

The Special Meeting of the President and Board of Trustees of the Village of Bedford Park was held on Thursday, September 20, 2018, at 4:00 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, and Stocks.

ABSENT: Trustees: Rubel and Salecki.

ALSO IN ATTENDANCE: Attorney Larry Gryczewski, Chief Administrative Officer-Finance Marilyn Curnutte, Raymond Negretti, Finance Assistant, Village Engineer Jim Butler and Fred Lebed, owner's rep from The Concord Group.

VISITORS: Johnny Terzakis, Hoffman Alpa Omega Group, Kathy Taloff and Patti Wilson, Bedford Park District; Bill and Karen Allen, resident; Daniel Atilano, Brian Meade, Brian Kemer and Tracy Coker from Dewberry; L. Randall Buescher, Thomas Scheckelhoff and Patrick Carata from Epstein; Tom Iwaniec, Rob Jezyk, Steven Rocchi, Brian Shunk, Jeff Nelson, Steven Feldman, Matthew Mogielnicki, Christopher Grandy, Maxwell Nichols, Monika Buczek, Matthew Docter, Joanna Jakubas, Ashley Rodriguez, Jeremy Grossman and Lukasz Wojnicz from Alpa Construction Inc.; Lindsey Peckinpugh, Dylan Fischer, Ryan Fix and Ben Ahring from Perkins+Will.

VISITORS' COMMENTS: None.

AGENDA-PURPOSE OF MEETING:

Motion by Stocks, second by Kensik, approval of the hotel/motel tax revenue bonds, series 2007 engagement letter from Darryl Davidson with Miller Canfield for a service fee of \$5,000.00.

ROLL CALL VOTE: Ayes: Errant, Kensik, Regep, and Stocks
Nays: None Absent: Rubel and Salecki **MOTION CARRIED**

Motion by Regep, second by Stocks, approval of the revised engagement letter from Darryl Davidson with Miller Canfield for TIF Revenue Bonds, Series 2018 issuance for a service fee not to exceed \$240,000.00.

ROLL CALL VOTE: Ayes: Errant, Kensik, Regep, and Stocks
Nays: None Absent: Rubel and Salecki **MOTION CARRIED**

Attorney Gryczewski discussed real estate/property located at 5331 W. 65th Street as the property is up for sale and located near the proposed event center. Motion by Stocks, second by Errant, approval for Attorney Gryczewski to inquire further about the property.

ROLL CALL VOTE: Ayes: Errant, Kensik, Regep, and Stocks
Nays: None Absent: Rubel and Salecki **MOTION CARRIED**

Motion by Kensik, second by Stocks, approval of the Class 6b renewal request from Plymouth MWG for property located at 6510 w. 73rd Street.

ROLL CALL VOTE: Ayes: Errant, Kensik, Regep, and Stocks
Nays: None Absent: Rubel and Salecki MOTION CARRIED

Motion by Regep, second by Stocks, approval of the Class 6b renewal request from WMI CP LLC for property located at 6410 w. 74th Street.

ROLL CALL VOTE: Ayes: Errant, Kensik, Regep, and Stocks
Nays: None Absent: Rubel and Salecki MOTION CARRIED

Motion by Regep, second by Stocks, to table the presented advertising proposal until further review and consideration from the Village Board and Chief Administrative Officer-Finance Curnutte.

ROLL CALL VOTE: Ayes: Errant, Kensik, Regep, and Stocks
Nays: None Absent: Rubel and Salecki MOTION CARRIED

Motion by Stocks, second by Regep, approval of the request from residents Bill and Karen Allen for a handicap signage near their home on 66th Place.

ROLL CALL VOTE: Ayes: Errant, Kensik, Regep, and Stocks
Nays: None Absent: Rubel and Salecki MOTION CARRIED

Motion by Errant, second by Stocks, approval of the presented Hunden Strategic Partners' contract to continue the services in relation to the proposed event center on an hourly basis but not to exceed \$25,000.00.

ROLL CALL VOTE: Ayes: Errant, Kensik, Regep, and Stocks
Nays: None Absent: Rubel and Salecki MOTION CARRIED

Motion by Stocks, second by Kensik, approval to schedule a Special Meeting for October 1, 2018 at 6:00pm for the presentations of the construction management firm for the proposed event center.

ROLL CALL VOTE: Ayes: Errant, Kensik, Regep, and Stocks
Nays: None Absent: Rubel and Salecki MOTION CARRIED

Motion by Stocks, second by Errant, approval to schedule a Special Meeting for October 3, 2018 at 6:00 p.m. to discuss property taxes and referendum on the November general election ballot.

ROLL CALL VOTE: Ayes: Errant, Kensik, Regep, and Stocks
Nays: None Absent: Rubel and Salecki MOTION CARRIED

Presentation of proposals for the architectural firm for the event center began with the first firm being Dewberry. Mr. Atilano discussed his company and the key players involved. He discussed his ideas, the design process and the key decisions to make when designing the event center. The company has won

awards and have worked in the industry for years. The Board thanked them for their interest and presentation.

The next presentation was from Epstein. Mr. Scheckelhoff began discussing their presentation and design plan for the event center. They have worked on designing other convocation centers. The Board thanked them for their interest and presentation.

The third presentation was from Alpa Construction Inc. Rob Jezyk began by presenting the whole team involved in the project. Alpa Construction is located in Bedford Park and also in close proximity to the proposed event center location. He then turned over the presentation to Mr. Rocchi who began discussing the design plans and technology they will be using to design the event center. The Board thanked them for their interest and presentation.


The final presentation was from Perkins+Will. Ms. Peckinpaugh discussed their design plan for the event center. They would like to design a facility that will make use of all the space. They are very eager to work with the Village. The Board

ANY OTHER REQUESTS/COMMENTS FROM BOARD MEMBERS:

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 even center site. Village Attorney Gryczewski was asked by the Board to contact Alpa Construction and Perkins+Will to discuss design fee/price.

A motion by Stocks, second by Errant, to adjourn the meeting at 9:15 p.m.

ROLL CALL VOTE: Ayes: 4 Nays: 0 Absent: 2 MOTION CARRIED



David R. Brady, President



Yvette Solis, Village Clerk

