

MINUTES OF PUBLIC HEARING
CONSIDERATION OF A PROPOSED
LINCOLN MALL REDEVELOPMENT PROJECT AREA NO. 2
AND ADOPTION OF A REDEVELOPMENT PLAN AND PROJECT
 HELD IN THE COUNCIL ROOM OF THE MATTESON VILLAGE HALL
 4900 VILLAGE COMMONS
 ON THIS 4TH DAY OF FEBRUARY 2002

President Stricker called the Public Hearing meeting to order at 7:33 p.m. for consideration of a proposed Lincoln Mall Redevelopment Project Area No. 2 and adoption of a Redevelopment Plan and Project.

CALL TO ORDER

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

Shirley Green
 Allan Johnson
 Sam Brown
 Andre' Ashmore
 Nathaniel Motton Jr.
 Allene Maxwell

Also present were: David Mekarski, Village Administrator; Joe Perozzi, Village Attorney; Hildy Kingma, Director of Community Development; Mary Britton, Director of Finance; Brian Ramsey, Director of Parks and Recreation; Mike Manson, Superintendent of Parks and Recreation; Cyndi Zeibert, Recording Secretary; and the Star Newspaper.

1) The proposed Redevelopment Plan provides for the Village of Matteson to implement a set of actions to facilitate commercial retail use redevelopment within this Redevelopment Project Area No. 2. The contemplated Village of Matteson actions include, but are not limited to land acquisition, the construction of public infrastructure, including water mains, sewer mains, sidewalks, roadways; site preparation; building rehabilitation, and related professional costs. The Village of Matteson would realize the goals and objectives of the Redevelopment Plan through public finance techniques including, but not limited to, tax increment allocation financing.

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The Public Hearing was opened on November 5, 2001, continued to the December 3 Board meeting, and then continued to the February 4, 2002 Board Meeting. Hildy Kingma, Director of Community Development, stated negotiations on the draft redevelopment agreement have been on hold for about two months by request of the Lincoln Mall representatives. To ensure additional time to work with Lincoln Mall on the draft redevelopment agreement, staff recommends that the Board consider

PUBLIC HEARING

February 4, 2002

02-218-02

continuing the Public Hearing until the April 1, 2002 Board Meeting.

Trustee Johnson moved to table the Public Hearing on the Proposed Village of Matteson Lincoln Mall Redevelopment Project Area No. 2 and adoption of a Redevelopment Plan and Project to reconvene on April 1, 2002. Seconded by Trustee Green.

TABLE TO
RECONVENE PUBLIC
HEARING

Trustee Motton, as well as other Board members expressed their concern of the delay by the Lincoln Mall representatives regarding the redevelopment project. After further discussion, Board members felt a more aggressive approach should be taken by the Village and would like to pursue visiting Lincoln Mall's Corporate Headquarters in California.

COMMENTS BY
VILLAGE OFFICIALS

AYES: (6) Green, Johnson, Brown, Ashmore,
Motton, and Maxwell

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

Trustee Brown moved to adjourn the Public Hearing at 7:52 p.m. Seconded by Trustee Ashmore.

Respectfully Submitted,

Dorothy Grisco, Village Clerk