



MAYOR
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MINUTES

Ad Hoc Committee for 7104-7110 West Touhy Avenue Improvement February 1, 2019 – 8:30 a.m. Village Hall 1000 Civic Center Drive Room 212 Conference Room

The following Voting Persons were in attendance: Fred Braun, Danette Matyas, Carol Luc, Janet Lee, Katy Darr. Staff present: Mayor Andrew Przybylo and Hadley Skeffington-Vos (committee liaison). Member of the public: Martin Jablonski.

- I. Call to Order
 - a. Call to order at 8:32 a.m. by Danette Matyas.
- II. Approval of Minutes
 - a. Motion to approve by Mr. Braun. Seconded by Carol Luc. All in favor- yes.
- III. New Business
 - a. Review of RFP proposals
 - i. Fred briefed the Committee on the scoring criteria that was provided to the Committee in review of the proposals.
 - ii. The Committee reviewed all member's scoring and reviews of the proposals. Decided to interview 5 companies.
 1. Fred's top three: Hey & Associates, Jacobs/Ryan, Site
 2. Hadley's top three: Hey & Associates, Site, Lakota
 3. Katy's top three: Hitchcock, Jacobs Ryan, Site
 4. Carol's top three: Lakota, Site, Upland

5. Janet's top three:
 6. Danette's top three:
 7. Mayor's top three:
- iii. Top 5 to Interview: Upland, Lakota, Hey, Site, Jacob/Ryan. Will schedule over 2 days. Staff will generate pre-determined questions to ask and some questions will be specific to each firm's RFP response.
 - iv. Hitchcock was the chosen firm to complete the Golf Mill Park Project.

b. Potential Funding Sources

- i. Grants- Hadley noted that there is potential funding in the Comed Green Region Openlands grant program, other grants, Village TIF funds, and Village General Fund budget.
- ii. TIF - Ross Klicker, Economic Development and Marketing Coordinator, discussed TIF eligible expenses. This property lies within an existing Village TIF, which expires on 12.31.19. Anything ground level or lower than ground improvements/projects would be TIF eligible; couldn't pay for structures; could pay for drainage and site preparation; Rain Garden could be viewed as drainage improvement and has potential to be TIF eligible.
- iii. Fred noted that in the Village's FY20 budget there is \$40,000 for planning and \$350,000 for construction, and separate money budgeted for remediation/cleanup.

IV. Open Discussion

- a. Mayor asked to amend agenda based on a proposal to purchase the land. A call from a potential developer would happen during open discussion.
 - i. Iwona Filipiak - Real Estate Agent and Ram Prashantlha - Trincu LLC on the phone: Would like to offer \$999,999 cash offer with \$10,000 earnest money due 7 days after acceptance of the offer. Proposing closing 4.1.19 or 5.1.19 depending on permitting process. Tax proration of 10%

request. Would do soil testing. Would like to receive plat of survey within 21 days of acceptance so they could start working on architectural plans. Proposing around 72 high end condos with garage and outdoor parking spaces that would total 122 parking spaces. This would require demolition of the existing Rain Garden. Same height building as across the street - around 6 stories like Renaissance. No retail component. Property tax projection for the Village has not been calculated/estimated yet. Ross noted that 2% estimate per \$250,000 unit, for the whole building \$360,000 property tax annually generated, of which the Village gets 5% of \$18,000 per year. Ross noted traffic, site access, and other concerns. Their proposal would include soil mediation. Fred noted there are abandoned underground fuel tanks on site. The Mayor noted this proposal was sent to the Village's Legal and Economic Development departments for review.

- b. Committee discussed the purpose of this project - Review goals of the Niles 2030 Comprehensive Plan, EAP, and open space goals of the Village. Mayor noted that this land could be a destination and could complement the future Golf Mill Mall Park. It would be a reason to come to Niles and improve the quality of life. It's already the Village's land and is surround by other Village buildings such as Water Plant and Police Department. Ross noted that the original reason for purchasing that site by the Village was for security reasons.

V. Public Comment

- a. Martin Jablonski - When looking at RFP responses, look at scalability, the wow factor and maintenance.
- b. Fred showed the committee the access requirements for the Niles Water Plant.

VI. Adjournment

- a. Motion made to adjourn at 10:40. All agreed.

Drafted February 1, 2019

Approved on 2/15/2019

Signed: 
Hadley Skeffington-Vos, Deputy Village Manager