

MINUTES
SPECIAL MEETING
BOARD OF TRUSTEES, VILLAGE OF NILES
March 10, 2020
6:00 p.m.

A video recording of this meeting can be viewed on the Village of Niles website www.vniles.com.

CALL TO ORDER The Special Meeting of the Board of Trustees was called to order at 6:00 p.m. by President Andrew Przybylo in Room 218 of the Village of Niles Municipal Building, on Tuesday, March 10, 2020.

PLEDGE OF ALLEGIANCE President Przybylo led the Pledge of Allegiance.

ROLL CALL Village Clerk Marlene Victorine called the roll. Board members present were President Andrew Przybylo and Trustees George D. Alpogianis, John C. Jekot, Denise McCreery and Craig Niedermaier. Trustees Danette O'Donovan Matyas and Dean Strzelecki were absent.

PRESENTATIONS

Proposed Redevelopment of Property Located at 6935 W. Touhy Avenue (Niles Elementary School South) Economic Development Director John Melaniphy introduced presenter Paul De Kruiff from Inter Continental Real Estate and Development Corporation to discuss the proposed redevelopment of property located at 6935 W. Touhy Avenue. This proposed project would be a partnership with the developer, School District, and the Village to take a vacant school and redevelop it.

Mr. De Kruiff stated that the plan calls for 48 apartment units in the existing 2.5 story school building and 33 units in a separate 4 story building, for a total of 81 units with 48 covered parking spaces and 87 surface parking spaces, complete with security cameras and electronic access for residents. Although it will be a challenge, Inter Continental's intent is to keep as much of the character and history of the school building as possible and hopes to attract millennials and empty nest seniors due to the great location. The units will be one-bedrooms, two-bedrooms, studios and lofts. Mr. Melaniphy stated staff is working on a draft redevelopment agreement with Inter Continental, which would include an incentive to cover TIF eligible expenses. The Board members were generally receptive of this project and supportive of the spirit of keeping the character of the school building intact and encouraged more green space. Mr. Melaniphy stated that this presentation is an opportunity for the Board to see if this project meets the Village and the School District's objectives.

PUBLIC COMMENTS None

NEW BUSINESS

Ordinance Abating a Portion of the 2019 Tax Levy of the Village of Niles for the Fiscal Years Beginning May 1, 2019 and Ending April 30, 2020 in the Amount of \$376,309

Trustee Alpogianis made a motion, seconded by Trustee Jekot, to adopt the Ordinance Abating a Portion of the 2019 Tax Levy of the Village of Niles for the Fiscal Years Beginning May 1, 2019 and Ending April 30, 2020 in the Amount of \$376,309. Total debt service for the 2019 tax levy year amounts to \$1,301,309 and the proposed abatements total \$376,309 leaving \$925,000 to be levied. The proposed debt service amount is returning the levy amounts to the 2017 levels. The Village Board may recall the County made an error in 2017 by over extending debt service. The correction was made in 2018. The Finance Committee reviewed three different scenarios to determine what a resident owning a \$300,000 home would be. The Finance Committee approved a total levy including debt service in the amount of \$6,605,276. The estimated amount the owner of a \$300,000 home will pay in 2020 is \$461.14. On roll call, the vote was:

YEAS: 4 Alpogianis, Jekot, McCreery, Niedermaier
NAYS: 0
ABSENT: 2 Matyas, Strzelecki
ABSTAIN: 0

There being 4 affirmative votes, the **MOTION CARRIED**.

Resolution Authorizing an Application to the Illinois Department of Natural Resources Bike Path Grant Program Requesting \$200,000 in Grant Funding

Trustee Jekot made a motion, seconded by Trustee Alpogianis, to approve the Resolution Authorizing an Application to the Illinois Department of Natural Resources Bike Path Grant Program Requesting \$200,000 in Grant Funding. This Resolution authorizes an IDNR grant application for a new bike trail connection between the growing Touhy Triangle and the popular North Branch of the Chicago River Trail. The Resolution obligates the Village to provide up to \$250,000 in local match funding if the project is selected. The project would be constructed in Fiscal Year 2022. On roll call, the vote was:

YEAS: 4 Alpogianis, Jekot, McCreery, Niedermaier
NAYS: 0
ABSENT: 2 Matyas, Strzelecki
ABSTAIN: 0

There being 4 affirmative votes, the **MOTION CARRIED**.

PUBLIC COMMENT

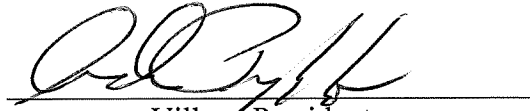
Village Manager Vinezeano thanked Mitch Johnson and Bryan Cosgriff from the Communications Department for a great job coordinating the broadcast of this Special Board meeting from the second floor conference room.

ADJOURNMENT

There being no further business to come before the Board, motion to adjourn was made by Trustee Jekot, seconded by Trustee Alpogianis. On roll call, all concurred. The meeting adjourned at 6:35 p.m.



Village Clerk



Village President

