

MINUTES OF THE SPECIAL MEETING
OF THE PRESIDENT AND BOARD OF TRUSTEES
HELD IN THE COUNCIL ROOM OF THE MATTESON VILLAGE HALL
4900 VILLAGE COMMONS
ON THIS 13TH DAY OF SEPTEMBER, 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
Carol Marshall
Nathaniel Motton, Jr.

Also present were: Joseph Perozzi, Village Attorney; Hildy Kingma, Interim Village Administrator/Community Development Director; Robert Park, Police Chief; Lafayette Linear, Finance Director; Vince Laoang, Director of Public Works; Brian Ramsey, Director of Parks & Recreation; Robert Wilcox, Fire Chief; Robin Kelly, Director of Community Affairs; Jan Dinnocenzo, Recording Secretary; and the media.

NEW BUSINESS

1) Ms. Hildy Kingma, Interim Village Administrator/Community Development Director, gave a brief synopsis of the Lincoln Mall TIF/Revitalization Project.

LINCOLN MALL
REVITALIZATION
PROJECT

Mr. Rives Castleman, Realty America Group, gave a presentation on the proposed site plan for the Lincoln Mall Redevelopment Area.

Discussion ensued regarding the lack of visible progress on the redevelopment of the Mall. It was noted that details regarding specific retailers cannot be disclosed due to contractual agreements. Regular updates were requested to keep the citizens informed as to the progress that is taking place.

Mr. Steven Silverstein, the Mall's leasing representative from Jones Lang LaSalle, explained the marketing process and highlighted, with visual examples, some of the major improvements that are envisioned at this time.

The developer was requested to provide a bi-monthly report to the Village detailing the status of the project.

Ms. Kingma reviewed the TIF Bonds, and Mr. Kevin McCanna, Speer Financial, elaborated on the bond process. Additionally, the Tax Increment Financing (TIF) concept was explained and discussed.

Ms. Kingma gave a brief overview of the proposed redevelopment activity at Liberty Plaza, noting that the shopping center is located within TIF No. 4 boundaries.

Trustee Imoukhuede moved that Realty America should keep the Village informed every two months as to the status of the redevelopment of the Mall, and in between if information becomes available. Seconded by Trustee Motton.

Mr. Castleman suggested that a monthly memo could be distributed to the Board with a personal presentation by Realty America given every two months. It was noted that while all Trustees should be privy to all pertinent information, due to confidentiality issues, only select information would be made available to the general public.

AYES: (6) Ashmore, Imoukhuede, Johnson, Brown,
Marshall, and Motton

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

Discussion ensued regarding disbursements related to the Lincoln Mall Renovation Project. It was decided that the Board will be provided with a report of TIF expenditures prior to disbursements being made.

President Stricker announced that there will be a Special meeting of the Board of Trustees on Wednesday, September 15, 2004, at 6:20 p.m. in the Village Hall Council Chambers.

Trustee Johnson moved to adjourn the Special Meeting of the Board of Trustees at 9:40 p.m. Seconded by Trustee Motton.

AYES: (6) Ashmore, Imoukhuede, Johnson, Brown,
Marshall, and Motton

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

ADJOURNMENT

Respectfully Submitted,

BOARD OF TRUSTEES – Special Meeting
September 13, 2004

09-156-04

Dorothy Grisco, Village Clerk