

MINUTES OF THE REGULAR MEETING  
OF THE PRESIDENT AND BOARD OF TRUSTEES  
HELD IN THE COUNCIL ROOM OF THE MATTESON VILLAGE HALL  
4900 VILLAGE COMMONS  
ON THIS 17TH DAY OF FEBRUARY 2004

President Stricker called the meeting to order at 7:30 p.m.

CALL TO ORDER

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

ROLL CALL

Andre Ashmore  
Sam Brown  
Emmanuel Imoukhuede  
Allan Johnson  
Nathaniel Motton Jr.

Trustee Marshall was absent.

Also present were: Joseph Perozzi, Village Attorney; Hildy Kingma, Director of Community Development; Robert Wilcox, Fire Chief; Lafayette Linear, Finance Director; Brian Ramsey, Director of Parks & Recreation; Jan Dinnocenzo, Recording Secretary; and the Star Newspaper.

CONSIDERATION OF  
MINUTES

a) President Stricker presented the Minutes of the Regular Meeting of February 2, 2004 for additions, deletions, or corrections.

REGULAR MEETING OF  
FEBRUARY 2, 2004

Trustee Ashmore moved to approve the Minutes of the Regular Meeting of February 2, 2004 as presented. Seconded by Trustee Brown.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson, and  
Motton  
NAYS:(0)  
ABSTAIN: (0)  
ABSENT: (1) Marshall

CONSIDERATION OF  
FINANCIAL REPORTS

a) Mr. Lafayette Linear, Finance Director, presented the Treasurer's Report for January, 2004.

TREASURER'S REPORT –  
JANUARY, 2004

Trustee Ashmore moved to accept the Treasurer's Report for January, 2004 as presented. Seconded by Trustee Brown.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson, and  
Motton  
NAYS:(0)  
ABSTAIN: (0)  
ABSENT: (1) Marshall

a) President Stricker presented the Salary, Overtime and Accounts Payable as submitted.

SALARY, OVERTIME AND  
ACCOUNTS PAYABLE

Trustee Ashmore moved to accept the Salary, Overtime and Accounts Payable as submitted. Seconded by Trustee Brown.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson, and  
Motton  
NAYS:(0)  
ABSTAIN: (0)  
ABSENT: (1) Marshall

a) Matteson School District 162 Students Mark Scott and Vonne Skannal read Resolution No. 0750-0204 prepared by them in honor of Black History Month.

PRESENTATION

SCHOOL DISTRICT 162  
STUDENT RESOLUTION –  
BLACK HISTORY MONTH

Trustee Imoukhuede moved that the Board of Trustees approve a Resolution declaring February, 2004 Black History Month. Seconded by Trustee Motton.

President Stricker and the Board thanked Students Mark Scott and Vonne Skannal for their participation and wonderful presentation.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson, and  
Motton  
NAYS:(0)  
ABSTAIN: (0)  
ABSENT: (1) Marshall

COMMENTS BY VILLAGE  
OFFICIALS

Trustee Ashmore urged all Board members to participate in a "Read-In" sponsored by State Representative Kelly on Saturday at Borders and reminded everyone of

TRUSTEE COMMITTEE

the upcoming Administration/Finance Committee meeting.

## REPORTS

Trustee Brown reminded everyone of the Plan Commission meeting on Thursday, February 19, noting that Green Empowerment will be the topic of discussion at the work session immediately following the meeting.

President Stricker noted the retirement party for Police Officer Urbanek and the Plan Commission training workshop sponsored by NIPC.

Mr. Dave Miller, Auto Mall, stated he was representing all of the auto dealers at the Auto Mall and voiced their unanimous objection to the annexation of land located on the west side of Central Avenue across from the Auto Mall for any auto dealership until all parcels in the Auto Mall have been filled.

## OPPORTUNITY FOR PUBLIC COMMENT

Ms. Benita Pointer, 3339 Clover Lane, and Ms. Myla Meeks, 3307 Prairie Street, stated they represented residents of the Holden Park Subdivision and noted that issues and concerns many residents were experiencing have not been addressed by the developer.

Mr. Eugene Peterson, 3135 Holden Circle, noted his main concern was structural.

Mr. David Hall, Senior Building Inspector, was available to take note of each resident's concern.

## CONSIDERATION OF BIDS AND AWARDING OF CONTRACTS

1) Ms. Janet Manson, Superintendent of Recreation, noted that the Leisure Guide Bid was a three-part bidding process - typesetting and design of the Leisure Guide, the printing of the Leisure Guide, and the School Monthly Newsletter. In regard to the typesetting and design of the Leisure Guide, Ms. Manson noted that while Prime Market Targeting was not the low bidder, they are being recommended because of the excellent past experience the Village has had with that company. It was noted that some of the lower bidders did not wish to do the typesetting and design if they were not awarded the printing also.

## LEISURE GUIDE BID RESULTS (2 Year Contract)

Trustee Brown stated he was surprised that Prime Market Targeting's bid was not more competitive because of the prior work relationship the Village has had with them and because this type of work is their specialty.

Trustee Imoukhuede stated that accepting the highest bidder would defeat the purpose of the bidding process.

Trustee Imoukhuede moved that the Board of Trustees table this item and request staff to review the item again and present a clear analysis at the next Board meeting. Seconded by Trustee Ashmore.

Mr. Brian Ramsey, Director of Parks & Recreation, noted that Prime Market Targeting's quality of workmanship is much higher than others and reiterated that some of the low bidders were only interested in the entire package, not just one aspect. Therefore, the staff's recommendation was based on the best quality while keeping with the lowest bid for printing, which is the majority of the cost for the brochure distribution.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson, and  
Motton  
NAYS:(0)  
ABSTAIN: (0)  
ABSENT: (1) Marshall

Trustee Imoukhuede moved that the Board of Trustees table the Leisure Guide Printing bid and the School Newsletter bid and request staff to review those items along with the Typesetting & Design and present a clear analysis on all three parts at the next Board meeting. Seconded by Trustee Johnson.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson, and  
Motton  
NAYS:(0)  
ABSTAIN: (0)  
ABSENT: (1) Marshall

2) Mr. Brian Ramsey, Director of Parks and Recreation, noted that while the bid from Wilson Rental is slightly higher than the lowest bidder, they are familiar with all of the routes and locations for the Port-A-Lets, and the damage waiver deductible for Wilson Rental is \$200 less per unit than the lowest bidder.

PORT-A-LET BIDS FOR  
NEIGHBORHOOD PARKS &  
MATTESON FESTIVAL

Trustee Motton moved that the Board of Trustees approve the bid as submitted by Wilson Rental from Homewood, Illinois in the amount of \$10,409.00 for the 2004 season. Seconded by Trustee Brown.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson, and  
Motton  
NAYS:(0)  
ABSTAIN: (0)  
ABSENT: (1) Marshall

- 3) Mr. Ramsey presented the Budget for the 22<sup>nd</sup> Annual Matteson Festival.

Trustee Motton moved that the Board of Trustees approve the Budget as presented for the 22<sup>nd</sup> Annual Matteson Festival for the 2004/05 FY Budget. Seconded by Trustee Brown.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson, and Motton  
NAYS:(0)  
ABSTAIN: (0)  
ABSENT: (1) Marshall

NEW BUSINESS

CONSIDERATION OF THE BUDGET FOR THE 22<sup>ND</sup> ANNUAL MATTESON FESTIVAL TO BE HELD IN MEMORIAL PARK ON JUNE 11-13, 2004

- 4) Fire Chief Wilcox noted that the Fire Department received notification that there will be two vacancies in the Department in the near future. Therefore, this action is necessary in order to fill two firefighter/paramedic positions.

Trustee Imoukhuede moved that the Board direct the Fire and Police Commission to proceed with the hiring process to fill the two (2) soon to be vacant positions of Firefighter/Paramedic. Seconded by Trustee Ashmore.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson, and Motton  
NAYS:(0)  
ABSTAIN: (0)  
ABSENT: (1) Marshall

AUTHORIZATION FOR FIRE AND POLICE COMMISSION TO HIRE TWO FIREFIGHTER/ PARAMEDICS

- 5) Trustee Brown moved that the Board of Trustees approve an Ordinance regarding the renaming of Bristol Drive in both Newbury Estates and Gleneagle Trail Subdivisions to Newbury Lane in the Village, as presented. Seconded by Trustee Johnson.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson, and Motton  
NAYS:(0)  
ABSTAIN: (0)  
ABSENT: (1) Marshall

CONSIDERATION OF AN ORDINANCE RENAMING A VILLAGE STREET

- 6) Attorney Perozzi noted that this increase in Class F Liquor License would facilitate the request from Aldi, Inc. to sell packaged liquor at their store located at 20713 S. Cicero Avenue.

Trustee Imoukhuede moved that the Board of Trustees direct the Village Attorney

CONSIDERATION FOR AN  
ADDITIONAL CLASS "F"  
LIQUOR LICENSE

to prepare an ordinance increasing the Class F Liquor License by one. Seconded by Trustee Brown.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson, and  
Motton  
NAYS:(0)  
ABSTAIN: (0)  
ABSENT: (1) Marshall

7) Ms. Hildy Kingma, Director of Community Development, gave a presentation on the history of the proposed amendments to the Tax Increment Financing Districts (TIF) No. 1 and No. 2 and the new TIF District No. 4 and explained the purpose of the Amended and Restated Intergovernmental Agreements with School Districts 159 and 227.

OLD BUSINESS

CONSIDERATION OF A  
RESOLUTION OF THE  
VILLAGE OF MATTESON  
APPROVING AMENDED  
AND RESTATED INTER-  
GOVERNMENTAL  
AGREEMENTS WITH  
SCHOOL DISTRICTS

Trustee Brown moved that the Board approve a Resolution of the Village of Matteson approving Amended and Restated Intergovernmental Agreements with School Districts, said Districts being District 159 and District 227. Seconded by Trustee Motton.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson, and  
Motton  
NAYS:(0)  
ABSTAIN: (0)  
ABSENT: (1) Marshall

8) Ms. Kingma introduced Rives Castleman, Jeff Berry, and Kip Sowden of Realty America Group and Anthony Lapasso with All State Company representing the private partners in this development process. Ms. Kingma noted that along with the Amendment to the Intergovernmental Agreements with the School Districts, the Redevelopment Plan and Project for TIF No. 1 also needed amending. She noted that all Statutory requirements were met pertaining to Joint Review Board meetings, public hearings and public notification.

CONSIDERATION OF AN  
ORDINANCE APPROVING  
AN AMENDMENT TO THE  
REDEVELOPMENT PLAN  
AND PROJECT FOR TIF  
DISTRICT NO. 1 WITHIN  
THE VILLAGE OF  
MATTESON, ILLINOIS

Trustee Brown moved that the Board approve an Amendment to the Redevelopment Plan and Project for TIF District No. 1 within the Village of Matteson, Illinois. Seconded by Trustee Johnson.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson, and  
Motton  
NAYS:(0)  
ABSTAIN: (0)

ABSENT: (1) Marshall

9) Ms. Kingma noted that TIF II provided for the rehabilitation of the building and property that now houses the Sears store and its parking lot. The proposed First Amendment to that TIF would increase the project budget from \$3.25 million to \$15.0 million. The Amendment would also authorize the transfer of TIF funds from TIF II to any adjacent TIF. She noted that all Statutory requirements were met pertaining to Joint Review Board meetings, public hearings and public notification.

Trustee Brown moved that the Board approve an Amendment to the Redevelopment Plan and Project for the Lincoln Mall Redevelopment Project Area II within the Village of Matteson, Illinois. Seconded by Trustee Ashmore.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson, and Motton

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Marshall

CONSIDERATION OF AN  
ORDINANCE APPROVING  
AN AMENDMENT TO THE  
REDEVELOPMENT PLAN  
AND PROJECT FOR THE  
LINCOLN MALL  
REDEVELOPMENT  
PROJECT AREA II WITHIN  
THE VILLAGE OF  
MATTESON, ILLINOIS

10) Ms. Kingma noted that this is the first step in the creation of the proposed Tax Increment Financing District No. 4, Lincoln Highway/Cicero Avenue Redevelopment Project Area. She noted that all Statutory requirements were met pertaining to Joint Review Board meetings, public hearings and public notification.

Trustee Brown moved that the Board approve an Ordinance approving the Redevelopment Plan and Project for the Lincoln Highway/Cicero Avenue Redevelopment Project Area in the Village of Matteson, Illinois. Seconded by Trustee Ashmore.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson, and Motton

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Marshall

CONSIDERATION OF AN  
ORDINANCE APPROVING  
THE REDEVELOPMENT  
PLAN AND PROJECT FOR  
THE LINCOLN HIGHWAY/  
CICERO AVENUE  
REDEVELOPMENT  
PROJECT AREA IN THE  
VILLAGE OF MATTESON,  
ILLINOIS

11) Ms. Kingma noted that subsequent to the approval of the Redevelopment Plan and Project for the new Tax Increment Financing District, it is necessary to officially declare the areas as a TIF District.

Trustee Brown moved that the Board approve an Ordinance designating TIF No. 4, the Lincoln Highway/Cicero Avenue Redevelopment Project Area within the Village of Matteson, Illinois. Seconded by Trustee Johnson.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson, and  
Motton  
NAYS:(0)  
ABSTAIN: (0)  
ABSENT: (1) Marshall

CONSIDERATION OF AN  
ORDINANCE  
DESIGNATING TIF NO. 4,  
THE LINCOLN HIGHWAY/  
CICERO AVENUE  
REDEVELOPMENT  
PROJECT AREA WITHIN  
THE VILLAGE OF  
MATTESON, ILLINOIS

12) Ms. Kingma noted this was the final step in the creation of a new tax increment financing district and will establish the tax increment allocation fund.

Trustee Brown moved that the Board approve an Ordinance adopting Tax Increment Allocation Financing for TIF No. 4, the Lincoln Highway/Cicero Avenue Redevelopment Project Area in the Village of Matteson, Cook County, Illinois. Seconded by Trustee Ashmore.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson, and  
Motton  
NAYS:(0)  
ABSTAIN: (0)  
ABSENT: (1) Marshall

CONSIDERATION OF AN  
ORDINANCE ADOPTING  
TAX INCREMENT  
ALLOCATION FINANCING  
FOR TIF NO. 4, THE  
LINCOLN HIGHWAY/  
CICERO AVENUE  
REDEVELOPMENT  
PROJECT AREA IN THE  
VILLAGE OF MATTESON,  
COOK COUNTY, ILLINOIS

Mr. Rives Castleman, Mr. Jeff Berry, and Mr. Kip Sowden, members of the development team, addressed the Board and thanked all involved for their commitment to this project.

In response to questioning from Trustee Motton, Mr. Castleman stated that as the redevelopment stages continue to evolve, more specific information will be released to the public.

The President and Board of Trustees thanked all involved for their cooperation in this endeavor and expressed their excitement for the future of the Mall.

13) Trustee Imoukhuede moved to approve the Ordinance authorizing the issuance of General Obligation Bonds (Sales Tax Alternate Revenue Source), Series 2004, of the Village of Matteson, Cook County, Illinois, in an aggregate principal amount not to exceed \$1,000,000. Seconded by Trustee Motton.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson, and  
Motton  
NAYS:(0)  
ABSTAIN: (0)  
ABSENT: (1) Marshall

- 14) Attorney Perozzi explained that the proposed ordinance was discussed by the Board at the February 9 workshop session.

Trustee Ashmore moved that the Board of Trustees approve an Ordinance authorizing the execution of the Amended and Restated Intergovernmental Agreement providing for the planning, development and operation of the South Suburban Airport and the creation of the South Suburban Airport Commission and the execution of a certain Addendum thereto. Seconded by Trustee Johnson.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson, and Motton

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Marshall

- 15) Ms. Kingma noted that concerns were raised by members of School District 227 regarding the possibility of the owners of Lincoln Mall selling the property at some time in the future. In order to address this concern, the proposed agreement was prepared which requires the Village to notify the School District if the Village learns of any pending sale of property. This agreement does not give the Village or the School District the authority to block a sale, but provides the opportunity to have further discussion with the property owner.

Trustee Motton moved that the Board approve an Agreement to consult between the Village of Matteson and Rich Township High School District No. 227.

Upon questioning by President Stricker, Ms. Kingma noted that School District No. 159 was not included in such an agreement because the issue was raised by District 227 after District 159's approval. Ms. Kingma stated she would discuss the need for such an agreement with School District 159.

Motion was seconded by Trustee Ashmore.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson, and Motton

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Marshall

- 16) Trustee Imoukhuede moved that the Board of Trustees adjourn to

CONSIDERATION OF AN  
ORDINANCE  
AUTHORIZING THE  
ISSUANCE OF GENERAL  
OBLIGATION BONDS  
(SALES TAX ALTERNATE  
REVENUE SOURCE),  
SERIES 2004, OF THE  
VILLAGE OF MATTESON,  
COOK COUNTY, ILLINOIS,  
IN AN AGGREGATE  
PRINCIPAL AMOUNT NOT  
TO EXCEED \$1,000,000

ORDINANCE  
AUTHORIZING THE  
EXECUTION OF THE  
AMENDED AND RESTATED  
INTER-GOVERNMENTAL  
AGREEMENT FOR THE  
SOUTH SUBURBAN  
AIRPORT COMMISSION  
AND THE EXECUTION OF  
A CERTAIN ADDENDUM  
THERE TO

CONSIDERATION OF AN  
AGREEMENT TO CONSULT  
BETWEEN VILLAGE OF  
MATTESON AND RICH  
TOWNSHIP HIGH SCHOOL  
DISTRICT NO. 227

Executive Session under the Open Meetings Act, Section 2(c)(11) – Litigation, with no need to reconvene. Seconded by Trustee Ashmore.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson, and  
Motton  
NAYS:(0)  
ABSTAIN: (0)  
ABSENT: (1) Marshall

President Stricker announced that there will be a workshop immediately following the Executive Session.

OTHER BUSINESS

Trustee Ashmore reminded everyone of the Read In at Borders Books on February 21 and the Administration/Finance Committee meeting on Monday, March 1, at 10:00 a.m. at the Village Hall.

REQUEST FOR EXECUTIVE  
SESSION

In response to questioning from Trustee Motton, Administrator Mekarski gave a brief status report on the development of the proposed new Village sign. Trustee Motton also requested that more consideration be given when preparing the agenda to keep the length of the meeting within reason and to poll the Board members as to their availability prior to placing a workshop session immediately after a regularly scheduled Board meeting.

Administrator Mekarski announced that Congressman Jackson was at the Village Hall and presented a facsimile check in the amount of \$854,000 for the Southcom Dispatch Center.

Mr. David Hall updated the Board as to the procedures that will be followed to address the concerns of the residents of Holden Park.

Trustee Motton moved to adjourn the Regular Meeting of the Board of Trustees at 9:26 p.m. and, after a short recess, convene into Executive Session with no need to reconvene. Seconded by Trustee Johnson.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson, and  
Motton  
NAYS:(0)  
ABSTAIN: (0)  
ABSENT: (1) Marshall

Respectfully Submitted,

BOARD OF TRUSTEES  
February 17, 2004

02-038-04

ADJOURNMENT

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Dorothy Grisco, Village Clerk