

**VILLAGE OF LANSING
COMMITTEE OF THE WHOLE MINUTES
JUNE 4, 2019**

CALL TO ORDER

Mayor Eidam called the meeting to order at 7:29 p.m.

ROLL CALL

Roll call revealed the following Trustees present:
Zeldenrust, Grady-Perovich, Hardy, Abbasy, Manno, Fish

APPROVAL OF MINUTES

Mayor Eidam asked if there were any questions or discussion on the minutes of the April 16, 2019 Committee of the Whole meeting. There were none.

Trustee Manno made a motion to approve the minutes from the April 16, 2019 Committee of the Whole meeting.
Trustee Hardy seconded the motion.

ROLL CALL

Yeas – 4 Trustees:

Nays – 0

Abstain – 2 Trustees:

Minutes Approved

Manno, Hardy, Zeldenrust, Grady-Perovich

Abbasy, Fish

Mayor Eidam asked if there were any questions or discussion on the minutes of the May 21, 2019 Committee of the Whole meeting. There were none.

Trustee Abbasy made a motion to approve the minutes from the April 16, 2019 Committee of the Whole meeting.
Trustee Hardy seconded the motion.

ROLL CALL

Yeas – 6 Trustees:

Nays – 0

Minutes Approved

Abbasy, Hardy, Zeldenrust, Grady-Perovich, Manno, Fish

MAYOR'S REPORT

A. Announce Grant Award of \$250,000 from the Illinois Housing Development Authority for the Abandoned Residential Property Municipality Relief Program

Mayor Eidam announced that the Village has been awarded a grant in the amount of \$250,000 from the Illinois Housing Development Authority for the abandoned residential property municipality program. Mayor Eidam called on Fire Chief Kooyenga, who initiated the grant application before he became Chief. Chief Kooyenga explained that the grant covers the Village's cost of grass mowing on vacant properties, as well as demolition of properties that are abandoned and beyond repair.

VILLAGE ADMINISTRATOR REPORT

A. Recognize Calumet Region Enterprise Zone Marketing Brochure

Administrator Podgorski announced that the Calumet Region Enterprise Zone has come out with a new marketing brochure that advertises some great incentives to encourage business development in the area. If qualified, developers would be eligible for sales tax abatement on building materials, discounts on building permit fees and much more.

B. Fox Pointe – Perimeter Fencing/Gates Specifications-JMA

Administrator Podgorski explained that it will eventually be necessary for the Village to have additional perimeter fencing and gates around Fox Pointe for ticketed events. Rather than using temporary fencing to secure the area each time there is a ticketed event, it will be more cost effective and aesthetically pleasing to install permanent steel ornamental fencing. The proposal also includes swing gates across the roadways that could be opened at the conclusion of events, as well as a privacy wood fence for the north edge of the site to create a screen adjacent to the residential properties. Jim Maciejewski from JMA Architects was present to review the scope of the project, as well as cost estimate and timeline. If the Board approves, Mr. Maciejewski would like to go out to bid at the end of June, and award the contract at the July 16, 2019 meeting. There was discussion and questions regarding the type of material that is being proposed and the type of gates being proposed. Administrator Podgorski asked that approval to go out to bid be on the next meeting agenda.

C. Joint Review Board Resolution and Recommendation Concerning the Proposed Torrence/172nd Street TIF District

Administrator Podgorski discussed the resolution that must be approved as a standard procedure for the creation of the new TIF district. This resolution relates to the Joint Review Board (JRB) meeting that was held on May 23, 2019. The JRB consists of representatives from all of the taxing bodies that are affected by a TIF district. Following the JRB meeting, the next step is to approve a resolution of the JRB's recommendation. Mr. Podgorski stated that there were no objections by any of the taxing bodies during the JRB meeting.

VILLAGE ATTORNEY REPORT

No Report

FINANCE & HUMAN RELATIONS COMMISSION

Trustee Abbasy thanked Treasurer Frye and her staff for all of their hard work in the ticket booth at Fox Pointe.

Treasurer Frye reminded everyone that vehicle stickers are on sale now through Saturday, June, 29th. June 30th falls on a Sunday this year and the Municipal Center will not be open that day for sticker sales. The cost of the stickers will be double on Monday, July 1, 2019.

AIRPORT & ECONOMIC DEVELOPMENT

A. Airport Drive Building Roof Specifications – JMA

Trustee Fish asked Jim Maciejewski from JMA Architects to explain. Mr. Maciejewski referred to photographs of the roof that were made available to the Board. The photos show the deterioration of the roof and the break-down of the membrane. Numerous patching has been done on the roof over the last several years, but the roof continues to leak. JMA is proposing the installation of a new membrane, as well as insulation. The project would include a 20 year labor and material warranty. There were a

few questions regarding the condensers and gas lines on the roof. Trustee Fish asked that approval to go out to bid be on the agenda for the next board meeting.

- B. Proposed Torrence/172nd Street TIF District Ordinances**
 - i. Adopting the Torrence/172nd Street Redevelopment Project Area TIF Plan**
 - ii. Designating the Torrence/172nd Street Redevelopment Project Area**
 - iii. Adopting Tax Increment Allocation Financing for the Torrence/172nd Street Redevelopment Project Area**

Trustee Fish asked Attorney Erin Blake to review. Ms. Blake explained that her office provided the Board with copies of the 3 ordinances that must be approved for the creation of the TIF District, following the public hearing on July 2, 2019. The first ordinance was drafted by Mary Thompson of Kane, McKenna Associates. The blank spaces will be filled with information following the public hearing. The second ordinance provides a legal description and map of the TIF area, and the third ordinance adopts the statutory requirements for the tax increment financing of the TIF District. Administrator Podgorski stated that the 3 ordinances will be on the agenda for adoption at the July 16 meeting.

POLICE & FIRE

No Report

BUILDING & PUBLIC WORKS

A. Recommended Purchase of 4 Wheel RTV-X1100 Kubota from Martin Implement

Trustee Hardy asked Public Works Director Gary Richardson to give some details about the RTV purchase. Mr. Richardson explained that the new RTV would be used for the upkeep of the Ridge Road TIF area. In addition to summer maintenance, the RTV comes equipped with snow removal equipment that will also be used in the Ridge Road TIF area. The RTV can be outfitted with a water tank to help with the flower watering as well. There were several questions about the RTV, which Mr. Richardson answered. Trustee Hardy asked that approval to purchase the RTV be on the next board meeting agenda.

Building Commissioner Savic addressed the Board about an issue his department and the Village is having with vacant properties. Mr. Savic explained that quite often, landlords that have rental properties or homes to renovate and rent, live out of town. While these properties are awaiting inspection or being renovated, they are subject to squatters moving in and changing the locks, creating fake leases, and then subsequently destroying the properties before being forced to move out. Instances such as this have happened numerous times within the Village, and the landlords then look to the Village for assistance in removing the squatters. Unfortunately, the Village does not have any legal authority to remove the squatters and the landlords are required to go to court to start the eviction process. Mr. Savic has consulted with Village Attorney Welch and has researched how other communities handle this situation, and is recommending that the Village adopt an ordinance to issue condemnation placards or un-inhabitable notices to these properties until they are fully inspected and livable. There was discussion regarding how these situations should be handled, and what responsibility the

landlords/property owners must have in these instances. Administrator Podgorski would like to see that the cost of the Village's solution to this problem be incurred by the absentee landlords and property owners.

IT, LNN & ADA

No Report

YOUTH CENTER & INSURANCE

No Report

PUBLIC COMMENT

None

OLD BUSINESS

Mayor Eidam congratulated Clerk Payne and members of the Beautification Committee for the great job they did in getting all of the Village flowers planted. The Mayor also congratulated Police Chief Murrin and the Police Department for another successful torch run.

Trustee Manno suggested that the Village install speed bumps in the road that goes through the parking lots just to the south of Fox Pointe, because of the cars that use the road as a cut-through and drive too fast.

Trustee Hardy thanked Public Works and the Police Department for helping out with the first concert at Fox Pointe, and Chief Murrin thanked the Copper Muggers for volunteering during the event.

NEW BUSINESS

Mayor Eidam reminded folks that the Village wide garage sales will be this Saturday, June 8th from 8:00 am to 4:00 pm. There are 95 homes signed up to participate and maps can be found on the Village website or at the Municipal Center.

ADJOURNMENT

With no further business, Mayor Eidam asked for a motion to adjourn to Executive Session at 8:28 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 Zeldenrust made a motion to adjourn.

Trustee Hardy seconded the motion.

ROLL CALL

Yeas – 6 Trustees

Nays – 0 Trustee

Meeting Adjourned

To Executive Session

Zeldenrust, Hardy, Grady-Perovich, Abbasy, Manno, Fish

RE-CONVENE FOLLOWING EXEC. SESSION

At 9:06 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, Abbasy, Manno, Fish

ADJOURNMENT

With no further business, Mayor Eidam asked for a motion to adjourn the Committee of the Whole meeting at 9:06 p.m.
Trustee Manno so moved.
Trustee Grady-Perovich seconded.

All Trustees agreed to adjourn by signifying AYE.

Respectfully Submitted,

Vivian Payne
Lansing Village Clerk
/vp