

**VILLAGE OF LANSING  
COMMITTEE OF THE WHOLE MINUTES  
JANUARY 15, 2019**

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**CALL TO ORDER**

Mayor Eidam called the meeting to order at 7:34 p.m.

**ROLL CALL**

Roll call revealed the following Trustees present:  
Zeldenrust, Grady-Perovich, Hardy, Skrbina, Manno, DeLaurentis

**APPROVAL OF MINUTES**

Mayor Eidam asked if there were any questions or discussion on the minutes of the December 18, 2018 Committee of the Whole meeting. There were none.

Mayor Eidam asked for a motion to approve the minutes.

Trustee Grady-Perovich so moved  
Trustee Hardy seconded.

**ROLL CALL**

Yeas – 6 Trustees:

Nays – 0

***Minutes Approved***

Grady-Perovich, Hardy, Zeldenrust, Skrbina, Manno, DeLaurentis

**MAYOR'S REPORT**

**A. Announce MWRD Award/Grant of Green Infrastructure Project**

Mayor Eidam read a letter from Catherine O'Connor, Director of Engineering at the Metropolitan Water Reclamation District of Chicago, informing the Village that we have been selected for assistance on the Washington Street Green Infrastructure Parking Lot Improvement project. The District will provide funding assistance which will be defined through an intergovernmental agreement.

**VILLAGE ADMINISTRATOR REPORT**

**A. MWRD Green Infrastructure Grant Intergovernmental Agreement**

Administrator Podgorski thanked Village Engineer Jeff Pintar for bringing this grant opportunity to his attention. Mr. Pintar gave a brief overview of the new Washington Street parking lot project. The new parking lot will serve as additional parking for the Fox Pointe venue, and will include bio-swales to keep stormwater from going into the combined sewer system. The total estimated project cost is \$500,000, and MWRD will pick up 58%, not to exceed \$250,000. The Intergovernmental Agreement must be executed by the Village Board prior to any funds being disbursed.

**B. Fox Pointe Operational Planning**

Administrator Podgorski began by explaining that he would like the Fox Pointe venue operated as a premier venue, and a vision must be established, along with an operation policy. Podgorski would like to exceed expectations on cleanliness, concessions, security, website, parking and much more. The overall experience for visitors to Fox Pointe must be top-notch, and the concession food will not just be frozen pizzas and popcorn. As a premier venue, Fox Pointe will be available to rent for

such things as corporate events or weddings, but it will not be used for birthday parties and bouncy houses. Rental pricing suggestions will be brought before the Board at another time. In the coming weeks, there will also be a usage policy established and corporate sponsorships will be available. Local community groups will be asked to assist with parking and clean-up during larger events.

Administrator Podgorski introduced Mr. Tony Troncozo, new Director of Operations at Fox Pointe. Tony has 25-30 years of experience in the music industry, booking talent and working in various venues throughout the Chicagoland area.

Mr. Troncozo spoke about some of the events he has booked for 2019, as well as some of the events he is working on for the future. This year, there will be a free weekly concert series from Memorial Day to Labor Day. Other events include a Blues Fest, Food Truck Fest and Brew Fest. Troncozo would also like to coordinate with L.A.C.E. to host events at Fox Pointe during Cruise Nights. He welcomed ideas from community members for different events and types of entertainment, and will be working on booking national talent for the future.

Executive Assistant Ken Reynolds briefly spoke about his ideas for marketing and promoting Fox Pointe. The goal is to market this venue independently, with a separate website and social media accounts that will be tied to the Village of Lansing website and social media accounts. The creation of a logo is currently in the works, and there is the possibility of hiring a professional photographer to capture images for marketing. There will be electronic and print promotional material created for distribution, and the Chicago Southland Visitors and Convention Bureau will be utilized to help market the venue. Reynolds stressed that the Fox Pointe venue will not just be used for musical concerts, but it will be used for a number of various other events.

Administrator Podgorski stated that a Request for Qualifications (RFQ) for concessions will be brought before the Board as soon as possible, as well as a request for the creation of a new classification of liquor license for the Village. Liquor sales will be done in-house in order to maximize revenue during events. Mr. Podgorski explained that corporate and community sponsorships, along with naming rights will also be sought out in the coming weeks.

## **VILLAGE ATTORNEY REPORT**

### **A. Hoffmann Development Group Option Agreement**

Attorney Welch stated that all Board members had a document in their board packets titled *Option Agreement*. This document is an agreement with a developer, the Hoffmann Group, to redevelop certain property in the Village of Lansing, with the key piece being the former Kmart property. A budget will be identified for property acquisition, and the Hoffmann Group and Village will each contribute to one half of the budget that will go into an escrow. The Village will hold title to the parcels of property for a period of time, while property tax issues are worked out.

Administrator Podgorski introduced Mr. John Terzakis from the Hoffmann Group, to describe what type of development they are proposing to build. Mr. Terzakis stated that the Hoffmann Group operates Ala Carte Entertainment, which has been in the food business for over 40 years. The primary development will be a food and fuel facility. Trustee DeLaurentis asked Mr. Terzakis to elaborate so that folks do not get the idea that the development is a Truck Stop. Mr. Terzakis explained that fuel will be sold, but it will not be a Truck Stop, and future plans are to develop over 20,000 SF of multi-branded food products as well as

entertainment options. Administrator Podgorski stated that Attorney Welch will continue to work with the Hoffmann Group's attorney in order to finalize the Option Agreement. Trustee Skrbina asked Mr. Terzakis what type entertainment the Hoffmann Group is considering, and Mr. Terzakis described a product similar to Top Golf, but with a more technologically superior game.

**FINANCE & POLICE**

**A. 2018 Bond Levy Abatements**

Trustee Zeldenrust read a memo from Treasurer Frye, outlining the bond levy abatements that the Village board approves annually to abate the required tax levy for bond payments. The G.O. Bond Series 2009B will be paid from motor fuel taxes, the G.O. Bond Series 2011 will be paid from library funds and the G.O. Bond Series 2014 will be paid 22.137% from motor fuel taxes and 77.863% from the general fund. Administrator Podgorski distributed a page from Ordinance 18-042, highlighting the Bond & Interest Fund. This line item aligns with the Bond & Interest Levy Detail document that board members were also provided with in their board packets.

**AIRPORT**

None

**FIRE, IT & LNN**

None

**PUBLIC WORKS & ADA**

**A. MWRD Infiltration/Inflow (I/I) Manhole Rehabilitation in Oakwood Estates**

Village Engineer Jeff Pintar stated that this rehabilitation project is part of the MWRD's mandate to keep stormwater out of the sanitary sewers. Oakwood Estates has been the Village's high priority area for this initiative. Various types of testing were completed to identify problem areas in Oakwood Estates, and the first phase of construction will be to repair the covers and seals on approximately 75 manholes. This project has been budgeted for in the current fiscal year, and Pintar would like permission to go out to bid so that construction can be completed within this fiscal year. Mr. Podgorski stated that approval to go out to bid will be on the agenda for the first meeting in February.

**BUILDING & ECONOMIC DEVELOPMENT**

**A. Special Use Request for Lansing Cleaners at 18120 Torrence Avenue**

Trustee Hardy stated that the Planning & Zoning Board of Appeals met on December 26<sup>th</sup> to hear the Special Use request of Lansing Cleaners for a new electronic sign. The Planning & Zoning Board recommends that the Special Use request be approved by the Village Board. Trustee Hardy asked that this request be on the February 5<sup>th</sup> agenda for action.

**YOUTH CENTER & INSURANCE**

None

**PUBLIC COMMENT**

Debbie Albrecht expressed how thrilled she was that Tony will be in charge of Fox Pointe.

**OLD BUSINESS**

None

**NEW BUSINESS**

Mayor Eidam announced that her office received a letter from the Cook County Treasurer, stating that approximately 30,000 Cook County residents will be mailed property tax refunds due to overpayment. The refunds will total \$8.3 million dollars. The Mayor offered copies of the letter to anyone interested in the information.

**ADJOURNMENT**

With no further business, Mayor Eidam asked for a motion to adjourn to Executive Session at 8:44 p.m. to discuss the purchase or lease of real property for the use of the public body – 5 ILCS 120/2(C)(2), and to discuss the appointment, employment, compensation, discipline, performance or dismissal of specific employees – 5 ILCS 120/2(C)(1).

Trustee Manno so moved.  
Trustee Hardy seconded.

**ROLL CALL**

Yeas – 6 Trustees

Nays – 0 Trustee

***Meeting Adjourned***

***To Executive Session***

Manno, Hardy, Grady-Perovich, Zeldenrust, Skrbina, DeLaurentis

**RE-CONVENE FOLLOWING EXEC. SESSION**

At 9:46 p.m., Mayor Eidam called the Committee of the Whole meeting back to order following Executive Session.

**ROLL CALL**

Roll call revealed the following Trustees present:

Zeldenrust, Grady-Perovich, Hardy, Skrbina, Manno, DeLaurentis

**ADJOURNMENT**

With no further business, Mayor Eidam asked for a motion to adjourn the Committee of the Whole meeting at 9:46 p.m.

Trustee Hardy so moved

Trustee DeLaurentis seconded

All Trustees agreed by signifying AYE.

Respectfully Submitted,

Vivian Payne  
Lansing Village Clerk  
/vp