

Village of Hanover Park

Municipal Building
2121 West Lake Street
Hanover Park, Illinois
60133-4398

Rodney S. Craig
Village President

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Village Clerk

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Ronald A. Moser
Village Manager



VILLAGE OF HANOVER PARK
VILLAGE BOARD
REGULAR WORKSHOP MEETING
Municipal Building: 2121 W. Lake Street
Hanover Park, IL 60133

Thursday, March 15, 2012
6:00 p.m.

MINUTES

1. CALL TO ORDER

Mayor Craig called the meeting to order at 6:10 p.m.

2. ROLL CALL

Roll:

PRESENT

ABSENT

ALSO PRESENT

Trustees: Kunkel, Zimel, Cannon, Roberts

Trustees: Kemper, Konstanzer

Village Manager Ron Moser, Village Attorney Paul, and
Department Heads.

3. AGENDA ITEM REVIEW

None

4. BOARD MEMBER CONCERNS

None

5. DISCUSSION TOPICS

None

6. STAFF UPDATES

a. (3) Hanover Square Update

Village Manager, Ron Moser, informed that the 3rd monthly meeting was held with Schermerhorn. It was discussed that the Village is proceeding with redevelopment of the center which commit us to lease/ownership and limit the ability to sell the property right away. The Village is working on developing the center and bringing tenants in. The profit for February was \$27,752.00 and brings the year to date profit to \$48,498.00. Staff is working on a six month contract for a leasing agent on commission. A market study, which costs about \$1,200.00, to determine appropriate rent rates. A standard new lease to be implemented in about a week. Electrical repairs are complete, parking lot sweeping continues to be done and no dumping signs have been posted. The hot dog

stand is due to be demolished by next Thursday. Trustee Zimel questioned how many leases are coming up for renewal in the next few months and would they be now month to month. Village Planner, Katie Bowman, answered that there are not that many coming up for renewal and only a handful are currently month to month.

b. (1) Choose DuPage Presentation

Village Manager, Ron Moser, introduced Mr. Grep Bedalov, President and CEO of Choose DuPage. Choose DuPage is a public/private 501(c)(6) not for profit organization dedicated to advancing economic development interest within DuPage County. Their primary goal is business attraction, business retention, marketing and increasing the profile of Choose DuPage and DuPage County as a premier global business location. Choose DuPage works very closely with DuPage Mayors and Managers. Choose DuPage is a public/private partnership that receives 40% of funding from DuPage County thru an annual grant and remainder of funding is from private funding. Mr. Bedalov explained that their primary focus is on business retention and briefed the board on how Hanover Park can partner with Choose DuPage. Mr. Bedalov spoke on a variety of programming that will benefit Hanover Park. Mr. Bedalov briefed the board on the various projects that Choose DuPage is currently involved in, which include the Ryder Cup in September, hosting a Captains Dinner to facilitate business connections both nationally and internationally. Several representatives from Choose DuPage and three members from the business community will be traveling to Washington DC to raise the elevation for the need for the federal funding for a transportation bill to start providing federal money for the completion of the Elgin/O'hare project. Questions were fielded and answered.

c. (4) M/I Homes / TIF #3 Incentives

Village Manager, Ron Moser, asked to have the item removed.

d. (2) Contract – Tammen Group

Village Manager, Ron Moser, introduced Jennifer Tammen from Tammen Group. Manager Moser informed that Tammen Group is a professional services firm which specializes in real estate development and some of the needs we are looking for are to evaluate our current TIF obligations and projected revenues, assist staff in developing standardized TIF processes, review and evaluate development proposals particularly within the TIF districts. Ms. Tammen briefed the board on Tammen Groups professional services which include real estate development, TIF, and municipal incentive packages. As a consultant Ms. Tammen would be a supplement to the Village staff and assist with connections to the private sector. Ms. Tammen would make recommendations on proposals for development agreements. Questions were fielded and answered. Manager Moser informed that a proposed agreement contract will be brought to the next board meeting for board consideration.

e. (5) Hypothermic Treatment

Fire Chief, Craig Haigh, informed the board on the opportunity for the Fire Department to be a part of a pilot program on Hypothermic Treatment. Chief Haigh explained the Hypothermic Treatment. The cost to put the program into place is about \$5,000.00.

Chief Fors has made some cost savings in other areas to be able to purchase the equipment to implement the program.

f. (6) Update from Public Works Director, Howard Killian

Public Works Director, Howard Killian, informed that he received an email from a contractor asking if the Village would set-a-side projects/funds for Veteran owned businesses or Service disabled veterans businesses for the Veterans Memorial project. Direction was given to keep bid open.

7. EXECUTIVE SESSION

- a. Section 2(c)(5) – Purchase or lease of real property for the use of the public body.**
- b. Section 2(c)(6) – Setting the price for sale or lease of property owned by the public body.**

Motion by Trustee Zimel, seconded by Trustee Roberts to hold Executive Session regarding Section 2(c)(5) – Purchase or lease of real property for the use of the public body and Section 2(c)(6) – Setting the price for sale or lease of property owned by the public body.

Voice Vote: All Ayes.

Motion carried: Hold Executive Session regarding Section 2(c)(5) – Purchase or lease of real property for the use of the public body and Section 2(c)(6) – Setting the price for sale or lease of property owned by the public body.

7. ADJOURNMENT

Motion by Trustee Zimel, seconded by Trustee Kemper to adjourn.

Voice Vote: All Ayes.

Motion carried: Meeting adjourned at 7:13 p.m.