

The Special Meeting of the President and Board of Trustees of the Village of Bedford Park was held on Wednesday, February 7, 2018, at 5:00 p.m., in the Council Room of the Municipal Complex. President Brady led all present in the Pledge of Allegiance.

PRESENT AT THE MEETING: President Brady, Village Clerk Solis, Trustees: Errant, Kensik, Regep, Rubel, Salecki and Stocks.

ABSENT: None.

ALSO IN ATTENDANCE: Attorney Larry Gryczewski and Village Engineer Jim Butler.

VISITORS: Steve, Alpa Construction; Eric Novak, Mary Cook and Dan Riordan, Reavis High School representatives; Owen Okmin, Edward Brooks, Chris Trifilis, John G. Yedinak, Terme Properties representatives; Robert Juri's, Robert Juri's & Associates; Harry Lipner, Harbor Properties; E.B. Smith; Kathy Taloff and Patti Wilson, Bedford Park District; Jennifer LaSota and Johnny Terzakis, Hoffman Alpha Omega Development Group.

Purpose of the meeting is to allow bidders that submitted their proposals on February 1, 2018 for property located at 5401 W. 65th Street in Bedford Park to present their proposals before the Village Board.

Steve from Alpa Construction presented their proposal before the Village Board. They would like to purchase 4.9 acres of vacant land for a purchase price of \$624,000.00 to expand their business. They are open to working with the developer that is awarded the bid. They plan to hire more employees and would like to start immediately, pending timeframe for permits.

John Yedinak from Terme Properties presented their proposal before the Village Board. They would like to have a partnership with the Village with regards to the 5401 W. 65th Street property. The proposal includes a convention center, a credit union, two hotels, buildings for commercial use, parking spaces and deck parking, and a water feature. The proposal also states that three different associations would need to handle the site. One association would bring in the hotels and eventually the Village would handle the association. The second association would manage the events for the convention center. The third association would handle the commercial property buildings, which Terme asks to control that aspect. The Village would own, operated, and maintain all the property except for the commercial buildings. They would copyright the name "Midway Mile". Terme did not give a bid amount for the project because they are asking to become a partner with the Village and use municipal bonds or grants. They also want to have the convention center built first and proceed with the rest of the developments. They are asking for site acquisition, in return they will bring in the developers and franchisees for the commercial property.

Jennifer LaSota from Hoffman Alpha Omega Development Group presented their proposal before the Village Board. The concept of their proposal is to have a golf house with a restaurant, a hotel, a convention center, a water feature and parking spaces. Hoffman would own and operate the golf house and the hotel. They would propose a private/public partnership with the Village for the convention center. They are bidding \$6 million for the property site but will pro rate out the convention center if the Village would want to keep ownership of the parcel. They would also seek TIFs if possible. Additionally,

they mentioned that since Alpa is looking for only 4.9 acres of land, they could redesign the proposal to accommodate Alpa.

The Village Board thanked everyone for their time and interest in the Village of Bedford Park. The Village Board will review and consider all the proposals submitted for the 5401 W. 65th Street site.

Motion by Regep, second by Stocks, to reschedule the committee meeting on February 15th from 5:30 p.m. to 5:00 p.m.

ROLL CALL VOTE: Ayes: Errant, Kensik, Regep, Rubel, Salecki, and Stocks
Nays: 0 Absent: 0 MOTION CARRIED

A motion by Regep, second by Kensik, to adjourn the meeting at 7:40 p.m.

ROLL CALL VOTE: Ayes: 6 Nays: 0 Absent: 0 MOTION CARRIED



David R. Brady, President



Yvette Solis, Village Clerk