delighted to be able to share that
13 information. We will also share some of our goals and objectives. We plan to have an overview.
14 Then we will go into specifics. Some of you have asked us for details on what specifically we are
15 doing. Then we will follow-up with some questions and answers. If there are some things that
16 you are not sure about, you can ask, and we will be happy to explain it to you as best as we can,
17 to make sure there is clarity for the Trustees and the residents in terms of what this Commission
18 has been doing. He stated speaking as a resident now, if we are successful in retaining and
19 bringing commercial business in our community, it takes the pressure off of us as taxpayers to be
20 the sole source of tax sourcing when it comes time to pay your property tax bill.

21
22 Mr. Lewis stated that he wanted to cover a couple of key points. We were before you about
23 three-months ago. There are some things that bear repeating that we covered at that meeting. Our
24 responsibility includes reviewing and considering new and existing business needs, as well as
25 requirements with the long-term sustainable perspective. We think it is important that not only
26 do we go out and look for businesses, but the right kind of businesses. Not every business is
27 going to be right for our community. He stated that not every business is going to be sustainable.
28 It doesn't do us any good to have something come in, close, and go away. We are working really
29 hard to make sure that our strategy is incorporating looking at those businesses that meet that
30 parameter. We are trying to focus on the best, long-term economic solution for the community.
31 Sometimes that's not easy. Sometimes it's not something that would be obvious. We think that
32 we are charged with the responsibility to deliver that. If we don't, then we are not really doing
33 our job. The long-term economic solution for our community is what is always the standard that
34 we hold.

35
36 Mr. Lewis stated that progress updates and initiatives by the Chair are things that you had stated
37 that you wanted. We intend to continue to do that as long as you want us to come before you. We
38 think it is important to share. We also share at our monthly meetings. He encouraged anyone that
39 is interested in some of the specifics to come to our monthly meetings. The meetings are held the
40 last Wednesday of each month. The agenda is published. He invited the Trustees and the
41 community at large to attend their meetings and hear what they talk about. The meetings take a
42 couple of hours. We try to be transparent as much as we can.

43
44 Mr. Lewis stated that they are an advisory body. Their Commission is charged with the
45 responsibility to evaluate, and to assess, and to make recommendations which is what they are
46 doing tonight, relative to the Board of Trustees, as well as to the President for what they think
47 ought to be done after their assessment. They have the same charge as the Zoning Commission.

1 A request comes in, or opportunities come to them, they evaluate, they assess, they recommend.
2 The decision is up to the Board of Trustees and the Village President.

3
4 Mr. Lewis stated that one of the things that they have, their motto is to give it “Their S.T.A.M.P.
5 of approval.” S.T.A.M.P. is their acronym for “Strategic, Transparent, Accountable, Measurable,
6 and Practical.” Whatever they do, they try to make sure that the S.T.A.M.P. acronym is their
7 watch word with what they do with what they evaluate. If you don’t do that, you don’t have
8 sustainability.

9
10 Mr. Lewis stated that with regard to a more specific update on what the EDC has been doing
11 since we last met with you, we have strengthened our Economic Development Commission by
12 adding some new members. Some of the Commissioners are here this evening. He believes that
13 you should know who we are and what our qualifications are, and what makes them feel that
14 they are able to discern and evaluate opportunities that come before us. Mr. Lewis stated that he
15 retired after working at BMO Harris Bank for 38-years as a corporate banker and as a retail
16 manager for a group of branches that include Chicago, the South Suburbs, and Northwest
17 Indiana. He was trained specifically on the commercial side of the business. He has spent a lot of
18 time on both sides, including a lot of time in this community as part of his business background.
19 He serves on several not-for-profit Boards, and other Commissions. That includes the Regional
20 Transportation Authority which has been an important link for some of the support that we
21 received, as well as the former Urban Partnership Bank which was a minority focused institution
22 headquartered in Chicago and recently went through an acquisition process. UPB doesn’t exist
23 anymore, but he served on that Board for several years.

24
25 Mr. Lewis stated that the next Commissioner is Hilde Betts. She is a retired BMO Harris
26 Executive as well. She was a Senior Vice President. She was in charge of technology/support.
27 She also worked in the foreign exchange area. She was on the operations and customer service
28 side. She brings that skillset. She is also part of the Planning and Zoning Commission. She
29 brings that skillset to the table and helps us in those matters.

30
31 Mr. Lewis stated that Kevin Brookins is one of our most recent additions. He retired as the
32 Senior Vice President from Exelon Corp. in Chicago where he worked for many, many years. He
33 worked directly with Frank Clark and Frank’s successor, a woman named Ann Pramaggiore. In
34 that capacity, he was in charge of strategy and administration. He was a Board Member for
35 several organizations, including LISC, Local Initiatives Support Corporation, which does a lot of
36 community development in and around Chicago. He was very active in an organization called
37 “Chicago United.” He stated that Kevin brings that experience to the table in helping them to
38 assess and evaluate.

39
40 Mr. Lewis stated that George Chandler who many of you know, is a long-time real estate
41 professional. He works for Coldwell Banker in Flossmoor. He has been very active in our
42 community. He is a long-term resident. He is a Homeowners Association President for one of the
43 Homeowners Associations in the Village. We are pleased and blessed to have George on our
44 team.

45
46 Mr. Lewis stated that Phil Paige is the President of Paige Bus Enterprises. He has been the
47 President and CEO of that organization for many years, as well as a local resident. He has been

1 active with the NAACP, the Old Plank Trail Association, and numerous other not-for-profit
2 organizations in and around the south suburbs, giving him a real, unique flavor for what our
3 community needs from a business perspective as well as from the standpoint of being a resident.
4

5 Mr. Lewis stated that our newest member is Tim Williams. He stated that Tim is the CEO of
6 Global Horizons Awards, which is a brand and an awards organization that is locally based in
7 terms of its inception. He brings a wealth of energy. He calls Tim a “Serial Entrepreneur.” Even
8 though Tim has worked for several corporations, his heart is really an entrepreneurial heart. He
9 has helped us understand some things that we needed to understand better.
10

11 Mr. Lewis stated that Trinette Britt-Johnson who is sitting to his right is our Economic
12 Development Consultant. She preceded Mr. Lewis as the Chairman of the Economic
13 Development Commission. When we undertook a study with Valarie Kretchmer & Associates in
14 Evanston, she took on the role of consultant to the EDC. She has done a wonderful job. She is
15 the CEO of TBJ Development, the Executive Director of the Edgewater Development
16 Corporation which is in Chicago, and she is a licensed commercial broker. She is affiliated with
17 the Chicago Rehab Institute and Network. She has had over 40-years of experience in
18 Commercial development and will add loads to our ability to deliver on the strategy that we have
19 embraced and explained to you.
20

21 Mr. Lewis stated that Gladys Foster is the staff person who supports us. She works for the
22 Village for Cindy and for Stoney. That is our Economic Development Commission. That’s the
23 background and the talent that they bring to the table. That stamp is stamped by the people that
24 he just described before bringing it to you for a final decision. We think that we have
25 strengthened our team. We had three members that left us and two members that joined us.
26

27 Mr. Lewis stated that our initiatives in 2019 include business outreach and relations with existing
28 businesses. We think that while we are in an active solicitation mode for new businesses, we also
29 have an obligation to try and maintain the businesses that we have. We recently had a
30 conversation with an existing business. He believes that a couple of the Trustees participated in
31 that. He stated that it is to emphasize the question of what can we do to help you. He stated that
32 of the 30 or so businesses that the EDC canvassed, that was the operative question. What can we
33 do to help you? What are you seeing? How is your business doing? He stated that maintaining
34 what we have is as important as getting what we don’t have. We are trying to get what we don’t
35 have to fulfill our strategy and enhance our brand. We also need to pay attention to what we
36 have. That’s a very important part of what we are doing. It is a very important part of our 2019
37 strategy.
38

39 Mr. Lewis stated that we are going to invest actively in recruitment and marketing. That’s going
40 to require some resources. There is a for it. He stated that being reactive is different than being
41 proactive. In order for them to frame the narrative that they want to have for the Village, because
42 we have wonderful assets. We have Franciscan Healthcare. We have the Olympia Fields Country
43 Club. We have a very high income and educational level for our residents. He stated that being
44 able to sell that is going to take some proactive outreach. The passive approach of relying on the
45 website and someone coming to us needs to be complimented by us going out. In 2019 we are
46 going to put together in our budget, a request to you for funding to support our activities so we
47 begin to identify specific resources. An example is the Homewood/Flossmoor Chronicle. We

1 think that would be a great opportunity for our businesses to be supported, and for our
2 community to be highlighted, and to align ourselves in a way that we think is consistent with our
3 brand and image. Things like that will be part of their 2019 Plan. He stated that more specifics
4 will come as they get to those junctures. He wanted to share that with you today.

5
6 Mr. Lewis stated that they are also considering the possibility of creating an Advisory Group of
7 existing businesses, where they would have existing businesses serve in an advisory capacity to
8 the EDC. They talked about proactively reaching out to them. This would be a periodic meeting
9 where they would bring them together, and ask them to let us know how we are doing. Are we
10 doing it right? Are we doing it wrong? Are there things that we could do differently?
11 Collectively, if we get a different response then we got individually, we will use that to guide us
12 as we begin to build our bridge to the future. We have not done that. That is something that we
13 anticipate doing hopefully in the first half of 2019, and tapping into businesses that are located in
14 our community to do that.

15
16 Mr. Lewis stated that he has taken on the responsibility as Chair. One of the things that he
17 decided they wanted to do is not be isolated. He has reached out to the Economic Development
18 Commissions in the adjacent communities. He has visited with Homewood, Flossmoor,
19 Matteson, and Park Forest. We abut those communities. We are not sharing trade secrets. We are
20 making sure that we are using best practices. That is important and a key success factor. We have
21 learned a lot. We know there is a lot of commonality in terms of some of our challenges. One of
22 the things is we live in southern Cook County. One of the challenges that presents is Northwest
23 Indiana which is just five-miles down the road, or Will County, a few miles in the other
24 direction, have a much more favorable tax situation than we do. In order for us to be successful,
25 and this has been verified by the surrounding communities, we have to come up with creative
26 ideas and solutions from an incentive perspective to attract the kinds of businesses that we want
27 to have here. We have worked really hard. You will hear a little bit more in the presentation
28 about how can we, without harming the taxpayers, and putting more of a burden on property
29 owners, solicit businesses that can help add to our revenue base and be creative about it. Almost
30 every community is struggling with that same issue. Some have different tools in their arsenal
31 than we do. We think that we have some creative solutions that can help us. Those relationships
32 have been very important. It is important that we focus first on Olympia Fields and solve what
33 Olympia Fields needs before we go and start partnering out too much. It is good to know that
34 there are similarities. It is good to know that people we share a border with, Flossmoor on the
35 north, Park Forest on the south, Matteson on the west, and to a certain extent Chicago Heights on
36 the east, we have a working relationship in case we need that. That's an overview of what we
37 have been doing. You have asked for more specifics. He will have Trinette Britt-Johnson in her
38 capacity as our consultant give you a little bit more information about the specifics. If there are
39 specific questions that you would like to ask, he would be happy to do that at that time.

40
41 Mrs. Trinette Britt-Johnson stated that from her last update, she stated that real estate
42 development is not microwaveable. It's a process that has to simmer, bake, stew, and cook. We
43 have to kiss a lot of frogs to get a princess or prince. Although, we are considering all areas of
44 the Village, we are strategically focused on the north and south commercial corridors which is
45 Vollmer Road and Lincoln Highway. We are strategically going after restaurants because they
46 are an attractant that draws people in. The Village does not have a dense population. We need
47 people and traffic to not only support our existing businesses, we need people and traffic to

1 support and attract additional retailers. Retailers are looking for more people. Restaurants are an
2 opportunity to bring people from everywhere in that will help support our outreach to attract
3 more retailers. We have a few other projects that are simmering.

4
5 Mrs. Britt-Johnson stated that we don't want to disclose the location. The bullets that are in front
6 of you, we have a plan and a vision for the Governors Office Park. We have a new restaurant
7 coming in. It's called "9'ers Family Style Restaurant." Bing's Restaurant, the Italian Restaurant,
8 and the steak restaurant, she will tell you a little bit more about that. They are going inside of the
9 Office Park. A new civic center site. That is a building that is about 30,000-square-feet. That's an
10 opportunity for sports. It's an opportunity for entertainment. We are working to try to attract
11 businesses that are entertainment related because that is something that folks have said that they
12 wanted to see. We are working with the Cook County Land Bank to acquire some property for a
13 hotel site. Those are some activities that are going on inside of the Office Park. She doesn't want
14 to share the specifics on everything right now, because of some of the other activity that we can't
15 disclose publicly at the moment.

16
17 Mr. Lewis stated that Trinette is referring to the BMW Western Open. Olympia Fields Country
18 Club has been awarded the 2020 BMW Western Open. It's a professional golf tournament. They
19 have a play-off system. They have three legs. The second leg is the BMW Western Open that
20 takes place just before the championship series. The championship takes place in Atlanta. The
21 top 70 professional golfers in the world will be a part of this process. In the golfing world, it is a
22 big deal. He stated that for us from an economic development perspective, it is a big opportunity.
23 There will be 30,000 people per day who will be coming to the Olympia Fields Country Club to
24 participate in that. They will be looking for places to dine, to shop, and to stay. We think that the
25 benefit to our community is going to be huge. We are working hard to plan. He stated that in that
26 plan the Village has a central part. There have been meetings with the Village and the
27 Administrators of the BMW. This is also part of the Amateur Golf Association. It's a very
28 important step in putting our community on the map in a major way. The last thing that was held
29 here was the KPMG Championship, which is the ladies' event. This is probably three or four-
30 times as big as that was.

31
32 Mrs. Britt-Johnson stated Batter & Berries. We are excited to announce that we have been
33 working to attract this particular business for quite some time. They are extremely interested in
34 the Village. The location will not be announced at this time pending continued discussions and
35 negotiations. The owners are Dr. Tanya and Craig Richardson. They brought a world-class
36 restaurant to the Chicago Brunch scene. They are interested in opening a new concept here. Their
37 concept is to offer the finest food possible with flavors that people from all over the world will
38 experience and they want to come back for more. The head chef is Ken Polk. He is in the
39 audience. Ken is a resident of Olympia Fields. (There was a round of applause). She stated that
40 Batter & Berries has excellent, excellent cuisine. They have people coming from different cities,
41 towns, and states.

42
43 Mr. Ken Polk stated that he has a current home in Graymoor and one in Athenia Park. He travels
44 from here everyday to the north side to go cook. He stated that to be literally down the street
45 from his house to do this is mind-blowing. The owner's and relatives are here as well. It's a win-
46 win for all of us. Once he found out that we were seriously entertaining coming out here, he
47 started the process of trying to get a bakery out here as well. He is in talks with a few of his

1 friends that have bakeries. Some of them are very well-known. She has expressed interest. He is
2 very happy about that. Based on the work that you all have done, and all of us here, it's an
3 attractive opportunity, not just for our business, but for others as well. He is very happy to say
4 that. They are very happy that he is here to say that.

5
6 Mrs. Britt-Johnson asked Mr. Polk to tell everyone a little about their cuisine there. Mr. Polk
7 stated that he went to every culinary school in Chicago. He taught culinary for 15-years. He has
8 gone all over the place learning his craft. When he says that his cuisine is globally inspired, it
9 literally is. He utilizes local people to make his cuisine better. He uses local artisans to create
10 some of the things that he does. He uses one of Vice District's Beer for one of his dishes. They
11 are in Homewood as well as Chicago. He uses a local vintner who is a sister that owns her own
12 wine company. He uses local companies to help craft his menu. The website that you are looking
13 at, he did that too. He enjoys and loves what he does. He loves cooking. He loves food. He loves
14 to take things that people are use to, and give it to them in a way that they aren't use to getting it.
15 Right now, he has a beer braised short rib. It is cooking tonight for tomorrow.

16
17 Village President Burke stated that Ken is being kind of modest about this. He heard stories
18 where a lady was coming from Holland on her way to L.A. She had a six-hour layover. She
19 heard about Batter & Berries. She got an Uber from O'Hare Airport down to their restaurant on
20 the north side just so she could taste the food. It is an hour wait to get in. She ate there. The
21 woman took a chance missing her flight to go to the restaurant. She took an Uber back and got
22 on a plane back to L.A. People from all over the country stop in this place to eat.

23
24 Mr. Polk stated that we are very proud of that. There was a young man who read about them. He
25 lives in Bermuda. He got on a plane one morning. He came to the restaurant. He did some
26 shopping on Michigan Avenue and got back on a plane to Bermuda that afternoon. It blew his
27 mind. They have had someone from every continent in their restaurant and some of them at the
28 same time. It is heartwarming and it is humbling. It propels us to do better, and move forward,
29 and grow. Hopefully, this will be a part of our growth. Village President Burke thanked Mr. Polk
30 for coming.

31
32 Mrs. Britt-Johnson stated that this is a twofer. A bakery, breakfast and brunch. The hours run
33 every day from 8:00 A.M. to 3:00 P.M.

34
35 Mrs. Britt Johnson stated that the next one is 9'ers Grill. The owner/developer's name is Ali
36 Qattom. He lives in Texas. He is a Texas Restauranteur. We are meeting with him on
37 Wednesday. They are going to be located next door. They are scheduled to close on the property
38 next month. It is a family style restaurant. Mid-price. They have a full-service menu. They are on
39 the order of Fridays, Applebee's, and Chili's. If you look at the Site Plan, the shaded part is
40 where the actual 9'ers will be. There are two other sites that will be Phase 1 and Phase II. The
41 gentleman is also interested in opening a banquet facility. We are not sure if that will be his
42 Phase 1 or Phase II, or if he has some other concepts. We will know more when we meet with
43 him and his engineers on Wednesday. We are getting three potential opportunities out of this
44 deal from this particular developer. We are excited that 9'ers will be coming soon.

45
46 Mrs. Britt-Johnson stated that we have been meeting and working with Ace Hardware for several
47 months. They are very interested in our location at the former Jewel Plaza. Some of the

1 challenges with Ace is, there is an existing store in Homewood and Steger. Our site is a perfect
2 site and perfect location for them. Time is of the essence for them. They need to make a decision
3 before they go to another location. Right now, it is pending whether they will go to another
4 location if they are not able to come here. Their corporate has been out here at least three to four
5 times waiting on us to move forward so they can move forward. The Site Plan that you see is the
6 Site Plan that we have been using. It is a little dated. It is a Site Plan that we have been using to
7 market and attract potential businesses to the Jewel Plaza. The red arrow says, "New Ace
8 Hardware." It is in the location of where the former Jewel was.

9
10 Mrs. Britt-Johnson stated that the Jewel Plaza has been empty since about 2011. There has been
11 no activity on that site. It was previously presented to the Board the opportunity to purchase the
12 site so that we can be competitive with other towns in attracting businesses. It is an eyesore and a
13 safety hazard. We have worked with the owner to encourage working with us in attracting what
14 we call "The right kind of businesses." He purchased the property for about \$1,000,000.00 in
15 2014. We hope that we can attract businesses that will bring the right amenities to the residents,
16 as well as bringing the property back to taxpaying status and generate the needed sales tax
17 revenue, and support general operating expenses. She is a 15-year resident of this Village. Her
18 property tax bill is \$25,000.00. She, along with other residents, are looking for that relief that we
19 can receive more economic development in our town. The funds to purchase the property come
20 from the TIF, which are generated from Wal-Mart. In essence, Wal-Mart would be paying for
21 this property. TIF funds are used to spur economic development, via property acquisition,
22 rehabilitation, demolition, site prep, professional services, architects, engineers, and a host of
23 other uses. The Lincoln/Western TIF was created for this purpose. There is about \$700,000.00 in
24 the pot. If we are working with a developer, we end up giving the money to a developer. It would
25 be better if we spend the money, which is appropriate for us and the Village's best interests to
26 serve our residents.

27
28 Mrs. Britt-Johnson stated that we have been working to attract businesses. Baron is one of the
29 businesses. He is a resident of the Village that is interested in locating a Culver's at that site. We
30 have talked to retailers, developers, brokers, that have suggested that the site needs to be
31 demolished to gain new interest, new excitement, and create a new story for that location. We
32 would become a temporary land property owner. The Village already owns property. She stated
33 that owning it would make it easier for us to control, and go after the types of businesses that we
34 would like to see. We have met with folks that want to put housing at that location. These are
35 people that were brought by the current owner. Both have suggested putting affordable housing
36 on the site. A Pastor came from Matteson that is interested in bringing a 2500-seat rap theatre.
37 There have been conversations about a sports dome. People have offered about \$1.5 Million. The
38 seller has been trying to sell the property anywhere from \$5,000,000.00 to \$1.5 Million. Nearby
39 properties for sale on the market; the Chase is on the market for about \$850,000.00. Butterfield
40 Plaza, \$1.39 Million. Matteson Wal-Mart is empty, \$1.5 Million. Cracker Barrel, \$975,000.00.
41 The strip where Pepe's is, is about \$1.9 Million. The \$400,000.00 might be a good deal.

42
43 Mr. Baron Waller stated that he resides at 609 Wysteria. He has been a resident for 14-years.
44 Culver's motto is that every guest who chooses Culver's leaves happy. He owns four different
45 Culver's Restaurants. He owns the Culver's in New Lenox, Lockport, Joliet, and he brought the
46 first Culver's to Chicago in Bronzeville. He is currently working on two more in Chicago that

1 will probably take place in 2020. This is something that he is really focused on and hopes to get
2 started on it as soon as we possibly can.

3
4 Mr. Waller stated that the data points is looking at the traffic for Olympia Fields. This came from
5 Culver's. Per the data points, Culver's said that this is a perfect spot. The only problem we had is
6 there is a Culver's in Matteson. He stated that before he looked at other places in Olympia
7 Fields, but it didn't work because you have to be three miles away from the other Culver's. The
8 Chase Bank, or anywhere on Vollmer, there are sites, but they don't work because they are less
9 than three miles from the Culver's in Matteson. The proposed Culver's site is perfect because it
10 is 3.1 miles away from the Culver's in Matteson. They put a data point right on that Culver's and
11 they put a three-mile radius around it. This site is just outside of that radius. It works perfectly.
12 He is ready to go. He has his own builder who builds all of his restaurants. It is a black owned
13 builder out of Gary, Indiana, and Chicago, Powers & Sons, Mamon Powers. He works closely
14 with them on building his restaurants. There are only four black owners of Culver's nationwide.
15 There's not many that can do this or be willing to do this. When he first started, there were not
16 many black owners or developers. He went out and identified this builder and said that he
17 wanted this builder to build his restaurant. Initially, they weren't very happy about it. They
18 allowed them to build one. It was successful. Now, they are on the list to build Culver's
19 Restaurants for us. He stated specifically, for him. He has two others that are going in, in
20 Chicago. They will build those as well.

21
22 Mr. Waller stated that he had Culver's out here. They saw the site. They approved the site. The
23 site is ready for them to move forward. They were here on Martin Luther King's Birthday. They
24 looked across the street and saw the Big Apple over there. It was packed. There were cars on the
25 side of the road. The parking lot was packed. It snowed on Martin Luther King's Birthday. They
26 looked over and saw all of these cars. They said, "Wow. This is a great site." They know that we
27 have the traffic count and we have the people. Along with Olympia Fields, we have South
28 Chicago Heights. We have Flossmoor. We have all of these different communities. He stated that
29 he wants to point out to you, why he says that we really have to get moving, because someone
30 else is trying to open a Culver's in South Chicago Heights on Sauk and Miller. That's right near
31 the McDonald's on Sauk Road. There's a big, vacant lot right next to it and that is where they are
32 trying to go. Culver's works on the first come first serve basis. They are trying to get that. He is
33 trying to get this. We are trying to see who is going to get there first. He is ready to move
34 forward if we can get everything approved. His builders are experienced at building, and he
35 would like to have it open in 2019.

36
37 Trustee Matz inquired of Mr. Waller how long it takes from shovel to finish. Mr. Waller stated
38 that Powers & Sons has built the fastest Culver's. They built his Culver's in Joliet in 56-days.

39
40 Village President Burke inquired of Mr. McDonnell, what the mitigating circumstances would be
41 to get this done before the Western Open. The golf tournament is in August of 2020. There are
42 some things we have to do with IDOT.

43
44 Mr. McDonnell stated that before a Culver's would be built, it has to go through a site plan
45 review. That takes a couple of meetings. Generally, Culver's is pretty much a cookie-cutter store,
46 other than the arrangement of where the front door will be and where the back door will be, and
47 things like that. The plans are already set. The plans have been designed. There's a quick review

1 on those plans. It takes about a week. Construction can begin after the plans are reviewed. A
2 Culver's could get started within a couple of months. About two to three-months at the most.
3 Village President Burke inquired what about MWRD and the current layout of the plaza. There's
4 a retention pond where we want to put the Culver's. There has to be water retention. The new
5 plan would have to eventually tear all of this down. The way this was designed, it has the water
6 upfront on the street where businesses want to be. We have to put the water someplace else. Mr.
7 McDonnell stated that is correct. Village President Burke stated so we have to get MWRD to
8 sign-off on moving the retention for the parking lot and all of that stuff. He stated that since this
9 is Western Avenue, the in and out has to be setup properly. Mr. McDonnell stated that's correct.
10 The project would require IDOT approval, and would require MWRD approval. It is a very large
11 site. It is a very complicated site. He stated that because there are very old buildings there, there
12 are old underground systems there that could be collapsed, could not be collapsed. The place has
13 been vacant for a long time. The IDOT approval, and the MWRD approval could take some
14 time.

15

16 Village President Burke stated that he didn't want anyone to think that we could build this in 56-
17 days, because there are some other approvals that have to be in line in order to get that done. We
18 can get it done within a year. Mr. McDonnell stated that is correct. He is sure the 56-day period
19 is from breaking ground which means they already have their approvals from MWRD, IDOT,
20 and so forth. He stated 56-days to construct the building. Mr. Waller stated that is correct. He
21 stated from the time they hit the ground until we opened, 56-days.

22

23 Mr. Pat Collier stated that he was having trouble seeing the map. He inquired whether or not
24 Culver's is going to be across from the Big Apple. Village President Burke stated that Culver's
25 is right here. The Big Apple is right there. This is Western. Wal-Mart is over there. This plaza is
26 what we are talking about. It has an address already. We know what the address is. Everybody
27 that we have been talking to, they have a tendency to want to protect the existing franchise
28 people. We are in a little spot that once you do that, we are protected. If we don't do it, then the
29 people who have other rings they want to do, will overlap and that one gets blown away. Mr.
30 Waller stated that if South Chicago Heights goes in, then they have their three miles and that
31 includes that spot. There has never been a Culver's that failed. Culver's only has four company
32 stores. They have 700-stores now. The company only owns four. All of the rest are owned by
33 franchisees. There has not been one that failed. Mr. Waller stated that he is looking to get the
34 land. He will build it.

35

36 Village President Burke stated that the Wal-Mart across the street, we gave them \$6.9 Million to
37 move in at 9.5% interest. It generates around \$800,000.00 and some dollars in revenue for taxes
38 to the Village. They get \$930,000.00 and some dollars back, or 90% of their taxes. He stated that
39 by us owning this property, what we are able to do is to trade land or favorable leasing for taxes.
40 We aren't giving anybody a tax break. All of the taxes come to us. What we can do is to provide
41 the land that we own. We can parcel the land up and give that as an incentive, versus having
42 somebody go off and have to do a deal like Wal-Mart. We can't afford that anymore. The
43 property taxes are directly related to the taxes that have to be paid. The more money we give
44 away and the tax gain, the more your taxes are going to be. This is a win-win. He's going to
45 make money. We get the taxes. This is a much, much better deal than the previous deal that we
46 had before. The purchase of this particular whole area is being paid for by the TIF money that
47 came from Wal-Mart. So that is a good deal.

1 Mr. Lewis stated that you have Will County, and you have Indiana, and being able to offer
2 something like this also makes it economically feasible for any restaurant or any retailer as a
3 very slim margin to work off. If you have a disproportionate amount of taxes that you pay, that
4 makes the business unprofitable. If you have an incentive that doesn't burden the residents, it
5 allows us to attract businesses. That's a key part of our strategy. Mr. Waller stated that his other
6 restaurants are in Will County. The taxes are much less.

7
8 Mr. Victor Blackwell inquired what would have to happen for you to win, and the other
9 restaurant is not in the mix. Mr. Waller stated that Culver's already approved this. Mr. Blackwell
10 stated so it is contingent on the Village approving the project.

11
12 Mr. Waller stated that they hire within the community. They look for high schoolers and non-
13 high schoolers. They get their managers from within the community. Culver's is a destination
14 restaurant that people come to Culver's. They say, "I am going to go to that Culver's." It brings
15 people in. We bring about 50-people. Five managers. We have full-time and part-time. Village
16 President Burke thanked Mr. Waller.

17
18 Mrs. Britt-Johnson stated that the old adage, "Time kills deals." We are hoping that we don't
19 lose the opportunity to bring in Ace and to bring in Culver's. The longer we wait, the longer it
20 takes for opportunities to happen which will give relief to people like her who has a \$25,000.00
21 tax bill, and the rest of us whose bills are not \$25,000.00.

22
23 Mrs. Britt-Johnson stated just an update regarding Bing. We haven't seen an interior version of
24 one of his restaurants. You met two developers with Bing. One was Michael Brown and one was
25 Sheri Song. Michael Brown has stepped away from this project. Sheri, who you previously met,
26 is still working with Bing. They raised funding for the interior. They are continuing to move
27 forward with raising money from overseas. They are going to open one restaurant at a time. That
28 is still on the table. Michael Brown is no longer involved with that particular project.

29
30 Trustee Pennington inquired of Mrs. Britt-Johnson whether or not there is a target date for the
31 one restaurant opening. Mrs. Britt-Johnson stated that they are still shooting to start in the spring.
32 It won't be open. They are going to do one restaurant at a time.

33
34 Mr. Langon inquired of Mr. Waller whether or not he could proceed almost immediately if the
35 land is acquired. Mr. Waller stated if the land is acquired and we get the approvals from MWRD
36 and IDOT we can get started.

37
38 Mr. Lewis stated that we have been at this for almost an hour. We think it is important to let you
39 know that the work we did with the outside consultant was dated March of 2018. He hopes that
40 you agree that they have been active, and proactive. We are really trying to work in the best
41 interest of the residents. He stated that with this charge that we have been given, we tried to
42 fulfill our obligation. Our commitment is to continue to do that. As we go forward in 2019, we
43 hope to do more. We wanted to make sure that we spoke to an issue that you had raised with us
44 about what are you doing. What are you up to? What is this going to mean to the Village of
45 Olympia Fields? Time is of the essence. These strategies, these activities are geared towards
46 making sure we don't lose out because there is a lot of competition. He can assure you that it
47 takes time. He talked to the folks in Flossmoor. Meijer's was in the hopper from 2010. The

1 Portillo's they got in Homewood, they started working on that many, many years ago. The
2 gestation process is long. We are blessed that we have some things that can happen quickly. We
3 have to make decisions so that we can move forward. Mr. Lewis thanked the Board for their
4 time.

5
6 Trustee Thomas stated that she wanted to make one comment. She thinks it is important that we
7 are always upfront, and we manage expectations properly. Having businesses that will bring in
8 some sales tax is a good thing. But that is not a guarantee that it is going to reduce any property
9 taxes. That formula is controlled by the county. It is a state formula that has to be lobbied by
10 working with the other elected officials, our representatives, our Cook County President. When
11 we say things, we want to be point on, and tell people the facts. It's good to have some economic
12 development so we will have that additional tax stream. But don't tie it directly to your
13 \$25,000.00 or \$30,000.00 property tax bill that is going to go down as a result of a restaurant or
14 retail. That is not 100% the truth.

15
16 Mr. Lewis stated that he couldn't agree more. That's not an accurate statement to say that
17 economic development will reduce your taxes. It will take pressure off your taxes. It's an
18 additional source. Your property tax bill is determined based on the assessor's assessment and
19 who is available to pay. Everybody will remember back when Route 30 had the car dealerships
20 and the Osco/Jewel. It was additional tax revenue. It was there to help pay the tax bill. The
21 Trustee is right. It's a fallacy to say that economic development will necessarily reduce your tax
22 bill. What it will do is take the pressure off your tax bill because there are alternative sources that
23 can help pay the assessment for our community. A woman in the audience stated share and
24 spread.

25
26 Village President Burke stated that the taxes that we generate with economic development, the
27 other taxing bodies which represent 90% of the other parts of the dollars that come in, that does
28 go to the people who tax us like the schools, the county, and the Park District. So, every dime
29 that we get, they are getting 90-cents. That 90-cents does spread back over to the other taxing
30 bodies. He agrees 100% that there is no guarantee that they are going to reduce their taxes. The
31 more that we create, the more it is going to create revenue for the other 90%, or nine-cents on the
32 dollar that goes towards the other tax bills that you pay.

33
34 Mr. Lewis inquired whether or not there were any questions about their plan or their actions.
35 They want to be transparent. They would be happy to address any questions that you may have.
36 The Strategic Plan is long-term. It is over time, not overnight. We have to be consistent. We have
37 to take decisive action. These other communities would love to have some of the businesses that
38 we have targeted. If we don't move, then they will target them. The folks in Steger or whatever
39 would love to have that Culver's. We would love to have it here. That fits with our brand, our
40 image, and what we are trying to address. The President mentioned the BMW in 2020. Mr.
41 Lewis serves on that Committee. One of the attractions is, how far do people have to go to get
42 served food. How far do they have to go to be entertained? The more we have in our community,
43 the more we can keep that revenue in our community. That's very important.

44
45 Mrs. Britt-Johnson stated that we do have other projects that are simmering. We are getting
46 closer in finalizing something, but we do have a high-end furniture store that we have been
47 working with that is interested in coming here. We've been working. We have some good stuff.

1 Trustee Oliver stated that it was a great report. Village President Burke opened Public Comment
2 at 7:54 P.M.

3

4 Mrs. Shirley Johnson stated that she would like to know what has to happen so that we can lock
5 in the land for Culver's while we are waiting for all of the other approvals. Can we lock in this
6 land right now?

7

8 Village President Burke stated that's one of the things that we are here to discuss. Mrs. Johnson
9 inquired before you get the approvals from everyone else, is it possible to lock in the land while
10 we are negotiating? Trustee Hudson stated that it can't be done that way. Mrs. Johnson inquired
11 you cannot lock in land. Trustee Hudson stated that it can't be done the way that you are saying.
12 It can't be done right now. Mrs. Johnson inquired there is no way to lock in land for after you
13 approve everything? Trustee Hudson stated that after everything is approved, yes. Mrs. Johnson
14 stated but not before. Trustee Hudson stated no.

15

16 Mrs. Polk stated that she wanted clarity on what Shirley Johnson was saying. When she speaks
17 of having the land, first the Village must have possession before it can even be conveyed for the
18 use of Culver's. She thinks the way the question was interpreted was can we get this land and
19 give it to Culver's. She thinks that Mrs. Johnson meant could the Village secure it and have it
20 secured so its available for Culver's and these other developers. Mrs. Johnson stated that she
21 wants whatever to happen to make the deal happen. Mrs. Polk stated that she thinks that is what
22 she is saying. Mrs. Johnson stated get this deal so we can lock in this three-mile radius. She
23 stated whatever has to happen for the Village or for the other entities. She stated lock in the three
24 miles now so that whenever we are able to move forward, we can have that three miles already
25 solidified before it is snatched away to South Chicago Heights.

26

27 Mrs. Polk stated that she is looking at the agenda where you have Resolution #2019-01. Would
28 that Resolution which approves a certain option purchase agreement, is that the option purchase
29 agreement on this particular site? Village President Burke stated that is the option for us to
30 purchase the land from the Land Bank so that the Village will be in control of the entire Jewel
31 Plaza. Mrs. Polk stated so this is the land where we are speaking of hopefully having the
32 Culver's. Is that correct? Village President Burke stated that is correct. Mrs. Polk stated that she
33 understands what Shirley is saying. It's necessary for those who don't understand how all of this
34 works that you do take steps. The Village has to have possession of the land first before we can
35 even make a deal. Village President Burke stated that's correct. Mrs. Polk stated thank you.

36

37 Mr. Pat Collier stated that he has been here 20-years. This is the best news that he has heard in
38 that 20-year period of time. Congratulations. (There was a round of applause). Village President
39 Burke stated thank you.

40

41 Village President Burke inquired of Mr. Murphey whether or not he had any comments about the
42 acquisition of the land, the Jewel Plaza, because he has been involved with both the Wal-Mart
43 deal and he has been involved with this situation. He understands the whole process.

44

45 Mr. Murphey stated yes. The Resolution and Agreement that is in front of the Board will allow
46 the Village to buy out the current owner's option to keep the property. That's the \$400,000.00
47 deal. If we approve that, the Village buys out what we have been referring to as the "Whichard

1 entity,” the people from Carolina, which in turn will allow us to work with the Land Bank to get
2 title to the property free and clear of taxes. The revenue source for that money will be TIF
3 revenues. Part of the thinking back when the Village was passing the TIF some years ago, was
4 that for sure Wal-Mart will be getting significant tax relief, but the amount of money that is
5 spinning off the Wal-Mart property will be able to be used for things just exactly like this. The
6 timing is very good for the Village because this appears to be the year where we can get control
7 of the property and make deals. The other thing that he mentioned, in a strange sort of way, is
8 because the money that we will be using to buy this property is the remainder of the Wal-Mart
9 Property Taxes that are not being used to reimburse Wal-Mart for its expenses. This fund will
10 replenish itself twice annually with the money that Wal-Mart is paying in property taxes which
11 isn’t going back to Wal-Mart. It is the gift that keeps on giving. Secondly, in a strange sort of
12 way, the Village of Olympia Fields isn’t buying this property. Wal-Mart is buying this property
13 for us, because not one penny of the General Fund will be used to acquire this property. This real
14 estate development business is competitive. People will listen to us, but as far as anybody is
15 interested in spending money and getting a bank loan to develop, we are really just kicking tires
16 until such time as the Village controls the property. He knows that there are a lot of other
17 exciting opportunities going on, but in his mind, acquiring this corner promptly for the Village is
18 essential for the economic growth and stability of the Village for the long-term. That’s not to say
19 that something is going to succeed immediately. We know that without control of this property,
20 we have no prospect of things succeeding.

21

22 Mr. Murphey stated that process wise, if the Board votes this Resolution affirmatively, we in
23 effect buy out Whichard. We work with the Land Bank to take title. We clean up the remaining
24 back taxes to the daycare facility. We control the property. Beyond that it is up to the Board in
25 terms of land clearing, making deals, subdividing the property. Mr. Murphey stated that to him
26 the other key aspect of this is, there is a huge difference between the Village of Olympia Fields
27 as a regulator, and the Village of Olympia Fields as an owner. He stated that as a regulator, if
28 somebody else owns property, if they have a particular proposed use that we are not crazy about,
29 doesn’t produce the kinds of tax revenues that we are thinking of, doesn’t have the cache that we
30 are looking for, but it falls within the zoning, we have to give them the zoning. On the other
31 hand, when the Village is the owner of the property, we have complete discretion as to who we
32 sell the property to and for what use. In the earlier example, if it is something that we are not
33 thrilled about we say we have no interest in you. We are not going to sell you our property for
34 something that we are not thrilled about. Those are the basic things that he would like to add.

35

36 Village President Burke inquired of Mr. Murphey whether or not he was familiar with the
37 situation over in Orland that was just recently in the paper. Mr. Murphey stated that he has been
38 following that a little bit. Village President Burke stated that they had a block of land that they
39 were trying to purchase.

40

41 Mr. Murphey stated that they have been trying to acquire the property for some time there. It’s
42 the area they call “The Triangle.” It’s where 143rd meets LaGrange Road, meets Southwest
43 Highway. They’ve been doing that for a long time. It looks like they are getting close to
44 completing that. Orland Park recognizes that as a critical piece of property around that area
45 where Fox’s Pub is. That’s what they have been looking for, for a long time. Similar to what we
46 are trying to do. Village President Burke stated and they are buying it. Mr. Murphey stated yes.

1 Pastor Andrew Singleton stated that he is a resident of Olympia Fields right now. Village
2 President Burke stated that you are on the Finance Committee. Trustee Thomas stated that you
3 are speaking as a resident right now. Pastor Singleton stated that he is speaking in that capacity.
4 He is Pastor Andrew Singleton. He is the Pastor of Victory Apostolic Church in Matteson,
5 Illinois. He is a 16-year resident of the Village of Olympia Fields. He is clear on the advantages
6 to the Village of ownership of that property. He is very clear on that. He has not heard some
7 sense of approximation of what will be the holding costs, and what will be the ongoing costs
8 until that property is fully developed. Where does that get paid from? That's what he would like
9 to get some help with.

10
11 Village President Burke stated that currently the property is in the Land Bank. The Land Bank
12 has abated all of the taxes in the past and all of the current taxes. It is approximately \$1.5
13 Million. The owner who conveyed their property into the Land Bank, they were doing so with
14 the hope that they would be able to develop it. They needed tax relief while they did it. That has
15 fallen apart. At the end of the contract, they have the ability to buy the land back from the Land
16 Bank, but they have to payback all the back taxes. If the property is only worth \$1,000,000.00
17 and they have to payback 1.5 Million, their total cost is going to be greater than what they can
18 get for it. As far as the ongoing costs, as a Municipality, we pay no taxes. We will own the
19 property for \$400,000.00. As a result of that, we can use the property as seed money as
20 incentives to whatever to attract people to come into our town. We pay no taxes. We don't have
21 to pay anything. As far as the fees associated with acquiring the property as a whole, it is roughly
22 about \$20,000.00, or \$30,000.00. It is estimated that will be the closing costs. He stated that for
23 \$420,000.00 or \$430,000.00 we will pick up the whole plaza that we can trade for taxes.

24
25 Pastor Singleton stated that was very, very clear. He is trying to understand, beyond the taxes,
26 what else is there as far as infrastructure, the sewers and all those things, where do the
27 redevelopment costs come from. Village President Burke stated that comes out of the TIF. Pastor
28 Singleton stated that all of that is TIF related too. Village President Burke stated that it is TIF
29 related. He stated the legal fees, tearing the place down, all of those things will come out of it. At
30 the end of this year, we will probably have \$790,000.00 in the TIF. The end of next year, there
31 will be \$1.1 Million. Those dollars will come out of that. We can recoup some of that by fees and
32 arrangements that we have with the various people that we put into the space. They could take on
33 part of their responsibility for doing it. The TIF money is available to the Village to pay all of
34 those expenses that is associated with it. Pastor Singleton stated that answers his question. Thank
35 you. Village President Burke stated that it includes demolition.

36
37 Mrs. Polk stated that we need to keep in mind that a TIF has a life of about 21, 23-years. If you
38 don't use the benefits that have come into the TIF at this point, almost \$800,000.00, then you
39 lose the advantage of using those dollars that are in the TIF Fund. The TIF is meant to be
40 something that helps Villages and towns get what they need to get done without coming out of
41 your pocket to get it done. She doesn't know when the age of this TIF began. You count 21 to
42 23-years and you know after that it is over to use the funds that are in it.

43
44 Village President Burke stated that there is a meeting that is required where we have to sit down
45 with the other taxing bodies and they review what is left in the TIF. That is done like every two
46 years. Village Administrator Saenz stated actually it is something that should be done annually.
47 It is to review the plans that the Village has for that area. Village President Burke stated and at

1 that time, the other taxing bodies who are part of creating the TIF, can say that you have a
2 surplus and we want you to give us our share back. If we are not using the funds in an
3 appropriate manner that will generate tax relief for them, they can say, "Give me my tax money
4 that is sitting in the TIF. You can't just let it sit there. You have to give it back to us." The
5 schools, and anybody else can turn around and say, "Give me my share back." It's not 21, 22
6 years that it gets to sit. At any time, they can call due their part of the money.

7
8 Trustee Matz inquired whether or not that has happened. Village President Burke stated that we
9 are getting ready to go through that process right now. They are asking for a meeting. When they
10 ask for that meeting, we have to sit down with them. Last year was the first year that we were
11 getting dollars into the TIF. He stated that by law, they have the right to say, "I want to sit down
12 and find out what you are going to do with my money."

13
14 Mr. Blackwell inquired what the timeframe is. You stated that we would, in fact, lose money if
15 we don't do it within a certain period of time.

16
17 Mr. Murphey stated there is no hard and fast rule in terms of expenditures. His recollection is
18 this TIF is about six-years old. The TIF term is 23. So roughly, 17-years. What is anticipated to
19 be done now on the south side of Lincoln Highway is part of the plan. As long as we are showing
20 the other taxing bodies that we are either saving money towards the plan, or spending it this year
21 towards the plan, we are okay. We have to live by our plan.

22
23 Village President Burke inquired whether or not there is any reason that there should be a
24 discussion that this Resolution should not move forward.

25
26 Trustee Pennington stated that he thinks given what has been presented to us this evening by the
27 Economic Development Commission team, as well as the comments made by our residents, it's
28 clearly evident that this is a win-win as has already been stated for the Village. We are on the
29 precipice of great activity going on within the Village. This is something that has not happened
30 in this Village in a number of years. He doesn't think that we should tarry, if he may use that
31 term, and move forward on this Resolution.

32
33 Village President Burke stated that he expects everyone to weigh-in on their opinion. He is going
34 to go around the whole table.

35
36 Trustee Thomas stated that her question for Mr. Murphey is, she knows that we have presented
37 to the public and we did a good job of staging it so they would be excited and say this is what we
38 should do. Her question is, what happens in July, or June? She thought this owner had to come
39 back and demonstrate they were in a position to buy the land, payback the Land Bank and the
40 back-property taxes. If we waited, she thinks it would strengthen our negotiation. She knows that
41 we have discussed this and voted on this once, and it is back again. And now, she is
42 understanding it comes back with if we do the Culver's we buy the land for \$400,000.00. We
43 give the Culver's, the developer the land. Is that what we are doing? We are giving the land for
44 the Culver's?

45
46 Mr. Murphey stated that we haven't even come close to starting a deal with Culver's yet. Village
47 President Burke stated that there is no deal with Culver's. Trustee Thomas stated to let her talk,

1 please. Her question is, we just saw a presentation, or had a conversation from a Culver's
2 entrepreneur. You build Culver's. You have four currently. Based on that, it was her
3 understanding that a part of this presentation from the entrepreneur from Culver's here, is that if
4 we went ahead and did this, the land would be donated or used as an incentive for you to develop
5 a Culver's on the land. Is she correct in that?

6
7 Village President Burke stated that there have been no negotiations to convey anything to
8 Culver's. What we have done, so that we are very clear about this, we have gone out on a daily
9 basis and beat the bushes to find anybody and everybody that we can to come in and reside and
10 do business in the Village. The corner where the Jewel was, is one of the highest volume
11 locations as evidenced by the interest from Culver's, and Ace, and other people to come into that
12 location. Before we can get into any kind of agreement or deal with anybody, we have to first
13 own the property. If you don't own and control the property you can't enter into any kind of
14 agreement with anybody. There is typically a middleman. That's the developer that will come in
15 and potentially buy the property and do some of these things themselves. If we can find
16 individual businesses that have the wherewithal to build and do their own, then it becomes an
17 opportunity for us to either sell, lease, or whatever once we own the property to work with those
18 individuals. In this case, Culver's happens to be one company who we worked with for the last
19 five months, who is a resident of this Village. There's a lot of people who live in this Village that
20 are entrepreneurs. We want to get them to come and do business in our town. Nothing has been
21 promised to them. No contracts or anything has been negotiated with them. It is just that we
22 found somebody who has an interest in building a store and we found a location that works in
23 their business model.

24
25 Trustee Thomas stated thank you for that. It is some clarity. That's not how it was presented.
26 Going back to her question, her question to Mr. Murphey, what happens to the timeline if we
27 wait until June or July? Can we let the attorney speak? Can we have a little order in the audience,
28 please?

29
30 Mr. Murphey stated the answer is we don't know. The purpose of this is to manage a risk. Under
31 the Agreement that the current owner has with the Land Bank, if they don't exercise their option
32 by the end of July, it disappears. One option is to do nothing and wait until that expires. On the
33 other hand, there are two potential risks. One of which is that they come up with a user.
34 Remember he said we are a regulator and not an owner. If they come up with one or more users
35 for part of that property that we would not be crazy about, under the Agreement with the Land
36 Bank the Village has the right to reasonably refuse that proposal. He hates to talk about potential
37 lawsuits because he hates to give other people ideas. One of the risk's that you are trying to
38 manage is that the current owners will say, "We brought two or three potential users to the
39 Village in good faith. The Village has failed to bargain in good faith about that." They will either
40 rattle the saber or file a lawsuit in order to get money out of us. That's the overriding risk. The
41 other aspect is by managing this risk you obtain an opportunity. It's the opportunity that you
42 have been talking about this evening. One possibility Trustee, is that it lapses and they go away
43 without a fight. The other possibility is that they won't go away without a fight.

44
45 Trustee Matz stated so if Whichard came up with a couple of opportunities, they still have to pay
46 that \$1.5 Million. Correct? Mr. Murphey stated that is correct in order to get the property from
47 the Land Bank.

1 Trustee Hudson inquired are you aware of any reason why you think they may do something
2 different than what you have already told us. Mr. Murphey stated that he hasn't had any
3 communication with them. Trustee Hudson stated that you haven't had any communication with
4 them since we had the last conversation concerning this situation. Mr. Murphey stated that the
5 only communication he had was is the deal still on the table and they said yes. Trustee Hudson
6 stated that they said yes. Mr. Murphey stated yes. Trustee Thomas inquired this deal for
7 \$400,000.00. Mr. Murphey stated yes, this deal that is in front of you tonight.

8
9 Village President Burke stated that they are going to want to get as much money as they possibly
10 can because they put \$1,000,000.00 out for it. We have seen several offers of things that they
11 want to do. One was to put a storage facility in. Another one was to put in a 2500-seat rap
12 theatre. We did everything we could to say no to that. It is not zoned for that, and it isn't
13 something that the people who live in the Village would like to see. That's what John means by
14 regulating what comes in. We have to do it within the box that the zoning has provided. What we
15 have done through the Zoning Commission is go through the whole Village and try to zone it in
16 such a way that those kinds of things that we would like to come into the Village, we fixed the
17 zoning to make that happen. There is still the possibility that somebody could get this land for a
18 song and a dance and then be able to go and do what they want because they own the land.

19
20 Trustee Matz stated but they have to pay that \$1.5 Million in back taxes. Village President Burke
21 stated that they have to pay the back taxes. We have the ability as a municipality that through the
22 Agreement with the Land Bank, we don't have to pay those taxes. We don't have to pay
23 anything other than buying out the existing owner. And then he can go away. And we can then
24 not only control it, but we can recruit the right kind of people that we want to come in.

25
26 Trustee Thomas inquired of Mr. Murphey, if we do nothing and his time is up, what happens
27 then. What position would we be in? Just a straight answer, no fluff. Just a straight answer,
28 please. Mr. Murphey stated that's what he tried to do. If the time lapses, and they don't take any
29 affirmative action towards asserting their rights, or challenging us, or anything, then they go
30 away.

31
32 Trustee Matz stated and our TIF money is intact. Trustee Thomas inquired what does that mean
33 for the Village. Mr. Murphey stated then we would be in a position to obtain that property for the
34 Village without having to spend that \$400,000.00. That's the risk. Trustee Thomas stated that's
35 the risk we take for waiting from now until the end of July of this year. She stated that she
36 doesn't have anything else.

37
38 Trustee Pennington inquired since the Whichard's walked away, would there be a responsibility
39 for the payout of that \$1.5 Million in taxes. Mr. Murphey stated only if Whichard decided to sell
40 their option to a private party. If the Cinderella date comes and goes without any action by
41 Whichard, the opportunity will be there for us without having to pay that money.

42
43 Trustee Pennington stated that he wanted to add one more thing. He thinks that some of us on
44 this Board, as well as some of the residents, might have remembered that this property in
45 question at one time had a preferred developer that was suppose to develop the land, and it didn't
46 happen. We are now at a position where we can own the land. It is always good to own the land
47 vis-a-vis take your chances and not gain the benefit from it. He just wanted to state that. There

1 was a preferred developer at one time who did nothing for 18-months. And that property is still
2 in the condition that it was when it closed down in 2008, 2010, he thinks it was. That's all he has
3 to say.

4
5 Village President Burke stated that the preferred developer that Trustee Pennington is
6 referencing, is the preferred developer that developed the Wal-Mart. The attack that the
7 Economic Development Commission has taken is that we don't want one developer. We want
8 multiple developers. We want them to compete with each other so that we get the best potential
9 deal. If we have one person, or one group that is doing it, then you put yourself in the position
10 that that developer has you over the barrel. Everything that we have done with all of these
11 people, we have gone out and found people who are interested in developing and building
12 buildings in the Village without having a middleman being in the middle. We created a buzz. In
13 this case, there is no developer. We can, once we own the land, can go recruit and put out for an
14 RFP for a developer, or two developers to come in and tell them what our overall plan is and
15 they can put together a proposition that makes us all comfortable. Right now, the plan is, and the
16 way we have been operating, is to have multiple developers compete for the property. If we find
17 someone like Mr. Waller here who is an owner, he has his own construction company, he doesn't
18 need a developer. He can go and build this on his own. His cost is reduced as a result of that
19 because the middleman is out of it.

20
21 Mr. Lewis stated one last point before the Board votes. As the Chair of the Economic
22 Development Commission, this has been something that we have been working on for a long
23 time to have a position where the Village doesn't incur any out of pocket costs. He stated that the
24 \$400,000.00 will come from the TIF Fund. That's key in terms of getting that part done without
25 expending funds from other sources. The second thing is we really are very committed to solicit
26 the right kinds of entities, and we will possibly lose Culver's and Ace if we delay this decision,
27 which we don't want to do because part of our plan has been to try to bring revenues into the
28 coffers. He wants to make sure that is considered in terms of whatever decision you ultimately
29 make.

30
31 Village President Burke stated that he hopes that Trustee Thomas's questions got answered. Mr.
32 Blackwell stated that he just wanted to make a point. As Chairman of the Plan Commission,
33 relative to how this comes to us. He stated that for the last 18-years, the Plan Commission has
34 been diligent about telling people no. What we have now in the Village is a new movement
35 where we have an opportunity to select who we want to come in. Prior to that, we had people
36 petitioning for many, many things that he thinks that most of you as residents would not have
37 wanted. He stated that Trustee Pennington served on the Plan Commission before. Trustee Oliver
38 was on it. Most of the Trustees are familiar with our work. We spent most of our time waiting for
39 people to come in with projects that we did not necessarily care for and pushing those back. One
40 of the things that he sees as a great advantage here, is that as the owner we have the opportunity
41 to bring in the particular types of businesses that are going to be conducive to what most of the
42 residents would feel comfortable having sitting next to their homes. Much has been said about
43 the tax revenue, et cetera. Something tends to be better than nothing. But what we have to
44 understand are opportunities. Opportunities come and they go. And when they are gone, that's it.
45 If we open this up, and he doesn't know all about how the Land Bank works, but if other people
46 have an opportunity to come and we don't own it, we are going to have Petitions filed for
47 whatever. A Pawn Shop. A Dollar Store. A Mattress Store, on, and on, and on. That's fine

1 because people have a right to do so. But it is really a gargantuan waste of time for us to sit back
2 and wait for people to come to us, rather than work with the Economic Development
3 Commission, with all the great work they have done recently, and draw in the types of businesses
4 that we want. It's the difference between you choosing and things just falling out of the sky
5 crashing on you. He stated thank you.

6
7 Village President Burke inquired of Trustee Hudson what her comments or thoughts are. Trustee
8 Hudson stated that she already expressed her thoughts. She doesn't understand why we have not
9 had a conversation since the last time, and then it comes to her tonight with quite a bit of
10 information which she thinks is great. She likes to have a conversation with people to understand
11 exactly where we are. When the gentleman got up and talked about Culver's, he made her feel
12 like everything had been settled in a sense. But he says no now. He is just considering it. But it
13 isn't a fact. We had two months that passed and no one came forth to say, "Okay, let's sit down
14 and talk about how we are doing this and where we are," then she thinks we can wait.

15
16 Village President Burke inquired of Trustee Hudson how long she wants to wait. Trustee Hudson
17 stated until this man's time is up, the four months, or five months. Village President Burke stated
18 okay.

19
20 Mr. Waller stated let's clarify that there is a time constraint here. There is this one, and there is
21 one in South Chicago Heights. Trustee Hudson stated that she got that. We don't understand how
22 it was presented before you got here. It's nothing against you. Trustee Thomas stated that it is
23 nothing against you. Trustee Hudson stated that she is excited that you would like to come here.
24 She is excited that you are bringing something that is decent. It's the order and it's the process
25 that needs to take place. When she votes for something, she wants to make sure that it is good for
26 this Village. Now, all of the things that have been brought forth is good business and everything.
27 But it is the process. The process should be that we are included in some of this before it gets on
28 the list to say vote on it.

29
30 Trustee Matz stated contrary to popular belief that is a great corner. She doesn't know where the
31 other Culver's is that they are looking at in South Chicago Heights, but that corridor right there
32 gets about 44,000 cars a day. Mr. Waller stated 25,900 based on the thing right there. It's a great
33 corner. The one on Sauk and Miller is a good one too. The issue is that, first come, first serve.
34 Trustee Matz stated right. We got you.

35
36 Trustee Thomas stated again, this is nothing against you. This has to do with more about
37 leadership and how we have requested it is going to be transparent. This conversation that we are
38 having with the public to put all the goodies out there, it should have been had with the Trustees.
39 You should have been allowed to come in and talk to us, and let us understand what you were
40 presenting. The young man came in. She is happy to know that the Chef for Batter & Berries
41 lives in Olympia Fields. He was speaking. Was he speaking on the part of the owners? What are
42 we talking about? Now, the other restaurant, the developer is backing out. So, now the person
43 that owns the restaurant is suppose to be getting the money to develop one at a time. That is not
44 what we left here understanding. She is just talking in general to the public because we want to
45 be transparent when we talk, so when people walk out upset, they understand why. That's fine.
46 Sometimes you take a blow. She is talking about herself. Also, we talked about the 9'ers. Now,
47 we understand tonight, that they have already purchased land. They are about to close on the land

1 north over here. Did you know that? Trustee Matz stated that she didn't. Trustee Thomas stated
2 that conversation has never been had with let's say these Trustees. So, it's the way that we do
3 business. We have to do things better. The way we have meetings. We have a place for public
4 comment. But here, that's not how we do it. So, it's the matter of the Economic Development
5 Commission, if it is being led by our mayor, they have to do a better job of coming to us as
6 Trustees, giving us the respect of the role that we are in to talk to us. Let us ask questions. Just
7 don't present it one-sided because it sounds good. Tell all the facts. So, it has nothing to do with
8 you. It is how the information was presented to us tonight for the first time. When she got her
9 Board Packet on Friday, it was on the agenda. No prior conversation, anything. No other details
10 attached. The presentation that was presented was not given to us. The information is all a secret.
11 Who is coming? No, we are not taking any questions from the floor. That is closed. We have to
12 have order in how we do things here. And we don't have no Robert's Rules.

13
14 Village President Burke stated that you are not the Chair, Janice. Trustee Thomas stated she is
15 still talking. Village President Burke stated that you don't tell people not to talk. Trustee Thomas
16 stated that she is still talking. Village President Burke stated that you don't tell people not to talk.
17 He is the Chair. Trustee Thomas stated that she is still talking. Village President Burke stated
18 that he doesn't care. Just hold your thought. You will have an opportunity to speak. Go ahead
19 and finish what you want to say. Trustee Thomas stated that she thinks that he needs to exercise
20 respect. Village President Burke stated finish what you want to say. Trustee Thomas stated that
21 she thinks that he needs to be respectful. Village President Burke stated for Trustee Thomas to
22 finish what she wanted to say. Trustee Thomas stated that she is finishing. Her point is she
23 thought that we were going to be voting on something. Now we are debating and there's
24 frustration because it appears that we are not agreeing. She is not agreeing. She is entitled to feel
25 the way that she feels. She still says that we have to do a better job to present information before
26 a Board Meeting period. Village President Burke inquired whether or not there were any other
27 comments. He stated that the floor is still open.

28
29 Miss Means stated that what she is hearing, there are several issues here. The issue of trust is
30 very important. People want things shared in advance so they have the time to let it marinate
31 with them. Surprises are never good to any of us. However, we live in a real world where
32 surprises happen. She thinks that what we want to think about here, is what we may be risking if
33 we allow the wait. If we allow the wait, then we may not have this opportunity to come back
34 again. She thinks that is important enough to give some thought to. It's never easy to feel like
35 you are being manipulated. That's not easy at all. It's part of leadership. It's what happens. Since
36 our perfection is our imperfection, that's the way we were created, we are not always going to
37 get it right. However, we have an opportunity. Do we want to throw the baby out with the bath
38 water, or do we want to try to reason with how we can salvage all of this with acknowledging the
39 feelings that are here that are real, and being able to move forward in any kind of constructive
40 way? If we lose that opportunity, we've lost it. We can't regain it. The mistake about not sharing,
41 not being open and above-board, or appearing that way, the appearance of it is enough, might
42 cost the Village that business opportunity. She would like the Trustees to perhaps use a little
43 discussion in that area. How can this be salvaged? Can it be salvaged? How can it be salvaged?
44 That's the negotiation. Can we come to a meeting of the minds acknowledging fully what's
45 resonating here, and yet make the deal? She stated thank you. (There was a round of applause).

46

1 Mr. Collier stated that he would echo most of what she said. What he sees happening here, is
2 something that he doesn't really like seeing. It appears as though you guys say on this side of the
3 Board, you are in disagreement with what has been said here tonight. It appears as though you
4 are in disagreement because you didn't know in advance. Your whole thing is you had no prior
5 knowledge of it. You are only hearing about it now. So, all of a sudden, it appears that you are
6 ready to vote against it.

7
8 Trustee Matz stated no, sir. Trustee Hudson stated that's not true. Mr. Collier stated because you
9 didn't have any prior knowledge of it. And that you want to wait four months before you make a
10 decision on it. His point here which he wants you guys to understand, you are elected. We put
11 you on the Board to represent us, and to do for us what needs to be done. And understand
12 something, if you guys don't do what needs to be done, you won't be sitting on this Board in the
13 future. Mr. Collier stated that all of you, Willette, Cassandra, you guys were here before him.
14 We've never had this type of economic development even thought of. We named this place after
15 Linzey. We didn't get this kind of economic development. Now, we have some people who have
16 gone out, gotten some developers we want to come in, and you guys are mad because you didn't
17 know about it.

18
19 Trustee Matz stated no, sir. That's not what we are saying. Mr. Collier stated tell me what you
20 are saying. Trustee Hudson stated that she is saying that she would like to have more time. Mr.
21 Collier inquired didn't you just say that you wanted to wait the four months. Do you want to wait
22 the four months or do you want to vote on it? If you vote on it, are you going to vote against it,
23 or vote for it? Trustee Matz stated that we have already voted on it, sir. Mr. Collier stated you
24 have already voted on it. Trustee Matz stated that we voted on it. It has been brought back again.
25 In that interim, we didn't get any more information. We voted on it. It has been brought up again.
26 We didn't get anymore information. We requested, the information that you guys are getting
27 right now. We requested that information and we were never given it.

28
29 Mr. Collier inquired now that you have gotten the information, what is the problem? Trustee
30 Thomas stated that we don't have a problem. We are ready for the vote to be called. Mr. Collier
31 stated thank you.

32
33 Village President Burke stated that he wanted to clarify something. This has been something that
34 has been discussed for three months. What we have done, as we get more information, we've
35 made it available for the Trustees. This effort today, was two things: What happened today is,
36 that we had people that we have moved along and progressed further down the road. We had
37 people come in and give an update on what they would like to do in our town. These things were
38 not necessarily hatched or put in place two months ago. There are new things that will come up
39 on a weekly basis that we are doing. The fruits of our labor. So, the new things that you just
40 heard, you asked for an update from the Economic Development Commission, and we gave you
41 an update on the Economic Development Commission. What they presented today was where we
42 are currently, based on the new stuff that has come up. And we made that available to you. Some
43 of this happened as late as today. There are things that happen on a daily basis. As we get more
44 information, we make this available. There is a Committee. Each of the Trustee's has a
45 Committee and they work on those things that they are the liaisons for. He is giving a report
46 based on the Commission that he is the liaison on. That's what they just did. We got more
47 information that we hope will help you have a better appreciation for what you voted on in

1 session the last time. Here is an update. Hopefully, that will help you have a better feeling of
2 what is going on. As Mike Lewis stated, you are welcome to come to the Commission Meetings.
3 You can sit through the Commission Meetings, and you can find out exactly what we are doing.
4 If you want to do that, you can do that. There is something going on almost everyday that we
5 work here. He stated the last comment.

6
7 Mrs. Sandra Finley stated that she has to tell you about her disappointment. Her disappointment
8 is that what she is hearing is that we are looking at a part of our Board that is willing to sink an
9 economic development opportunity, or put it at a higher risk than it needs to be for Olympia
10 Fields because you don't like how your internal communications on the Board are going. Now,
11 before you shake your head, make faces, chew gum, and put your computer in your purse, listen.
12 This is really our meeting and you work for us. Trustee Thomas stated that she would like Mrs.
13 Finley to stop pointing, please. Mrs. Finley stated that you are not going to get that. You are
14 going to have to get use to some things that you don't like. Trustee Thomas stated okay,
15 whatever.

16
17 Mrs. Finley stated that what she would like to have you do is talk amongst yourselves about how
18 you would like to improve your internal communications, how you want to get information in
19 whatever you think is a timely way, and when you come to this Board Meeting, be prepared to
20 handle Board business. Be prepared to help Olympia Fields. And be prepared not to have us sit
21 in front of a potential developer, economic development which we need, and tell us and him, and
22 others that you are not prepared to vote in a timely way for something that could help us because
23 you don't like the internal process. Lastly, she will tell you that times up on this kind of
24 behavior. We need a professional Board. We need professional and respectful conversation, and
25 conversation between you all. We need for you to respect the fact that you are in our presence.
26 We demand excellence in how you handle our business. Trustee Thomas stated Amen, thank
27 you. (There was a round of applause).

28
29 Mr. Lee Langon stated that he was going to sit here and not say anything and just observe. You
30 got to work on your processes without a doubt. It's an internal thing. It's a thing that you have to
31 do with your team and you have to build it, and you have to get cohesive. Now, as far as this land
32 that belongs to the Land Bank, in July it is going to sunset. This guy is going to walk away. He's
33 not going to come up with a couple of million dollars or whatever it is. However, what makes
34 this intriguing now is our neighbor. A resident of Olympia Fields. A man that's beyond reproach
35 is saying, "I am going to put my business in Olympia Fields, but I need some help. I need to get
36 that lot in order to do it." Mr. Langon stated that he is not a fan of spending \$400,000.00 when in
37 four months we could get it for nothing. But in four months, Baron isn't going to be here. So, we
38 get it for free, what have we got? We don't have anything. We have to get past this process thing.
39 We are just going to have to use this TIF money from Wal-Mart. We need to just buy this land to
40 let Baron put that Culver's in there. Culver's will attract other businesses. We have to move
41 forward. This is our best, and maybe last chance for a while to really get something. If it wasn't
42 for this man sitting here, he wouldn't be standing here. He would say, "Shit, wait until the end of
43 July. Maybe we will get it for nothing. Maybe we won't." This guy is saying, "Let's do it." Mr.
44 Langon stated that he recommends that we do it. He recommends that you guys get together as a
45 team and work out these petty differences. A team doesn't work with back and forth, and back
46 biting, and stabbing each other in the back, and everything else. Let's do what's right for
47 Olympia Fields. Again, he is not crazy about spending the money. He has been an advocate for

1 12-years for this Village to buy the open lands that are open. He stated when you own the land
2 you control the land. A lot of people in here, they know that he has had it in for that train station
3 since the day he moved in. They did nothing. You know what is sitting by that train station?
4 Nothing. It's time to move forward folks. Village President Burke thanked Mr. Langon.
5
6 Village President Burke stated right now, there has been ample discussion. Just because this is on
7 the agenda does not mean that we have to vote for it. If there is something else that you need to
8 know, we can delay the vote and have a vote sometime in the next week, two weeks, or
9 whatever. We can't wait too much longer because we do not want to lose not only the Culver's,
10 but also the potential of Ace Hardware. Anything that we can do to accelerate getting people into
11 the Village of Olympia Fields is what our job should be. If there is anything that you want to
12 know about, you have the opportunity to give him a buzz. He will let you know that there are
13 things that we don't know because we are out trying to get people to come here. If we can't get
14 them to come here by seeding the process, the program, then we might as well just fold up tent.
15 He thinks that Lee is correct, and everyone who has spoken is correct, he thinks we all want the
16 same thing. What we want is to grow the Village of Olympia Fields. He is not going to ask for a
17 vote. We've had a discussion for two months about this. This was an attempt to come back this
18 time. We may bring it back up at the next meeting. We will keep bringing it up until we get the
19 desired results. If there is something else that you need information on, tell us what that is. It
20 makes sense to use money that will evaporate, that puts us in a position to control, and own, and
21 develop this property without having to pay an exorbitant amount of money with money that is
22 generated by the TIF money. If we don't spend it, we will lose it. That's what the TIF money
23 was for.
24
25 Trustee Oliver inquired whether or not he could make one comment. He waited all evening to
26 just chime in a little bit. He stated to the members of the audience, first of all, he applauds them
27 for being here. He has sat on this Board when there was hardly no one in this room. A lot of what
28 you are seeing tonight is how stew is made. It gets pretty ugly before it all comes together. You
29 witnessed some of these issues. He stated for that, we apologize. But at the same time, because
30 you are our boss, we do need to be admonished from time to time. But just understand the
31 process is not always pleasant. He would also like to say to the Economic Development
32 Commission, each and every member, what an impressive Resume. You are my neighbors. You
33 are the residents who have collectively said, "This is what is good for our town." Though you are
34 just an advisory Commission, you brought that to us to now do something with. He really
35 applauds the work that you have done to bring Olympia Fields to a position where we can do
36 something now. And it's us. We have never had anything like this before. And then something a
37 little bit different that most people don't acknowledge, most of us work every day. We go
38 downtown. We go someplace. We work eight-hour, 10-hour a day job. He stated not our
39 President. Our President is working on your behalf every day, as if it is his nine to five, or in his
40 case, nine to nine job. When he comes back and says this is what we think is the best thing,
41 because you have to know he really represents the best of what we are trying to achieve, and it is
42 one of his three basic tenets about economic development. Everyone is trying to achieve
43 economic development. The only problem is that you have heard tonight, sometimes he has to
44 move. There are things going on at times that we are not in meetings. We can't meet. We are at
45 work. But he is here. The Administrative Team is here who Trustee Oliver also applauds. He
46 would simply say this, it's too bad we are not voting tonight. He really wants that guy to get
47 started. He wants him to know that we are ready. "We," as a community, are ready for him to

1 come in and support his business. We need economic development. We need something built
2 here. When you see something being built, there's a certain amount of pride that goes with it.
3 There is something happening in Olympia Fields. We've got nothing. We haven't had anything
4 built that we have pride for. He stated that he is sorry that you saw the way that we make our
5 stew today. He is so happy that so many people are here. Please disregard a lot of what you
6 might have seen. He thinks that you know that we want to support you in coming into Olympia
7 Fields.

8
9 Village President Burke stated that we are going to move on. He appreciates how the sausage is
10 made. That's Democracy. People have a difference of opinion, and they can vote on how they
11 think it needs to go. The record will show that we are not making a step forward. He will assure
12 you that this will keep coming up every meeting until this gets done. If people don't want to
13 necessarily think that this is something that is appropriate, then that's what will happen. We will
14 find a way to get these things done. But, that's Democracy. With that, we are going to table it,
15 and move on to the next one.

16
17 Village Administrator Saenz stated that we can't table it. We aren't going to take action. Village
18 President Burke thanked Cindy for correcting him on that. Next, is the report from the Village
19 Administrator.

20
21 **Resolution #2019-01 – A Resolution Approving A Certain “Option Purchase Agreement”**
22 **(Olympia Corners Shopping Center/Lincoln And Western Tax Increment Financing**
23 **District) – (No action was taken).**

24
25 **Report of the Village Administrator** – Village Administrator Saenz stated that she did not have
26 a Formal Report this evening.

27
28 **DEPARTMENT HEADS REPORTS:**
29 **John Krull – Chief of Police**

30
31 **Ordinance #2019-01 – An Ordinance Amending Sections 14-40, “Parking of Commercial**
32 **Vehicles,” and Section 14-79, “Schedule of Fines/Penalties,” of the Olympia Fields Village**
33 **Code [First and Second Reading]** – Chief Krull stated that he will draw the Trustees attention
34 to Page 89 on their iPads. You will see work product dated today. It is Ordinance #2019-01. The
35 changes that were made to this Ordinance were checked over by Judy Kolman from John
36 Murphey's office. All it did was to prohibit overnight parking of commercial vehicles, including
37 semi-tractor trailers on all Village streets between the hours of two and six. The other important
38 thing is these changes are applicable to areas within the Village where a Traffic Enforcement
39 Agreement with the Village and owners of a property is in effect such as Wal-Mart. Subsection
40 (h) increased the fine for that violation. In Section 14-79, under “Schedule of Fines/Penalties,” it
41 added those fines to the fee and fine structure. Judy Kolman was kind enough to clean up all of
42 the language in there. If you refer to Pages 92 and 93 on your iPad, you are able to see what that
43 fee and fine structure looks like.

44
45 Village Administrator Saenz stated that this Ordinance hopefully finalizes all of the issues that
46 we were having with Wal-Mart.

1 **Motion by Trustee Pennington, second by Trustee Oliver to Waive in First Reading and**
2 **Adopt in Second Reading Ordinance #2019-01 An Ordinance Amending Sections 14-40,**
3 **“Parking of Commercial Vehicles,” and Section 14-79, “Schedule of Fines/Penalties,” of the**
4 **Olympia Fields Village Code.**

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

6
7 **John McDonnell – Building Commissioner**

8
9 **Business License Fee Waiver Request for Non-For-Profit Business - Feed Africa**

10 **Foundation** – Mr. McDonnell stated that he doesn’t necessarily have a report. He has a request
11 for a Business License Waiver Fee. The request comes from a business in the Village of Olympia
12 Fields. It is a home business. The business name is “Feed Africa Foundation.” There was no one
13 in the audience from that business. Mr. McDonnell stated that he doesn’t know who this person
14 is. They did request a Fee Waiver. We told them that they had to come to the meeting to express
15 why they wanted a waiver. That’s all the information that he has. He apologized.

16
17 Village Administrator Saenz stated that she believes the reason that they are requesting the
18 waiver of the fee is because prior to the Ordinance change, the Amendment, the Non-for-Profits,
19 their fees were automatically waived. Now, there is a new fee. We included information in the
20 last Board Packet with a list of all of those businesses. Some of those businesses have been
21 reaching out now. That’s why it is being presented to the Board for authorization to waive the
22 fee.

23
24 Village President Burke stated that is from an information standpoint. Mr. McDonnell stated
25 correct.

26
27 **TRUSTEE REPORTS:**

28
29 **Public Safety – Trustee Gibson** – Village President Burke stated next is the Trustee Reports.
30 Trustee Gibson is not here.

31
32 **Beautification/Building – Trustee Hudson** – Village President Burke stated next is
33 Beautification and Building with Trustee Hudson. Trustee Hudson stated that she doesn’t have a
34 written report. She stated that the Beautification Committee is going to do a letter for the State
35 Roads and the County Roads. They would like to get as many signatures for the letter as possible
36 from the people that are having problems where they are living. The more signatures that they
37 get to say that they are experiencing a lot of trash or it’s not clean, they think they will get better
38 results. They are going to send the letter to the Presidents of the Homeowners Associations.
39 Hopefully, they will get as many people as possible to write the letter to the State Representative
40 that we will have listed, as well as the County person, Deborah Sims. She doesn’t know who the
41 State Representative is right now. That came about as a result of the situation that we had on
42 Lincoln Highway near Maynegaitte. We are trying to put together some way that you can help
43 support the situation. We sent letters to them. We need to get a lot of letters going to these people
44 so that they understand it is more than one person that is in disagreement with the litter that is
45 being left on Lincoln Highway and other places in the area.

1 Trustee Matz stated that from the last meeting that we had, she did a little homework. It was
2 spoken that west of 57 they don't have that problem. She called the Village Administrator at
3 Tinley Park. She called the Frankfort Village Administrator. She called the Mokena Village
4 Administrator. They too have that problem with Lincoln Highway and the State and the County
5 not coming out cleaning. Their Public Works have been picking up the stuff. She inquired
6 whether or not they bill them. They said it is not worth it. What they wanted to do was mobilize
7 all of the Village Administrators and get them together and they would be one voice to go to the
8 County and to the State and let them know that they are not doing an adequate job. And that they
9 need to come out and clean our areas. She is hoping that will move forward. Trustee Matz stated
10 that she already talked to Cindy about it.

11
12 Village President Burke thanked Trustee Matz and Trustee Hudson. He stated that we had a
13 two- hour meeting with Maynegaite this morning about this very subject. One of the things that
14 we recommended is that they get together with you because you are the liaison. The fact that you
15 have already taken action on that, that is wonderful. He is sure that is part of what we talked
16 about this morning. It is part of the overall plan that we worked out for Maynegaite.

17
18 **Public Works – Trustee Matz** – Trustee Matz stated that she doesn't have a Formal Report for
19 Public Works. She has a guest in the house from our Park District who brings people to our
20 lovely area with their programs.

21
22 **Park District Update from Jesus Vargas** – Mr. Vargas stated that he comes this evening to let
23 the residents know about a few happenings that we have going on within the Park District of
24 Olympia Fields that benefits our residents. Everyone should have received our spring/summer
25 brochure. You should have received that in the mail. He stated that on Sunday, March 24th, we
26 have a Bridal Show at Sergeant Means Park, at the Bradford Barn from 1:00 P.M. to 3:00 P.M.
27 Thursday, April 4th, they have a Fitness Open House from 6:30 P.M. to 9:15 P.M. This is an
28 Open House that allows all residents and non-residents to come by and test out their group
29 fitness classes that we offer such as: Zumba, Tai Chi, and Yoga. This is an event that you can
30 come to for free and take those classes. There is Taekwondo as well. Saturday, April 27th, we
31 have a Community Shred Day and Garage Sale from 9:00 A.M. to 12:00 P.M. You can bring up
32 to two boxes of shred able material that we will shred for all residents. That will be at Sergeant
33 Means Park.

34
35 A gentleman in the audience inquired whether or not that includes electronics. Mr. Vargas stated
36 that we have electronics listed for that day. He is working on getting a vendor to accept the
37 electronics. We have had them in the past. They are a little difficult to get a hold of. We will
38 accept them nonetheless. We will find a suitable place to recycle them at. The only thing we will
39 not accept are televisions. There is an additional cost for that. If we do find the vendor, they do
40 charge an additional \$20.00 per television to take them away. That would be AM Greentek.
41 That's who he is trying to get a hold of. They are a little difficult at this point in time to get a
42 hold of.

43
44 Mr. Vargas stated that they are now introducing what they call "Free Virtual Yoga," at the
45 Bradford Barn at Sergeant Means Park. It is free to all residents on Tuesdays and Thursdays
46 from 10:00 A.M. to 11:00 A.M. All you need to have is a Yoga Mat. They will have Yoga on
47 their big, panel TV in their rec room. An instructor will take you through Yoga Classes. Those

1 are some of the adult programs. Mr. Vargas handed out to the Board Members their school
2 mailer that they have. All of the information can be found in the brochure and online. They have
3 a mailer going out to the local school districts that promotes their summer camps and youth
4 programs. They have pre-ballet, Taekwondo. They have tutoring as well. Hopefully, the Board
5 Members and residents can help promote our youth programming. They kind of rely on a lot of
6 their non-residents taking the youth programs. That has been big for us as well. Mr. Vargas
7 thanked the Board for their time.

8
9 Trustee Oliver stated that for years he was the President of the Matteson/Olympia Fields
10 Baseball League. Across from Sergeant Means Park, you have this beautiful baseball park that is
11 now turning to waste. It's a little difficult it seems to him to get other people within this town or
12 neighboring towns to use Bicentennial Park which is a beautiful baseball park. It drains well. It's
13 a beautiful park. Everyone loves to play there. Do you have any programs setup for baseball this
14 year? Mr. Vargas stated not at this point in time. Unfortunately, with our youth programming,
15 it's a little difficult to get the registration needed to run these programs. At the end of the day,
16 that is a goal of his. He has been working with the Park District for just under two years now.
17 The initial position he had was Manager of Special Events and Youth Programs. He has been
18 able to get some of their youth programs up and running. They have gained some traction, such
19 as the tutoring program that they have going, and the pre-ballet is a couple of the youth classes
20 that they have that are doing well. He is a sports guy. He loves sports. He would love to see
21 baseball, even adult softball he thought about bringing in and being able to utilize those fields up
22 by Bicentennial. What they do get a lot is some rentals. If there are any outside organizations that
23 would love to utilize those fields, that could be something that we have conversations about and
24 look to having those fields utilized because they do get underutilized. They are beautiful. It's a
25 beautiful park. He hopes someday to get those up and running, and being used a little bit more
26 than they are at this point in time.

27
28 Trustee Oliver inquired of Mr. Vargas whether or not there is anything that he can say about the
29 taxes that the Olympia Fields Park District actually collects and utilizes for activities. Mr. Vargas
30 stated that specifically, the Director has direct knowledge and works closely with our financial
31 person as it pertains to the collection of taxes and how they get distributed and disbursed
32 amongst the activities and the programs that they do offer. He doesn't have any direct knowledge
33 to that.

34
35 Miss Means stated that regarding the use of the park, she pays taxes for the park, but as a
36 resident if she wants to use the park, she has to at least give you a fee to put a hold on the park.
37 She is wondering why we haven't developed in tandem with the high school district academic
38 programs around baseball and basketball. There is no basketball in Olympia Fields at all. She
39 sees a well-developed sport being played in these parks where they use a frisbee. The violence
40 prevention kind of thing involved with gangs and sports, she is not seeing that. The programs,
41 many of them cost. She stated that her tax dollars are being used, but as a resident she shouldn't
42 have to pay anything. She stated for him to take this back to the Director.

43
44 **Education – Trustee Oliver** – Trustee Oliver stated that he doesn't have a Formal Report
45 tonight. The Educational Commission was supposed to meet last Tuesday. Due to the inclement
46 weather it was cancelled. We were going to discuss our preparation for the upcoming Budget for

1 2019/2020. He will reserve additional information until the Educational Commission has its
2 meeting. We intend to seek the same sort of Budget that we had last year.

3
4 **Finance – Trustee Pennington – December Financial Statement** - Trustee Pennington stated
5 that we are now in the eighth-month of our 2018/2019 Budget. Tonight, he will be reporting on
6 the results regarding revenues and expenses for the Village of Olympia Fields for the period
7 commencing May 1st, 2018, through December 31st, 2018. The General Fund revenues for this
8 period exceeded budget projections by \$96,536.00, or 2% of Budget Plan. Budgeted revenues for
9 the period were \$3,866,401.00. Actual revenues received for the period were \$3,962,937.00. The
10 General Fund expenses were favorable to budget projections by \$159,694.00, or 4% of Budget
11 Plan. Budgeted expenses for this period were \$3,773,121.00. Actual expenses incurred for the
12 period were \$3,613,427.00. This resulted in a favorable fiscal year to date actual plus
13 encumbrance in the General Fund of \$349,510.00. The overall impact to the budget, is a positive
14 \$256,231.00.

15
16 Trustee Pennington stated that water revenue fees for the period were unfavorable to budget by
17 \$95,650.00, or 5% below Budget Plan. Budgeted revenue for the period was \$1,840,065.00,
18 while actual realized revenue was \$1,744,415.00. The contributing factor that raised this
19 unfavorability centered on the amount of water usage for this period. Water usage was down
20 during the period described. Water expenses were favorable to budget, by \$32,709.00, or 2% of
21 Plan. Budgeted expenses for the period were \$1,514,868.00, while actual incurred expenses
22 amounted to \$1,482,160.00. The Fiscal Year to Date actual, plus encumbrance, is a positive
23 \$262,256.00. The overall impact to the budget for this eight-month period is a negative
24 \$62,941.00 attributable to usage and revenues.

25
26 Trustee Pennington stated that with respect to the Sewer Fund, Sewer Fund revenue fees for
27 December were unfavorable to budget by \$51,080.00. Budgeted revenue for eight-months was
28 \$1,187,667.00, while actual realized revenue was \$1,136,587.00, or 4% unfavorable to Budget
29 Plan. Sewer Fund expenses were favorable to budget by \$57,244.00, or 6% of Budget Plan.
30 Budgeted expenses were \$1,002,382.00, while the actual incurred expenses were \$945,138.00.
31 This resulted in a fiscal year to date actual plus encumbrance in the Sewer Fund of \$191,499.00.
32 The overall impact to our budget for this eight-month period however, is a positive \$6,164.00.

33
34 Trustee Pennington stated that our Non-Home Rule Sales Tax Fund, (NHR Fund), realized
35 revenues from Non-Home Rule Sales Tax exceeded budget projections by \$7,863.00, or 2%
36 favorable to Budget Plan. Our budgeted amount in this line item was set at \$406,667.00. The
37 Village realized \$414,530.00 in actual Non-Home Rule Sales Tax Revenue. Expenses in this line
38 item were budgeted at \$141,731.00. Incurred expenses were on budget for this period. Our Fiscal
39 Year to date Actual Plus Encumbrance in the Non-Home Rule Sales Tax Fund, is a positive
40 \$272,799.00 for this eight-month period.

41
42 Trustee Pennington stated that if you want to see specific detail, you have that in your Board
43 Packet on a line by line item covering all areas of those four major funds. We also have the
44 Report of cash balances ending December 31st, 2018. It is unremarkable to what we have been
45 reporting in the past months.

1 **Finance Committee Meeting** - Trustee Pennington stated that tomorrow evening, the Finance
2 Committee will be meeting to discuss the Budget for 2019/2020. We will be looking at the
3 budgets of the Police Department and Public Works. That meeting starts at 6:00 P.M. All of you
4 are invited.

5
6 **Human Resources – Trustee Thomas** – Trustee Thomas stated that she met with Village
7 Administrator Saenz. We finally received the input from the HR Committee on some
8 recommendations that they had for the HR Manual. Trustee Thomas and the Village
9 Administrator went through those recommendations line by line. We made some amendments.
10 Our attorney, Judy Kolman, has reviewed it. She has given us some input that we need to go
11 back to the Committee and explain to them that on some of the recommendations if we move
12 forward with it, it would violate some of the Federal and State Laws. She is going to edit that in
13 the matrix that we gave her. We are going to have a meeting with the HR Committee. Once we
14 present this living document, we want to make sure that the HR Committee feels good about
15 some of their recommendations that may not be accepted in the way that they would like them to
16 be, because they would put the Village in a risk when it comes to a violation of some of the
17 Federal hiring practices and the State. We are going to try to meet with the HR Committee soon.
18 Hopefully, we will be able to present our first, complete personnel manual for the Village of
19 Olympia Fields.

20
21 **PUBLIC COMMENT:**

22
23 Village President Burke continued Public Comment at 9:46 P.M.

24
25 **Ice on the Streets** - Mr. Landini, Director of Public Works, stated that he wanted to let
26 everybody know that we did have a lot of ice while we were in here. Our trucks have been
27 around. It's not going to be a catch-all on all of the streets. There are going to be a lot of slick
28 spots, and especially between your cars in the parking lot, we cannot get in there. The parking lot
29 has been salted, but be extra careful going to your car. It is pretty bad outside right now.

30
31 Village Administrator Saenz stated that the Chief stated that it is raining also. Mr. Landini stated
32 yes. It is freezing when it hits the ground. Village President Burke thanked Mr. Landini.

33
34 Mr. Collier stated that he wants to know why we are not voting tonight. Village President Burke
35 stated that he hears from the Board that they want more information. If they want more
36 information, then we will try to give them more information, whatever that is. We will keep
37 bringing this up until we get to the point where they feel comfortable voting for this.

38
39 A gentleman from the audience inquired that the Economic Development Commission has
40 meetings the last Wednesday of each month. Is the general public welcome? Village President
41 Burke stated yes. The gentleman inquired whether or not the Trustees are welcome. Village
42 President Burke stated yes. The gentleman stated that he has been out here for 20-plus years. We
43 drive up and down Lincoln Highway, Vollmer Road, Governors Highway, you see the vacant
44 stores. We know what the issues are. So, why do we have to come to this point to have this
45 discussion or not have this discussion about what we all think we need? He hears it within the
46 residents what we need. What would be beneficial to us. Why do we go back and forth with this
47 barter that we don't understand when this information is available to us? Was the BMW Western

1 Open, Batter & Berries, and 9'ers, were these things discussed at that meeting? When you had
2 your Economic Development Commission Meeting was that discussed?

3

4 Village President Burke stated that in the case of the BMW Western Open, he has had regular
5 meetings with the country club, about the country club doing things with the Village. The BMW
6 Western Open was announced a couple of weeks ago. Since the last Board Meeting, we have had
7 two meetings with the country club. We are now engaged from a planning standpoint to make
8 sure that what they need and would like to have happen, and what the Village would like to have
9 happen, we are engaged in the overall planning which is something we did not have privy to
10 when they did the LPGA.

11

12 The same gentleman stated that all of this information is available to us if we seek it. Village
13 President Burke stated that it is a very open process. The things that we talk about on economic
14 development is discussed at our every other week Staff Meeting. The whole staff discusses what
15 the opportunities are. Mr. McDonnell discusses what is needed to help some of these things
16 move along. The staff has been involved. The Zoning Commission has been involved. If
17 anybody wants to come and sit in on the Economic Development Commission Meetings, Miss
18 Means and Dr. Hughes have been to the Economic Development Commission Meetings. Miss
19 Means stated that you can look at the minutes. It helps too. Village President Burke stated that's
20 true. We take minutes. You can look at the minutes.

21

22 A gentleman in the audience stated that he heard 56-jobs. Those are the kinds of things we need
23 in this community. It might help some of the violence that is happening at some of the high
24 schools. He stated that kids have an outlet so they can make some money.

25

26 Village President Burke stated that he understands. We will keep bringing this up until everyone
27 has enough information to make them feel comfortable with moving forward on it.

28

29 Mrs. Polk stated that she has been at the last three Board of Trustee Meetings, and she has heard
30 as a citizen sitting in the audience regarding the economic development, she was here when the
31 Economic Development Commission presented a skeleton of what they hoped to do. And also, at
32 each of the meetings she has been to, there has been an invitation extended to come to the
33 Economic Development Commission Meetings, which she would like to repeat, especially for
34 the Trustees who seem to be so unread, it is the last Wednesday of each month. And since you
35 represent us and this is really important of what we hope to get together so this Village can
36 economically flourish, some things that we need, and not have axes to grind or other kinds of
37 things that would prevent this Village from becoming what it needs to be. Professionally, with
38 the intelligence of the people sitting here. She doesn't think that we really want to cut off our
39 noses to spite our face. She stated she is repeating, the last Wednesday of each month. If you
40 bother to attend one of these meetings at this point, she is sure that you will be satisfied that you
41 can vote aye, or nay, and that you understand that you cannot waste time. You cannot do that.
42 You will not only lose the opportunity to buy what you need to be buying and develop, but you
43 are going to lose residents who have options, who don't have to stay here and deal with this.
44 Then you have to deal with it.

45

46 Mr. Charles Durley stated that for some of you who know and don't know, we had three youths
47 in our community murdered in the last two months. One of the kids went to Rich Central. He

1 needs to know from the Police Chief what are you doing about it? Do we have gang activity over
2 at Central? Do we have drug activity? They are stealing credit cards. They call it "Cracking." Do
3 you have a plan in place to help Rich Central become a school that is free of gangs and drugs?
4

5 Chief Krull stated that we are working mostly with the school district. We all have to be
6 cognizant that these kids are aggressive. The high school administrators understand that. Chief
7 Krull stated that he certainly understands that. Tomorrow when we talk about the Budget, he is
8 going to ask for a canine. All he needs is the money to come out of the asset forfeiture fund to
9 buy that canine. Working with the school district, we are going to start walking canines through
10 all of the high schools. It's not isolated to Rich Central. The other part of the problem with all of
11 that is social media. There has been a lot of back and forth with that. Park Forest Police
12 Department is doing an outstanding job trying to monitor social media.
13

14 Mr. Durley inquired but do we have a plan for Rich Central? That's in our backyard. The young
15 man that was killed over in Matteson lived six doors away from his home. As Olympia Fields
16 residents, and as our Chief of Police, do we have an action plan to go over to Rich Central to find
17 out who those gangbangers are, find out who is selling drugs, and stealing credit cards, and do
18 something about it? Chief Krull stated that we are doing everything that we can. We are working
19 with the school district. Mr. Durley stated that he knows that Flossmoor has the same problem.
20 Have you coordinated efforts? Chief Krull stated that we are working with the school district.
21 The Principals have created a list, so to speak, of the students that are creating the problems. We
22 are trying to take proactive steps.
23

24 Village President Burke stated that he and Cindy have spoken with the Chief. We have asked
25 him to give us a Comprehensive Plan along the lines of what you are talking about to look at
26 crime throughout the whole Village, about the gangs, drug dealings that are going on. It's
27 something that we need to make a transition from being reactive to being proactive, and trying to
28 figure out what is going on in terms of things that we kind of see patterns. There is a pattern to
29 some of these things. He talked with the Chief about this to put together a plan. At the next
30 Board Meeting he will ask him to give a presentation on that subject to address that concern.
31

32 Mr. Lewis stated that he is speaking as a resident and not as the Chair of the Economic
33 Development Commission, he stated some of the things that we heard tonight, and some of the
34 neighbors have said there is a process issue versus an economic issue. There was an incident in
35 Washington a few weeks ago where a lot of people got hurt because a decision was made for the
36 wrong reasons. His question is can the vote be put back on the floor to be voted on tonight, and
37 not be tabled or deferred for a week? Is it possible to have the vote tonight, or does it have to
38 wait until the next time to actually have the vote?
39

40 Village President Burke stated that he will ask the Board Members have they heard enough
41 information for them to make an affirmative decision about doing this. He inquired of Trustee
42 Matz whether or not she heard enough information. Do you have enough information to vote
43 affirmative yes or no? This is not a vote. Just yes or no. If not, what else would you need in order
44 for us to move forward? He is going to ask each Board Member.
45

46 Trustee Oliver stated that he heard enough. He is ready to vote in the affirmative. Trustee
47 Pennington stated that he is ready to vote in the affirmative. He thinks that we are kicking the

1 can down the road if we delay any further. Trustee Thomas stated that she is not ready to vote,
2 but if you call a vote she will vote. Trustee Hudson stated that she is not ready to vote either. She
3 stated just what he says he does with his staff, is all that we are asking, if he would just do that
4 with the Trustees as well. We are not saying that it will be four or five months or anything. We
5 are just saying he needs to meet with us and talk about what is going on. And he has not done
6 that. He met with the staff instead of the Trustees.

7
8 A woman in the audience inquired of Trustee Hudson whether or not that means she won't go to
9 the Economic Development Commission Meeting. Trustee Hudson stated that she wasn't aware
10 that she was to go to those. They have never had to go to the Economic Development
11 Commission Meetings. The woman stated that she comes to all of the meetings. The last time
12 they made a presentation, they made it very clear that everybody was welcome to come to those
13 meetings. Trustee Hudson stated that she didn't need to come to the meeting. The woman stated
14 the people that left earlier stated that you all represent us. Trustee Hudson stated and we do our
15 best. The woman stated that your best is not good enough. The woman stated that people have
16 said that this is an ongoing process to eliminate the taxes. We are going to have taxes. What they
17 are trying to do is bring additional revenue into the Village. You are blocking the revenue.

18
19 Village President Burke inquired of Trustee Matz whether or not she needed anymore
20 information to vote in the affirmative. Trustee Matz stated that she totally understands the
21 situation. She totally understands what is before us. We have had this discussion already. We've
22 already said our stance in the discussion that we wanted to wait, because in the end we are going
23 to get that land, and we are going to have the options all in our favor. So, there is nothing
24 different. There is nothing different.

25
26 A gentleman in the audience inquired of Trustee Matz if she was ready to vote. Trustee Matz
27 stated that she is ready to vote.

28
29 Miss Means stated that if you wait and you lose this business and you have the wherewithal to
30 replace that, if you don't, why are you so willing to let that business leave us, rather than
31 establish. We shouldn't build walls. She understands what happened here. There was a trust
32 issue, but there was also a responsibility going forward from an elected official.

33
34 Trustee Matz stated that she thinks that something got lost in translation. It's not the trust issue.
35 It's not that. She brings businesses to Trinette all the time. Trustee Matz stated that she is
36 constantly looking for businesses. So, that's not the case. We don't have anything solid. The
37 gentleman said that this is not etched in stone. This is what he would like to do. That is a great
38 corner. That corner right there, we got eyeballs up and down that corridor every single day. We
39 are just saying, and we ran the odds, Attorney Murphey said that if we waited it will sunset.
40 When it sunsets, we will get it for absolutely nothing. Our TIF money will still be intact. We will
41 have money to attract businesses. That's why we are sitting up here. That's why we are talking
42 about we are going to sit and wait it out.

43
44 A woman inquired of Trustee Matz whether or not she has a backup plan for that. Do you have a
45 business in mind that is going to come? Trustee Matz stated that we don't have any businesses
46 on the books saying that they are shovel ready. We don't.

47

1 The woman stated that he is willing to come to Olympia Fields and put his business in that place.
2 Trustee Matz stated that she guarantees you that he will put his business in that place when it is
3 there and we give him that land which is what he is saying.
4

5 Mr. Collier stated that the people sitting up there on the Board represent the homeowners. We
6 put you there to do our business. Trustee Matz stated that we live here too. Mr. Collier stated that
7 you heard from a large contingent of the homeowners from this Village. All of us are in
8 agreement that you should vote and we should buy the land. Now, if that's what the majority of
9 the people are asking for, why would you guys work against that? Trustee Matz stated that we
10 are not working against it. Trustee Hudson stated that she is not working against that. Mr. Collier
11 stated that we are telling you what we want. Trustee Hudson stated that she wants to make sure
12 that what she decides is the best for you. Yes, she is working for you. Mr. Collier stated that you
13 represent us. Trustee Hudson stated that as soon as you get up here sweetheart, you can do the
14 same thing that she is doing. You can work for them. And that's fine.
15

16 Trustee Thomas stated that we heard your threats. We are not saying that we don't understand.
17 This could be done so much differently. We could have recommended that we have another
18 meeting. We could have gone out and discussed it and asked our questions instead of us
19 attacking you she guesses is how it is coming across because you all are not attacking us, she
20 guesses. That's not what happened. We didn't say we were going to wait until the next Board
21 Meeting. We didn't say that we couldn't go outside now and have a discussion and vote. We just
22 said that we would like to have more conversation with our Economic Consultant, with Mr.
23 Lewis. We want to ask some more specific questions. She doesn't want to continue to ask them
24 here as a Trustee that has been elected by some of you in here, she supposes, and the other ones
25 that decided to vote, and if they don't vote again, fine. Who says that we are going to run again
26 anyway? But anyhow, thanks for the threat. What we are saying now is, we need to just pause
27 and be provided the opportunity to ask questions and totally understand. And as Trustees, we do
28 not have to attend Committee Meetings to understand. Just like there are detailed meetings with
29 the staff, there should be meetings with the Trustees before the Board Meeting to discuss the
30 things. And just because right now everybody is not happy and doesn't like us, that's fine. But
31 we haven't said yes, and we haven't said no.
32

33 Trustee Thomas stated that she understood from the Mayor that we were going to wait, and you
34 were going to provide an opportunity to give us information. Now, you could have went and
35 said, "Okay, when can we come together soon and talk about this?" She understands the timing.
36 But he did say nothing has been finalized. This is what he would like to do. She heard him say
37 that. Okay, good. So, with saying that, can we talk about it some more? The same presentation
38 that happened here tonight, it is fair and fitting, and knowing Boards and how they work, that
39 information to be presented and let us talk, let us vent through it, so when we come in here, we
40 are already unified. We don't have any questions. We just go ahead and vote. But that didn't
41 happen. What happened was a public display. And that display said that if you all don't do what
42 we say now, we are going to get you. You won't be up here anymore. You know, get use to
43 things you don't like. All that stuff went on. Very, very not right. And still it didn't change
44 anything. We are still saying we are not ready. We didn't say we are not ready and we are going
45 to vote no. We are saying we need an opportunity to discuss this a little more. She doesn't see
46 what is wrong with our Economic Consultant and our Chair of the Commission, and our liaison
47 that is leading the Commission, giving us that respect to let us grill them period. We can stay

1 here all-night debating this. It would be better if you allow us that opportunity then for us to vote
2 right now.

3

4 Mr. Langon inquired what better opportunity to discuss and debate this than now with all the
5 principles in the room? We have a resident that is bulletproof. He stated Baron is the real deal. If
6 he says he is going to put a store here in Olympia Fields, that's what is going to happen. Trustee
7 Hudson stated that he said he would like to. That's what he said. Mr. Langon stated that he told
8 you that he had the approval from Culver's. He has the wherewithal. He has his builder. Mr.
9 Langon stated that he is against spending the money. He is the same way. But not when we have
10 a resident that lives in Olympia Fields and he is going to put his store there, a quality
11 hamburger/sandwich joint which we don't have in Olympia Fields. This is a no brainer, folks.
12 What is there to know? We need to do this. We need to do it tonight so Baron can go back to
13 Culver's tomorrow and say, "Hey, we are going to do this and lock that three-mile circular." We
14 need to stop fooling around here.

15

16 Mr. Blackwell stated that he respects the Trustees, in turn maybe they have not had an
17 opportunity insofar as they are concerned to have the type of presentation that would be relevant
18 to their understanding of the issues at hand. He respects what they are saying. Insofar as the
19 mechanics of our Trustees and this Board, it's not for the residents to control the mechanics of
20 how information flows. It is a process. He has worked on Boards, and he ran a Board. We
21 brought things before the Commission where some people weren't comfortable because they
22 didn't feel prepared and knowledgeable about all of the information for whatever reasons. We
23 can sit here and draw straws about why, what's available. He thinks it has been very clear that
24 the Economic Development Commission is open to everyone. As Trustee Thomas said, it's not
25 necessarily incumbent upon the Trustees to have to go to those meetings because there are other
26 mechanisms that should be available for you to understand what issues you may be looking at
27 and facing to vote on. However, there are provisions insofar as the mechanics of how to handle
28 this. He thinks this is where we fall short is, we are hearing "table," but we need to know he
29 thinks dates and deadlines. Everything in the world is run on dates and deadlines. There are also
30 provisions that the attorney can tell you, and he is sure that most of you are clearly aware
31 yourselves in the Ordinance, that establishes special meetings. Trustee Hudson stated that is what
32 we have been asking for. Mr. Blackwell stated that special meetings can be convened by you all
33 for purposes of any specific ad hoc issues or circumstances that need to be discussed so you all
34 can feel comfortable knowing what the issues are. Now, however you vote upon those issues,
35 that is strictly up to each one of you. No one can compel you to vote aye or nay. But bringing it
36 up to vote on it, once you have been fully advised and informed as to what the issues are, after
37 you set your special meeting which you can very well do today and say next Wednesday or what
38 have you. That's strictly up to you. He can't run your business from back here. We are not here
39 to run your business. We are here to be interested in how things are developed. Once that is
40 done, and that special meeting is had, which you can very well post pursuant to the Open
41 Meetings Act, everyone up there is clearly aware of what the rules and regulations are here, then
42 have a decision to vote on it aye, or nay. How you vote that's your business. He strongly urges
43 and suggests since they raised the issue about not being fully informed, that during the special
44 meeting you can bring in the economic development people, whomever that they need to hear
45 from, and they can be fully advised, ask all the questions that they need until such meeting is
46 concluded, and at the following meeting, a vote can be called. It doesn't mean they have to

1 support it or not. But we need to see some results. We need to move the process along. He stated
2 that he is done.
3
4 Village President Burke stated that this was discussed as he said at two previous meetings. All of
5 this stuff was discussed. The only thing that is different this time is that there is new information
6 that we got, and we presented it, and the Board wanted to see a presentation from our Economic
7 Development Commission. The Economic Development Commission gave a public accounting
8 of what they have been doing, and what's going on. Everybody in this Village has a right to see
9 and hear that. The reason we are not taking a vote right now, is he is trying to find out if we did a
10 special meeting, what else would you need for you to vote affirmatively? And he will have the
11 Commission come back and give the same presentation. It will be an open meeting. It is going to
12 be anybody that wants to come can come to that meeting, and we can have another discussion. It
13 is 10:20. We spent over two and a half hours on this subject alone. There has been a whole lot of
14 discussion about the pros and cons about whether or not this should be done. Right now, it is his
15 sense that if we took a vote right now, it would be no. That's why he asked the question, what
16 else do you want? If you tell us what else you would like to know, then he will ask the staff to
17 collect that information and we will then have a special meeting to go through this once again.
18 We can do that. We can set a time. We can have a special meeting on Wednesday.
19
20 Village Administrator Saenz stated that the Finance Committee Meeting is then. Village
21 President Burke stated that we will come up with a date that fits the people. We will poll them.
22 And we will post that. It will be an open meeting. It's not going to be in Executive Session
23 because in this case the property in question does not have to be in an Executive Session. Is that
24 correct, John? Mr. Murphey stated that it is completely up to the Board whether they want to go
25 into closed session. Village President Burke stated that he gets to do three things. He can veto,
26 which nobody ever did. He can do that. He can only vote when there is a tie. And he sets the
27 agenda. Nobody else does that. He will set the agenda for a special meeting. He will give you a
28 date when we are going to do that. We will do this again. He will ask the Economic
29 Development Commission to be available to come back and be able to ask any questions, just
30 like you had an opportunity to ask any questions today, and we will do this again. He stated
31 Victor, we need to shut this down.
32
33 Mr. Blackwell stated that he thinks we are still off key. He thinks what you guys need to consider
34 is a closed session for them. Village President Burke stated that we had one. Trustee Thomas
35 stated we did not. Village President Burke stated that we did have a closed session. Trustee
36 Hudson stated that she wasn't here. She is sorry. Village President Burke stated that we had a
37 closed session with John Murphey. He presented this. We went through this whole thing the last
38 time.
39
40 Mr. Lewis stated that you didn't have Culver's. A woman in the audience stated bring him back.
41 Village President Burke stated that's what is new and that we will. He lives here. Village
42 President Burke closed Public Comment at 10:20 P.M.
43
44 Village President Burke stated that what we are going to do is, we will take a poll of the best
45 time to do another meeting and we will do that. Trustee Thomas inquired of Mr. Murphey
46 whether or not there is something wrong with the Board having a closed session to discuss this.
47 And at the closed session as she understands how Board's work, you can invite in certain ones to

1 present and talk to you. We know very well where the public stands on this issue. We are asking
2 for an intimate setting with the Board Members. We would like for the Culver's gentleman to
3 come back. We want our Economic Consultant to come, and our Chair of the Economic
4 Development Commission. We want to have them come in a closed session so we can hash this
5 out. That is all we are asking. She really believes that if we communicate to Mr. Waller and say
6 our Trustees are going to have a closed session meeting within a week sir, and you will hear. In
7 business, she knows that he can say to them that it's not a no, it's not a yes. We are just waiting
8 for them to come back to him and tell him where he is. That's all we are asking.

9
10 Mr. Murphey stated that because this is property acquisition, the Board can go into closed
11 session. They can come out of closed session at the same meeting and vote the item. The only
12 requirement would be 48-hours' notice. He stated that with the oddity of next week, you could
13 not do it next Monday because you cannot hold a special meeting on a holiday. Next Monday is
14 Presidents Day. Next Monday is out. The earliest you could do it would be next Thursday. If that
15 is the way the Board is trending, it sounds like Cindy will have to poll the Board and see what
16 works in the near future. Mr. Murphey inquired if he could have the privilege as we are closing
17 the meeting tonight to read you a quote from Shakespeare. This is where he thinks you are at.
18 This is from Julius Caesar. Then everybody can adjourn with a smile on your face. It says,
19 "There is a tide in the affairs of men, which taken at the flood," meaning at the high tide, "leads
20 on to fortune. Omitted, all the voyage of their life is bound in shallows and in miseries. On such
21 a full sea we now afloat. And we must take the current when it serves, or lose our ventures."
22 Which means, you have to decide pretty soon whether you are at high tide now or at flood tide.
23 That's all Shakespeare said.

24
25 **NEW BUSINESS:**

26
27 The Board did not have any New Business to discuss this evening.

28
29 **RESIGNATIONS AND APPOINTMENTS:**

30
31 The Board did not have any Resignations nor Appointments this evening.

32
33 **ADJOURNMENT:**

34
35 **Motion by Trustee Pennington, second by Trustee Matz to adjourn the Board Meeting at**
36 **10:30 P.M.**

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

38
39 Respectfully submitted by Faith Stine.