

MINUTES OF THE REGULAR BOARD MEETING  
OF THE PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF GLENWOOD, COOK COUNTY, ILLINOIS  
HELD AT THE MUNICIPAL BUILDING ON MARCH 6, 2018

The March 6, 2018 Regular Board Meeting was called to order at 7:00 PM by Village President Ronald J. Gardiner who led the audience in the Pledge of Allegiance.

**ROLL CALL:** Upon Roll Call by Village Clerk **Dion D Lynch**, the following Trustees responded: **Beckman, Clark, Styles, Slaughter, Washington**

**ALSO IN ATTENDANCE:** **John Donahue**, Village Attorney; **Chief Kevin Welsh** ;Fire Department ;**Patrick McAnaney**, Public Works; **Phillip Robbins**, Glenwoodie; **Joanne Alexander**, Senior Center-Park Programs; **Linda Brunette**, Finance Director ;**Chief Demetrious Cook**, Police Department.

**PRESENTATION OF MINUTES:** **Motion to approve the February 20, 2018 Regular Board Meeting Minutes.**

**Trustee Styles** moved; **Second by Trustee Washington** to accept to motion as presented.

**Discussion:** No Discussion

**Upon Roll Call:** Ayes: 5 Naes: 0 Recues: 0 Absent: 1 Abstain: 0

**Ayes:** Beckman, Clark, Slaughter, Styles, Washington

**Naes:** 0

**Recues:** 0

**Absent:** Winston

**Abstain:** 0

**Motion Approved:** Yes

**TREASURER'S REPORT:** 1). **Motion to approve Bills Payable as presented by the Village Finance Director Linda Brunette.**

**Corporate Fund:** \$151,946.73; **MFT:** \$14,029.16; **Sewer & Water** \$47,302.27; **TIF Glenwood Plaza:** \$ 24,324.42; **Glenwoodie Golf Course:** \$26,472.22

**TOTAL ALL FUNDS:** \$264,074.80

**Trustee:** **Clark** moved; **Second by Trustee Styles** accept the Motion as read.

**Discussion:** **Trustee Washington** stated, **Patton Property Group** was paid \$3,048.00 sales tax rebate what was that for? **Director Brunette** stated, that's the economic agreement, that's been in effect since 2011 which goes through 10 after the last property is rented. **Trustee Washington** also stated, this is a charge for Princeton

Builders for \$22,068.00, what is that for.? **Chief Welsh** replied, that was for the Burger King generator.

**Upon Roll Call:** Ayes: 5 Naes: 0 Recues: 0 Absent: 1 Abstain: 0

**Ayes:** Beckman, Clark, Slaughter, Styles, Washington

**Naes:** 0

**Recues:** 0

**Absent:** Winston

**Abstain:** 0

**Motion Approved:** Yes

2) **Motion to approve Payroll as of the date, March 2, 2018 as presented by the Finance Director Linda Brunette.**

**Corporate:** \$108,540.00; **Glenwoodie:** \$14,808.00; **Sewer & Water:** \$15,974.00

**OVERTIME:** **Police:** \$5,715.00(1,149.00 of **Police Overtime** reimbursable); **Sewer & Water:** \$ 1,743.00; **Paid-on-Call Firefighters** \$28,237.00

**TOTAL PAYROLL:** \$175,017.00

**Trustee:** Beckman moved; **Second by Trustee Washington** to accept the Motion as presented.

**Discussion:** No Discussion

**Upon Roll Call:** Ayes:5 Naes:0 Recues:0 Absent:1 Abstain: 0

**Ayes:** Beckman, Clark, Slaughter, Styles, Washington

**Naes:** 0

**Recues:** 0

**Absent:** Winston

**Abstain:** 0

**Motion Approved:** Yes

**OPEN TO THE PUBLIC:**

**Harold Dawson**

Inquired about status of his personal offer on the Burger King.

**Nathan Wright**

Owner of former Busy Bee. Wants community support in revitalizing current site. With the thought of a Boat storage facility.

**Trustee Winston arrived at 7:15pm**

**COMMUNICATIONS:**

**MAYOR'S OFFICE:**

1. **Approval of amended Redevelopment Agreement between Village of Glenwood, Cook County, Illinois and Ralph Edgar and J. Wynsma Properties LLC.**

**Trustee:** Beckman moved; **Second by Trustee Clark** to accept the Motion as presented.

**Discussion:** **Trustee Styles** asked, in the event the developer does not get a Class 8, were going to arrange some kind of a rebate program? **Attorney Donahue** replied, the County is currently changing its Class 8 process. Which will essential make it very hard for the South Suburbs to attract new business. If the Class 8 becomes unavailable, they are asking for TIF assistance for their eligible TIF cost that is essentially the same value of the Class 8 would have been.

**Trustee Slaughter** asked, Ralph Edgar wants something similar to Class 8, TIF incentives the property itself. The Village absorbs the cost of the tear downs, the infrastructure and we still have the debt of the loan. **Attorney Donahue** replied, you're incorrect, it's not a Class 8 and TIF assistance it's one or the other. If the Class 8 is unavailable he could potentially receive TIF incentives not to exceed the value of what he would have received had the Class 8 been available.

**Trustee Washington** asked, Have we figured what we can expect in tax revenue, considering we are heavily leveraged with Class 8 within that TIF. **Attorney Donahue** replied, I completed a number of spread sheets on how to pay off the loan, while completing the spread sheets I knew Walmart was leaving so I included NO assistance from the Walmart or Walmart TIF. Now that we have U-Haul there we are generating more tax increment than I include din my spreadsheet because I knew Walmart was leaving. **Chief Welsh** replied, all TIF are what that PIN produces, only 75% of that increment is created. **Trustee Washington** stated, we need to see that analysis each time we are presented with this type of decision.

**Trustee Winston** asked, When Mr. Edgar was here, he told us he wasn't interested in getting any TIF assistance, now it looks like he's trying to get TIF dollars. When did this agreement change? **Mayor Gardiner** replied, his concern is the pending changes to the Class 8 incentive. **Trustee Winston** then asked, I was under the impression he was doing this project in pieces, we were not giving him all the pins at once. This agreement looks like we are now rolling the pins all into one which gives them to him all at once. **Attorney Donahue** stated, the pins have always been the same as they were before. **Trustee Winston** also asked, it seems like there are a lot of entanglements preventing us from moving forward, how do we move forward? I would like to see a motion to table.

**Trustee Styles** asked, with the anytime fitness building I thought we were constructing a 6,000 square feet building, it's my understanding it will now be a 9,000 square feet building for Glenstead Hospital? **Attorney Donahue** replied, he has increased the size of the building for that reason.

**Trustee Winston** motioned to table, **Trustee Washington** Second the motion.

**Discussion:** No Discussion

**Upon Roll Call:** Ayes:3 Naes:4 Recues:0 Absent:0 Abstain: 0

**Ayes:** Slaughter, Washington, Winston

**Naes:** Beckman, Clark, Styles, Mayor Gardiner

**Recues:** 0

**Absent:** 0

**Abstain:** 0

**Motion Approved:** No

## **2. Approval of amended Redevelopment Agreement between Village of Glenwood, Cook County, Illinois and Ralph Edgar and J. Wynsma Properties LLC.**

**Trustee: Beckman** moved; **Second by Trustee Clark** to accept the Motion as presented.

**Discussion:** **Trustee Washington** stated, she is saying no because I think we need to see financials, I'm not against the project; I believe we need to see financials first. We need clarity on what the Class 8 are going to do. **Trustee Beckman** stated, can we get **Trustee Washington** the financials. **Director Brunette** replied, all Trustees can get a

copy. It would be the same information that was provided to you in the last Board meeting packet. **Chief Welsh** stated, we will go by individual PIN illustrating projections and last year performance.

**Upon Roll Call:** Ayes:4 Naes:3 Recues:0 Absent:0 Abstain: 0

**Ayes:** Beckman, Clark, Styles, Mayor Gardiner

**Naes:** Slaughter, Washington, Winston

**Recues:** 0

**Absent:** 0

**Abstain:** 0

**Motion Approved:** Yes

**1. Consideration of letter of intent (LOI) regarding Lincoln Crossings**

**Discussion:** Attorney Donahue stated, because the previous motion was passed, there is no need to take action on this item.

**2. Appointments**

**Trustee Washington** moved to table, **Trustee Styles** Second the motion.

**Discussion:** **Trustee Winston** asked that we are made aware of whom the appointments are prior to Board meetings. **Mayor Gardiner** replied, you will have that information for the next meeting, that is the reason I am tabling, to give everyone notice.

**Upon Roll Call:** Ayes:6 Naes:4 Recues:0 Absent:0 Abstain: 0

**Ayes:** Beckman, Clark, Slaughter, Styles, Washington, Winston

**Naes:** 0

**Recues:** 0

**Absent:** 0

**Abstain:** 0

**Motion Approved:** Yes

**ATTORNEY'S REPORT:**

**No Report**

**(Acting) VILLAGE ADMINISTRATOR:**

**Approval of a Redevelopment Agreement between Village of Glenwood and Proviso Petroleum Company.**

**Trustee: Slaughter moved; Second by Trustee Clark to accept the Motion as presented.**

**Discussion: Trustee Styles** asked, how does it make since to give 2,000 sq. feet and give away 13,000 sq. feet and \$30,000.00 what's the \$30,000.00 for? **Attorney Donahue** stated, the property he is getting is the property we were going to give to our developer; the \$30,000.00 is numeration form the property we are obtaining from him, benefit of having the covenants released, benefit of the extra work he will have to do on his property. **Trustee Washington** stated, this is another Class 8 property that's also no sales tax form the property. **Chief Welsh** replied, the Class 8 is to MB Bank. **Attorney Donahue** stated, even if the building stays the same it will always be a negative tax increment producer. What I can do is contact the tax extension office, to wall that property off so it won't be a negative draw on the rest of our TIF district.

**Upon Roll Call: Ayes:4 Naes:3 Recues:0 Absent:0 Abstain: 0**

**Ayes: Beckman, Clark, Slaughter, Mayor Gardiner**

**Naes: Styles, Washington, Winston**

**Recues: 0**

**Absent: 0**

**Abstain: 0**

**Motion Approved: Yes**

**Chief Welsh** provided an update from speaking with the Home owners of the four houses on Park Drive. There have been multiple conversations. House next to park has been removed from bankruptcy, the other young lady I believe we will have an agreement soon, the last house I am awaiting the home owner to return form vacation.

**ENGINEER'S REPORT:**

**Approval of a Resolution of Support "Invest in Cook" Grant Application Cook County Department of Transportation and Highways –Call for Projects FY 2018**

**Trustee: Clark moved; Second by Trustee Winston to accept the Motion as presented.**

**Discussion: Trustee Winston** stated, I don't think we took any action on the bridge, so Mr. Donahue, do we need to suspend the original motion? **Engineer Shilling** replied,

there was an agreement with IDOT that the Village would take those Bridges. I can try to find it, and I will get that information to you.

**Trustee Slaughter** stated, I sent an email requesting donation for one of the benches. Any updates? I do not have a update, while I'm not the Owner I can't provide an answer, but it is on their desk.

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

**Ayes:** Beckman, Clark, Slaughter, Styles, Washington, Winston

**Naes:** 0

**Recues:** 0

**Absent:** 0

**Abstain:** 0

**Motion Approved:** Yes

**FINANCE:**

**No Report-**

**Trustee Winston** asked, Is there currently a recommendation from the Finance committee to go on a spending freeze. **Chief Welsh** stated no, we are not and I have not seen anything of the same. **Director Brunette** stated, I believe the Chairman will speak to the Mayor regarding that. **Trustee Winston** also asked about Patton property group sales rebate. **Director Brunette** replied, that's the economic agreement, that's been in effect since 2011 which goes through 10 after the last property is rented. **Trustee Winston** also asked, when we do board ups, do we get reimbursed through Insurance. **Chief Welsh** stated, we issue a red card. The red card turns into a citation then it gets place don property billing. **Trustee Winston** also asked the \$1,800.00 donation to PADS. Did that need to be approved by the Board? **Director Brunette** stated, it comes from the resident's water bill, what they decide to round up we send them a check annually.

**POLICE:**

**Chief Cook** stated, We has completed its crime mapping and its up and running. 3 Trustees were invited to try it out. \$5,715.00 in overtime \$1,149 of those dollars are reimbursable. We are still down 3 officers which generate overtime US Marshall have asked to utilize one 1 officer to assist with sex offenders. Police Dept. sold 5 cars, reducing our insurance cost.

**Trustee Washington** asked, how many vacancies does he have? **Chief Cook** replied, 4 **Trustee Washington** asked,

the amount of overtime were paying, is it equivalent to a full time person. Chief Cook replied, we would have to look the numbers. **Trustee Washington** stated We need to quantify your overtime, to determine if we should actually fill the positions to help cut over time. **Trustee Slaughter** thanked Chief Cook for the crime map demonstration.

**Trustee Winston** asked is there any way that the Board could have a monthly report from the officer that are working on special task force, his activities. **Chief Cook** replied, a lot of his action are not to be public knowledge because of the secret operations he is assigned, he fill out a time sheet every month, and I regularly check that to identify any anomalies. **Trustee Winston** asked when was the last time the intergovernmental agreement was looked at by the Board. Chief Cook replied 1980. **Trustee Winston** asked is there any way we can relook at the agreement. **Chief Cook** replied, what do you want to do with that? **Trustee Winston** replied, I don't know. A lot of things have changed since 1980, maybe we can look at ways to help the Village. **Chief Cook** replied there are a lot of things you don't understand about Law Enforcement and the intergovernmental agreement. I can educate you on those things; it's the same across the board with everyone. We are currently looking at the intergovernmental agreement to the Villages absorbing legal cost for people involved in task force in their town. The intergovernmental agreement does not work on an individual basis. **Trustee Winston** asked, can the Board have a copy of the Intergovernmental agreement? Chief Cook replied the Board has had a copy for 30 years, it's in Brenda office.

**FIRE BUILDING:**

**Chief Welsh** stated, the request has been to ensure inspectional team is in full force and has been out there. In February, we responded to 116 incidents 83 emergency medical call, 33 fire related. Average response time of 2.8 minutes.

**Trustee Winston** asked, I've noticed our ambulance in other towns. Do we agreements with them? **Chief Welsh** replied I would have to know specifics, but we do considerable auto aids to other communities. We garnish transport fees if our assistance is needed by that city.

**PUBLIC WORKS:**

Working on water main valves for the contractors at the plaza, also we are working on section storm sewer on Roberts that we noticed caused heavy flooding during the storms. As weather allows we will be working on Pot holes.

**GLENWOODIE:**

**Phil Robbins** stated, flood water have been cleared.

**SENIOR/PARK PROGRAMS:**

**JoAnne Alexander** stated, Mr. Moffatt has been selected for the honor flight in July. As we get closer, I will be requesting things from the residents and Trustees. Date changed from April 7 to April 28.

**NEW BUSINESS:**

**Trustee Slaughter** asked, are we aware of the Cook County prevailing wage incentive amendment. **Mayor Gardiner** replied, yes that's what we were talking about earlier, the living wage. Will anyone be meeting with President Preckwinkle on Friday? **Chief Welsh** replied, the Mayor and I are both signed up.

**Trustee Winston** stated, I would like to see a motion taken, for next meeting. I would like to have field ready for the season. **Mayor Gardiner** replied, we will put it in the budget.

**Trustee Washington** asked, David is there any street light grants available? **The Village Engineer** responded there is an ongoing program through ComEd that will give a rebate if you retro fit your street light to LED.

**OLD BUSINESS:**

**1. Approval of a Redevelopment Agreement between Village of Glenwood, Cook County, Illinois and Among Friends Day Care, Inc.**

**Trustee: Beckman** moved; Second by **Trustee Styles** to accept the Motion as read.

**Discussion:** **Trustee Styles** asked, there is no prohibition of among friends selling the day after the take possession of title. Secondly, there is no requirement for them to stay open for any period of time. **Attorney Donahue** stated, they are committed to spending \$700,075.00 if they sell it, will still be on tax rolls. **Trustee Washington** asked what the value of building is. **Chief Welsh** stated in 2014 we purchased it for \$140,000.00. **Attorney Donahue** stated the language (section 7.2D) says they have to continue to operate as the daycare to receive anything. **Trustee Slaughter** asked, I just want to confirm. The Village will be paying Ms. Commodore from the Village TIF funds? **Chief Welsh** replied yes, and then it would be her obligation to get her and La'Shone out of debt.

**Trustee Winston** asked, when is the last time we have done an appraisal on this property. **Chief Welsh** replied, 6/25/2012 I believe, I can't answer definitively. **Trustee Winston** asked, should we do an appraisal on this property? **Chief Welsh** asked, are you asking for my opinion? If so, No we shouldn't. **Trustee Winston** also asked, under 7.5 is there a possibility to put dates in to do the follow up inspection. **Chief Welsh** replied, inspections occur once they provide building construction plans. **Trustee Washington** asked, they will be reimbursed 60% Of their expense. **Chief Welsh** replied, at a maximum of 75% of increment they generate in their tax bill each year.

**Upon Roll Call:** Ayes:4 Naes:3 Recues:0 Absent:0 Abstain: 0

**Ayes:** Beckman, Clark, Styles, Mayor Gardiner

**Naes:** Slaughter, Washington, Winston

**Recues:** 0

**Absent:** 0

**Abstain:** 0

**Motion Approved:** Yes

**2. Approval of a Lease Termination and Release Agreement for the Learning Corner.**

**Trustee:** Styles moved; **Second by Trustee Clark** to accept the Motion as presented.

**Discussion:** No Discussion

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

**Ayes:** Beckman, Clark, Slaughter, Styles, Washington, Winston

**Naes:** 0

**Recues:** 0

**Absent:** 0

**Abstain:** 0

**Motion Approved:** Yes

**3. Authorization for additional demolition at the Lincoln Crossing Development**

**No Motion made. Motion dies.**

**Trustee Washington** asked, if the Trustees reviewed the Survey? **Mayor Gardiner** asked that Trustee review the survey and get a response back to Village within a day or two. Town Hall meeting will be April 18 2018. She also asked that we set a review deadline of this Friday for the Survey.

**Trustee Slaughter** asked, we were supposed to reconvene in two months to review closed session minutes, so far no one has communicated a time to review. **Mayor Gardiner** periled, they don't have to be reviewed collectively, you can go to the Village hall and review at any time. She also asked for an update on the Village Administrator position?

**Mayor Gardiner** replied, we have 11 resumes, I'm reviewing now.

**OPEN TO THE PUBLIC:**

**Christine Duvachelle**

1. Announced home owners meeting time and date.
2. Expressed concern about pot holes on Arizona and Strieff.

**Debra Birmingham**

1. Commended Chief Cook for all his hard work and success as Chief of police.
2. Concerned about the lack of discussion related to tax dollars going to developer with no sight of prospects present.
3. Encouraged Trustees to use microphones so they can be heard.

**Harold Dawson**

1. Asked that the Trustees want more for the benefit of the Village.

**Ed Hadnott**

1. Is it possible to make financial decisions without financial information?
2. U-Haul should have produced income now and income projections.
3. Why isn't there a Trustee as a liaison for the Economic Development Committee Meeting?
4. He would like the Board to give thumbs up or down and will decide to release tapes if they should be released, and if you decide not to I would like to know why.

**MOTION TO ADJOURN:**

**Motion to adjourn the March 6, 2018 Regular Board Meeting.**

**Trustee: Styles** moved; **Second by Trustee Washington** to accept the Motion as presented.

**Discussion:** No Discussion

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

**Ayes:** Beckman, Clark, Slaughter, Styles, Washington, Winston

**Naes:** 0

**Recues:** 0

**Absent:** 0

**Abstain:** 0

**Motion Approved:** Yes

**ADJOURNMENT:**

The March 6, 2018 Regular Board Meeting adjourned at  
9:00 PM.



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Dion Lynch, Village Clerk

