

VILLAGE OF JUSTICE
7800 ARCHER ROAD, JUSTICE, IL
PRESIDENT AND BOARD OF TRUSTEES
FIRST REGULAR BOARD MEETING
OF JANUARY
Minutes of Monday, January 24, 2011

Mayor Kris Wasowicz called the Meeting to order at 7:30 pm.

PLEDGE:

Mayor Wasowicz led the reciting of the Pledge of Allegiance.

ROLL CALL:

Clerk Kathy Svoboda called the roll. Present are Mayor Kris Wasowicz, Trustees: John Koslowski, Mary McGee, Kinga Bartoszek and Phil DePaola are present. Trustee Edward Rusch is not present, he will be late. Attorney Michael Castellino of the Del Galdo Law Group is also present.

Village President Kris Wasowicz read a letter from Trustee Rusch indicating that he is unavoidably detained by a prior commitment and will be here around 8:00 pm. Trustee Rusch asked that the Economic Development Report be held until last, so that he may take part in the discussion.

APPROVAL OF MINUTES:

The Chair will entertain a Motion: To approve the minutes of the Regular Board Meeting of January 11, 2011 as submitted, or if necessary as corrected.

MOTION: Trustee DePaola Moves: To approve the minutes as submitted.

SECOND: Trustee McGee

VOTE: Trustees Koslowski, McGee, Bartoszek and DePaola, aye. All ayes. Motion passed.

VILLAGE PRESIDENT'S REPORT: Mayor Kris Wasowicz

The Chair will entertain a Motion: To appoint Trustee Edward C. Rusch Jr. to the Ordinances, Licenses and Public Printing Area of Oversight for the Village of Justice.

No Motion was forthcoming.

Clerk Svoboda asked once again for a Motion. Again, no Motion was forthcoming.

VILLAGE CLERK'S REPORT: Village Clerk Kathy Svoboda

A Special Meeting of the Economic Development Area of Oversight is scheduled for Wednesday, January 26, 2011, at 7:00 pm, at the Justice Village Hall, 7800 Archer Road in Justice, in order to hear presentation by a developer of a proposed Transportation Center at the Compass Freight/Dosher School location in TIF #3. All those interested re invited to attend.

AREAS OF OVERSIGHT REPORTS:

FINANCE, INSURANCE & ADMINISTRATION – Trustee Kinga Bartoszek

MOTION: Trustee Bartoszek Moves: To approve payables posted for the period of 01/06/11 – 01/19/11, numbers 1-59 in the amount of \$121,791.00 plus recurring expenses

of \$42,000.00, TIF #1 expenses of \$1,046.12, TIF #2 expenses of \$3,570.00 and MFT expenses of \$16,253.68 for a total of \$184,660.70.

SECOND: Trustee McGee

VOTE: Trustees McGee, Bartoszek, DePaola and Koslowski, aye. All ayes. Motion passed.

MOTION: Trustee Bartoszek Moves: To direct the Village attorney to prepare the notices required for potential staff reductions and to enter into negotiations with all collective bargaining units in the Village regarding the same.

SECOND: Trustee McGee

VOTE: Trustees Bartoszek, DePaola, Koslowski and McGee, aye. All ayes. Motion passed.

PUBLIC UTILITIES – Trustee Mary McGee

MOTION: Trustee McGee Moves: To approve Resolution 2011-01, A RESOLUTION AUTHORIZING THE PAYMENT OF CERTAIN EXPENDITURES FOR THE ROBERTS PARK ROAD CONSTRUCTION PROJECT.

SECOND: Trustee DePaola

VOTE: Trustees McGee, Bartoszek, DePaola, Koslowski and Rusch, aye. All ayes. Motion passed.

Public Works has been busy with snow and ice control. Sewer maintenance, sign maintenance and cold-patching are occurring, as well.

Trustee DePaola commented that he was in Public Works last week and was surprised and impressed at the resourcefulness of a few of the men who retrofitted and converted an old salt-spreader into a heat converter to heat asphalt and keep it warm in extremely cold weather. He congratulated the men on their ingenuity.

ORDINANCES, LICENSES & PUBLIC PRINTING – Trustee John Koslowski

MOTION: Trustee Koslowski Moves: To approve the Business License of Justice Furniture doing business at 8519 S. 88th Ave. in Justice, having passed all inspection and being in compliance with all codes and ordinances.

SECOND: Trustee DePaola

VOTE: Trustees DePaola, Koslowski, McGee and Bartoszek, aye. All ayes. Motion Passed.

Trustee Koslowski mentioned that Jim Lurquin spoke to an organization that is looking to put up a 10,000 square foot VA clinic. Jim has put them in contact with Mercy Medical.

PUBLIC SAFETY:

There was no report.

BUILDING, PLATS AND ZONING – Trustee Phil DePaola

Trustee DePaola stated that he was asked tonight, how many foreclosures are in process in Justice.

He checked with Jim Lurquin and there are currently 110 foreclosures and an additional 53 vacant properties.

A Zoning and Planning Board Hearing to entertain a subdivision of one lot into two in Cork Highlands is continued to February 3rd at 7:00 pm.

CORRESPONDENCE:

Mayor Wasowicz in receipt of a letter from Cook County Commissioner Joan Patricia Murphy outlining the criteria for an “Unsung Heroine Award” that will be awarded at a Cook County Board Meeting on March 15, 2011.

Applications to offer for consideration nominees from our district communities are sought. Mayor Wasowicz has more specific information, if anyone is interested.

Mayor Wasowicz read a letter from J Enterprises Inc. Real Estate Development and Property Management Company. They hope to develop the Justice Service Plaza.

Sherwood Enterprises LLC through their exclusive agent J5 Enterprises Inc. wish to express their intent to develop within TIF District #3 at 79th and Cork Ave. a vehicle center and fueling station in the Village of Justice. The project will compliment the construction of ramps to access and egress northbound and southbound I294 and is contingent upon construction of those ramps.

Please be advised that in addition to intending to purchase the Doshier School Property parcel, they have taken steps to secure and control, with the intent to purchase, most of the remaining land within the TIF District.

J Enterprises Inc. and J5 Enterprises Inc. will keep the village apprised of their progress and intend to provide a full presentation to the Village of Justice Board of the proposed project within 180 days of this letter.

Trustee Bartoszek asked if this was the same project we are scheduled to look at on January 26th.

Mayor Wasowicz replied that it is a similar project by another developer.

Trustee John Koslowski read a letter of resignation from Ray Hanania, effectively resigning as the Media Consultant for the Village of Justice.

Mr. Hanania cited health issues and the tragic collapse of the political alliance in the village as his reasons for asking to terminate his contract as of December 31, 2010. He went on to say the collapse of the team has made it increasingly difficult to produce effective writing, which he states the village needs very badly. He alleged a lack of professionalism and bias on the part of the DesPlaines Valley News which he hopes that the Daily Southtown and the Oak Lawn Villager will balance with accurate writing. Mr. Hanania also noted that the racist remarks from the peanut gallery should have been better moderated and were intolerable.

Mr. Hanania continued saying that he had high hopes for our elected officials as a team and the collapse of the team saddens him. He was sorry to see Trustee

Pastorino resign and feels the most recent appointment will likely only worsen the situation.

He ended with his best wishes to all of the members of the village board.

Trustee Ed Rusch joined the meeting at 7:45 pm.

ECONOMIC DEVELOPMENT: Trustee John Koslowski

Trustee Koslowski read a statement into the record regarding Economic Development in the Village of Justice.

The statement is included in its entirety.

Economic Development in the Village of Justice January 19, 2011

The Village of Justice is in the midst of preparing the 2011 budget. Based on current revenue projections the Village can expect to receive \$5.8 million dollars in tax revenue.

A bulk of this revenue comes from property and income taxes. There is very little revenue diversification. In order to sustain this Village in the coming years we cannot continue to depend on the same revenue sources.

For example, the Village collected a little over \$200,000 in sales tax revenue in 2010. Our neighbor, Bridgeview collected over \$4 million.

During better economic years Bridgeview collected over \$6 million. That is more than our entire revenue budget for fiscal year 2011.

We need to take action. We cannot continue to sit back and hope for a miracle.

On November 22, 2010 the board voted to approve a new area of oversight which included Business and Economic Development for our Village.

The result of economic development is: revenue for the village that does not exist today.

There are 3 ways to bring in more revenue to the Village:

- 1.) Raise taxes and put more of a burden on the current residents and businesses in the Village. You know.....I'm not going to recommend that option.
- 2.) We could bring in quality businesses that compliment the vision that residents and current business owners have for the Village.
- 3.) We could receive money and funding from other government entities (county, state or federal government).

As I said, instead of raising taxes I'm recommending to the residents and the board that we pursue quality businesses and government funding.

In order to attract quality business and to get government funding, they will ask "Why Justice?"

Answering that question requires a Comprehensive Development Plan.

Now, how do I start to develop a plan?.....I started by interviewing surrounding communities who have been successful in increasing revenues without increasing the tax burden on the existing residents and business owners.

Each one of these communities developed a Comprehensive Development Plan. The components of each community's development plan consisted of:

- Base Mapping & Inventory
- Transportation Analysis
- Demographic Analysis
- Market Analysis
- Environmental Analysis
- Beautification
- Land Use Strategies
- Development Recruitment
- Plan Implementation Assistance
- Image Enhancement & Branding
- Public Participation
 - Questionnaires
 - Online Community Survey
 - Electronic Preference Survey
 - Community Open Houses
 - Community Visioning Workshops
 - Community Vision Plan Presentation
- Economic Development Website
- Economic Development Marketing Package

How do we do this without outside professional expertise? The answer is...we can't.

From my interviews with the surrounding successful Villages I was given the names of 2 companies that they used with years of experience providing this professional service.

After researching this on my own I found 2 additional high quality firms.

Each of the 4 firms were given an in depth tour of the Village and was interviewed. During the interview process we went in depth into "Why Justice?"

Each company then was to present back to me their plan for 'Why Justice?'.

I have the outlines of each of their plans.

Based upon key selection criteria I recommend The Lakota Group. Their client list contains 51 Illinois communities including (Bridgeview, Frankfort, LaGrange Park, Lockport, and Orland Park) as well as communities in Iowa, Indiana, Michigan, Oregon, Texas and Wisconsin.

Their plan was the most comprehensive at addressing all of the components necessary in a successful Comprehensive Development Plan and includes the most opportunities for resident participation.

A plan of this caliber does not happen overnight and is considered an investment in the future success of the Village.

Using TIF money, I am asking that the board make an investment of up to \$130,000 to develop a Comprehensive Development Plan specifically focusing on our TIF districts.

In our 100th year anniversary we can set a new successful course for our Village.

TIF 3 and TIF 4 have been established to encourage the development of the properties. With TIF 3 and TIF 4 established we have an opportunity to “jump start” business development in our Village. We need to maximize the revenue from these TIF’s and other properties in the Village as they’re being developed, while at the same time ensure that our Village is beautified and that its image is improved.

We really don’t have many options and if we wait any longer the people that will lose are our residents. Our tax revenues are and will remain flat for years to come. Our revenues each year are about the same, yet the cost of services keep going up due to inflation. Without additional sales tax revenue it will be impossible to present a balanced budget with enough Village services in the coming years.

Once developed, this plan will outline an economic development strategy for the Village for the next 20 years.

The investment in a Comprehensive Development Plan equates to \$6,500 a year. Imagine the possibilities.....a plan, a vision, an image, opportunities, development and most of all more revenue for our Village that did not exist before.

That is the definition of economic development and the purpose of the Business & Economic Development area of oversight.

John Koslowski
Trustee

MOTION: Trustee Koslowski Moves: To approve a proposal from the Lakota Group to perform a Comprehensive Economic Development and Marketing Study for TIF #3 and TIF #4 at a cost not to exceed \$130,000.00 to be paid solely from TIF Funds eligible for this purpose, and subject to review by the Village Attorney of all of the terms of the engagement.

SECOND: Trustee DePaola

Trustee Rusch complimented Trustee Koslowski on the comprehensive research and time he has spent on this proposal. He does however question the additional costs that are explained in the proposal for supplementary tasks at \$90.00 to \$240.00 per hour that might be needed. There are eight examples of such additional cost items.

Trustee Rusch continued stating that if Trustee Koslowski interviewed other companies, he would like to have an opportunity to hear those proposals, as well.

MOTION: Trustee Rusch Moves: To take the subject of the hiring of a consultant to perform a Comprehensive Economic Development and Marketing Study for TIF #3 and TIF #4, back to committee.

Trustee Bartoszek spoke at some length regarding her confidence and trust in Trustee Koslowski’s evaluation of the various proposals and ultimate recommendation of the Lakota Group. She stressed the need to move forward

expediently with regard to creating economic development opportunities for the village. She encouraged the board to make a swift decision based on the comprehensive evaluation by Trustee Koslowski, in which she has the utmost trust.

Mayor Wasowicz reminded the board that a few studies have been commissioned in the past and he too is concerned about the open-ended nature of the proposal. He continued stating that we of the village have knowledge regarding the area being studied and he strongly suggests that we need to tap the resources of the village by empowering a committee to work with whatever group we engage to maximize the benefit of the study and to establish the parameters.

Clerk Svoboda asked for a Second to Trustee Rusch's Motion to table action on the proposal.

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The Motion to table failed for lack of a second.

VOTE: Trustees Koslowski, McGee, Bartoszek and DePaola, aye. Trustee Rusch voted nay. Motion Passed.

VILLAGE ATTORNEY:

Attorney Castellino had no report.

OLD BUSINESS:

There was none.

NEW BUSINESS:

COMMITTEE OF THE WHOLE MEETING:

Wednesday, February 9, 2011

7:00 p.m.

Reporting Officers' Reports and Agenda:

FINANCE, INSURANCE & ADMINISTRATION: Trustee Bartoszek

Posted payables and possible discussion regarding the 2011 Budget. An executive session may be necessary.

PUBLIC SAFETY: Any matters regarding the Police Department or the safety and welfare of the community. .

BUILDING, PLATS & ZONING: Trustee DePaola - Any matters pertinent to Building, Plats & Zoning and discussion regarding the possible sale of village-owned property.

ECONOMIC DEVELOPMENT: Trustee Koslowski

Any matters pertaining to economic development.

ORDINANCES, LICENSES & PUBLIC PRINTING: Trustee Koslowski

Any new business licenses or ordinances, code amendments, and specifically, discussion regarding the amending of village code regarding peddlers, solicitors and street corner solicitation within the Village. Consideration of multiple home occupation license applications.

PUBLIC UTILITIES: Trustee McGee - Any matters pertaining to Public Utilities.

Executive Session: If necessary, a possible executive session to discuss:

- (1) Appointment, employment, compensation, discipline, performance or dismissal of specific employees or classes of employees of the Village,
- (2) Collective negotiating matters between the Village and its employees or their representatives,
- (3) Pending litigation
- (4) Acquisition of property

Mayor Wasowicz announced that a Town Hall Meeting will be held on Friday, January 28, 2011 at the Justice Village Hall all-purpose room especially for those residents that reside North of Archer Road. All those interested are invited to attend.

PUBLIC COMMENTS:

Mrs. Liz Chicola asked if plans were in progress to honor Randy Murdock for his service in Iraq.

Trustee Bartoszek replied that Sgt. Murdock's name will be added to the Veterans' plaque, but she was waiting to add another honoree that was scheduled to return home, imminently, to a formal presentation for both he and Sgt. Murdock

Trustee Bartoszek hopes to have word of the other serviceman's return, soon.

The Chair will entertain a Motion: To Adjourn.

MOTION: Trustee DePaola so MOVES.

SECOND: Trustee McGee

VOICE VOTE: All ayes.

Meeting Adjourned at 8:06 pm

Respectfully submitted,
Kathleen M. Svoboda
Village Clerk