

MINUTES OF THE SPECIAL BOARD MEETING
OF THE PRESIDENT AND BOARD OF
TRUSTEES OF THE VILLAGE OF
GLENWOOD, COOK COUNTY, ILLINOIS
HELD AT THE MUNICIPAL BUILDING
ON TUESDAY, MAY 11, 2010

The meeting was called to order at 7:00 p.m. **Mayor Kerry Durkin** led the audience in the Pledge of Allegiance.

UPON ROLL CALL:

by **Village Clerk Carmen Hopkins**. The following Trustees responded: Barry, Campbell, Freeman, Nielsen, Thomas

Upon Roll Call: Ayes: 6 Naes: 0 Absent: 0

Ayes: Nielsen, Plott, Freeman, Barry, Campbell, Thomas

Naes: 0 Absent: 0

Trustee Thomas arrived at 7:02 PM

ALSO IN ATTENDANCE:

Treasurer **Janice Barry**, Village Engineer **Ed Tunelius**, Police Chief **Brian Smith**.

OPEN TO PUBLIC:

Peggy Davidson, 554 Carrol Pkwy - Questioned and commented on maintaining yard lamp post lights, and if an ordinance was in place.

**COMMUNICATIONS
MAYOR'S OFFICE:**

Motion to table the request for executive closed session under section 2(c)(1) Personnel with action to be taken and reason to reconvene.

Trustee Plott moved, seconded by **Trustee Campbell** to accept the motion as presented.

Upon Roll Call: Ayes: 6 Naes: 0 Absent: 0 Abstain: 0

Ayes: Nielsen, Plott, Freeman, Barry, Thomas, Campbell

Naes: 0

Recues: 0

Abstain: 0

Absent: 0

Discussion: No discussion

Tom Walsh, developer for the Glenwood Revitalization Partners, LLC addressed the Mayor and Board of Trustees on the status of the Glenwoodie development project and the proposed changes to the agreement.

The proposed changes include the following:

- Adjust the Glenwoodie TIF with 2 other TIF's that has capital
- Proposed to put the Village's priority first. That is, build the clubhouse, roadway improvements, the driving range improvements first. This could be completed with no risk to the Village. The Village would have to utilize non general obligation funding sources.
- The Village would own 61 acres of the property (acquisition of Baily & Archdiocese parcels).
- Project budget is \$7,114,060.00 which would be funded with a TIF bond issued by the Village. The TIF bond would have language that would allow the TIF bond to tap funding from other TIF's (possibly the Industrial Park and the Wal Mart TIF). In order to move forward to extend the life of the TIF is a letter from the school district, a motion by the Board, supporting the arrangement.

Mayor Durkin asked, is it the desire of the Board to continue the project or let the project/agreement expire? **Trustee Plott** questioned, who will control the proposed rental for the project. Tom Walsh, noted they will partner with a management company to run the rental portion of the project. **Trustee Campbell** questioned the possible verbage for covenants at the proposed Senior rentals. Tom Walsh noted they would follow the direction of the Board as far a language is concerned.

Mayor Durkin noted the status of the current bond issue, and the need to act timely on the project. **Mayor Durkin** also indicated, he will move forward with the process to extend the Industrial Park TIF.

Trustee Freeman questioned the status of the purchase for the property owned by the Archdiocese. Tom Walsh noted the property is currently under contract. However, Tom Walsh negotiated with the Archdiocese to reduce the purchase price. **Trustee Freeman** asked, is the Village going to purchase the property in question, or if the developer will purchase the property. Tom Walsh followed, indicating they would convey the current contracts to the Village. The Village would use TIF bonds to purchase the property. The Developer would then have one year to purchase the property from the Village.

Discussion of redevelopment agreement with Nugent Square. **Trustee Plott** indicated a meeting was set up with Mr. Joe Letke regarding the status of further development of the property. **Trustee Plott** noted, Mr. Letke did not attend the meeting. **Trustee Plott** briefed the Board from prior discussions with Mr. Letke. **Trustee Plott** tried to re-schedule the meeting, but had no success. **Mayor Durkin** indicated he can move forward on discussion separately with the restaurant developer.

Motion for approval of solicitation letter and contract between the Village of Glenwood and The Green Team World of Music.

Trustee Nielsen moved, seconded by **Trustee Campbell** to accept the motion as presented.

Upon Roll Call: Ayes: 4 Naes: 1 Absent: 0 Abstain: 1

Ayes: Nielsen, Plott, Freeman, Campbell

Naes: Barry

Recues: 0

Absent: 0

Abstain: Thomas

Discussion: **Trustee Barry** and **Trustee Thomas** had follow up issues and wording with the contract terms.

NEW BUSINESS:

Trustee Campbell announced the Brookwood Safety Fair on May 12, 2010.

OLD BUSINESS:

Trustee Plott indicated to revisit the Village overnight parking ban issue.

ADJOURNMENT:

Mayor Durkin requested a motion to adjourn at 7:15 PM.

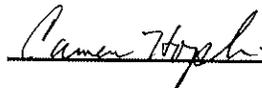
Trustee Thomas moved, seconded by **Trustee Barry**.

Upon Roll Call: Ayes: 6 Naes: 0 Absent: 0

Ayes: Barry, Campbell, Freeman, Nielsen, Thomas, Plott

Naes: 0 Absent: 0

Motion Approved: Yes



Carmen Hopkins, Village Clerk