

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 5th DAY OF JUNE 2006

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
Emmanuel Imoukhuede
Carol Marshall
Nathaniel Motton, Jr.
Usher Sawyer, III

Trustee Johnson was absent.

Also present were: Joseph Perozzi, Village Attorney; Lafayette Linear, Village Administrator/Finance Director; Norm Burnson, Acting Police Chief; Vince Laoang, Director of Regulatory Services; Jan Dinnocenzo, Recording Secretary; and the media.

President Stricker presented Steve Kreuz with a Certificate of Appreciation in recognition of his honesty in returning lost money to its rightful owner.

PRESENTATIONS

a) Certificate of Appreciation
– Steve Kreuz

Ms. Tracy Munno, General Manager for Lincoln Mall, gave a presentation wherein she outlined the various phases of the Lincoln Mall redevelopment project as well as gave insight as to what has been accomplished to date in the negotiation process with various retailers. She also explained the various funding sources being used for this project, including private funds, TIF funds, and grants.

b) Lincoln Mall Update

Mr. Len Richards, Sr. Vice President, Jones Lang LaSalle Developer Consultant, presented the proposed site plan and reviewed the various stages of construction. He also gave an anticipated chronological timeline for the completion of the various stages of the redevelopment project with the majority of the work being completed by the Fall of 2007.

**COMMENTS BY
VILLAGE OFFICIALS**

Board members reported their attendance at various meetings and functions, including the groundbreaking for Victory Apostolic Church, the International Convention of Shopping Centers held in Las Vegas, and the Memorial Day Parade.

a) Trustee Committee
Reports

As to economic development, Trustee Ashmore reported that the trip to the ICSC in Las Vegas was very successful. As to community development, he reported that a committee will be formed to discuss the revamping of the *Matteson Avenue* newsletter.

Trustee Motton reported that there was a break in the water transmission line from Oak Lawn, making it necessary for the Village to implement Tier II water restrictions.

Trustee Sawyer reported that at the last meeting of the Parks and Recreation Commission, Commissioner Randall submitted his resignation. He thanked Commissioner Randall for his time, commitment and dedication during his many years of service. Trustee Sawyer noted that due to this recent resignation, the Parks and Recreation Commission now has two vacancies, and he encouraged all to get involved.

Trustee Marshall reported that the Police Cadet Graduation was held on May 23 with 8 cadets graduating.

Mr. David Lee Bonner, recipient of a \$200 Village contribution to support his efforts to participate in United States Model House of Representatives, thanked the Board for their support and gave a brief synopsis of his experience.

State Representative Robin Kelly announced that the Village will be the recipient of several grants for use on various projects. She also stated that she has spearheaded a program wherein all 7th graders would receive laptops. However, due to State funding constraints, it will begin as a pilot program in selected schools in her district.

Mr. Norris Ebert, owner of Liberty Plaza, complimented the Village and staff stating that for many years the Village has been one of the leaders in working with the development community.

Mrs. Beverly Sokol, a resident of Olympia Fields, commended Tracy Munno for her positive attitude and dedication to the redevelopment of Lincoln Mall.

**OPPORTUNITY FOR
PUBLIC COMMENT**

7. CONSENT AGENDA

President Stricker presented the Consent Agenda.

Trustee Motton moved that the Board approve the Consent Agenda items as presented. Seconded by Trustee Imoukhuede.

**A. CONSIDERATION OF
MINUTES**

**1. Regular Meeting of
May 15, 2006**

BOARD OF TRUSTEES

June 5, 2006

6-69-06

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

A. CONSIDERATION OF MINUTES – *Approved by Omnibus Vote*

1. Regular Meeting of May 15, 2006

B. CONSIDERATION OF FINANCIAL REPORTS – *Approved by Omnibus Vote*

1. Salary, Overtime and Accounts Payable

C. CONSIDERATION OF BIDS AND AWARDING OF CONTRACTS

1. The Board of Trustees accept the bid and award the contract for sidewalk replacement project to Hooks Concrete Construction Co., Inc. at the unit prices submitted totaling \$88,223.00. – *Approved by Omnibus Vote*

D. NEW BUSINESS

1. The Board approve a Special Request for a Temporary Tent for
New Faith Baptist Church for the summer months (2006), as presented. – *Approved by Omnibus Vote*

E. OLD BUSINESS

1. The Board pass a Resolution approving a Class 8 incentive for Madtown Illinois, LLC (Culvers) as presented. – *Approved by Omnibus Vote*
2. The Board of Trustees pass an Ordinance approving a Special Use Permit that allows a single-family attached neighborhood within the MXD district consistent with the submitted Preliminary Development Plan for Parcel 1 of Brookmere. – *Approved by Omnibus Vote*

B.CONSIDERATION OF FINANCIAL REPORTS

1. Salary, Overtime and Accounts Payable

C.CONSIDERATION OF BIDS AND AWARDING OF CONTRACTS

1. Consideration of a Bid for Sidewalk Replacement in various locations throughout the Village

D.NEW BUSINESS

1. Consideration of a Special Request to Approve a Temporary Tent for New Faith Baptist Church

E.OLD BUSINESS

1. Consideration of a Resolution for a Class 8 Incentive for Madtown Illinois, LLC (Culvers)
- 2.Consideration of an Ordinance approving a Special Use Permit approving a Planned Residential Permit on Parcel 1 of the Brookmere Subdivision

8. ITEMS REMOVED FROM CONSENT AGENDA - None

9. ACTIVE AGENDA

A.OLD BUSINESS

1. Consideration of an Amended Redevelopment Agreement with Liberty Plaza L.L.C.

Ms. Toni Ashmore, Finance Contract Specialist, noted that the Developer of Liberty Plaza is requesting an amendment to the Redevelopment Agreement to decrease the amount of square footage required to be constructed under the Agreement. The developer indicated that leasing constraints require that the

size of the new construction be reduced from 20,000 square feet to 17,600 square feet. In exchange for reducing the size of the project, the Developer agreed to increase the minimum private capital investment that it would make in the project from \$2,000,000 to \$2,300,000. Also, because the change was requested by the Developer, the Developer agreed to pay the Village's legal expenses in connection with the amended Agreement (up to \$3,000).

Trustee Sawyer moved that the Board of Trustees pass an Ordinance approving an Amended Redevelopment Agreement between the Village of Matteson and Liberty Plaza, LLC. Seconded by Trustee Marshall.

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

Attorney Perozzi noted that notice of the request for bids for the sale of Lot 7 was published as required by law. The Developers of Lincoln Mall have agreed to pay 100% of the appraised value for Lot 7; no other bids were received.

Village Attorney Perozzi explained the need for the transfer of ownership of Lot 7, stating that the inclusion of Lot 7 is an integral part of the Lincoln Mall Redevelopment Plan. The proposed Ordinance incorporates the approval and execution of the real estate sales contract which will complete the conveyance of Lot 7 to Lincoln Mall.

Trustee Motton moved that the Board of Trustees pass an Ordinance authorizing and directing the sale and conveyance of Lot 7 to Lincoln Mall. Seconded by Trustee Ashmore.

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

Trustee Ashmore reminded everyone of the Housing and Human Relations Commission meeting on Thursday, June 8, at 7:00 p.m. at the Village Hall.

Trustee Motton introduced Jesse Steward, a Matteson resident and former employee of NBC and WGN and suggested that perhaps Mr. Steward would

B. CONSIDERATION OF BIDS AND AWARDING OF CONTRACTS

1. Acceptance/Rejection of Bids and Proposals for Lot 7 in Lincoln Mall
2. Request for Executive Session – *No one requested to convene to Executive Session*

C. NEW BUSINESS

1. Consideration of an Ordinance Authorizing and Directing the Sale and Conveyance of Lot 7 in Lincoln Mall

CLOSING COMMENTS

be willing to share his expertise in assisting the Village with the taping of the Board meetings. Mr. Steward addressed the Board and gave a brief synopsis of his experience and skills in the communication field.

In reference to the earlier comment regarding the revamping of the *Matteson Avenue*, Trustee Motton noted that he saw nothing wrong with it and feared that such action might be used to censor input from elected officials. Trustee Ashmore assured him that the newly created Committee would only serve in an advisory capacity; the Board would have the ultimate decision as to any changes that may occur.

Trustee Sawyer reported on the Memorial Lane campaign wherein residents would donate to have an engraved memorial brick placed on the walk with the proceeds going towards Park Department projects. He noted that information has been gathered and Board support will be sought to start the program.

Trustee Sawyer noted that in the future he would like to see more information distributed throughout the entire Village informing residents of the Memorial Day Parade. He also requested that the Village Administrator keep the Board apprised of any anticipated changes in Village matters.

Trustee Imoukhuede thanked all the residents who attended the meeting.

Trustee Imoukhuede also questioned the reasoning for changing the *Matteson Avenue*. Trustee Marshall explained the reasoning for the proposed new Committee and gave some examples of changes that might be considered.

Administrator Linear reminded everyone of the Tier II watering ban that is in effect through Friday, June 9. He also thanked Representative Kelly for all her assistance in securing funding for Village projects.

Mr. Mike Murray, Superintendent of Public Works, reiterated the need for water conservation during the Tier II water ban. In response to questioning from Trustee Motton, Superintendent Murray noted that water ban signs are being acquired.

Trustee Sawyer commended Towana Ashley, Village Code Enforcement Officer, on the fine job she was doing.

Village Clerk Grisco thanked the Lincoln Mall staff for their very informative presentation this evening.

Administrator Linear reminded everyone that Matteson Fest is June 9, 10 and 11. He also thanked all staff members who helped distribute flyers

announcing the watering ban

ADJOURNMENT

Trustee Marshall moved to adjourn the Regular meeting of the Board of Trustees at 9:40 p.m. Seconded by Trustee Sawyer.

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

Respectfully Submitted,

Dorothy Grisco, Village Clerk