

MINUTES OF THE SPECIAL MEETING ON THE  
OF THE BOARD OF TRUSTEES  
HELD IN THE COUNCIL ROOM OF THE MATTESON VILLAGE HALL  
4900 VILLAGE COMMONS  
ON THIS 13TH OF MAY 2002

President Stricker called the meeting to order at 7:33 p.m.

CALL TO ORDER

Clerk Grisco called the roll and the following Trustees answered present:

ROLL CALL

Shirley Green  
Allan Johnson  
Sam Brown  
Andre' Ashmore  
Allene Maxwell

Trustee Motton was not in attendance.

Also present were: David Mekarski, Village Administrator; Joe Perozzi, Village Attorney; Hildy Kingma, Director of Economic Development; Mary Britton, Director of Finance; Robert Wilcox, Chief of the Fire Department; Bob Park, Acting Chief of Police; Brian Ramsey, Director of Parks and Recreation; Vince Laoang, Interim Public Works Director/Village Engineer; Mike Murray, Public Works Supervisor; Mike Manson, Superintendent of Parks and Recreation and Cyndi Zeibert, Recording Secretary.

There was no public comment.

OPPORTUNITY FOR  
PUBLIC COMMENT

No comments by Village Officials.

COMMENTS BY VILLAGE  
OFFICIALS

OLD BUSINESS

1) This ordinance and agreement provides for economic incentives for the Planet Honda dealership to operate at the Matteson Auto Mall. This agreement includes the following provisions:

- Sales Tax Rebate not to exceed 60% of the Village's 1% share for the full 20-year period.
- Village financing to construct the access road from Auto Court to Miller Circle Drive not to exceed \$116,000.

CONSIDERATION OF AN  
ECONOMIC INCENTIVE  
AGREEMENT BETWEEN  
THE VILLAGE OF  
MATTESON AND BRAD  
POSTMA REAL ESTATE  
CORPORATION FOR THE

May 13, 2002

PLANET HONDA  
DEALERSHIP.

- Support of Planet Honda's application to Cook County for a Class 8 Incentive.
- The inclusion of language to maintain Planet Honda's payment obligation to School District #159 as defined in Section 3 of Unit 2 Development Incentive Agreement between School District #159 and the respective Unit 2 dealers.
- Agreement of Planet Honda to support job placements to student interns as provided by School District #227.
- Support of Planet Honda's application to the Plan Commission for additional signage in order to make their location more visible.
- Agreement on the prohibition to make any appeals to Cook County Property Tax Appeals Board during the term of the agreement.

In addition to the sales tax rebate and public financing of the proposed roadway, Mr. Postma has requested the Village Board of Trustees support his application to Cook County for a Class 8 Incentive, which will reduce the assessment level from 38% to 16% for ten years, 23% in year 11 and 30% in year 12. This incentive unilaterally impacts all taxing authorities and does not require separate application for abatement from the respective school districts, #159 & #227. In light of this consideration, we are recommending that the incentive agreement contain language which will insure the following:

- Agreement to the payment obligation to School District #159 as defined in the Auto Mall, Unit 2 incentive agreements.
- Agreement to job placements to student interns provided by School District #227.
- Agreement on the prohibition to make any appeals to Cook County Property Tax Appeals Board during the term of the agreement.

Director Kingma indicated there were a few minor corrections within the contract that was distributed to the Board in their packet on Friday. There was no dispute of these minor changes from the Board.

Trustee Green moved that the Board approve the Ordinance and Economic Incentive Agreement between the Village of Matteson and Brad Postma Real Estate Corporation for the Planet Honda Dealership to operate an Auto Dealership at the Matteson Auto Mall. Seconded by Trustee Ashmore.

AYES: (4) Green, Johnson, Brown, Ashmore,  
 NAYS:(1) Maxwell  
 ABSTAIN: (0)  
 ABSENT: (1) Motton

NEW BUSINESS

May 13, 2002

CONSIDERATION OF  
ORDINANCES ABATING  
TAXES ON AUTO MALL  
PROPERTIES

2) The Village has entered into Economic Incentive Agreements with the car dealerships in the Auto Mall, which provide for abatement of 50% of the property taxes for a period of 10 years. The following ordinances authorize the Cook County Assessor’s office to abate the taxes on the parcels shown for the 2001 tax year (collected in 2002).

Trustee Ashmore moved that the Board approve:

- An Ordinance of the Village of Matteson Abating Certain Real Estate Taxes in Connection with the Auto Mall Project.  
(This ordinance covers Miller Buick, Miller Chevrolet/Oldsmobile, Miller Nissan, Miller Carmart (Isuzu, Daewoo, Kia), and Bauer Cadillac/GMC.)
- An Ordinance of the Village of Matteson Abating Certain Real Estate Taxes in Connection with Shaver Imports, Inc.
- An Ordinance of the Village of Matteson Abating Certain Real Estate Taxes in Connection with the Planet Toyota Project.
- An Ordinance of the Village of Matteson Abating Certain Real Estate Taxes in Connection with the Sutton Ford Project.

Seconded by Trustee Brown.

AYES: (5) Green, Johnson, Brown, Ashmore,  
and Maxwell

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Motton

CONSIDERATION OF AN  
ORDINANCE ABATING  
TAXES ON COUNTRY INN  
& SUITES

3) The Village has previously entered into an Intergovernmental Cooperation Property Tax Incentives Economic Development Agreement between School District 227, School District 159 and Matteson Hospitality, Inc. the developer of the Country Inn & Suites project. This agreement provides for the annual abatement of thirty-two percent (32%) of the real estate taxes on the Country Inn & Suites property for a period of 10 years or until a total of \$1,000,000 has been abated by all taxing districts. The attached ordinance authorizes the Cook County Assessor’s office to abate the taxes on the property for the 2001 tax year (collected in 2002).

Trustee Brown moved that the Board of Trustees approve An Ordinance of the Village of Matteson Abating Certain Real Estate Taxes in Connection with the Country Inn & Suites. Seconded by Trustee Johnson.

AYES: (5) Green, Johnson, Brown, Ashmore,  
and Maxwell

NAYS:(0)

SPECIAL BOARD MEETING

05-17-02

May 13, 2002

ABSTAIN: (0)  
ABSENT: (1) Motton

Trustee Johnson moved that the Board adjourn the Special Board Meeting of the Board of Trustees at 8:00 p.m. Seconded by Trustee Brown.

ADJOURNMENT OF  
SPECIAL BOARD  
MEETING

AYES: (5) Green, Johnson, Brown, Ashmore,  
and Maxwell

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Motton

Board of Trustee Workshop to follow adjournment.

Respectfully Submitted,

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Dorothy Grisco, Village Clerk