

**APPROVED MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF TRUSTEES OF THE VILLAGE OF OAK PARK
HELD ON MONDAY, FEBRUARY 23RD, 2009 AT 7:30 P.M.
IN ROOM 130 OF OAK PARK VILLAGE HALL**

OFFICIAL RECORD:

PRESENT: Trustees Hale, Hedges, Johnson, Lueck, Marsey and Pate; President Pope
ABSENT: None
QUORUM: President Pope called the meeting to order at 8:11 P.M. and declared that a quorum was present.

ALSO PRESENT: Tom Barwin, Bob Clements, Ray Heise, Craig Lesner and Sandra Sokol

REGULAR AGENDA

1. LAKE AND FOREST SITE

Redevelopment Manager Bob Clements spoke about the current parking garage and surface lot at the Lake Street and Forest Avenue location. He discussed statistics regarding occupancy of spaces during different segments of the day. He commented that there was an agreement in place that allowed tenants of 1010 Lake Street day permits to park in the garage; they would be displaced should the garage be razed.

Trustee Hedges asked if it was the responsibility of the owner of those permits to find alternate parking for tenants in the building. Mr. Clements said when redevelopment occurred, it would be the building's owner's obligation to put parking back on his property.

Mr. Clements stated that Sertus was asking for a period of two years from the Planned Unit Development (PUD) approval before they would begin construction, whereas historically the land transfer involved in Redevelopment Agreements (RDAs) happened shortly after PUD approval. Since the property was in a Tax Increment Financing (TIF) District, they would seek unsolicited alternative proposals before approving an RDA with Sertus. These proposals would encompass the Village owned land only. The minimum timeframe for these proposals would be 30 days.

The consensus was to keep the window at 30 days; President Pope said they would not execute an agreement until the completion of that window.

There was discussion regarding an agreement with the 19th Century Club; there would be a need for a banquet hall if one was not provided in the hotel.

President Pope asked Mr. Clements to get the status of demolition of the existing building on the property and bring that back to the Board. Trustee Hedges asked what condition they would have to leave the space in. Mr. Clements said they would be required to put in a lawn if it was vacant for any length of time, otherwise a surface lot for temporary use.

Trustee Lueck noted that Sertus' proposal had not been agreed to; there would be on-going discussions before the Board and opportunities for the public to provide input.

Trustee Hale commented that that they should determine whether to forward with an RDA that included a hotel. He noted that a hotel may be a benefit to the community but he was not interested in an open-ended offering of subsidies. Overall the general outline looked beneficial for a TIF district.

President Pope said they would not be making a decision for another month. They needed to identify any outstanding issues to make an informed decision and stressed the need for a conversation about economics. They would move forward with the notice for alternative proposals.

2. AUTHORIZATION OF PAYMENT RELATED TO AGREEMENT 1985-R-43

A. It was moved and seconded that Resolution 2009-R-041 entitled **RESOLUTION AUTHORIZING THE VILLAGE TO MAKE THE PAYMENT OF THE SETTLEMENT AMOUNT DUE FEBRUARY 2009 AS PROVIDED FOR IN THE SETTLEMENT AGREEMENT BETWEEN THE VILLAGE AND OAK PARK ELEMENTARY SCHOOL DISTRICT 97, DATED MARCH 19, 1985, FROM ANY LAWFULLY AVAILABLE FUNDS OF THE VILLAGE** be adopted, true and correct copies of said Resolution herewith being ordered filed in the Office of the Village Clerk..

The roll call on the Resolution was as follows:

AYES: Trustees Hale, Hedges, Johnson, Lueck, Marsey and Pate; President Pope

NAYS: None

The Resolution was approved.

B. It was moved and seconded that Resolution 2009-R-042 entitled **RESOLUTION AUTHORIZING A DISTRIBUTION OF \$650,489 TO OAK PARK SCHOLL DISTRICT 97** be adopted, true and correct copies of said Resolution herewith being ordered filed in the Office of the Village Clerk.

The roll call on the Resolution was as follows:

AYES: Trustees Hale, Hedges, Johnson, Lueck, Marsey and Pate; President Pope

NAYS: None

The Resolution was approved.

C. It was moved and seconded that Ordinance 2009-O-014 entitled **ORDINANCE AMENDING THE 2009 ANNUAL BUDGET** be adopted, true and correct copies of said Ordinance herewith being ordered filed in the Office of the Village Clerk..

The roll call on the Ordinance was as follows:

AYES: Trustees Hale, Hedges, Johnson, Lueck, Marsey and Pate; President Pope

NAYS: None

The Ordinance was adopted.

Trustee Johnson thought that distributions could be allocated from the TIF fund; they were now being allocated from the general fund. He asked if there would be reimbursement from TIF when money was available. Village Manager Tom Barwin said that had not been contemplated. Village Chief Financial Officer Craig Lesner said if the money was distributed from the TIF, it would have to be declared as surplus distribution.

3. USER FRIENDLY VILLAGE HALL PRIORITIES

Consensus to revisit on March 9th.

ADJOURN

It was moved and seconded to adjourn the meeting. A voice vote was taken and the motion was approved. The meeting was adjourned at 10:05 P.M. on Monday, February 23rd, 2009.

SUBMITTED AND RECORDED IN THE OFFICE OF:

Sandra Sokol, Village Clerk

By: MaryAnn Schoenneman
Executive Secretary