

MINUTES OF THE REGULAR MEETING  
OF THE PRESIDENT AND BOARD OF  
TRUSTEES OF THE VILLAGE OF  
GLENWOOD, COOK COUNTY, ILLINOIS  
HELD AT THE MUNICIPAL BUILDING  
ON TUESDAY, DECEMBER 16, 2008

The meeting was called to order at 6:35 p.m. Mayor Maggio led the audience in the Pledge of Allegiance.

UPON ROLL CALL: by Clerk Frank, the following Trustees  
answered present: Barry, Durkin, Plott

Absent: Nielsen, Thomas, Williams

Upon Roll Call: Ayes: 3 Naes: 0 Absent: 3

Ayes: Barry, Durkin, Plott

Naes: 0 Absent: Nielsen, Thomas, Williams

Trustee Nielsen arrived at 6:40pm.

ALSO PRESENT: Ed Tunelius, Robinson Engineering; Linda Frank,  
Village Clerk; Brian Smith, Police Chief; Kevin  
Welsh Fire Chief and Building Department; Linda  
Brunette, Finance Director

MINUTES OF THE  
REGULAR BOARD  
MEETING HELD  
DECEMBER 02, 2008

Trustee Durkin moved, seconded by Trustee Barry  
approval to table the minutes of the December 2,  
2008 Board meeting.

Upon Roll Call: Ayes: 3 Naes: 0 Absent: 3

Ayes: Barry, Durkin, Plott

Naes: 0 Absent: Nielsen, Thomas, Williams

BILLS PAYABLE:

Trustee Durkin moved, seconded by Trustee  
Plott to accept the bills as presented by  
Linda Brunette, Finance Director as follows, and  
noted for the record approved with the ink pen  
change on the amount for Corporate of \$51,509.91:

Corporate Fund \$51,509.91; Road & Bridge Fund  
\$3,754.53; Motor Fuels Tax Fund \$4,211.00 Sewer  
& Water Fund \$35,170.03; State Forfeiture Fund  
\$524.20; Fire Pension Fund \$4,263.97 Glenwoodie  
Golf Course \$12,421.96. Total all funds  
\$111,855.60.

Trustee Plott questioned a bill for USA Blue Book  
Flashlight in the amount of \$364.00

Upon Roll Call: Ayes: 3 Naes: 0 Absent: 3

Ayes: Barry, Durkin, Plott

Naes: 0 Absent: Nielsen, Thomas, Williams

PAYROLL

Linda Brunette, Finance Director stated payroll as of this date December 2, 2008, Glenwoodie in the amount of \$11,243.36, and Corporate in the amount of \$193,518.30.

**Trustee Barry moved, seconded by Trustee Plott approval of the Payroll as presented**

Upon Roll Call: Ayes: 3 Naes: 0 Absent: 3

Ayes: Barry, Durkin, Plott

Naes: 0 Absent: Nielsen, Thomas, Williams

TREASURER'S REPORT: No Report

OPEN TO PUBLIC: No one wished to address the Board.

COMMUNICATIONS  
MAYOR'S OFFICE:

Mayor Maggio requested a motion for the Girl Scouts Greater Chicago Area and Northwest Indiana dates of order taking January 1-25, 2008, Delivery to customers February 28, 2009 through March 8, 2009 and Cookie Shop weekends for some locations March 13 and 15, 2009, and March 27 and 29, 2009.

**Trustee Plott moved, seconded by Trustee Barry approval of the Request by the Girls Scout Cookie Sale Time and dates mentioned**

Upon Roll Call: Ayes: 3 Naes: 0 Absent: 3

Ayes: Barry, Durkin, Plott

Naes: 0 Absent: Nielsen, Thomas, Williams

ENGINEER'S REPORT:

Ed Tunelius, Village Engineer reported to the Board after meeting with staff the list of projects has been submitted for the Economic Stimulus Package previously discussed at the last Board meeting offered through the Mayoral and Metropolitan Caucus.

ATTORNEY'S REPORT:

Mayor Maggio requested a motion for approval of an ordinance terminating the Glenwood-Dyer Road Tax Increment Financing Redevelopment Project Area.

**Trustee Durkin moved, seconded by Trustee Plott approval of an Ordinance terminating the Glenwood-Dyer Road Tax Increment Financing Redevelopment Project Area**

Trustee Durkin commented under section 2 the Village of Glenwood is committed to reapplying with the School Districts and Taxing Districts on expanding a greater amount of parcel when the right redevelopment comes along and then reestablish the TIF. Chief Welsh also noted there has been interest of development, and explained some details of reestablishing the TIF when needed.

Upon Roll Call: Ayes: 4 Naes: 0 Absent: 2

Ayes: Barry, Durkin, Nielsen, Plott

Naes: 0 Absent: Thomas, Williams

DEPARTMENT REPORTS:

A. INTERIM VILLAGE  
ADMINISTRATOR

Chief Welsh noted if needed John Donahue could be reached by cell phone, and complimented all departments working together during the snow storm today.

B. FINANCE

No Report

C. POLICE:

Chief Smith addressed the Board seeking authorization to order two squad cars to replace the ones we have.

Mayor Maggio requested a motion to order two cars from Currie Motors Ford the State of Illinois bid award holder of Crown Victoria squad cars in an amount not to exceed \$44,000.

**Trustee Plott moved, seconded by Trustee Durkin approval to order two cars from Currie Motors Ford the State of Illinois bid award of Crown Victoria squad cars in an amount not to exceed \$44,000**

Trustee Barry asked in regards to purchasing of Impala's instead of the Crown Victoria's. Trustee Plott asked for reports for the Board in regards to the incidents on Sunset Drive.

Upon Roll Call: Ayes: 4 Naes: 0 Absent: 2

Ayes: Barry, Durkin, Nielsen, Plott

Naes: 0 Absent: Thomas, Williams

D. FIRE

Chief Welsh thanked everyone for the donations in regards to the Food, Toy & Clothing Drive. The items were delivered to CEDA and the Jones Center.

E. PUBLIC WORKS

No Report

F. BUILDING

Chief Welsh addressed the Board seeking approval of a Resolution approving a Lease of Village Property for a Cellular Communications Facility and explained the changes in the lease and concerns of the Zoning Board.

**Trustee Durkin moved, seconded by Trustee Plott approval of Lease of Village Property for a Cellular Communications Facility**

Upon Roll Call: Ayes: 4 Naes: 0 Absent: 2

Ayes: Barry, Durkin, Nielsen, Plott

Naes: 0 Absent: Thomas, Williams

Mayor Maggio requested a motion for approval of an Ordinance Granting a Special Use Permit to allow the Installation of a Cellular Communications Facility on a Village Owned Water Tank and Nearby Property

**Trustee Durkin moved, seconded by Trustee Barry approval of an Ordinance Granting a Special Use Permit to allow the Installation of a Cellular Communications Facility on a Village Owned Water Tank and Nearby Property (Verizon)**

Upon Roll Call: Ayes: 4 Naes: 0 Absent: 2

Ayes: Barry, Durkin, Nielsen, Plott

Naes: 0 Absent: Thomas, Williams

G. GLENWOODIE

No Report

H. PARK PROGRAMS

Trustee Nielsen thanked Leon Fields and Cathie Marcinski for Christmas in the Park and noted it was a big success.

NEW BUSINESS:

No Report

OLD BUSINESS:

**Trustee Barry, seconded by Trustee Plott approval to table Village Administrator**

Upon Roll Call: Ayes: 4 Naes: 0 Absent: 2

Ayes: Barry, Durkin, Nielsen, Plott

Naes: 0 Absent: Thomas, Williams

**Trustee Durkin moved, seconded by Trustee Nielsen approval of the Reconsideration of a Resolution approving the First Amendment to the Site Redevelopment Agreement between the Village of Glenwood and Glenwood**

**Revitalization Partners, LLC and override of Mayor's Veto**

Upon Roll Call: Ayes: 4 Naes: 0 Absent: 2

Ayes: Barry, Durkin, Nielsen, Plott

Naes: 0 Absent: Thomas, Williams

**Trustee Durkin moved, seconded by Trustee Nielsen approval to override the Mayor's veto on said First Amendment to the Site Redevelopment Agreement**

Trustee Durkin noted he had a short comment in regards to this, and stated today we are reconsidering the veto on the First Amendment of the Site Redevelopment Agreement between the Village of Glenwood and Glenwood Revitalization Partners. One of your original veto arguments was the lack of compensation for all revenues at Glenwoodie due to the impact on golf operations, another is a lack of up front payments to the Village of Glenwood. We have amended the agreement to address the issue of lost revenue in this amendment. All lost revenue will be recaptured by the Village, there is no cap on payments in the amount to the Village. This change was implemented due to your veto comments that was a very good idea and we were excited to be able to get that in this Redevelopment Agreement. The issue on the lack of up front payments leaves me confused, when I consider a couple of points, first where was the input from your office during the amendment process, and second what were the up front payments to the Village during the negotiations with Lincoln Way Builders when that contract was signed in 2003 to 2005. I got some old Board minutes here on the 17th of June 2003 the Village of Glenwood voted to accept an ordinance authorizing a Redevelopment Agreement with Lincoln Way Builders, both Ron Clark and I were absent from that meeting the ordinance stated we were using the statute for the transfer of the real estate verse using our Home Rule authority which means five trustees were needed for the vote. I brought this matter to the Board and was ignored. On the 17th of May 2005 the Village again visited this issue and the vote was 6 to 0 in favor of the agreement with Lincoln Way Builders. I've looked at the agreement and find nothing that would indicate an up front payment to the Village. I did notice up front payments from the Village in the following instances; completion of water and sewer mains including a lift station to the property \$900,000; demolition and construction of the maintenance facility offsite at a cost of approximately \$600,000; payment of all engineering and inspection fees at a cost of approximately \$200,000; loss of land containing both the driving

range and clubhouse. The driving range revenue varies, but it does account for between \$60,000 to \$90,000 per year in revenue. Replacement of the clubhouse facility which was estimated in 2005 dollars at \$2.4 million dollars. Now we are confronted with the cost of \$300,000 to buy out of the agreement of the 17th of May 2005. This is the only up front cost born by the Village of Glenwood except for the engineering and legal cost born to date. Total cost of the Village of almost \$1.7 million up front monies, with long term liability, that is significantly more than the \$300,000 that we have committed up front with this redevelopment agreement in the amendment. Now what did the Village of Glenwood gain from the original agreement with Lincoln Way Builders \$25,000 for each unit which includes the land and permit fees. This amendment with the Glenwood Revitalization Partners does not give the Village significant up front payments. We do however receive access to a large in fill development site and maintain previously negotiated rights. Had the Mayors office been involved in the process of negotiations her concerns could have been addressed prior to the vote on the contract. Her absence from the negotiation process confirms her lack of desire to pursue the best interest of the Village of Glenwood by using the veto power given by the statute. She has washed her hands in the matter that was first brought to the Board by her office. We inherited this process from the office of the Mayor following the election of 2007. The Mayor's inability to sit down with either Mr. Bramanti or Kevin Welsh to work on a negotiation process leaves her with only a veto as input. I believe the citizens of Glenwood deserve more from their Mayor. When elected we were obligated to sit down and discuss the benefits and liabilities of a multitude of issues facing in the Village together, the lack of an administrator being seated following the resignation of Joe Christofanelli left the Village in a very weak position. When elected in 2007 I was dismayed at the conditions found inside the Village Hall. The Mayor's office reluctance to work with this Board in bringing qualified candidates to fill vacant positions left us with little options. We've proceeded with caution and expert legal advice and believe that this redevelopment agreement is a good one. I can't imagine why a contract you supported along with your Board that provided no up front payments is acceptable and this is not. I can't understand why a contract you supported along with your Board that payed out \$2 million in incentives is acceptable , but this is not. I can't see why the buy out of the agreement with Lincoln Way Builders isn't a veto message of itself since that contract was so special. Were details to that agreement kept from the entire Board, was the Board aware prior to voting that they were accepting liability for a new club house. You see all the cost liabilities and benefits of this

agreement with Walsh and Glenwood Revitalization Partners has all been discussed openly. It's been discussed for well over two years. No one has a reasonable excuse to state they were excluded from the discussion of any of the negotiating on any of this including you. You can sue us, you can veto us, you can ignore us, but we're not going to go away. We will continue to pursue what is best for the citizens of Glenwood, and you can become a part of the process or keep vetoing, either way it is up to you. Now a little postscript on something that came up in our trying to hire a Village Administrator. We are experiencing quite a bit of difficulty with the employment contract with a Village Administrator because of the fact that the Mayor's Office has initiated the law suit against the Board of Trustees and the Village of Glenwood, and the candidate that the Board has selected is reluctant to enter into a contract because of the law suit which would make if the ordinances were overturned would make the contract null and void and the vetoes, and all of this is read by everyone on the outside that look for these jobs. They read this agenda, they read the minutes, and I'm really surprised that we've gotten this far in the process with what's out there on what's going on here. If you're going to veto something at least be involved in the negotiations so that you can state in your veto that I was a part of the negotiation and this was a point I insisted on in the negotiation and that I am now vetoing because that point was not in the contract, not because you locked the door to your office, and well I don't like this agreement so I'm going to veto it.

Upon Roll Call: Ayes: 4 Naes: 0 Absent: 2

Ayes: Barry, Durkin, Nielsen, Plott

Naes: 0 Absent: Thomas. Williams

**Trustee Durkin moved, seconded by Trustee Barry approval to table Part Time Employee Scholarship Program**

Upon Roll Call: Ayes: 4 Naes: 0 Absent: 2

Ayes: Barry, Durkin, Nielsen, Plott

Naes: 0 Absent: Thomas, Williams

OPEN TO PUBLIC:

No one wished to address the Board.

Board Meeting  
December 16, 2008  
Page 8

Mayor Maggio requested a motion to adjourn at 7:05 pm.

ADJOURNMENT:

**Trustee Barry moved, seconded by Trustee Plott approval to adjourn meeting at 7:05 pm.**

Upon Roll Call: Ayes: 4 Naes: 0 Absent: 2

Ayes: Barry, Durkin, Nielsen, Plott

Naes: 0 Absent: Thomas, Williams

Meeting adjourned at 7:05 pm.

S E A L

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Linda Frank, Village Clerk