

VILLAGE OF BEDFORD PARK SPECIAL BOARD MEETING

Report of proceeding had at the Village of Bedford Park Special Board Meeting held at 6701 South Archer Road, Bedford Park, Illinois, on the 24th day of October, A.D., 2024, commencing at the hour of 6:00 p.m.

BOARD MEMBERS PRESENT:

MR. DAVID BRADY, President

DR. THOMAS PALLARDY, Trustee

MR. TERRY STOCKS, Trustee

MS. NANCY WESOLOWSKI, Trustee (via telephone)

MS. SANDRA MALOY, Trustee

MS. JUANITA RODRIGUEZ, Trustee

MR. LARRY GRYCZEWSKI, Village Attorney

MS. YVETTE ZAVALA, Village Clerk

ALSO PRESENT:

Chief Tom Hansen

Ms. Marilyn Curnutte

Mr. Kevin Pacheco

PRESENT FROM ALPA CONSTRUCTION:

Mr. Bill Asmar

Mr. Andrew Alfini

Ms. Nora Alonso

1 VILLAGE PRESIDENT BRADY: Roll call.

2 VILLAGE CLERK ZAVALA: Kensik ...

3 (No response.)

4 VILLAGE CLERK ZAVALA: Maloy ...

5 TRUSTEE MALOY: Here.

6 VILLAGE CLERK ZAVALA: Pallardy ...

7 TRUSTEE PALLARDY: Here.

8 VILLAGE CLERK ZAVALA: Rodriguez ...

9 TRUSTEE RODRIGUEZ: Here.

10 VILLAGE CLERK ZAVALA: Stocks ...

11 TRUSTEE STOCKS: Here.

12 VILLAGE CLERK ZAVALA: Wesolowski ...

13 TRUSTEE WESOLOWSKI: (No response.)

14 VILLAGE PRESIDENT BRADY: Thank you everybody for

15 coming. This should be a short one, I hope. Let me

16 just talk to the community first. We can't do

17 anything on the vote. Steve went through, revised the

18 plans and it's our choice if we want to go ahead or if

19 we want to drop it. The Park will not give us this

20 road extension here. So basically we're done then

21 with the retention, we're done with the road here and

22 we're done with the road with the Gardens. We can

23 still do -- semi-gate it. We can't -- We can gate,

24 but we're going to have to leave it open for the

1 school and for the Park when they have events and then
2 close it when they don't. The good news with that,
3 the Park -- or the cost is substantially down. If we
4 have an incident in the Village, we can just close the
5 gates; but it's not going to be a full gated. And to
6 me, the worst part -- why I thought the gating was so
7 important was because the fricken -- excuse me almost
8 French -- the traffic down the alley here and on
9 66th Place. I mean, if you go down in the morning
10 when school is starting, it's, like, drag city. We
11 have a policeman in the Village, but the policeman
12 also is helping at times with the kids coming to
13 school, so -- but we can -- we can drop it. We'll do
14 that at the next meeting or we can just keep going
15 with -- in January, Steve would go out for bids and
16 then see what the bids come back; but the pricing
17 would be down substantially, but it's not going to be
18 what the total envision of it was.

19 TRUSTEE STOCKS: Okay. Did the Park indicate
20 exactly why they won't give us permission?

21 VILLAGE PRESIDENT BRADY: Kathy told me straight
22 out, and I knew it, she's had two people on her board
23 that have been against it from the start. She's got
24 four board members because they're down one, and

1 that's okay, you know. It's what it is, but I think
2 they're -- And just to clarify too, we cannot --
3 unless the Park is part of the project, we cannot give
4 them the money for the retention and/or put in any of
5 the roads, including from the Gardens, and that's a
6 legal thing.

7 VILLAGE ATTORNEY GRYZEWSKI: You can't do that.

8 TRUSTEE PALLARDY: Dave, with the construction,
9 if we went with the gated option, would there still be
10 the construction on the road coming in where it will
11 be widened or --

12 VILLAGE PRESIDENT BRADY: Yes, it would be a
13 little bit wider. Steve has got the plans.

14 TRUSTEE PALLARDY: Okay.

15 VILLAGE PRESIDENT BRADY: But it's pretty much
16 exactly what he showed us with the gate, a little
17 wider, people can turn around, it would have a voice
18 box if somebody comes in and they can say, Hey, I'm
19 going to see Tom Pallardy, okay, go ahead in. The
20 residents would still have a digitized Village vehicle
21 sticker that would open it, but during the school
22 hour -- Well, during the morning with the school and
23 at the afternoon when the school gets out. The school
24 is the main concern with me just because of the -- the

1 traffic with it and/or when the Park wants it open, it
2 would stay open, we would just leave the gate open.
3 So we talked -- Tom talked about it extra or we talked
4 about putting in extra squad on while the gate was
5 open, but, you know, that's more expensive than
6 another -- than doing the whole full thing with the
7 gate. We would like to talk to the Park about having
8 a gate back on the avenue there kind of where the
9 community building is that we can shut down at night
10 when the Park is closed and policeman probably still
11 has to go out there, but it's -- it would cut an area
12 that they have to patrol.

13 TRUSTEE STOCKS: Does the Park Board -- do they
14 understand in relation that we cannot participate in
15 the retention pond.

16 VILLAGE PRESIDENT BRADY: I told Gail -- or Kathy
17 that all -- I said, Kathy, we can't do any of the
18 other stuff, that's the way I worded it. I didn't go
19 in specifics, though, but we were up-front with that
20 from the start too.

21 TRUSTEE STOCKS: Right. Okay.

22 VILLAGE PRESIDENT BRADY: Okay. Can I do the
23 hiring thing first?

24 VILLAGE ATTORNEY GRYZEWSKI: Yeah.

1 VILLAGE PRESIDENT BRADY: Okay. This will be
2 simple, I think.

3 VILLAGE CLERK ZAVALA: I have Nancy on the
4 speaker phone.

5 TRUSTEE WESOLOWSKI: Yes.

6 VILLAGE PRESIDENT BRADY: Tom, now if you want to
7 leave at some point with this, I don't think you have
8 to because of the way it's going to be worded. Okay.
9 We have two eligibility lists. We had an eligibility
10 list that was going to expire in August, we extended
11 it till the end of the year because there was one
12 person left on it. We knew we were going to have to
13 hire and we didn't want to just say, Okay, we just
14 ended it and we're going to hire somebody else. We
15 have a new list of the people that took the test. We
16 want to make a couple of recommendations with it.

17 First, we'd like to keep Jill in Fire and
18 we talked to Dan, we talked -- Tom, Marilyn and I met
19 with the chiefs on that and move her salary up to
20 \$70,000 a year. That would be equal to the person
21 that's hired up here. She would stay in Fire which
22 Dan very much wants, he doesn't want to train a new
23 person; but she also would pick up the payroll aspects
24 of the job. Right now Rhonda does it all. Okay. So

1 Fire would go there. The two ladies downstairs in
2 police, Erica and Tara would like to -- and they're
3 both -- and Jill too, they're all very, very good.
4 Okay. We would increase their salary to 55,000. They
5 would be doing the payroll for police. Okay. So they
6 report it, it comes up here with the job. So there
7 would be increases for them.

8 Carla, we would move up to 70 and she's
9 close to that now, but it's just so she's equal.
10 Everybody is equal then pretty much. Yvette is a
11 little hire, but they're all pretty equal and that was
12 the goal with it; but then we're recommending that we
13 hire by the eligibility list. So the first list, the
14 person would be offered the job, we'd make a motion to
15 offer that person the job tonight, to negotiate it and
16 then bring it back on the Board on November 14th and I
17 don't know -- I don't think it's a slam dunk the
18 person is going to take the job. Okay. Then if that
19 person doesn't, we would go by the ranking on the
20 other eligibility list that we just created.

21 Now, the logic with that -- Tony?

22 TRUSTEE WESOLOWSKI: No, it's me. I just got in
23 my car. Sorry, Mayor.

24 VILLAGE PRESIDENT BRADY: Okay. Nancy, hello.

1 How are you tonight?

2 TRUSTEE WESOLOWSKI: Good. Good. Thank you,
3 Mayor. My intentions were to get there. I had
4 coverage, but I was just too busy; so I'm sorry. I'm
5 getting in my car.

6 VILLAGE PRESIDENT BRADY: We're going to try to
7 get done before you get here.

8 TRUSTEE WESOLOWSKI: That's okay. I'm going to
9 roll, but you keep talking, I can hear you.

10 VILLAGE PRESIDENT BRADY: But we could
11 potentially have some legal issues that did not follow
12 the -- and Larry can address that, I talked to Larry.

13 VILLAGE ATTORNEY GRYZEWSKI: Yeah, I mean, we
14 had this precedent set -- I don't know -- several
15 times and there would be potential issues from the
16 one candidate given the fact that -- I would just be
17 concerned about not offering that one on the list
18 because -- especially when we knew we would be hiring
19 and then all of a sudden, not a good impression and
20 his background, you got to be careful with. I'd be
21 careful.

22 TRUSTEE STOCKS: All right.

23 VILLAGE PRESIDENT BRADY: And the same thing is
24 going to come up in police, the exact same situation

1 is going to come up with the next police officer. So
2 our recommendation then would be to increase those
3 salaries and then to authorize Marilyn to sit down
4 with the individual by the rankings on the eligibility
5 lists, not one list, but plural. Okay.

6 TRUSTEE STOCKS: Do you need that in the form of
7 a motion then?

8 VILLAGE PRESIDENT BRADY: Yeah. Let's let Larry
9 go through the agenda then. The Sky, Mike Walter
10 called before I was going to go to the wake, he --
11 We're not agreeing on all the circumstances for the
12 contract and I think it's going to work out fine, but
13 Larry and their Larry will get it worked out.

14 VILLAGE ATTORNEY GRYZEWSKI: The numbers seem in
15 line, you know, but I have to see what his e-mail
16 comes back with. He did send me an e-mail maybe
17 two minutes ago, Dave, so I'll read it.

18 VILLAGE PRESIDENT BRADY: Yeah, he said they're
19 going to send you one.

20 VILLAGE ATTORNEY GRYZEWSKI: But we're on good
21 terms.

22 VILLAGE PRESIDENT BRADY: Okay. Could we have a
23 motion and a second to increase the fire secretary or
24 fire administrative assistant salary to \$70,000

1 starting January 1st --

2 TRUSTEE STOCKS: So moved.

3 VILLAGE PRESIDENT BRADY: -- with added
4 responsibilities to the job?

5 TRUSTEE RODRIGUEZ: Second.

6 VILLAGE PRESIDENT BRADY: Okay. Roll call.

7 VILLAGE CLERK ZAVALA: Maloy ...

8 TRUSTEE MALOY: Yes.

9 VILLAGE CLERK ZAVALA: Pallardy ...

10 TRUSTEE PALLARDY: Yes.

11 VILLAGE CLERK ZAVALA: Rodriguez ...

12 TRUSTEE RODRIGUEZ: Yes.

13 VILLAGE CLERK ZAVALA: Stocks ...

14 TRUSTEE STOCKS: Yes.

15 VILLAGE CLERK ZAVALA: Wesolowski ...

16 TRUSTEE WESOLOWSKI: Yes.

17 VILLAGE PRESIDENT BRADY: Can we have a motion
18 and a second to --

19 TRUSTEE WESOLOWSKI: I say yes too if you didn't
20 hear me.

21 TRUSTEE STOCKS: Okay.

22 VILLAGE PRESIDENT BRADY: I shouldn't have ate
23 that darn Twix, but it was good. Can we have a motion
24 and a second to increase the salaries of our police

1 support staff to \$55,000 a year starting January 1st
2 with additional responsibilities?

3 TRUSTEE STOCKS: So moved.

4 TRUSTEE MALOY: Second.

5 VILLAGE PRESIDENT BRADY: Okay. Roll call.

6 VILLAGE CLERK ZAVALA: Maloy ...

7 TRUSTEE MALOY: Yes.

8 VILLAGE CLERK ZAVALA: Pallardy ...

9 TRUSTEE PALLARDY: Yes.

10 VILLAGE CLERK ZAVALA: Rodriguez ...

11 TRUSTEE RODRIGUEZ: Yes.

12 VILLAGE CLERK ZAVALA: Stocks ...

13 TRUSTEE STOCKS: Yes.

14 VILLAGE CLERK ZAVALA: Wesolowski ...

15 TRUSTEE WESOLOWSKI: Yes.

16 VILLAGE PRESIDENT BRADY: Can we have -- Nancy?

17 TRUSTEE WESOLOWSKI: Am I still on the roll call
18 even though I'm in my car?

19 VILLAGE PRESIDENT BRADY: Absolutely. We would
20 never forget you.

21 TRUSTEE WESOLOWSKI: Okay. All righty.

22 VILLAGE PRESIDENT BRADY: You're probably getting
23 some drivers next to you swearing at you.

24 TRUSTEE WESOLOWSKI: No, he's not. Everybody is

1 cool tonight. Everybody is cool.

2 VILLAGE PRESIDENT BRADY: Can we have a motion
3 and a second to authorize Marilyn Curnutte to have a
4 dialogue with the first person according to our
5 two eligibility lists about employment beginning in
6 November; and if the pre-employment status are met,
7 that person would be hired at a day hopefully in
8 November or whoever is next on the list would be
9 hired.

10 TRUSTEE STOCKS: So moved.

11 TRUSTEE RODRIGUEZ: Second.

12 TRUSTEE WESOLOWSKI: Second.

13 VILLAGE PRESIDENT BRADY: Okay. Roll call.

14 VILLAGE CLERK ZAVALA: Maloy ...

15 TRUSTEE MALOY: Yes.

16 VILLAGE CLERK ZAVALA: Pallardy ...

17 TRUSTEE PALLARDY: Yes.

18 VILLAGE CLERK ZAVALA: Rodriguez ...

19 TRUSTEE RODRIGUEZ: Yes.

20 VILLAGE CLERK ZAVALA: Stocks ...

21 TRUSTEE STOCKS: Yes.

22 VILLAGE CLERK ZAVALA: Wesolowski ...

23 TRUSTEE WESOLOWSKI: Yes.

24 VILLAGE PRESIDENT BRADY: Are you a yes, Nancy?

1 TRUSTEE WESOLOWSKI: Yes.

2 VILLAGE PRESIDENT BRADY: Okay. Larry, you've
3 got the rest of them.

4 VILLAGE ATTORNEY GRYZEWSKI: Thank you, Mayor.

5 The next item is that we need a motion to
6 open the bids with respect to the Wintrust Sports
7 Complex Phase 2 proposal.

8 TRUSTEE PALLARDY: So moved.

9 TRUSTEE STOCKS: Second.

10 VILLAGE PRESIDENT BRADY: Roll call.

11 VILLAGE CLERK ZAVALA: Maloy ...

12 TRUSTEE MALOY: Yes.

13 VILLAGE CLERK ZAVALA: Pallardy ...

14 TRUSTEE PALLARDY: Yes.

15 VILLAGE CLERK ZAVALA: Rodriguez ...

16 TRUSTEE RODRIGUEZ: Yes.

17 VILLAGE CLERK ZAVALA: Stocks ...

18 TRUSTEE STOCKS: Yes.

19 VILLAGE CLERK ZAVALA: Wesolowski ...

20 TRUSTEE WESOLOWSKI: Yes.

21 VILLAGE ATTORNEY GRYZEWSKI: And now we'll turn
22 over to Alpa.

23 MR. ASMAR: Good evening, everyone. We will
24 open Bid Package 1 for the Wintrust Sports Complex

1 Phase 2. We have four packages to open up today. The
2 first one is going to be the site concrete -- I'm
3 sorry -- site demolition and excavation.

4 MS. ALONSO: Correct. So we will begin by
5 opening bids that are on-line through
6 BuildingConnected and then also see if there's any
7 that were delivered by mail or by hand.

8 MR. ASMAR: Ready?

9 MS. ALONSO: Yes. We will go ahead and unseal
10 them from BuildingConnected now. They should become
11 available. Okay. Great. They opened up.

12 Question for you all, do you also want to
13 follow the screen and see it or should we just call
14 them out?

15 VILLAGE PRESIDENT BRADY: Just call them out.

16 MS. ALONSO: Just call them out. Okay. Sure.

17 So this is for Bid Package 1, dash, 1 for
18 demo and earth work. The first bidder on the list is
19 Holt Lee Engineering and Surveying and the total
20 amount is \$10,680.

21 The second contractor on the list is
22 TBS Construction with a total of \$758,548.62.

23 And, Bill, you're writing this done.

24 T & D Excavation is the third bidder with

1 \$1,515,500.

2 The next bidder is Seacoast Contracting --
3 let me know if you want me to slow down -- with
4 \$2,039,465.02.

5 VILLAGE CLERK ZAVALA: I'm sorry. Can you repeat
6 the numbers just so I can also keep track?

7 MS. ALONSO: Yes. For the Seacoast?

8 VILLAGE CLERK ZAVALA: Yeah, for the totals when
9 you're doing it, if you don't mind doing the numbers
10 one more time so I can get --

11 MS. ALONSO: Do you want me to re-read them after
12 I'm done?

13 VILLAGE CLERK ZAVALA: No, no. Just keep going,
14 but slow it down.

15 CHIEF HANSEN: Repeat the number twice is what
16 she's asking.

17 MS. ALONSO: Thank you. Yes, sure.

18 Chicago Concrete & excavation Services,
19 \$2,086,009, \$2,086,009.

20 And that is all the bids that are here on
21 BuildingConnected.

22 Are there any bids for Bid Package BP1,
23 dash, 1, demo and earth work that are brought here?

24 MR. ASMAR: No.

1 MS. ALONSO: Okay. That's it.

2 TRUSTEE MALOY: Is that first 10,000?

3 MR. ASMAR: Yeah. The first one is a surveyor.

4 TRUSTEE MALOY: Okay. Thank you.

5 VILLAGE PRESIDENT BRADY: That one kind of sticks
6 out a little.

7 TRUSTEE STOCKS: Yeah. Yeah.

8 MS. ALONSO: We will move on then to Bid
9 Package 1, dash, 2 cast and place concrete. Okay.
10 Bids are unlocked.

11 The first contractor on the list is
12 Concrete by Wagner and their price is \$270,114,
13 \$270,114.

14 Premium Concrete is the second bidder with
15 \$374,200, \$374,200.

16 The third bidder is Baumgartner
17 Construction with \$537,225. Again, that's \$537,225.

18 The next bidder is Chicago Concrete &
19 Excavation Services with \$2,086,009, \$2,086,009. It
20 seems like they combined.

21 Elliot Construction with \$2,342,741,
22 \$2,342,741.

23 And then there are other bidders listed as
24 bidding; however it seems that they did not submit a

1 bid. There's Duco Cement, Nucor Rebar and Yard 1
2 Concrete, but there are no bids so they either missed
3 it by, you know, hour or decided not to bid and didn't
4 change their bidding status.

5 Do we have any paper bids for cast and
6 place concrete?

7 MR. ASMAR: Nothing in front of me.

8 MS. ALONSO: All right. Moving on to Bid
9 Package 1, dash, 3, sanitary waste interceptors.
10 Unsealing bids now.

11 Okay. The first contractor is Chicago Area
12 Plumbing & Mechanical with \$49,100, \$49,100.

13 The next is Jensen's Plumbing & Heating
14 with \$61,800, \$61,800.

15 The third bidder is Celtic -- or --
16 sorry -- Celtic Utility & Plumbing with \$65,500,
17 \$65,500.

18 The next bidder is Unique Plumbing with
19 \$71,802, \$71,802.

20 The next bidder is the Stone Group with
21 \$118,000 even, \$118,000 even.

22 And then, again, we also have additional
23 bidders that did not submit a bid, but are listed as
24 bidding: CJ Erickson, Drive Construction, R.J. O'Neil

1 and Ryan's Plumbing.

2 Is there anybody on paper?

3 MR. ASMAR: Yes, Ryan's Plumbing.

4 MS. ALONSO: Ryan's plumbing said they're bidding
5 and they did bring a bid through mail and delivery.

6 Okay. This is Ryan's Plumbing with
7 \$134,240, \$134,240.

8 Is that two packages from the same,
9 two bids.

10 MR. ASMAR: Yeah, that's it.

11 MS. ALONSO: Okay. And then finally the last Bid
12 Package 1, dash, 4, site utilities, water service
13 relocation. Unsealing bids now.

14 The first bidder is the Stone Group with
15 \$118,000 even, \$118,000.

16 Celtic Utility & Plumbing is the next
17 bidder with \$146,800, \$146,800.

18 The next bidder is Unique Plumbing Company
19 with \$183,082, \$183,082.

20 And then there are additional contractors
21 listing themselves as bidding: Chicago Area Plumbing
22 & Mechanical, Drive Construction, Harper Contractors,
23 R Carrozza Plumbing and Ryan's Plumbing.

24 Did Ryan's Plumbing submit a bid for water?

1 MR. ASMAR: Yes.

2 MS. ALONSO: Okay.

3 VILLAGE PRESIDENT BRADY: That's good, we got a
4 lot of bids.

5 MS. ALONSO: All right. So Ryan's Plumbing,
6 total is \$674,284, \$674,284. I'm not sure if it's a 4
7 or a 9 so if anyone would like to take a second look.
8 This is the number, 674 or 679?

9 TRUSTEE STOCKS: I'm going to 670- -- Yeah, it
10 could be a 9. It's close.

11 TRUSTEE PALLARDY: Yeah, this looks like a 4 down
12 there.

13 TRUSTEE STOCKS: Yeah, so this could be a 9.

14 MR. ASMAR: Can we ask the guy?

15 MS. ALONSO: I think someone from Ryan's is
16 there.

17 Hi. Can someone speak up?

18 RYAN'S PLUMBING REPRESENTATIVE: How you doing?
19 That's a 9.

20 MS. ALONSO: Okay. Thank you for confirming
21 that.

22 \$679,284, \$679,284. Thank you.

23 That concludes all the bids that we have
24 available in front of us.

1 MR. ASMAR: I think the next step now is we'll go
2 back and compile all the information.

3 VILLAGE PRESIDENT BRADY: Can we have a motion
4 and a second to accept the bids and authorize Alpa to
5 evaluate and to make a recommendation to us asap?

6 TRUSTEE STOCKS: So moved.

7 TRUSTEE PALLARDY: Second.

8 VILLAGE PRESIDENT BRADY: Okay. Roll call.

9 VILLAGE CLERK ZAVALA: Maloy ...

10 TRUSTEE MALOY: Yes.

11 VILLAGE CLERK ZAVALA: Pallardy ...

12 TRUSTEE PALLARDY: Yes.

13 VILLAGE CLERK ZAVALA: Rodriguez ...

14 TRUSTEE RODRIGUEZ: Yes.

15 VILLAGE CLERK ZAVALA: Stocks ...

16 TRUSTEE STOCKS: Yes.

17 VILLAGE CLERK ZAVALA: Wesolowski ...

18 TRUSTEE WESOLOWSKI: Yes.

19 VILLAGE PRESIDENT BRADY: Okay. Larry ...

20 VILLAGE ATTORNEY GRYZEWSKI: Thank you, Mayor.

21 VILLAGE PRESIDENT BRADY: We do have a bunch more
22 interviews tonight, but they won't take too long. I
23 was waiting for Juanita to --

24 (Overlapping talking.)

1 VILLAGE ATTORNEY GRYZEWSKI: Thank you, Mayor.

2 The next item is an ordinance regarding the
3 Grocery Service Occupation Tax. If the Board recalls,
4 Steve Lanoy (phonetic) gave us -- or authority to
5 impose the tax which will be effective, I believe,
6 2026; but we can't send it in until -- I think it's
7 April or May of next year, but I'd like to get it at
8 least passed and then we -- rather than forget about
9 it, we have it on the books; and as I think Marilyn
10 indicated, this -- You know, we do have Costco and
11 Target and Walmart and they contribute quite a bit so
12 it's probably a good idea we get this in.

13 VILLAGE PRESIDENT BRADY: It's over a million, I
14 think.

15 VILLAGE ATTORNEY GRYZEWSKI: Is it? Okay.

16 TRUSTEE STOCKS: So moved then.

17 TRUSTEE RODRIGUEZ: Second.

18 VILLAGE PRESIDENT BRADY: Okay. Roll call.

19 VILLAGE CLERK ZAVALA: Maloy ...

20 TRUSTEE MALOY: Yes.

21 VILLAGE CLERK ZAVALA: Pallardy ...

22 TRUSTEE PALLARDY: Yes.

23 VILLAGE CLERK ZAVALA: Rodriguez ...

24 TRUSTEE RODRIGUEZ: Yes.

1 VILLAGE CLERK ZAVALA: Stocks ...

2 TRUSTEE STOCKS: Yes.

3 VILLAGE CLERK ZAVALA: Wesolowski ...

4 TRUSTEE WESOLOWSKI: Yes.

5 VILLAGE ATTORNEY GRYZEWSKI: Thank you, Mayor.

6 The next item is the letter of intent with
7 the Basketball Hall of Fame. The Mayor, myself, Tom,
8 and Marilyn, we've been going back and forth with
9 respect to the terms of the Hall of Fame,
10 quote/unquote, lease. What they're looking for is a
11 15-year agreement and then we set forth the committee,
12 which is them, which would be responsible for any and
13 all construction bid-out costs pertaining to the
14 Village where they upgrade the facility at our
15 discretion and we would be responsible for utility
16 costs. The committee would sponsor clinics and events
17 at the facility, and any proposed sponsorship has got
18 to be approved by us and the Sky. The Village will
19 provide signage promoting the Museum. The parks will
20 negotiate a nominal sum of money to help offset the
21 cost incurred by the Village and the entrance fee, if
22 there is going to be one, it would be split 50-50.
23 And we agreed right now if there's any sales from the
24 Museum, we would split the revenue 50-50. They are

1 asking for a 15-year lease in the event they don't get
2 their funding from the State of Illinois, this is null
3 and void.

4 TRUSTEE STOCKS: It's dead.

5 VILLAGE ATTORNEY GRYZEWSKI: Yeah. The timing
6 from their standpoint is important. They have to have
7 it in by, I think --

8 VILLAGE PRESIDENT BRADY: The 1st?

9 VILLAGE ATTORNEY GRYZEWSKI: -- yeah, the 1st of
10 November. So with the Board's permission -- now they
11 want a lease incorporating these terms in the lease so
12 they can give the State of Illinois. If that would
13 be -- If the Board feels it's appropriate, we can
14 authorize myself to do the lease, have the Mayor
15 execute the lease incorporating these provisions and
16 then forward it to the committee.

17 TRUSTEE STOCKS: Okay.

18 VILLAGE ATTORNEY GRYZEWSKI: And by the way, it
19 would be 7,000 square foot and Steve --

20 TRUSTEE STOCKS: Do the plans allow for this
21 Museum?

22 MR. ASMAR: Yes.

23 TRUSTEE STOCKS: Okay. I make a motion then that
24 we proceed with the arrangement.

1 VILLAGE PRESIDENT BRADY: Is there a? Second.

2 TRUSTEE PALLARDY: Second.

3 VILLAGE PRESIDENT BRADY: Okay. Roll call.

4 VILLAGE CLERK ZAVALA: Maloy ...

5 TRUSTEE MALOY: Yes.

6 VILLAGE CLERK ZAVALA: Pallardy ...

7 TRUSTEE PALLARDY: Yes.

8 VILLAGE CLERK ZAVALA: Rodriguez ...

9 TRUSTEE RODRIGUEZ: Yes.

10 VILLAGE CLERK ZAVALA: Stocks ...

11 TRUSTEE STOCKS: Yes.

12 VILLAGE CLERK ZAVALA: Wesolowski ...

13 TRUSTEE WESOLOWSKI: Yes.

14 VILLAGE PRESIDENT BRADY: The last thing in the
15 letter of intent, I forgot, they want Tom's picture
16 when he played high school.

17 CHIEF HANSEN: Maybe I'll sign it.

18 VILLAGE ATTORNEY GRYZEWSKI: Dunking, right?

19 That's all I have, Mayor.

20 VILLAGE PRESIDENT BRADY: Okay. Is that it,
21 Larry?

22 VILLAGE ATTORNEY GRYZEWSKI: Yes, sir.

23 VILLAGE PRESIDENT BRADY: Yeah, I think
24 everything else is okay, just a lot of little things

1 we're trying to tie together.

2 Alpa, thank you.

3 Terry made a tremendous amount of motions
4 today. I think it's because that's his grandson.

5 TRUSTEE STOCKS: The gentleman there, Andrew, he
6 is my grandson.

7 Question in relation to these bids. If you
8 select a -- give a contractor, obviously you determine
9 as to whether -- when they can start?

10 MR. ASMAR: Yes.

11 TRUSTEE STOCKS: And if they say, Well, we can
12 start in the spring, that, I'm assuming, is not
13 acceptable?

14 MR. ASMAR: Correct. That's going to be one of
15 the criteria of acceptance. They will have to conform
16 with our schedule or else the Sky will come after us,
17 basically.

18 TRUSTEE STOCKS: Right, yes.

19 MR. ASMAR: We have to make sure we hit the
20 ground running.

21 TRUSTEE STOCKS: Okay.

22 VILLAGE PRESIDENT BRADY: And we did meet with
23 the White Sox and EL1 people at Moretti's and at
24 Wintrust a couple days ago. They're definitely

1 interested so, you know, we got to see how the pricing
2 comes out now in the bidding, but pretty good people.
3 Steve -- They wanted to just really talk to Steve,
4 but -- you know, because they're going over specifics
5 of the building, but it was pretty impressive.

6 VILLAGE ATTORNEY GRYZEWSKI: Yes, it was.

7 VILLAGE PRESIDENT BRADY: I talked to your son
8 too.

9 MR. ASMAR: The only question I have. Is there a
10 process we have to go through if we want to start
11 mobilization?

12 VILLAGE ATTORNEY GRYZEWSKI: Can you say that
13 again?

14 MR. ASMAR: If we want to start mobilization,
15 what is the process?

16 VILLAGE ATTORNEY GRYZEWSKI: To formalize the
17 contracts?

18 MR. ASMAR: So is the contract --

19 VILLAGE ATTORNEY GRYZEWSKI: Send them to me and
20 what I'll do, I'll have them on the agenda for the
21 next Board Meeting. The next Board Meeting is
22 November --

23 VILLAGE PRESIDENT BRADY: 14th.

24 VILLAGE ATTORNEY GRYZEWSKI: -- 14th. Do you

1 think you'll have them done by the 14th.

2 MR. ASMAR: I was hoping being there by the 1st.
3 So I'll definitely get them to you as soon as
4 possible.

5 VILLAGE ATTORNEY GRYZEWSKI: Steve said
6 October 31st, just to let you know.

7 MS. ALONSO: Of course, he did.

8 VILLAGE PRESIDENT BRADY: He's got a Halloween
9 party.

10 MR. ASMAR: He is.

11 VILLAGE PRESIDENT BRADY: Marilyn has worked on
12 the renewal of health insurance. I think we'll have a
13 recommendation at the next meeting. It's gone up
14 about 10 percent, but that's really not a horrible
15 increase for health insurance. So there would be just
16 one little added thing to Police and Fire and
17 everything else stays the same. Retirees are all the
18 same, so ...

19 Okay. Can we have a motion and a second to
20 adjourn?

21 TRUSTEE STOCKS: So moved.

22 TRUSTEE MALOY: Second.

23 VILLAGE PRESIDENT BRADY: All those in favor?

24 (Chorus of ayes.)

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VILLAGE PRESIDENT BRADY: Great. Thanks for
coming in.

(Which were all the proceedings
had in the above-entitled cause.)

1 STATE OF ILLINOIS)
) SS
2 COUNTY OF COOK)

3

4 Lisa M. Walas, being first duly sworn, on
5 oath says that she is a Certified Shorthand Reporter
6 doing business in the City of Chicago, County of Cook
7 and the State of Illinois;

8 That she reported in shorthand the
9 proceedings had at the foregoing Village of Bedford
10 Park Special Board Meeting;

11 And that the foregoing is a true and correct
12 transcript of her shorthand notes so taken as
13 aforesaid and contains all the proceedings had at the
14 said Village of Bedford Park Special Board Meeting.

15

Lisa M. Walas

16

LISA M. WALAS, CSR

17

18

19

20 C.S.R. No. 084-003787

21 SUBSCRIBED AND SWORN TO
22 before me this 4th day of
November, A.D., 2024.

23

Jennifer E. Rives



24

NOTARY PUBLIC

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