

MINUTES OF THE REGULAR BOARD MEETING
OF THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF GLENWOOD, COOK COUNTY, ILLINOIS
HELD AT THE VILLAGE HALL SEPTEMBER 1, 2020

The September 1, 2020 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 Lynch**, the following Trustees responded: **Beckman, Clark, Dawson, Hadnott, Styles, Winston**

ALSO IN ATTENDANCE: **Brian Mitchell**, Village Administrator; **John Donahue**, Village Attorney; **Chief Kevin Welsh** Fire/Building; Finance Director, **Linda Brunette**; **JoAnne Alexander**; Senior Center Park Programs; **Toleda Hart**, Village Treasurer; Police Chief **Derek Peddycord**; **Dave Shilling**, Village Engineer; **Phillip Robbins**, Glenwoodie.

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

Corporate Fund: \$293,541.74; **Water Account** \$30,222.31; **MFT** \$716.60; **TIF Halstead South** \$ 23,518.08; **Glenwoodie Golf Course:** \$41,877.20

TOTAL ALL FUNDS: \$389,875.93

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

Discussion:

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

Ayes: Beckman, Clark, Dawson, Hadnott, Winston, Styles

Naes:0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

2) **Motion to Approve Payroll as of the date, August 28, 2020 as presented by the Director Brunette**

Corporate: \$107,824.00; **Glenwoodie:** \$24,928.00 **Sewer & Water:** \$15,053.00; **Elected Positions**

OVERTIME: Police: \$6,857.00 (\$1,839.00 of Police Overtime reimbursable); **Sewer & Water:** \$781.00; **Public Works** \$421.00.00; **TOTAL PAYROLL:** \$161,697.00

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, Dawson, Hadnott, Styles, Winston

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

OPEN TO THE PUBLIC:

No One Approached

COMMUNICATIONS:

MAYOR'S OFFICE:

1) **Appointments-Official Swearing in of Commissioner James Minx.**

2) **Official Swearing-in of Commissioner Anthony Newsome.**

Plaza Update-

Maurice Williams indicated, toured the existing Laundry Building to check on renovation progress and made recommendations for marketing it for sale and or for lease. Following up on contacts from an e-blast to cover 1,700 brokers on the CREXi & Costar/LoopNet marketing platforms about the Plaza.

Managed the negotiation of an LOI for a new restaurant to come to the Plaza a Bre Pub 1,500 sf tenant space that has been put on hold by the Developer.

Prospect list of 12 grocers to about 3 grocers in which we are continuing active discussions. Actively talking with two medical users who are looking to use the space.

Trustee Hadnott asked, what price per sq. foot are you looking at? Maurice Williams replied, we have not gathered the specific amount but roughly I would say anywhere from \$16-21 dollars square foot, vanilla box. **Trustee** Dawson asked, why haven't we moved forward and explored these other options and possibilities to be able to market the property on our own or with someone else. **Mayor** Gardiner replied, we are not exclusive we can look at someone else.

ATTORNEY REPORT

Approval of an Amendment to the Redevelopment Agreement between the Tuffli Family Foundation and the Village of Glenwood and a Related Promissory Note and Mortgage.

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

Discussion Trustee Winston asked, how much is this going to cost us? How much do we owe left on this project? **Attorney** Donahue replied, we don't owe them anything. This goes back to 2013 when the Village purchased the property from the previous owner because we wanted to keep them and also we used the mortgage as such means to do that. They were given certain metrics, each year if those metrics are met, the loan would begin to be forgiven. They met all the requirements from 2015-2018 following that. In 2018 the Baker Company and LLC of Tuffli were purchased by United Rentals. **Trustee** Winston asked, what will be forgoing? **Chief** Welsh replied, nothing we are allowing them to extend the term out. The first year 2018-2019, Tuffli was not aware that there was not enough Employees, at Baker Corp. So we did not allow that forgiveness for that year, in 2019-2020, they did not even submit because they knew they didn't have the appropriate number of Employees. So there is a two year gap in the middle. The suggestion is we take that two year gap tack it on the backside. However, the way the agreement was written, there was a 4% interest payment. Due to us, the remaining mortgage balance is tracked through the mortgage. We conducted periodic spot checking and received two certified letters from Attorney as an attestation to the Company having appropriate number of Employees. Over the last two years we can say they have not maintained the appropriate number of Glenwood Residents for Employment, they are on a triple net lease.

Trustee Hadnott asked, did Morrison pay any rent? Chief Welsh replied, Morrison paid rent to United Rental, paid their lease to Tuffli foundation. **Trustee** Hadnott asked, so Tuffli made money this last year right? **Chief** Welsh replied, I don't know who made money. Morrison does not have a triple net least with United Rental. United Rental has a triple net lease with Tuffli. **Trustee** Hadnott asked, we need a solution for Morrison, **Chief** Welsh replied, I hope to have a solution for the Morrison issue in hopefully 30 days.

Trustee Hadnott asked, I would like to be involved before it comes to the Board. Perhaps a progress report, so we are more prepared to vote.

Trustee Dawson stated, we need to have standard business practices. My question is when are we going to do things, they defaulted; we want to make a concession. If you say there is no cash implication, that's false. If we don't give it to them, we will lose them. Let's give them one extra year and they eat the Attorney fees. **Trustee** Winston stated we need to not only look at selling the property but leasing also to generate some income.

Trustee Dawson motioned that "we" do one year, they sacrifice one year, as well as pay Attorney fees.

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

Ayes: Beckman, Clark, Hadnott, Styles

Naes: Dawson, Winston

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: YES

Approval of a Modification of the Mortgage for the property commonly known as 537 W. 159th Street.

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

Discussion:

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

Ayes: Beckman, Dawson, Hadnott, Winston

Naes: Clark, Styles

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: YES

Transfer of Property at 149 W Main.

Trustee: Winston moved; **Second by Trustee** Hadnott to accept the Motion as read.

Discussion: Trustee No Discussion

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

Ayes: Beckman, Clark, Dawson, Hadnott, Styles, Winston

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: YES

VILLAGE ADMINISTRATOR:

An Ordinance amending Section 106-167 of the Village of Glenwood Code of Ordinance in order to revise the due date for Water Bills issued for the period from March 1 2020 through August 31 2020

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

Discussion: Trustee Winston stated, I am confused we initially started with 10% on late fees for the water bill then we switched to \$35.00 now its 10% or \$35 dollars. We could do both why can't we now. VA Mitchell stated, the challenge now is, they have to go into the computer and tell it to either do 10% or \$35.00. **Trustee** Winston stated, I don't think we should penalize the Residents because the software is not intuitive, we need to fix software. **VA Mitchell** stated, we need to do a software update. I will come back to you with a cost from our Vendor if they can update it, if now we will have to research different alternatives. **Trustee** Dawson asked, **Trustee** Beckman if he would be willing to amend his motion so that late fees would be waived another month.

Trustee Beckman moved; Second by **Styles** to accept the motion.

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

Ayes: Beckman, Clark, Dawson, Hadnott, Styles, Winston

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: YES

ENGINEER'S REPORT:

Eng. Shilling stated, I checked with ESRY. If the Village decides to have their own GIS system it would be \$500 per user, per year. Any number of people can use this, we recommend and municipality that has it to have to user accounts.

FINANCE:

Director Brunette-No updates other than the reports that were set out. We are currently finalizing reimbursement items for the C.A.R.E.S. ACT.

POLICE:

Chief Peddycord admonished Residents to watch for unemployment scams as well as identity thefts. He also stated Officers are increasing efforts to deter speeding, and remove abandoned cars. He stated enforcement of Vehicle stickers have begun. He also encouraged Residents to call when they witness illegal or troublesome activity.-**Trustee** Clark asked, noticed in surrounding suburbs Youth are walking around properties, checking car door. Brazing attempts to burglarize property.

FIRE BUILDING:

Approval of Interior Demolition for the property located at 18419-18441 S Halstead (waive informalities) Award Bid to -Healy Construction Services \$51,076.97

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

Discussion: No Discussion

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

Ayes: Beckman, Clark, Hadnott, Styles, Winston

Naes: Dawson

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: YES

PUBLIC WORKS:

VA Mitchell, We do have a person in charge of the Crews. We also have someone overseeing the Administrative side both of whom are overseen by me. There is a posting up but applications have been slow to come in. Crews will continue to be out in the community. Trucks have begun preparing for winter snow fall. Lastly they have continued to patch roads, tree trimming, as well as jetting of sanitary and storm sewers.

GLENWOODIE: **Phil Robbins**-Provided Glenwoodie golf rounds up date, reminded public about the upcoming fish fry.

SENIOR/PARK PROGRAMS: Field House are still not being used, received continual calls about potential reservations. Vehicle stickers are being purchased; we are down on sales from last year. Shredding event with Commissioner Miller was successful.

NEW BUSINESS: **Trustee Hadnott**, I would be willing to provide an analysis on the old theater property as I have done before with the Plaza if that is ok? Mayor Gardiner replied that would be fantastic. He also stated he attended a staff meeting in August, where he noticed the Dept. Heads had time to speak on the agenda. He then asked if we could do something similar for the Trustees for the Board meeting agenda.

OLD BUSINESS: **Trustee Winston** thanked VA Mitchell, Fire Chief and Police Chief as well as the Residents for attending the Taste of Glenwood. **Trustee Hadnott** asked when can we do you survey again? **Trustee Dawson** asked can we do survey Monkey, he also asked can we print it on the water bill. **Director Brunette** replied, that would be up to the Board. **Trustee Beckman** stated, he agrees we should continue the survey, gives the Residents a chance to voice their opinions. **V.A. Mitchell** stated, I recommend we do a suggestion box in addition to the survey. **Trustee Winston** asked, when will Technology be coming back? **V.A. Mitchell** stated, hopefully at the next Board meeting, they are working on some things to present to the Board.

OPEN TO THE PUBLIC:

Kelly Knowles

Suggested we do Zoom meetings for those that are unable to attend in person, additionally for those have fear of safety for Covid. Ms. Knowles also agreed we need to have a standard process in which we respond and execute things. She concluded by suggesting there be consideration given to implementing time limits, as it relates to open comment section.

Loretha Gray

Expressed her satisfaction for being present at tonight's Board Meeting. She also provided a brief overview of her background, offering her services to the Village as a Volunteer, where necessary.

Anthony Newsome

Expressed concern about how the Village is starting to look, in terms of property maintenance, abandoned houses and the Parks. He then expressed concern about the “traffic” at the gas station on “Glenwood-Lansing Rd.” inquired about potentially creating more strict Ordinances related to illegal sales, limited operating hours and fines for violations.

MOTION TO ADJOURN:

Motion to adjourn

Trustee: Styles Seconded **by Trustee** Dawson to accept the Motion as presented.

Discussion: No

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

Ayes: Beckman, Clark, Dawson, Hadnott, Styles, Winston

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

ADJOURNMENT: The September 1, 2020 Board Meeting adjourned at 9:30 PM.

Dion Lynch, Village Clerk