



VILLAGE OF
SOUTH CHICAGO HEIGHTS
BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE
MEETING MINUTES



JULY 15, 2019

A Committee of the Whole meeting was held on Monday, July 15, 2019, at the Village Hall, 3317 Chicago Road, South Chicago Heights, Illinois. Mayor Terry Matthews called the meeting to order at 7:23 p.m. Mayor Matthews requested the Village Clerk, Catherine Linan, to call the roll. The following were present:

Terry Matthews	Village President	Bruce Ziegler	Asst. Fire Chief
Matthew DiCianni	Attorney	Catherine Linan	Village Clerk
Eugene Fazzini	Trustee	Bill Joyce	Police Chief
John Ross	Trustee	Nick Goncher	Bldg. Director
Terry Fiorenzo	Trustee	Tim Wehrle	Deputy Police Chief
Sally Marrufo	Trustee	Mark Martin	Public Work Director
Tracy Bosco	Trustee	Nora Martinez-Gomez	Village Administrator
Eric Stanton	Trustee	John Dolasinski	Treasurer

DISCUSSION – RFP FOR RENEWAL GARBAGE CONTRACT: Mayor Matthews explained that three RFP were received on the garbage contract and that they were reviewed by Nora, Cathy and himself. Mayor Matthews stated that Administrator Martinez-Gomez generated a bid tab that was distributed. Mayor Matthews stated that all board members received copies of all three proposals and the bid tab and asked the Board to review them and write down any questions for the next agenda to discuss. Mayor Matthews stated that this is a very important contract for the Village and asked that everyone to review for discuss for the next Committee of the Whole meeting.

DISCUSSION – REDEVELOPEMENT AGREEMENT BETWEEN VSCH AND LA PETITE PLAZA (166 W SAUK TRAIL): Mayor Matthews summarized his conversation with Shobhar Chavda owner of La Petite Plaza and ask Mary Thompson to explain. Mary Thompson provide a draft standard redevelopment agreement and explained the standard TIF reimbursement is 30%. Mary stated that this owner is completing a \$92,000.00 facade improvement. Mary explained the requirements that the owner needs to follow before TIF funds are paid out. Mary explained that it was up to the Village Board on how to payout the agreed amount either in increments or lump sum. Discussion ensued amongst the Board regarding the amount and the completion time-line. Mayor Matthews and the Board agreed to have Mary reach out to Mr. Chavda to see what amount he was looking for before an agreement is drafted. Mayor Matthews asked if the TIF funds could be used to repair Village's buildings. Discussion ensued amongst the Board regarding items that will qualify.


Trustee Ross updated the Board on the Crime Free Task Force cost. Trustee Ross summarized the tentative start of the program and explained the fee structure that the task force came up with. Trustee Ross stated that the training of the program would start in the fall and licensing the landlord in April 2020. Discussion ensued amongst the Board regarding the licensing fees options.

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Mayor Matthews asked the Board about acquiring residential property on the back taxes and then turn around and selling the property to a landlord. This landlord would rehab the property and get it back on the tax roll. Discussion ensued amongst the Board regarding the condition of the property and investment agreement. Attorney DiCianni stated that the Village could get an administrative search warrant to search the property prior to purchasing. Mayor Matthews and the Board agreed to purchase residential property with an agreement and then sell to an investor as long an agreement was in place.

ADJOURNMENT:

With nothing further to discuss, Trustee Bosco motioned to adjourn the Committee of the Whole meeting, seconded by Trustee Stanton. On a voice vote, all ayes, no nays; the motion so ordered. Meeting adjourned at 8:31 p.m.



Catherine Linan, Village Clerk



Dated