MINUTES
REGULAR MEETING
BOARD OF TRUSTEES, VILLAGE OF NILES
June 25, 2024
7:00 p.m. Regular Meeting

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

CALL TO ORDER

The Board of Trustees Regular Meeting was called to order by President George D. Alpogianis at 7:07 p.m. in the Council Chambers, Village of Niles Municipal Building on Tuesday, June 25, 2024.

PLEDGE OF ALLEGIANCE

President Alpogianis led the Pledge of Allegiance.

ROLL CALL

Village Clerk Denise McCreery called the roll. Board members present were President George D. Alpogianis and Trustees John C. Jekot, Danette O'Donovan Matyas, Craig Niedermaier, and Marryann Warda. Trustees Dubiel and Strzelecki were absent.

ANNOUNCEMENTS

- Parade – July 4, 8:45 a.m. start at Notre Dame College Prep ends at Grennan Heights Park
- Concerts in the Park, every Friday from June 21 through August at Oak Park from 6-8 p.m.
- Niles Cruise Nights Antique Car Show third Wednesdays from June - September 2024 at Golf Mill Park
- New Art Exhibit – July 11 at the Fitness Center Art Gallery
- 125th Anniversary Celebration – August 17 at Golf Mill Park
- Italian Fest – Golf Mill Park, Labor Day Weekend
- Block Parties - Applications available, Village provides tents, tables, chairs, grills and barricades
- Village Facilities will be closed July 4, 2024

PRESENTATION

None

PROCLAMATIONS

- Fireworks Safety Week June 28-July 4, 2024

PRESIDENT'S REPORT

President Alpogianis thanked everyone who attended the Golf Mill Mall Open Houses. Village staff and key stakeholders from Sterling Organization presented information about the Redevelopment Agreement and plans for the mall. President Alpogianis stated that this project is a win-win for Niles; creating new jobs, new businesses, supplying the need for luxury apartments, enhancing the tax base. This is a private –

public effort utilizing Tax Increment Financing (TIF). President Alpogianis stressed that there is zero risk to our taxpayers, no tax increase for this project and no general funds will be used. President Alpogianis thanked the staff who worked so hard to get us to this point as well as Sterling Organization for their dedication to the Village of Niles.

COMMITTEE REPORTS

Trustee Jekot

Finance Committee
Trustee Dubiel was absent therefore a full report will be given next month.

Trustee Jekot

General Government/IT Committee
Trustee Jekot reported that the General Government/IT Committee met on June 11 and unanimously recommended Board approval of a contractual agreement with CDW-G to purchase Verkada Access Control, Video Monitoring Equipment, Panic Buttons and Licensing in the Amount of $241,784.12, which is on tonight's agenda. This expenditure is needed for security controls and updates to Village Facilities.

Trustee Jekot

Northwest Municipal Conference (NWMC)
Trustee Jekot reported that the Illinois General Assembly approved a $53.1 billion budget for FY25 with no increase in the Local Government Distributive Fund and elimination of the local grocery tax. HB5821 proposes to consolidate the Chicago Transit Authority, Metra, PACE, RTA into a new Metropolitan Mobility Authority.

PUBLIC COMMENTS

No public comments

CONSENT AGENDA – NEW BUSINESS

President Alpogianis stated that all items on the Consent Agenda are considered to be routine and will be enacted in one motion. There will be no individual discussion of these items unless a Trustee so requests. The requested item will then be removed from the Consent Agenda and considered at the end of New Business.

Trustee Matyas made a motion, seconded by Trustee Jekot, to allow items 10.a through 10.n to be included on the Consent Agenda. On roll call, the vote was:

YEAS:	5	Alpogianis, Jekot, Matyas, Niedermaier, Warda
NAYS:	0	
ABSENT:	2	Dubiel, Strzelecki
ABSTAIN:	0	

There being 5 affirmative votes, the **MOTION CARRIED.**

President Alpogianis asked the Clerk's Office to read the Consent Agenda items into the record.

Village Clerk Denise McCreery read Consent Agenda items 10.a through 10.m into the record:

#10.a Approval of May 28, 2024, Board of Trustees Special Meeting Minutes – Executive Session

#10.b Approval of May 28, 2024, Regular Board of Trustees Meeting Minutes – Closed Session

#10.c Approval of May 28, 2024, Board of Trustees Regular Meeting Minutes

#10.d Ordinance Approving a Text Amendment to Appendix B Zoning Ordinance, Section 7, Special Purpose Districts, Sec. 7.4 C-E Cannabis Establishment Overlay District (A). Boundaries, to Alter Boundaries of the Southern Cannabis Establishment Overlay District to Alter the Boundaries of the Southern Cannabis-Establishment Overlay District (24-ZP-18)

#10.e Ordinance Approving a Change Order Number 1 for Engineering Services for a Staff Engineer from Christopher B. Burke Engineering, Ltd., by Decreasing the Contract Price by $66,117.64 for a Total Contract Amount of $33,882.36

#10.f Resolution Authorizing a Bid Award and Contractual Agreement with LoVerde Construction Co., Inc. to Provide the 2024 Tracer Wire Installation Program in the Amount of $28,711

#10.g Resolution Authorizing a Bid Waiver and Purchase of New Holiday Decorations from Artistic Holiday Designs in the Amount of $40,493.35

#10.h Resolution Ratifying Contractual Agreements with Testing Service Corporation for Conducting the Phase I Environmental Site Assessment and Phase II Subsurface Investigation for Property Located at 6400 W. Touhy in Connection with the Purchase of Said Property in the Total Amount of $72,835

#10.i Resolution Authorizing the Increase of Sworn Police Officers from 57 to 59 Officers for the Village of Niles

#10.k Resolution Authorizing a Bid Award and Contractual Agreement with Schroeder & Schroeder, Inc. to Provide the 2024 Sidewalk, Curb & Gutter Program in the Amount of $319,822.50, as Outlined in the Capital Improvement Plan

#10.l Resolution Authorizing the Purchase of Verkada Access Control, Video Monitoring Equipment, Panic Buttons and Licensing from CDW- G, Utilizing the Sourcewell Cooperative Contract # 081419-CDW, in the Amount of $241,784.12, as Outlined in the Capital Improvement Plan

#10.m Resolution Authorizing the Purchase of an MT7 Trackless Tractor with Buffalo Turbine Debris Blower from EJ Equipment Inc., Utilizing the Sourcewell Joint Purchasing Contract # 093021-ELG, in the Amount of $163,997.72, as Outlined in the Capital Improvement Plan

#10.n Resolution Ratifying a Revised Contractual Agreement with Flock Group Inc. for the License Plate Reader Program in the Total Amount $177,500 for a Term of Five (5) Years (2024-2029), as Outlined in the Capital Improvement Plan and for the Purchase of Flock Cameras Through a General Assembly Appropriation Bill from the ILDCEO Grant (22 months) in the Amount of $49,266.68

Trustee Matyas made a motion, seconded by Trustee Warda, to approve Consent Agenda Items 10.a through 10.n. On roll call, the vote was:

YEAS:	5	Alpogianis, Jekot, Matyas, Niedermaier, Warda
NAYS:	0	
ABSENT:	2	Dubiel, Strzelecki
ABSTAIN:	0	

There being 5 affirmative votes, the **MOTION CARRIED.**

NEW BUSINESS

Appointment of Stephen Quinn as Public Works Director

Trustee Matyas made a motion, seconded by Trustee Jekot, to approve the appointment of Stephen Quinn as Public Works Director. Quinn was selected as the final candidate following an executive search process conducted by GovHR, through which the Village received over 50 applicants. Stephen Quinn brings over two decades of expertise in the construction, water treatment, and public works sectors. As the Division Chief at the City of Evanston, he expertly managed the water filtration plant, ensuring exceptional water quality for over 500,000 customers—including residents of Niles as the water source for the Morton Grove-Niles Water Commission. Before his tenure in Evanston, Stephen spent seven years in Ireland, where he supervised the management and maintenance of a segment of the road network in County Galway. Mayor Alpogianis stated, "Stephen brings a steadfast commitment to delivering high-quality services and has excelled in leadership roles throughout his career. "I know he'll bring our Public Works Department's stellar reputation to an even higher level." Mr. Quinn thanked the board and is looking forward to joining the team. On roll call, the vote was:

YEAS:	5	Alpogianis, Jekot, Matyas, Niedermaier, Warda
NAYS:	0	
ABSENT:	2	Dubiel, Strzelecki
ABSTAIN:	0	

There being 5 affirmative votes, the **MOTION CARRIED.**

Ordinance Approving a Special Use Permit to Allow a 'Medical/Dental Clinic' Located at 886-896 Civic Center Drive, Niles (24-ZP-13)

Trustee Niedermaier made a motion, seconded by Trustee Matyas to adopt an Ordinance Approving a Special Use Permit to Allow a 'Medical/Dental Clinic' Located at 886-896 Civic Center Drive, Niles (24-ZP-13) The Planning and Zoning Board voted 7-0-0 to recommend approval of the request at a public hearing held on June 3, 2024. On roll call, the vote was:

YEAS:	5	Alpogianis, Jekot, Matyas, Niedermaier, Warda
NAYS:	0	
ABSENT:	2	Dubiel Strzelecki
ABSTAIN:	0	

There being 5 affirmative votes, the **MOTION CARRIED.**

In the interest of transparency, President Alpogianis asked Economic Development Director John Melaniphy and the representatives from Sterling Organization to share some of their presentation from the Golf Mill Open House before the next agenda item is presented.

Mr. Melaniphy explained that the redevelopment of Golf Mill has been a culmination of efforts designed to enhance the corridors around Golf Mill, grow the business climate, and attract younger families. The Mayor and Board provided the tools needed by approving a strategic plan and creating the TIF Districts. Mr. Melaniphy summarized the Golf Mill Redevelopment TIF incentive, highlighting that the maximum value is up to $96 million, the total cost for the developer is estimated to be $443 million, payment is phased and conditioned upon the completion of each phase, and the incentive will be paid via TIF Bonds issued by the Village based on the value of the investment completed and the increment created. The Village is protected in a multitude of ways including there is no upfront funding, TIF funds are not general obligation bonds, the incentive is performance based, no sales tax sharing, all Village costs associated with the TIF are paid by the TIF, and the RDA will be terminated if certain milestones are not met by the Developer. Finally, Mr. Melaniphy highlighted some benefits of the redevelopment including increased sales tax revenue, property tax revenue, job creation, attracts additional redevelopment and expands the trade area.

Sterling Organization Representatives, Dustin Hicks, Senior Vice President, John DeWolfe, Managing Director of Development and Construction, and Bob Dake, Chief Operating Officer stepped to the podium.

Dustin Hicks highlighted some key points in the Redevelopment Agreement. Phase I includes demolition of a portion of the mall including the interior common areas and office tower, 550k SF of new or renovated retail space, a residential Class A multifamily building with rooftop amenities, a central plaza with event lawn, pavilion, water feature surrounded by restaurants and retail. Phase II includes one or more mixed-use, entertainment, hospitality, office, residential, retail, or medical office buildings. Mr. Hicks also mentioned that the RDA limits the quantity of certain uses, prohibits some uses and the residential development must meet qualifying criteria approved by the Village. Finally, there are key milestone deadlines in the RDA including within two years Sterling must submit their development approvals.

The Mayor and Trustees thanked the Sterling Organization for their cooperation and dedication to the project and to the Niles community.

Ordinance Approving a Redevelopment Agreement and Tax Increment Financing ("TIF") Incentive with SVAP Golf Mill Retail, L.P., SVAP Golf Mill Retail, II, L.P. and SVAP Golf Mill Office, L.P. for the Golf Mill Redevelopment at 239 Golf Mill Shopping Center in the amount of $96,000,000

Trustee Niedermaier made a motion, seconded by Trustee Warda, to approve Ordinance approving a Redevelopment Agreement and Tax Increment Financing ("TIF") Incentive with SVAP Golf Mill Retail, L.P., SVAP Golf Mill Retail, II, L.P. and SVAP Golf Mill Office, L.P. for the Golf Mill Redevelopment at 239 Golf Mill Shopping Center in the amount of $96,000,000. On roll call, the vote was:

YEAS:	5	Alpogianis, Jekot, Matyas, Niedermaier, Warda
NAYS:	0	
ABSENT:	2	Dubiel, Strzelecki
ABSTAIN:	0	

There being 5 affirmative votes, the **MOTION CARRIED.**

FINANCIAL REPORTS

Treasurer's Report May 2024 — No Report

NEXT MEETINGS — July 23, 2024, 7:00 p.m. Regular Board of Trustees Meeting

PUBLIC COMMENTS — *No public comments*

ADJOURNMENT

There being no further business to come before the Board, Trustee Jekot made a motion to adjourn the meeting at 8:01 p.m., seconded by Trustee Matyas. On roll call, the vote was:

YEAS:	5	Alpogianis, Jekot, Matyas, Niedermaier, Warda
NAYS:	0	
ABSENT:	2	Dubiel Strzelecki
ABSTAIN:	0	

There being 5 affirmative votes, the **MOTION CARRIED.**

Denise M McCreery
Village Clerk

Village President