

**MINUTES OF THE SPECIAL BOARD MEETING OF THE TRUSTEES,  
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,  
ILLINOIS, HELD JANUARY 3, 2019**

The special meeting of the Board of Trustees, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 S. Oak Park Avenue, Tinley Park, IL on January 3, 2019. President Vandenberg called this meeting to order at 6:00 p.m. and led the Board and audience in the Pledge of Allegiance.

Present and responding to roll call were the following:

Village President:	Jacob C. Vandenberg
Village Clerk:	Kristin A. Thirion
Trustees:	Brian H. Younker Michael J. Pannitto Cynthia A. Berg William P. Brady Michael W. Glotz John A. Curran
Absent:	None
Also Present:	
Village Manager:	David Niemeyer
Village Attorney:	Patrick Connelly

At this time, President Vandenberg asked if anyone from the Staff would care to address the Board.

Dave Niemeyer stated that the Manager's Office had received comments regarding Hobby Lobby. He stated that Tinley Park store is not closing. Hobby Lobby is opening a store in Orland Park and this will not affect the Tinley Park locations.

Trustee Glotz motioned to move Item 4, the adoption of **RESOLUTION NUMBER 2019-R-001 APPROVING AN EXCLUSIVE NEGOTIATING RIGHTS AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND MELODY SQUARE, LLC** to Item 2 **RECEIVE COMMENTS FROM THE PUBLIC**. Due to lack of a second on this motion, President Vandenberg declared the motion dead.

Trustee Glotz motioned to extend public comment from four (4) minutes to six (6) minutes. Due to lack of a second on this motion, President Vandenberg declared the motion dead.

At this time, President Vandenberg asked if anyone from the Public would care to address the Board.

Adrienne Jasiczek commented on the Boards decision about amending the public comment rules for this meeting. She stated her concerns about the Board choosing a developer for the Tinley Park Mental Health Center (TPMHC) property too quickly. She feels the Village needs more information

on the property before moving forward.

Bill Brennan asked if there is an environmental attorney looking at this property. Mr. Niemeyer stated no. An NFR letter that will be part of any of the approvals on this. Mr. Brennan asked if the State would have any ramifications after the property is purchased. Will the state have to fund the cost of the cleanup of the property? Mr. Niemeyer noted we do not have a contract with the State. He stated the vote taking place at this meeting is for an agreement to start negotiations. This will show the State that the Village is serious about taking on this property and provide an offer from the State on the property. Mr. Brennan stated his concern about Melody Squares inexperience with this type of project and who will be responsible for the remediation of this land. He would like the Village to look at both developers.

Ed Column stated his concerns with developing too much residential on the TPMHC property. He would like other options look at for this property.

Diane Galante stated the following concerns including: health and safety issues that could be related to this property; environmental issues; wetlands on this property. She feels full remediation needs to be done on this property. She has concerns of who will be responsible for the wetlands and the cost of cleanup. She would like the Board to have a second reading on this agendas item and that this item is being rushed through. She also stated her disconcert about the order in which public comment appears on the agenda.

Nancy O'Connor stated her concerns about the Melody Square LLC timeline they have set forth in their proposal. She has concerns with their environmental and incentive proposal. She asked if there is a third party environmental firm. Mr. Niemeyer noted that another environmental study will need to be done. She then presented a solution to have this project could be set forth. She suggests a third party independent firm clean the land and sell it.

A concerned citizen stated her disconcert with the placement of public comment on this agenda. She also feels this agenda's item is being rushed through.

President Vandenberg stated project will be going before the Board many times and the public will have many opportunities to comment.

A concerned citizen stated her concerns with the environmental issues with this property and the amount of residential that is proposed for this development. She feels a sports facility may suit this property better.

Matt Coughlin stated concerns with the timing and urgency of this special Village Board meeting. Mr. Coughlin feels the Board should be negotiating with multiple developers. He is concerned with the vetting process for this development and the amount of residential being considered for this property. He also apprehensive about using TIF dollars to fund cleaning up this property.

Bob Forg feels the Village needs development. He would like to see members the Board, Staff and members of the public with expertise in this area be part of the negotiations. He wants to see a development that bring tax revenue into the Village.

A resident would like to see this project move forward and build something that the residents would

be proud of. Feels there will be plenty of oversight on the environmental cleanup.

Chris Cwik stated concerns about the election process. He stated concerns about transparency.

A resident stated concerned about the election process and concerns about snow plowing.

A citizen feels the agreement up for adoption is being rushed and should be reconsidered. He thinks there is too much residential being considered in Melody Squares development.

A resident stated her frustration with the placement of public comment on the agenda. She thinks the number of residences being considered in the development will have a negative impact on the schools.

A resident asked how this firm was chosen. Mr. Niemeyer stated a committee comprised of Trustees and staff reviewed the RFPs. He also would like the Board to consider moving Public Comment placement in order for the residents to hear what the Board has to say.

A resident noted the Board is voting on the negotiation process tonight and have multiple developers been considered. Feels the process has been transparent.

Jim Doyle stated concerns about the process taking so long and if the Village has been proactive. He feels the State should be responsible for cleaning up the property. He also is against hiring consultants.

Charles Melon has concerns about the environmental issues on the property. He feels the Village should sue the State to clean up the property.

A resident stated that he does not want to see the taxpayers have to pay for the environmental cleanup and would like to see the property cleaned up before securing a developer.

A citizen stated that she feels the Village should not enter into an agreement when there are so many unknowns. Mr. Niemeyer that this is the first step in a large process. The Village Attorney noted this agreement is for six (6) months. She stated her concerns about this item being one reading.

Motion was made by Trustee Berg, seconded by Trustee Younker, to adopt and place on file **RESOLUTION NUMBER 2019-R-001 APPROVING AN EXCLUSIVE NEGOTIATING RIGHTS AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND MELODY SQUARE, LLC**. In November of 2017, the Village Board conducted a search for a private development team to partner with in creating a development plan for the State-owned former Tinley Park Mental Health Center (MHC). Through a request for qualifications (RFQ) and a request for proposal (RFP) process, the Village Board identified three qualified development partners. To advance the development and potential acquisition process for the MHC, staff and the Village's retained consultant, SB Friedman, recommend to enter into an Exclusive Negotiating Rights Agreement ("ENRA") with Melody Square, LLC. The ENRA will allow the Village and Developer to continue to explore acquisition options for the Property for a period of six months. Also during this time period, the Village and Melody Square, LLC will continue to negotiate and discuss all land use and incentive proposals. Any final agreements and/or zoning entitlements will eventually be reviewed by the Village Plan Commission and Village Board respectively. President Vandenberg

stated that this item was in its final adoption stage and asked if anyone cared to address the Board.

Trustee Glotz asked the Village Manager who decided that this item would only be one reading. Mr. Niemeyer noted that it was decided by the Board. Trustees Glotz and Pannitto disagreed. Mr. Niemeyer noted that a draft agenda went out the Wednesday before the Board meeting and no comments were received from Board members regarding this agenda. The Village Attorney stated that the Village does not have a policy on the number of readings for items. Past practice has been if the item requires an expenditure of money or is a zoning item it goes before the Board with two readings. The item does not require either of those.

Trustee Pannitto apologized that the presentation did not come before public comment. He feels there are several issues that still need to be addressed including remediation and what will be developed at the property. He stated that he feels the Village should be negotiating with more than one developer until the issues are resolved.

Trustee Glotz stated his concerns with project including environmental issues, flooding, the entitlement process, duplication of development with Downtown Tinley projects, and State involvement after the land is purchased. He feels the Village should have an independent development committee and would like to see an environmental attorney involved. He would like to know if Melody Square, LLC is involved in litigation or bankruptcy. He also has concerns that this is their first project together. Trustee Glotz feels that Urban Street Group would be a better fit for this project.

Trustee Curran stated that he feels the plan presented by Urban Street Group has much residential development. Urban Street did not listen to the studies and citizen forums. Melody Square LLC did listen presented a development that includes predominately senior development which would lessen the burden on the school districts. He also noted that the purpose of this agreement is to negotiate the development, nothing is locked in.

Trustee Glotz stated that he would like to see the Village negotiate with more than one developer.

Trustee Brady stated that the issues need to be negotiated.

At this time Patrick Hoban presented on overview of the Mental Health Center Development Partner, Melody Square, LLC agreement.

Dave Niemeyer stated that if this agreement is approved by the Board the Village will be working with the Developers to get a public meeting scheduled. He also noted that the Village has been actively working with the State and believes choosing a partner will send a message to the State that the Village is ready to move forward.

Trustee Glotz stated his concerns with the management of sports facilities that is part of Melody Square's proposed plan. Mr. Niemeyer stated the Village will be working with the park district and school district.

Vote on roll call: Ayes: Younker, Berg, Brady, Curran. Nays: Pannitto, Glotz. Absent: None. President Vandenberg declared the motion carried.

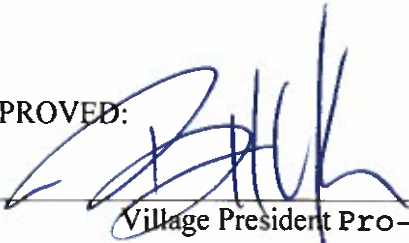
At this time, President Vandenberg asked if anyone from the Board would care to address the Board.

Trustee Pannitto thinks this agreement is premature in the process, he would like to see the larger issued resolved.

Motion was made by Trustee Glotz, seconded by Trustee Brady, to adjourn the special Board meeting. Vote by voice call. President Vandenberg declared the motion carried and adjourned the special Board meeting at 7:49 p.m.

PLEASE NOTE: Where there is no summary of discussion on any items in the minutes, this reflects that no discussion occurred other than the introduction of the item.

APPROVED:



Village President Pro-Tem

ATTEST:



Village Clerk