

VILLAGE OF JUSTICE  
7800 ARCHER ROAD, JUSTICE, IL  
PRESIDENT AND BOARD OF TRUSTEES  
SPECIAL BOARD MEETING  
OF JULY 16, 2008

Village President Krzysztof Wasowicz called the Meeting to order at 7:04pm.

**ROLL CALL:**

Deputy Clerk Judy Field called the roll. Present are: Village President Kris Wasowicz, Trustees: Michael Murray, Jim Gabrys, Ed Jurgel, Mary McGee, Rich Berkowicz and Jeff Kranig.

**PURPOSE OF MEETING:**

President Wasowicz explained that an Addendum to the Contract between Tekna Construction and the Village of Justice is crucial due to unforeseen circumstances that require excessive amounts of concrete and debris to be separated and removed from the material to be hauled at the Asbury Woods Park site.

Action could not wait for the next available meeting on July 28, 2008 because the piece of equipment necessary to the screening of the concrete and debris must be secured now, or it may not be available again this season.

The total cost to be incurred is \$120,200.00. There is \$45,700.00 of that cost that is within the scope of the original contract and will be absorbed by Tekna Construction LLC. The remainder, in the amount of \$74,500.00, will be paid by the Village from TIF 2 Funds earmarked for redevelopment project expenses.

**QUESTIONS OR COMMENTS FROM THE VILLAGE BOARD:**

Trustee Berkowicz asked if we can be confident that the \$74,500.00 will complete the screening and sorting process costs and what is the time-frame for the process to be complete.

Mayor Wasowicz state that the screening and sorting will be done within 30 days and we are holding back payment to insure completion.

In some areas of the hill the concrete is literally 9 feet deep. Trustee Kranig reminded the Board that years ago that area of Lithuanian National Cemetery was used as a dumping ground and much of the concrete is rumored to be from the old Edgewater Beach Hotel that was demolished in downtown Chicago many decades ago.

Mayor Wasowicz spoke briefly about future plans for development of this site that would include the reconstruction of 83<sup>rd</sup> Street, the development of a passive park and some residential, town home development. The Village would receive approximately 1.3 million dollars as part of the redevelopment plan.

Village Treasurer Ed Rusch asked about the availability of funds for the dirt removal project.

President Wasowicz stated that we had already arranged for a distribution from the Trustee of TIF 2 of \$500,000.00 of project funds for dirt removal. We still have close to \$200,000.00 available in the project fund. We will be requesting the additional \$74,500.00 from that remainder.

Conversations are occurring with Centex Corporation, a Texas based development company to develop approximately six acres with 72 town homes and four acres for a detention pond and passive park. We would hope to have a half to one acre for the improved park.

In order to improve this site with anything, a park, town homes or a detention pond we must remove approximately 120,000 cubic yards from the site. Any development must be preceded by this necessary site work. We did not realize the volume of the concrete we would find. Other estimates for removal of this magnitude of dirt and debris were more than twice what Tekna quoted. President Wasowicz was aware that once we got into the project there might be complications that would arise. We gambled that we could remove all or most of the desired cubic yards for the total of funds available to us, up to about \$700,000.00. We are still hoping to bring it in within budget.

Trustee Murray asked about the inclusion of fuel for the additional work. How are we monitoring the use of fuel?

Jim Lurquin stated that the fuel costs are included in the total cost of the additional work of \$120,200.00 and he is comfortable that we can monitor the fuel usage.

The Chair will entertain a Motion: To approve Resolution 2008-13, A RESOLUTOIN AUTHORIZING A CHANGE ORDER TO THE CONTRACT BETWEEN THE VILLAGE OF JUSTICE AND TEKNA CONSTRUCTION COMPANY LLC FOR THE ASBURY WOODS SOIL REMOVAL PROJECT.

MOTION: Trustee Jurgel so Moves:  
SECOND: Trustee Berkowicz  
VOTE: Trustees Murray, Gabrys, Jurgel, McGee, Berkowicz and Kranig, aye. All ayes. Motion passed.

The Chair will entertain a Motion: To Adjourn

MOTION: Trustee Gabrys so MOVES:  
SECOND: Trustee Kranig  
VOICE VOTE: All ayes  
Meeting adjourned at 8:20 pm.

Respectfully Submitted,  
*Kathleen M. Svoboda*  
Village Clerk/Collector.