



## MINUTES

President and Board of Trustees  
Village of Arlington Heights  
Board Room

Arlington Heights Village Hall  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005

June 18, 2018

8:00 PM

### **I. CALL TO ORDER**

### **II. PLEDGE OF ALLEGIANCE**

### **III. ROLL CALL OF MEMBERS**

President Hayes and the following Trustees responded to roll: Rosenberg, Sidor, Glasgow, Tinaglia, Baldino, Blackwood, Labeledz.

Trustee Scaletta was absent.

Also present were: Randy Recklaus, Robin Ward, Bill Enright, Charles Perkins, Tom Kuehne, Mark Burkland and Becky Hume.

### **IV. APPROVAL OF MINUTES**

A. Village Board 06/04/2018 Approved

Trustee Mike Sidor moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, LaBedz, Rosenberg, Sidor, Tinaglia

Abstain: Glasgow, Hayes

Absent: Scaletta

B. Committee of the Whole 5-21-18 Approved

Trustee Carol Blackwood moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Sidor,

Tinaglia

Absent: Scaletta

**V. APPROVAL OF ACCOUNTS PAYABLE**

A. Warrant Register 06/15/2018 Approved

Trustee Bert Rosenberg moved to approve the Warrant Register in the amount of \$1,136,736.67. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Scaletta

**VI. RECOGNITIONS AND PRESENTATIONS**

A. U.S. Cadet Nurse Corps Day

President Hayes read the proclamation honoring the U.S. Cadet Nurse Corps' 75<sup>th</sup> Anniversary and presented it to John Annett.

**VII. PUBLIC HEARINGS**

A. 2018 Annual Action Plan Approved

Trustee Glasgow moved to open the Public Hearing. Trustee Sidor seconded the Motion.

The Motion: Passed

Ayes: Glasgow, Sidor, Baldino, LaBedz, Tinaglia, Rosenberg, Blackwood, Hayes

Absent: Scaletta

Mr. Recklaus said the first Public Hearing on the 2018 Annual Action Plan was on May 14. Then the 30-day comment period ensued. Tonight is the final Public Hearing to receive comments on the proposed 2018 Annual Action Plan.

Mr. Perkins said the Village has solicited comments on the CDBG Action Plan and the Annual Action Plan for the past 30 days. Nine comments were received. All of them were about the Public Hearing process. The Village followed its Citizen Participation Plan and a direct mailing went out to 79 people and agencies that represent large constituencies. The Plan was posted on the Village's website and the appropriate legal notice of meetings was given in the Daily Herald. Twenty agencies submitted requests for monies. Staff believes the citizen participation requirements were met but will continue to review its process to make them as clear as possible.

Glenview resident Geri Wasserman of Reclaim Northwest Suburbs said improvements could be made in the process. A citizen participation plan should be in place. Two public hearings should be in place. There was no public comment section on the Committee of the Whole meeting Agenda on May 14 for the CDBG hearing. The COW meeting should be open to the public and have 'public comment' on the agenda. She said for proper notice, a few weeks is necessary. She asked the Village to make information more available. She said one has to be looking for the information to find it. Not all affected populations have access to internet. Notices should be in English and Spanish.

President Hayes asked staff to address the Federal requirements for CDBG Public Hearings. Mr. Recklaus said the Federal requirements were met.

Resident Keith Moens said the first Public Hearing was held on May 14, but it seemed that the CDBG funds distribution was decided on December 18 when the Budget was passed. There was notice of the meeting Daily Herald, but if you didn't see that notice, the only other way to know of the meeting was to look at the COW Agenda which popped up three days before. There was not Citizens-to-be-Held or Public Hearing on that Agenda. If public comment was asked for, it was just prior to adjournment. If the Village is going to call a Committee of the Whole a Public Hearing, it should have Citizens-to-be-Held and Public Hearing on the Agenda. No public comment was received that night other than the people the Village contacted directly. Any comment in the 30-day period or comments received tonight will not change the vote tonight. Mr. Moens said he believes the Village can do better in informing and engaging the public in this issue. He asked for Citizens-to-be-Held be included on all COW meeting and Public Hearing Agendas.

President Hayes said the Village complied with Federal standards for this Public Hearing.

Barrington resident Becca Wojcicki of Reclaim Northwest Suburbs said it is the job of the public sector to make sure politics is accessible to all. The notices should also be in Spanish. The COW meeting agenda was posted only three days in advance, which is not enough time for some people to make accommodations to get to the meeting.

Resident Peg Lane of The People's Lobby and Reclaim Northwest Suburbs said she is proud that the Village provides community block grants for people struggling. She asked if the Board would be willing to make changes in how meetings are announced. She asked for the Board to commit to adding public comment. She asked for agendas to be posted 4 weeks prior to meetings so people can prepare remarks and plan for transportation. She asked for agendas to be published in ethnic newspapers and announced in broadcast outlets. She asked for the Board to make Arlington Heights an inclusive community.

Trustee Rosenberg said the public notice for tonight's meeting was published May 29th, 2018, three weeks ago. Under Statute, the Board complied. It is not required to publish notice in different languages. The Village complies with the Statute.

Mr. Perkins said the Budget that was approved in December was based on the Public Hearings this time last year. The CDBG budget year is on a different calendar than the Village Budget. There were three hearings relative to that.

Mr. Perkins said the proposed recommended allotments for 2018 will go to: family and financial counseling, English as a second language classes, advocacy/counseling and services to victims of sexual assault, housing and social services for battered and homeless women and their children, persons with disabilities to locate and maintain housing in the community, transportation for frail seniors and persons with disabilities to doctor appointments, subsidized medical care for low/moderate income people, homeless services, before and after school childcare for low/moderate income families and legal services and counseling for victims of domestic violence.

Trustee Thomas Glasgow moved to close the Public Hearing. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Scaletta

## **VIII. CITIZENS TO BE HEARD**

### **IX. OLD BUSINESS**

- A. Report of the Committee-of-the-Whole Meeting Approved of June 18, 2018

Interview of Jim Bertucci for Appointment to the PAM Board of Directors - Term Ending: 8/03/20

Mr. Bertucci thanked President Hayes and the Board for their confidence and support.

Trustee Carol Blackwood moved to approve. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Scaletta

- B. Report of the Committee-of-the-Whole Meeting Approved  
of June 18, 2018

Interview of John Eggum for Appointment to the  
Senior Citizens Commission - Term Ending:  
4/30/21

President Hayes administered the Oath of Office to Mr. Eggum.

Trustee Robin LaBedz moved to approve. Trustee Bert Rosenberg Seconded  
the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Sidor,  
Tinaglia

Absent: Scaletta

- C. Report of the Committee-of-the-Whole Meeting Approved  
of June 18, 2018

Interview of Matthew Fink for Appointment to  
the Arlington Economic Alliance (Financial  
Institution) - Term Ending: 4/30/21

President Hayes administered the Oath of Office to Mr. Fink.

Trustee Jim Tinaglia moved to approve. Trustee Richard Baldino Seconded  
the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Sidor,  
Tinaglia

Absent: Scaletta

## **X. CONSENT AGENDA**

### **CONSENT OLD BUSINESS**

### **CONSENT APPROVAL OF BIDS**

- A. Water System Improvements 2018 - Change Order Approved

Trustee Robin LaBedz moved to approve. Trustee Bert Rosenberg Seconded  
the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Sidor,  
Tinaglia

Absent: Scaletta

**CONSENT NEW BUSINESS**

- A. Cash in Lieu of Land Dedication Approved

Trustee Robin LaBedz moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Scaletta

**CONSENT LEGAL**

- A. An Ordinance Amending Chapters 13 and 28 of the Arlington Heights Municipal Code (Breweries) Approved

Trustee Robin LaBedz moved to approve 18-020. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Scaletta

- B. A Resolution Approving an Intergovernmental Agreement with the Metropolitan Water Reclamation District of Greater Chicago (Rain garden and pavers for shared access drive/rear parking lot of new Police Facility) Approved

Trustee Robin LaBedz moved to approve R18-011/A18-020. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Scaletta

- C. An Ordinance Amending Chapter 18 of the Arlington Heights Municipal Code (Section 18-501, Bicycle Equipment) Approved

Trustee Robin LaBedz moved to approve 18-021. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Scaletta

**CONSENT REPORT OF THE VILLAGE MANAGER**

- A. Professional Construction Engineering Services Approved  
for 2018 Road Projects; Change Order No. 1

Trustee Robin LaBedz moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Scaletta

**CONSENT PETITIONS AND COMMUNICATIONS**

- A. Bond Waiver - BraveHearts Approved

Trustee Robin LaBedz moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Scaletta

**XI. APPROVAL OF BIDS**

**XII. NEW BUSINESS**

**XIII. LEGAL**

- A. An Ordinance Approving a Redevelopment Agreement between 4 North Hickory, LLC and the Village of Arlington Heights (TIF Hickory/Kensington Area) Approved

Trustee Rosenberg pulled this item off the Consent Agenda.

Mr. Recklaus said the Redevelopment Agreement facilitates the construction of a 76 unit residential building with commercial on the first floor in the Hickory Kensington TIF area.

Mr. Perkins said in 2013, the Redevelopment Area Plan was adopted. The area was subsequently rezoned to R7 and B2. In 2014, a TIF district was created. Since that time, Staff has been pursuing redevelopment of key sites. This Developer will purchase the former Dana Molding site, and the Village will acquire a portion of the property from the developer to keep the northern space available for potential parking or future redevelopment if the Heller family wishes to develop their property. The Developer will construct a public street and street improvements. To make the project work, the developer is seeking \$120,000 for eight years. This fee appropriation would need to be renewed each year, and is not automatic.

Trustee Rosenberg asked how the purchase value of the land was determined. Mr. Enright said it was based on the actual cost the developer paid for the land per square foot. The initial payment for the street is capped at \$800,000 and will be paid as costs are incurred. The annual payment of \$120,000 is a reimbursement, and will be paid as the project goes on. It will be reviewed internally with a combined team from Planning, Engineering and Finance.

Trustee Glasgow questioned the ongoing payment of \$120,000. He said he could not tell if this was a good deal because he did not have comparison or background information. Mr. Recklaus said the \$120,000 was a negotiated amount to help the developer make their rate of return. Mr. Enright said Kane McKenna did a comparison and stated the Village was getting a decent rate. Trustee Glasgow said he did not wish to negotiate this in public and would have preferred a Closed Session to discuss the issue.

Mr. Burkland said the way that this deal is structured it would not qualify for a Closed Session because it is not an acquisition.

Trustee Sidor said the Village is acquiring property from the developer, he asked why it would not qualify for Closed Session. Mr. Burkland said only that element would, but the deal is for more than the price of the property. Trustee Sidor said some parts of the lot are more desirable than other parts, so he was not sure if the property the Village was buying back was worth the price. He said he would appreciate more discussion on the price of the property. He asked if an appraisal was done. Mr. Perkins said an appraiser would look at comparable sites and evaluate them to determine if this property had similar characteristics. There was not an appraisal, but the developer is acquiring the property for \$2.3 million, which is in the publicly posted information. They are putting in the street and the Village is not paying for that. It is hard to say if it the lot the Village is purchasing would be a little higher or lower. Trustee Sidor said he would like that



information in the future.

Mr. Recklaus explained that overall, the developer is building a project and in return the Village is receiving a new road. There is some reimbursement, but the Village also gets an asset, a piece of land. The revenue generated from this project will be larger than any reimbursement or subsidy. All of the revenue is being generated from this project or others in the TIF District. This could not occur without TIF monies. The proposed agreement was vetted by an outside objective entity. Other TIF Redevelopments have been less conservative, and the Village gave up money up front. The advantage to doing it this way is that if the developer is too conservative and the project performs better, they will not get as much assistance. This is a more conservative way of doing this kind of project.

Mr. Perkins said the Village looks at what their real need is and attempts to get the developer to a reasonable amount. The site is vacant now and generates only \$8,000 tax dollars a year. It will generate \$250,000 a year once it is complete.

Trustee Sidor asked if the \$120,000 payment was included in the \$250,000 number. Mr. Perkins said it does not include taking out the incentive. Trustee Sidor said the math is not complete because the Village will net less than \$250,000 for the first 8 years.

Trustee Tinaglia explained that there is a certain amount of money necessary to get this kind of project done and if the price on the lot was different, the developer would find another way to get this money from the Village. Mr. Recklaus agreed saying the deal is an exchange of assets. The land is part of the overall financial package. If we negotiated the parcel cost down, the developer would find another place to find that money. We are getting a piece of property and may be overpaying for the land, but Kane McKenna said this is a fair deal overall.

Trustee Glasgow said he did not have anything to compare this to and would prefer to talk about this in Closed Session. He said he hoped it was right, but did not know.

Trustee Tinaglia said that no matter what we say or do, there is a dollar amount that makes a project go. If the Village does not get to that mark, the project does not happen. It is okay to question, and better understand. However, he trusted staff to have the Village's best interest in mind.

Trustee Rosenberg said the Village currently gets \$450,000 a year in TIF revenue, and this will add another \$250,000. Mr. Perkins said the TIF District developments contribute \$450,000 a year. The new day care will add about \$100,000 and this project could generate \$250,000 a year.

President Hayes said he was comfortable with the agreement and trusted the Village's advisers.

Trustee Glasgow asked for each Board member to consider if this was their money would they trust this agreement. He said he was going to vote no because he did not have all the facts.

Trustee Jim Tinaglia moved to approve 18-022/A18-021. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Nays: Glasgow

Absent: Scaletta

#### **XIV. REPORT OF THE VILLAGE MANAGER**

A. 2018 Annual Action Plan

Approved

#### **XV. APPOINTMENTS**

#### **XVI. PETITIONS AND COMMUNICATIONS**

President Hayes invited residents to enjoy the Frontier Days Festival beginning on June 29th.

#### **XVII. ADJOURNMENT**

Trustee Robin LaBedz moved to adjourn at 8:57 p.m. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Scaletta