

**VILLAGE OF LANSING  
COMMITTEE OF THE WHOLE MINUTES  
FEBRUARY 5, 2019**

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**CALL TO ORDER**

Mayor pro-tem DeLaurentis called the meeting to order at 7:19 p.m.

**ROLL CALL**

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

**APPROVAL OF MINUTES**

Mayor pro-tem DeLaurentis asked if there were any questions or discussion on the minutes of the January 15, 2019 Committee of the Whole meeting. There were none.

Mayor pro-tem DeLaurentis asked for a motion to approve the minutes.

Trustee Zeldenrust so moved  
Trustee Hardy seconded.

**ROLL CALL**

Yeas – 6 Trustees:  
Nays – 0  
*Minutes Approved*

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

**MAYOR'S REPORT**

No Report

**VILLAGE ADMINISTRATOR REPORT**

**A. Fox Pointe Operations**

**i. Request for Qualifications for Concessions**

Administrator Podgorski stated that the Village is requesting qualifications for a Chef to run the concession stand at Fox Pointe. This will be an individual that has expertise in food preparation, who will develop a menu that is beyond simply pizza and hot dogs, and who will exceed people's expectations when they visit Fox Pointe.

Trustee Grady-Perovich asked if there was a draft form of the RFQ and Administrator Podgorski explained that staff will prepare an RFQ for the Board to review in time for the next meeting.

Trustee Manno asked if residency will be a requirement and Podgorski stated that it will not be required.

Trustee Grady-Perovich asked whether a wedding event will be required to utilize the Village's concession for food, or if someone would be allowed to bring in their own food for a wedding. Administrator Podgorski explained that wedding events could go either way.

Trustee Hardy asked if this would be a contract with an individual for 'x' amount of dollars, but the proceeds from the food would go to the Village and Podgorski stated that Hardy was correct.

Administrator Podgorski stated that the RFQ will be on the agenda for a vote at the next meeting.

## **ii. Liquor License Request for Village of Lansing**

Administrator Podgorski explained that the Village will be running the alcohol sales at Fox Pointe in order to maximize profits, therefore he will be requesting that a license be created in the Village's name. This item will be placed on the agenda for approval at the next meeting.

## **iii. Consulting Services Contract for Sponsorships – Sinclair Solutions LTD**

Administrator Podgorski explained that most venues with comparable size to Fox Pointe obtain sponsorships, and the Village has had several vendors approach the Village to ask about sponsorship opportunities and naming rights. There is a concern for lack of experience if this aspect is handled in-house, therefore the Village has reached out to Sinclair Solutions, who has experience running a venue such as Fox Pointe and seeking sponsorships. The principal of Sinclair Solutions is Mr. Dwight Welch, former Mayor of Country Club Hills. Country Club Hills has their own concert venue, and Mr. Welch was actively involved in running that venue. The Village is seeking Mr. Welch's advice on obtaining sponsorships for Fox Pointe. The Village has met with Mr. Welch over the course of the last year, and he (Welch) believes that there is the potential for over \$100,000 in sponsorships for Fox Pointe. Mr. Welch's responsibility will be to contact interested businesses/vendors for sponsorships, thereby creating a revenue stream that will help pay for the production of concerts. The contract with Sinclair Solutions calls for them to have the exclusive right to create, provide and sell all sponsorships for Fox Pointe. All payments by sponsors will be made out to the Village of Lansing and all in-kind sponsorships will be delivered directly to the Village. Sinclair Solutions will be paid 20% of all sponsorship proceeds, monetary or in-kind, within 10 days of the Village receipt. The Village will in turn provide Sinclair Solutions with local business listings and contacts when requested, and final approval of expenditures will be the responsibility of the Village.

Trustee Grady-Perovich expressed several concerns regarding the contract and asked that Attorney Matt Welch take a closer look at the draft. Grady-Perovich felt that 20% is a lot of money to pay someone, and that the Country Club Hills venue that former Mayor Welch was previously involved in, is reportedly still losing money. She also expressed her sentiment that the credentials of Tony Troncozo, Director of Fox Pointe, exceed those of Mr. Dwight Welch, as Mr. Troncozo knows our town and could reach out to folks that care about Lansing and the success of this venue. She would like to see the Village use someone who has a vested interest in Lansing, to seek sponsorships. Grady-Perovich stated that she has done a lot of research on Sinclair Solutions and former Mayor Welch, and she is not in support of the contract as written.

Administrator Podgorski explained that there are many avenues to running a venue such as Fox Pointe, and it is not a one person operation. He expressed how important it is to have someone with Welch's experience help build a profitable operation.

Trustee Hardy stated that he has met Mr. Welch on several occasions, and feels that he is very knowledgeable. Hardy also stated that if Mr. Welch is not doing his job, the Village can terminate him, however Trustee Grady-Perovich pointed out that the contract calls for a 5 year term.

Attorney Matt Welch stated that he has spoken to Dwight Welch (no relation) to work out a more detailed agreement, and that the document provided to the Trustees is a guideline for the business terms.

Trustee DeLaurentis agreed with Trustee Hardy, in that he has met Mr. Welch and feels that he would be an asset.

Trustee Grady-Perovich shared her concerns regarding information that she has read about Mr. Welch's financial dealings, and felt that a contract with him would not be in the Village's best interest. Mr. Podgorski asked if a majority of the Board was in favor of advancing this issue to the next level, and Trustees Hardy, DeLaurentis, Manno and Skrbina agreed.

## **VILLAGE ATTORNEY REPORT**

No Report

## **FINANCE & POLICE**

### **A. Vehicle Sticker Management Process**

Trustee Zeldenrust read a memo from Treasurer Frye that all Trustees received, which outlines the vehicle sticker management process. The Village currently uses an outside vendor to prepare and mail sticker applications, however with the current software system, staff is unable to retrieve information in an efficient manner to send letters of non-compliance to residents. The Village has also received many requests to purchase stickers online, which is currently not available. Treasurer Frye has solicited quotes and demonstrations from 2 known vendors that can provide this type of enhanced software. With the anticipation of monthly water billing soon and the increase in front counter transactions, this new software would help offset the increase of front counter transactions. It was difficult to come up with exact pricing, as both quotes received are structured very differently. When comparing fees for 3 particular categories, Third Millennium Associates (TMA) costs are less than those quoted by Direct Response Resource (DRR), and TMA has indicated that if the Village is not satisfied at the end of the sticker season, they would refund the software costs. It is Treasurer Frye's recommendation that the Village contract with TMA this year, in order to focus on the conversion to monthly water billing.

Trustee Zeldenrust asked that this be placed on the agenda for approval at the next board meeting.

## **AIRPORT**

No Report

## **FIRE, IT & LNN**

No Report

## **PUBLIC WORKS & ADA**

### **A. IDOT Resolution for Construction on State Highway**

Village Engineer Jeff Pintar explained that any time a developer would like to do work along a state highway, they must obtain a permit from the state and put up a surety bond to give the state assurance that the work being performed will be done to state specifications. The state requires the Village to pass a Resolution every 2 years, which allows the Village to perform maintenance work along state highways without the requirement of a surety bond. Essentially, the Resolution assures the State of Illinois that Village will perform any work done to their specifications.

Trustee Skrbina asked that the Resolution be placed on the agenda for approval at the next meeting.

## **BUILDING & ECONOMIC DEVELOPMENT**

### **A. Liquor License Request – Re-opening of Outriggers Steak and Seafood, 2352 172<sup>nd</sup> Street – Dimitri Mikroulis**

Trustee Hardy introduced Mr. Mikroulis, who is the owner of Outriggers. Mr. Mikroulis stated that he would like to re-open Outriggers in the same location where they were once located years ago. Most recently, this was the location of Dixie Kitchen prior to their move south on Torrence. He will be updating the space to a casual, fine-dining restaurant that will feature 25-30 different fine wines, an abundance of fresh seafood, and prime meats on the menu. There will also be live music and comedy acts at the restaurant on Fridays & Saturdays. Trustee Manno asked what type of music will be offered, and Mr. Mikroulis stated that there will be blues, jazz and Motown. Manno also asked what the hours of operation would be and Mikroulis stated they would be either 11 am or 12 noon, to 12 am, 6 days a week. Trustee Grady-Perovich asked Mikroulis when he anticipated opening the restaurant, and he said he is shooting for a May opening. Trustee Skrbina asked what the state law was for video gaming, and Attorney Welch stated that a liquor license was a condition for video gaming. Trustee Hardy asked that this item be placed on the agenda for approval at the next meeting.

### **B. Proposed Candlewood 2019 TIF District Letter Of Agreement**

### **C. Proposed 170<sup>th</sup> Street & Torrence 2019 TIF District Letter of Agreement**

Administrator Podgorski announced that Mary Thompson from Kane, McKenna was scheduled to be at the meeting this evening for a presentation, however she is tied up at another appointment. Podgorski explained that this was a follow-up to the 2 inducement Resolutions and Class 8 incentives that were approved last year for a Candlewood Suites hotel and TRU by Hilton hotel. The next step for these developments is to begin the creation of the TIF Districts. Administrator Podgorski is recommending that the Village hire Kane, McKenna & Associates, who are reputable TIF consultants that the Village has previously used, to assist with the creation of the TIF's. The letters of agreement specify the scope of services and will allow Kane, McKenna to begin the process. Mr. Podgorski reviewed the scope of services, as outlined in the letter of agreements provided to the Board members. Attorney Welch explained that before the Village can enter into any re-development agreements with the hotel owners, the TIF's must be established.

Trustee Skrbina asked where the \$30,000 + funds for creation of each TIF would come from, and Mr. Podgorski stated that funds can come from a contiguous TIF or the general fund. Trustee Grady-Perovich asked why 2 separate TIF's were being created, and Attorney Welch explained that the 2 new TIF's are separated by the Bernice TIF and the existence of the Bernice TIF does not have enough time left in order to expand, therefore new TIF's must be created.

Trustee Hardy asked that these items be placed on the agenda for approval at the next meeting.

## **YOUTH CENTER & INSURANCE**

No Report

**PUBLIC COMMENT**

Ms. Harris asked if the Village was seeking a specific type of Chef to run the concessions at Fox Pointe. Mr. Podgorski explained that the Village is looking for someone that has experience in running their own kitchen and developing their own menu, as well as someone that offers creativity and has the same vision for Fox Pointe as the Village does.

Saad Abbasy asked if there was insurance liability for the Village if they will be taking on the responsibility of liquor sales at Fox Pointe. Attorney Welch explained that there will be liability and the Village must obtain the necessary insurance to protect against those types of liabilities.

**OLD BUSINESS**

None

**NEW BUSINESS**

None

**ADJOURNMENT**

With no further business, Mayor pro-tem DeLaurentis asked for a motion to adjourn to Executive Session at 8:17 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 review Executive Session minutes – 5 ILCS 120/2(C)(5).

Trustee Hardy so moved.  
Trustee Manno seconded.

**ROLL CALL**

Yeas – 6 Trustees  
Nays – 0 Trustee

***Meeting Adjourned  
To Executive Session***

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

**RE-CONVENE FOLLOWING EXEC. SESSION**

At 9:25 p.m., Mayor pro-tem DeLaurentis 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 pro-tem DeLaurentis asked for a motion to adjourn the Committee of the Whole meeting at 9:25 p.m.

Trustee Grady-Perovich so moved  
Trustee Hardy seconded

All Trustees agreed to adjourn by signifying AYE.

Respectfully Submitted,

Vivian Payne  
Lansing Village Clerk  
/vp