

COMMITTEE OF THE WHOLE MEETING MINUTES
Mayor Abbott May 5, 2015

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CALL TO ORDER - Mayor Abbott called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE– Mayor Abbott opened the meeting with the Pledge of Allegiance.

ROLL CALL – Mayor Abbott asked for a roll call. Roll call revealed the following trustees present: Butler, Kapteyn, Stole, Skrbina, Manno and DeLaurentis.

OPENING PRAYER Mayor Abbott introduced Pastor LeRoy Childress of Grace Church who offered an opening prayer.

COMMITTEE OF THE WHOLE MEETING – Mayor Abbott introduced Economic Development Director, Mr. Travis Bandstra who presented the following discussion items:

A. South Suburban Land Bank:

Mr. Bandstra introduced Mr. Russ Rydin, Executive Director of the South Suburban Land Bank, who introduced the purpose and concept of land banks.

Mr. Rydin presented the concept of land banking as an opportunity for Lansing to partner with the Land Bank to reduce the number of vacant and abandoned properties. He further explained that land banks were created in order to acquire, manage, maintain, and repurpose vacant, abandoned, and foreclosed properties. The benefit of implementing land banking provides a way of preventing the blight and vacant home situation from becoming more rampant and also is an effective way to increase tax collection by allowing the homes to be put back on the tax records. Mr. Rydin further indicated that there are no fees, costs or financial liability to the village for participating in a land bank. Funding is provided through the Attorney General's office, IDA funding and grants. In addition, Mr. Rydin emphasized community involvement through local representation and decision making.

Mr. Bandstra shared land banking as a viable solution to Lansing's vacancy and abandoned home situation that would require board approval. He suggested the topic be placed on the agenda for a future meeting.

B. Harvest Thrift Store:

Mr. Travis Bandstra announced the Planning and Zoning board recently granted approval to the Harvest Thrift Store for a special use permit for the property located at 18230 Torrence Avenue. The Harvest Thrift Center is in the process of purchasing the former Dekker Electric building located at 18230 Torrence Avenue. The building has been vacant for over 3 years and requires major renovation that is estimated to cost approximately \$800,000 in capital improvements. Due to the cost of major renovation, landscaping, and exterior work, Mr. Bill Terpstra and Mr. Jon Postma Principal of Lansing Christian School, is requesting Lansing to approve a Cook County Class 8 Classification Ordinance that would allow for a Class 8 Incentive. A Class 8 Incentive allows for the county to assess the real estate at a reduced assessment level for a period of ten years.

Trustee questions and comments regarding alternative locations for the thrift store, annual sales, and similar renovation issues for potential buyers, consistency with comprehensive plan, lack of current interest in the property, benefit to community, and return on investments were discussed.

Mayor Abbott indicated that this item would be on the agenda for the next board meeting.

C. Property Acquisitions:

Mayor Abbott asked Mr. Bandstra to update the trustees regarding the progress of property acquisitions for the Fox Pointe project. Mr. Bandstra indicated that the Plat of Division for these parcels was not available. He continued to update announcing the completed acquisition of a small portion at the rear of each of the two property's located at 3348 Ridge Road (Municipal Collections Agency) and 3350 Ridge Road (Lansing Foot & Ankle Clinic) together with the previously approved purchase of 3344 Ridge Road. These acquisitions will complete that portion of the public parking lot provision for Fox Pointe. The plan for a formal proposal by the landscape and project architects will be presented in an upcoming board meeting.

D. Street Resurfacing Project – Phase II

Mayor Abbott introduced Mr. Jeff Pintar, Village Engineer, who updated the audience of the progress of the village's Street Resurfacing Project. Mr. Pintar explained that Phase 1 (approximately 2 miles north and south of Ridge Road surrounding area) has been completed. Phase II of the Resurfacing Project will continue with two additional miles in the West Lansing TIF and Torrence Avenue and Ridge Road TIFs.

In addition, the preventative maintenance crack sealing program will begin throughout the village using the information gathered from the Infrastructure Management System (IMS) data.

ADJOURNMENT – At 8:24 p.m., Mayor Abbott asked for a motion to adjourn the Committee of the Whole Meeting.

Trustee Stole so moved.
Trustee Kapteyn seconded.

ROLL CALL ON MOTION

Yeas – 6- Trustees: Stole, Kapteyn, Butler, Skrbina, Manno and DeLaurentis
Nays - 0

Respectfully Submitted,

Donna Kooyenga
Lansing Village Clerk

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